



CORPORATION OF THE CITY OF ORILLIA
COMMITTEE OF ADJUSTMENT

DECISION

APPLICATION NO.	A08-23 (Part 1 of 2)
APPLICANT/OWNER	Innovative Planning Solutions/MDR Group Inc.
ADDRESS	51 Clifford Street
DATE OF DECISION:	May 17, 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 the construction of a 4-storey, 6-unit residential condominium building. The proposed development requires a total of four (4) Minor Variances from Zoning By-law 2014-44; a variance to permit an increased maximum building height is the subject of **Part 1** of A08-23 Decision; variances to permit a reduced minimum interior side yard setback, a reduced minimum side yard landscaped buffer area, and a reduced minimum yard encroachment for a Balcony are subject to **Part 2** of A08-23 Decision.

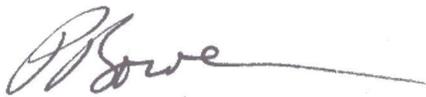
	Section	Requirement	Proposed	Variance
1	Section 7.4, Table 7.2 – Height (maximum) 11.0m	11.0m	13.8m	2.8m

- 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 May 17, 2023.

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



Pete Bowen



Ian Gordon

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 **June 6, 2023**.

Notice of this decision of the Committee of Adjustment was circulated on May 19, 2023.

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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. A08-23 (Part 1 of 2) rendered on May 17, 2023.

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

CONDITIONS TO DECISION

APPLICATION NO.	A08-23 (Part 1 of 2)
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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 provide a cost estimate for the cost of erecting a 2.0m privacy fence around the perimeter of the property, and deposit the amount outlined in that cost estimate in advance of applying for a building permit. Once proof of or inspection of the erected fence is provided to the City then the Owner/Applicant shall receive their deposit back.



Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment