



CORPORATION OF THE CITY OF ORILLIA

COMMITTEE OF ADJUSTMENT

DECISION

APPLICATION NO.	A1-23
APPLICANT/OWNER	ORSITEL LP
ADDRESS	8 MULCAHY COURT

DATE OF DECISION: JANUARY 18, 2023

FINAL DAY FOR APPEAL: FEBRUARY 7, 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 deficient lot area for both the severed and retained lands. This application will be subject to and heard in conjunction with consent application B1-23.


Section	Requirement	Proposed	Variance
9.4, Table 9.2 "Zone Provisions for Commercial Zones" and Table 9.7 "Community Commercial (C5) Zone Exceptions"	Lot Area (Minimum) for a property in the C5 Zone – 1.0 ha	Minimum Lot Area of 0.65 ha for the severed lot and 0.97 ha for the retained lot	Reduction of 0.35 ha to the Minimum Lot Area of the severed lot and .03 ha to the Minimum Lot Area of the retained lot


- 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 January 11, 2023.

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


Richard Bates


Joe Fecht


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NOTICE OF THE LAST DAY FOR APPEALING TO THE ONTARIO LANDS TRIBUNAL


Any 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*.

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 February 7, 2023.

Notice of this decision of the Committee of Adjustment was given on **January 19, 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. A18-22 rendered on January 18, 2023.


Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment



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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 Minor Variance A1/23 be subject to approval of consent Application B1/23.

Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment