



**CORPORATION OF THE CITY OF ORILLIA**

**COMMITTEE OF ADJUSTMENT**

<b>DECISION</b>
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<b>APPLICATION NO.</b>	B02-25
<b>OWNER</b>	Kenneth Charles Rockall and Michael Rockall
<b>ADDRESS</b>	520 Laclie Street
<b>DATE OF DECISION</b>	June 18, 2025

Upon application to the Committee of Adjustment for consent to sever land pursuant to Section 53 of the Planning Act, as amended, the decision of the City of Orillia Committee of Adjustment is as follows:

**THAT:** Consent to sever land 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 consent to sever land for a boundary adjustment from the property known as 520 Laclie Street and merge it with 30 Free Drive.

<b>Lot</b>	<b>Proposed Lot Frontage</b>	<b>Proposed Area</b>	<b>Minimum Lot Frontage &amp; Lot Area as per Bylaw 2014-44</b>
Severed Lot - 520 Laclie Street	0 m	+/- 1,760 sq. m	To Be Merged with 30 Free Drive
Retained Lot – 520 Laclie Street	+/- 29.1 m	+/- 1,450 sq. m	15.0 m & 460.0 sq. m

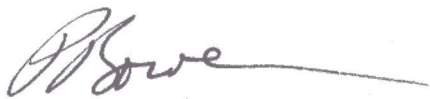
Lot	Proposed Lot Frontage	Proposed Area	Minimum Lot Frontage & Lot Area as per Bylaw 2014-44
Benefitting Lot – 30 Free Drive	+/- 20.0 m	+/- 3,210 sq. m	15.0 m & 460.0 sq. m

**REASONS:** The application conforms with the requirements of the City of Orillia Zoning By-law, the City of Orillia **Official Plan**, and satisfies the requirements of all commenting agencies.

**EFFECT OF PUBLIC INPUT:**

In making this Decision, the Committee of Adjustment had regard for all public input received through written, electronic, and verbal submissions prior to the conclusion of the Public Hearing held on June 18, 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 Consent 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 **July 10, 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](http://www.olt.gov.on.ca). If the e-file portal is down, you can submit your appeal to [planning@orillia.ca](mailto: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 Consent.

Notice of this decision of the Committee of Adjustment was given on **June 20, 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. B02-25 rendered on June 18, 2025.

A handwritten signature in blue ink that reads "L Jackson". The signature is written in a cursive style with a large initial "L" and a decorative flourish at the end.

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Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment

<b>CONDITIONS OF DECISION</b>	
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<b>APPLICATION NO.</b>	B02-25
<b>OWNER</b>	Kenneth Charles Rockall and Michael Rockall
<b>ADDRESS</b>	520 Laclie Street
<b>DATE OF DECISION</b>	June 18, 2025

**SUBJECT TO THE FOLLOWING CONDITIONS:**

Pursuant to the Planning Act, as amended, all conditions imposed must be fulfilled within Two (2) years from the date of the sending of the Decision or the application is deemed to be refused.

It is a requirement that all conditions imposed be fulfilled prior to the granting of this consent before the issuance of the Certificate of Official under a Form 4 by the Secretary-Treasurer.

1. That the Owner/Applicant arrange for all taxes, local improvements, and/or other charges, both current and in arrears be paid prior to issuing of the Certificate of Consent, for the calendar year to the satisfaction of the Treasurer/Chief Financial Officer;
2. The applicant/owner shall submit to the Secretary Treasurer of the Committee of Adjustment a draft reference plan of survey which sets out the lands which are the subject of this application for review. Once duly deposited with the Office of the Land Registrar, an electronic copy is to be provided;
3. The applicant/owner shall submit to the Secretary Treasurer of the Committee of Adjustment draft Transfer deeds for review. (Upon registration, a final copy of the Transfer deeds shall be provided to the City);
4. That the applicant/owner shall be required to pay the Development Review Fee (\$75.00) as approved by City Council.
5. That the applicant's solicitor shall provide written confirmation to the Secretary-Treasurer of the Committee of Adjustment that under the Planning Act, the severed lands will merge with the adjacent lands known as 30 Free Drive.
6. That, immediately following registration of the Transfer of the lot addition lands, the applicant/owner shall register an Application to Consolidate Parcels in order to include the lot addition with the abutting lands municipally known as 30 Free Drive. The Secretary-Treasurer shall accept, to their satisfaction of this condition, an Undertaking from an Ontario solicitor in good standing to register the Application to Consolidate Parcels within 60 days following registration of the Transfer of the lot addition lands.

7. Section 50(3) of the Planning Act, R.S.O. 1990, c. P.13 shall apply to all future transactions with respect to the property.

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

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Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment