



CORPORATION OF THE CITY OF ORILLIA
COMMITTEE OF ADJUSTMENT

DECISION

APPLICATION NO.	A07-23
APPLICANT/OWNER	Orchard Point Corporation
ADDRESS	48 Orchard Point Road
DATE OF DECISION:	June 21, 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 to facilitate the development of a 4-storey 18-unit residential condominium building with enclosed rooftop amenity and a rooftop patio. The proposed development requires five (5) Minor Variances from Zoning By-law 2014-44. The variances sought in this application would permit an increased lot coverage, an increased building height, reduced landscaped open space, an exception to the minimum front yard landscaped buffer, and a modification to the definition of landscape buffer.

	Section	Requirement	Proposed	Variance
1	Section 7.2, Table 7.2 – Max. Lot Coverage Maximum Lot Coverage – 45%	45%	57%	12%

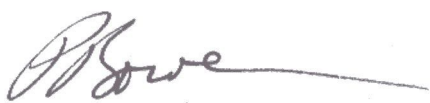
2	Section 7.2 Table 7.2 – Height (maximum) 11.0m	11.0m	16.0m	5.0m
3	Section 7.2, Table 7.2 – Landscaped Area (minimum) 30%	30%	21%	9%
4	Table 5.2 – Landscaped Buffer Area 2.0m	2.0m	1.9m	0.1m
5	Modify Definition of “Landscape Buffer Area”	Vegetative	Vegetative and decorative stone pavers	Include “decorative stone pavers”

- 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 June 21, 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 July 11, 2023.

Notice of this decision of the Committee of Adjustment was circulated on June 23, 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. A07-23 rendered on June 21, 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 Applicant/Owner obtain Site Plan Approval for the intended works prior to commencement of a Building Permit Application.



Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment