



CORPORATION OF THE CITY OF ORILLIA

COMMITTEE OF ADJUSTMENT

DECISION

APPLICATION NO.	B10-23
APPLICANT/OWNER	Karl Johnston
ADDRESS	29 Tecumseth Street
DATE OF DECISION	July 19, 2023

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 lot addition from 29 Tecumseth Street in favour of the neighbouring lands located at 25 Tecumseth Street. The properties currently are subject to a right of way over the severed lands which will be released upon completion of the severance.

Lot	Proposed Lot Frontage	Proposed Area	Minimum Lot Frontage & Lot Area as per Bylaw 2014-44
Severed – Lot Addition	1.54 m +/-	60.0 sq. m +/-	

Retained Lot (29 Tecumseth Street)	21.9 m +/-	752 sq. m +/-	15.0 m and 550.0 sq. m
Residual Lot (25 Tecumseth Street)	18.2m +/-	915 sq. m +/-	15.0 m and 550.0 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 July 19, 2023.

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

The applicant, the Minister, a specified person or public body may, not later than **20 days** after the giving of notice is completed, appeal the decision or any condition imposed by the Committee or appeal both the decision and any condition to the Tribunal by filing with the clerk of the municipality a notice of appeal setting out the reasons for the appeal, accompanied by the fee charged under the *Ontario Lands Tribunal Act, 2017*. Specified person is defined in Section 1 (1) of the *Planning Act* linked here:

<https://www.ontario.ca/laws/statute/90p13#BK0>

A copy of an appeal form is available from the OLT website at <https://olt.gov.on.ca/tribunals/lpat/forms/appellant-applicant-forms/>.

Notice of the last day of appealing this decision to the Ontario Lands Tribunal is August 10, 2023.

Notice of this decision of the Committee of Adjustment was given on July 21, 2023.

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. B10-23 rendered on July 19, 2023.

A handwritten signature in blue ink that reads "Lorrie Jackson". The signature is written in a cursive, flowing style.

Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment

CONDITIONS OF DECISION	
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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 2 by the Secretary-Treasurer.

Standard Conditions:

1. That all taxes, local improvements, and/or other charges, both current and in arrears be paid 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);

Planning Conditions

4. That the severed lands merge with the adjacent lands to the west municipally known as 25 Tecumseth Street;
5. That the applicant/owner shall be required to pay the Development Review Fee (\$75.00) as approved by City Council.

6. That the applicant/owner shall be required to pay any fees for approval of the documents by the Secretary-Treasurer, as approved by City Council.

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

Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment