



CORPORATION OF THE CITY OF ORILLIA
COMMITTEE OF ADJUSTMENT

DECISION

Application No.	A10-23
Applicant/Owner	Sunshine Harbour
Address	70 Front Street North
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 for to facilitate the first phase of the larger waterfront redevelopment project, FRAM is constructing 24 three-storey townhouses between Tecumseth Street and Neywash Street, fronting Centennial Drive.

	Section	Requirement	Proposed	Variance
1	Section 7.6 - Zone Exception R4-12 <i>i</i> Rear Yard (min.) - 6.0 m	6.0 m	5.0 m	1.0 m
2	Section 5.28 – Permitted Yard Encroachments for Balconies, Canopies or Porches (min.) – 1.2 m	1.2 m	0.0 m	1.2 m

3	Section 6.2.2.1 – Table 6.1 25% of Required Parking Spaces shall be for Visitor Parking	5 Visitor Parking Spaces	4 Visitor Parking Spaces	1 Visitor Parking Space
4	Section 6.2.12.2 – Dimensions of a Driveway	60% of the Lot Frontage or 6.0 m, whichever is lesser.	100%	100%
5	Section 15.7.2 b) - Landscaping Requirements Landscape Buffer Area (min.) – 2.0 m	2.0 m	0.0 m	2.0 m

- 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

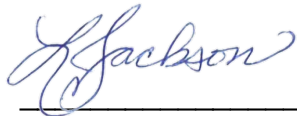
clerk of the municipality a notice of appeal setting out the reasons for the appeal, accompanied by the fee charged under the *Ontario Lands Tribunal Act, 2017*. Specified person is defined in Section 1 (1) of the *Planning Act* linked here:
<https://www.ontario.ca/laws/statute/90p13#BK0>

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. A10-23 rendered on June 21, 2023.



Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment

CONDITIONS TO DECISION

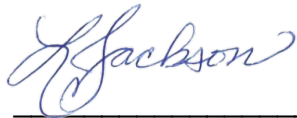
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SUBJECT TO THE FOLLOWING CONDITIONS:

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

Planning Conditions:

1. That the Landscape Buffer Area reduction only apply to the lands adjacent to 88 Laclie Street.
2. That the Permitted Yard Encroachments for Balconies, Canopies or Porches only apply to Unit 16.



Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment