



CORPORATION OF THE CITY OF ORILLIA
COMMITTEE OF ADJUSTMENT

DECISION

APPLICATION NO.	A24-25
APPLICANT/OWNER	Aleksander Ratismor and Anna Barabash
ADDRESS	624 High Street
DATE OF DECISION	December 17, 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 to increase a Boathouse length to 11.58 m, a variance of 1.6 m, reduce the required side yard setback from 4.5 m to 1.2 m and increase the maximum coverage within the Shoreline Buffer Overlay Zone from 25% to 36%.

No.	Zoning By-law Section	Required	Proposed	Variance
1	5.1.4.2 c)	Boathouse must fit within an 8 m x 10 m building envelope	Boathouse will have a footprint measuring 4.88 m x 11.58 m	1.6 m extension to length of building envelope
2	5.1.4.2 d)	Minimum Side Yard for Boathouse – 4.5 m	Side Yard for Boathouse – 1.2 m	Reduction of 3.3 m in Minimum Side Yard

No.	Zoning By-law Section	Required	Proposed	Variance
3	15.1.3	Maximum coverage by Structures in the Shoreline Buffer Overlay Zone – 25%	Maximum coverage by Structures in the Shoreline Buffer Overlay Zone – 36%	Increase of Maximum coverage in the Shoreline Buffer Overlay Zone – 11%

- 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 December 17, 2025.

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



Pete Bowen



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 January 6, 2026. 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 **December 19, 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. A24-25 rendered on December 17, 2025.

A handwritten signature in blue ink that reads "L Jackson". The signature is written in a cursive style with a large initial "L".

Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment

CONDITIONS TO DECISION

APPLICATION NO.	A24-25
APPLICANT/OWNER	Aleksander Ratismor and Anna Barabash
ADDRESS	624 High Street
DATE OF DECISION	December 17, 2025

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 substantially in 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 demonstrating the planting of natural self-sustaining vegetation in the waterfront yard of the subject property substantially in accordance with the planting list provided with the application (attached to the Decision as Schedule "A").



Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment

SCHEDULE "A"

APPLICATION NO.	A24-25
APPLICANT/OWNER	Aleksander Ratismor and Anna Barabash
ADDRESS	624 High Street
DATE OF DECISION	December 17, 2025

PROPOSED ADDITIONAL PLANTINGS TREES & SHRUBS (Waterfront Side Yard):

- Tree Fir – 1
- Tree Pine – 2
- Tree Huge Hydrangea – 5
- Rose shrub – 10
- Honeybee shrub – 6
- Currant shrub – 3
- Gooseberry shrub – 1
- Blueberry shrub – 6
- Berberis Thunbergii shrub – 5