



CORPORATION OF THE CITY OF ORILLIA
COMMITTEE OF ADJUSTMENT

DECISION

APPLICATION NO.	A02-23
APPLICANT/OWNER	Nicholas Langman
ADDRESS	120 Powley Street
DATE OF DECISION:	March 15, 2023

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 for a reduction in the number of parking spaces required for the conversion of commercial floor area to a residential dwelling unit.

	Section	Requirement	Proposed	Variance
1	6.2.2.1. – Table 6.1 - 1 space for each additional dwelling unit including an Additional Dwelling Unit.	One (1) parking space for an additional dwelling unit	No parking space provided on site	No parking space provided on site

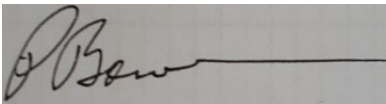
- REASONS:**
- (1) The variance is minor;
 - (2) The variance is desirable for the appropriate development or use of the land, building or structure;
 - (3) The variance maintains the general intent and purpose of the Zoning By-law; and

- (4) The variance maintains the general intent and purpose of the Official Plan.

EFFECT OF PUBLIC INPUT:

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 March 15, 2023.

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



Pete Bowen



Ian Gordan



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:

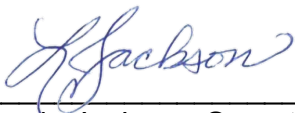
<https://www.ontario.ca/laws/statute/90p13#BK0>

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 April 4, 2023.

Notice of this decision of the Committee of Adjustment was circulated on March 17, 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. A02-23 rendered on March 15, 2023.



Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment

CONDITIONS TO DECISION

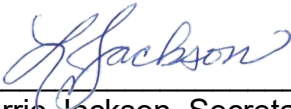
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SUBJECT TO THE FOLLOWING CONDITIONS:

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

Planning Conditions:

1. That the Owner/Applicant apply for and obtain a building permit to convert the commercial space to a residential dwelling unit, subject to staff satisfaction.



Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment