



CORPORATION OF THE CITY OF ORILLIA
COMMITTEE OF ADJUSTMENT

DECISION

APPLICATION NO.	A17-25
APPLICANT/OWNER	Janet and John Domingues
ADDRESS	469 Victoria Crescent
DATE OF DECISION	August 20, 2025

Upon application to the Committee of Adjustment for a minor variance pursuant to Section 45 of the Planning Act, as amended, the decision of the City of Orillia Committee of Adjustment is as follows:

- THAT:** Consent to a variance(s) is:
- Approved
 - Approved with conditions*
 - Denied
 - Deferred

*Conditions of approval are attached and form part of the Committee of Adjustment decision.

The Committee has Granted the following minor variance(s) from Zoning By-law 2014-44:

1. To construct two separate additions for a combined Gross Floor Area of 100m², which exceeds the permitted 46m² expansion to an existing dwelling located between 15m and 30m from the shoreline of Lake Simcoe.
2. To reduce the front yard setback from 20.3m down to 17.1m.

	Section	Requirement	Proposed	Variance
1	5.34 – Table 5.3 – Setback from Lake Simcoe	30m	17.1m	12.9m Note: Existing Setback is 20.3m Actual Reduction is 3.2m

	Section	Requirement	Proposed	Variance				
2	15.1.1.b) – Table 15.1 – Existing Dwellings located fully or partly within the Shoreline Buffer Overlay Zone may be expanded in accordance with the following Table: <table border="1" data-bbox="188 558 696 743"> <thead> <tr> <th data-bbox="188 558 443 705">Existing Dwelling Distance from Shoreline</th> <th data-bbox="443 558 696 705">Maximum Ground Floor Area Increase</th> </tr> </thead> <tbody> <tr> <td data-bbox="188 705 443 743">≥15.0 m</td> <td data-bbox="443 705 696 743">46.0m²</td> </tr> </tbody> </table> (1) Expansion is permitted only in the side and rear yard.	Existing Dwelling Distance from Shoreline	Maximum Ground Floor Area Increase	≥15.0 m	46.0m ²	An expansion of 46.0m ² of GFA to an existing dwelling is permitted.	A combined GFA expansion of 100m ² (in 2 two separate additions) to an existing dwelling.	54m ² of GFA to an existing dwelling
Existing Dwelling Distance from Shoreline	Maximum Ground Floor Area Increase							
≥15.0 m	46.0m ²							

- REASONS:**
- (1) The variance is minor;
 - (2) The variance is desirable for the appropriate development or use of the land, building or structure;
 - (3) The variance maintains the general intent and purpose of the Zoning By-law; and
 - (4) The variance maintains the general intent and purpose of the Official Plan.

EFFECT OF PUBLIC INPUT:

There was no public input received prior to the conclusion of the Public Hearing held on August 20, 2025.

We, the undersigned, acknowledge the above as being the decision of the Committee.



 Ian Gordon



 Kelly Smith

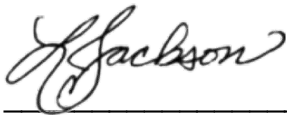
NOTICE OF THE LAST DAY FOR APPEALING TO THE ONTARIO LANDS TRIBUNAL

An appeal to the Ontario Land Tribunal in respect to all or part of this Minor Variance may be made by filing a Notice of Appeal with the City Clerk either via the Ontario Land

Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting City of Orillia as the Approval Authority or by mail to 50 Andrew Street South, Suite 300, Orillia, ON, L3V 7T5 no later than 4:30 p.m. on September 9, 2025. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$400 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to planning@orillia.ca. There is also an administrative fee payable to the City of Orillia by cash, debit or cheque in the amount of \$5,000 for any appeal filed regarding a Minor Variance.

Notice of this decision of the Committee of Adjustment was circulated on August 22, 2025.

I, Lorrie Jackson, Secretary-Treasurer of the Committee of Adjustment do hereby certify that the above is a true copy of the decision of the Committee of Adjustment for Application No. A17-25 rendered on August 20, 2025.



Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment

CONDITIONS TO DECISION

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SUBJECT TO THE FOLLOWING CONDITIONS:

It is a requirement that all conditions imposed are completed to ensure the minor variance decision is granted.

1. That construction be in substantial compliance with the Site Plan submitted with the application.
2. That through the Zoning Certificate process the owner/applicant is required to submit an additional Landscape Plan in line with the vegetative requirements of the Lake Simcoe Protection Plan.
3. That the owner/applicant confirm through the Zoning Certificate process that any new openings/accesses within the Flood Hazard Overlay Zone have an elevation of 220.5m.



Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment