



CORPORATION OF THE CITY OF ORILLIA

COMMITTEE OF ADJUSTMENT

DECISION

APPLICATION NO.	B10-24
APPLICANT/OWNER	2407209 Ontario Inc. (Matt Ablakan)
ADDRESS	238 Barrie Road
DATE OF DECISION	December 11, 2024

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 to create two (2) new residential lots to construct a Semi-Detached Dwelling with Additional Dwelling Units for a total of 2 dwelling units on each lot.

Lot	Proposed Lot Frontage	Proposed Area	Minimum Lot Frontage & Lot Area as per Bylaw 2014-44
Severed Lot	+/- 7.5 m	+/- 235.7 sq. m	6.5 m & 200.0 sq. m
Retained Lot	+/- 7.5 m	+/- 235.7 sq. m	6.5 m & 200.0 sq. m

REASONS: The application conforms with the requirements of the City of Orillia Zoning By-law, the City of Orillia Official Plan, a Plan of Subdivision is not required, and satisfies the requirements of all commenting agencies.

EFFECT OF PUBLIC INPUT:

There was no public input received prior to the conclusion of the Public Hearing held on December 11, 2024.

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



OPPOSED



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 **January 2, 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.

Notice of this decision of the Committee of Adjustment was given on **December 13, 2024**.

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. B10-24 rendered on December 11, 2024.



Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment

CONDITIONS OF DECISION

APPLICATION NO.	B10-24
APPLICANT/OWNER	2407209 Ontario Inc. (Matt Ablakan)
ADDRESS	238 Barrie Road
DATE OF DECISION	December 11, 2024

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.

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 prepared by an Ontario Land Surveyor, which sets out the lands which are the subject of this application. Upon review and approval of the draft Reference Plan by the Secretary-Treasurer, one digital copy of the registered reference plan shall be provided to the City.
3. The Owner/Applicant 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 Owner/Applicant shall be required to pay the Development Review Fee (\$75.00) as approved by City Council.
5. That the Owner/Applicant shall pay to the City of Orillia Cash-In-Lieu of Parkland dedication the amount of which shall be in accordance with City Policy 8.1.2.1, to the satisfaction of the Secretary Treasurer.
6. That the Owner/Applicant shall enter into a Consent Agreement with the City for the installation of water and sanitary service laterals to the front property line on the severed and retained lots, and that the said services be installed at the expense of the applicant, to the satisfaction of the City.

7. That the Owner/Applicant enter into a Consent Agreement to address the mitigation measures recommended by the Species at Risk Assessment completed by Terrastory Environmental Consulting Inc, dated May 20, 2024.
8. That the Owner/Applicant shall convey to the City, at the expense of the applicant, free and clear of encumbrances, a 1.4m road widening across the frontage of Barrie Road, as shown on the Site Plan dated June 28, 2024.



Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment