



CORPORATION OF THE CITY OF ORILLIA

COMMITTEE OF ADJUSTMENT

DECISION

Application No.	A12-22
Applicant/owner	Jeannine Gourlie & John Dowley
Address	267 Fittons Road East

DATE OF DECISION: August 17, 2022 **FINAL DAY FOR APPEAL: September 6, 2022**

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 Approved the following minor variance(s) from Zoning By-law 2014-44 for an addition to an attached garage within the shoreline buffer area exceeding the maximum allowable coverage.

	Section	Requirement	Proposed	Variance				
1	15.1.1.b) – Table 15.1 – Existing Dwellings located fully or partly within the Shoreline Buffer Overlay Zone may be expanded in accordance with the following Table: <table border="1" style="margin-left: auto; margin-right: auto; border-collapse: collapse;"> <tr> <td style="padding: 5px;">Existing Dwelling Distance from Shoreline</td> <td style="padding: 5px;">Maximum Ground Floor Area Increase</td> </tr> <tr> <td align="center" style="padding: 5px;"><5.0 m</td> <td align="center" style="padding: 5px;">None</td> </tr> </table>	Existing Dwelling Distance from Shoreline	Maximum Ground Floor Area Increase	<5.0 m	None	No expansion is permitted within the shoreline buffer overlay zone due to the existing dwelling being less than 5.0m from the shoreline	2.66m ² expansion within the Shoreline Buffer Overlay Zone	No expansion permitted
Existing Dwelling Distance from Shoreline	Maximum Ground Floor Area Increase							
<5.0 m	None							
2	15.1.3 – Notwithstanding the Lot Coverage Provisions as set out in Tables 15.1 and 15.2 in Subsection	25% maximum coverage of buildings or	Area of Shoreline Buffer zone = 583.775m ²	Existing coverage = 44.1%				

<p>15.1.1, in no case shall more than 25% of the Required Shoreline Buffer Zone be occupied with Buildings or Structures.</p>	<p>structures in Shoreline Buffer Zone</p>	<p>Area of existing buildings or structures within Shoreline Buffer Zone = 257.16m² Proposed expansion = 2.66m² Total coverage = 259.82m² 44.5%</p>	<p>Proposed = 44.5% Variance = 0.4% within Shoreline Buffer Zone</p>
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REASONS: The application conforms with the requirements of the City of Orillia Zoning By-law, the City of Orillia Official Plan, a Plan of Subdivision is not required, and satisfies the requirements of all commenting agencies.

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 August 17, 2022.

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



Joe Fecht Ted Southorn

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 **September 6, 2022**.

Notice of this decision of the Committee of Adjustment was given on **August 18, 2022**.

I, Nick Skerratt, 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. A12/22 rendered on August 17, 2022.

A handwritten signature in blue ink, appearing to read "Nick Skerratt", with a long horizontal flourish extending to the right.

Nick Skerratt, 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 the variance only apply to the submitted application drawings and any future development be subject to the Zoning Bylaw standards and provisions.

Nick Skerratt, Secretary-Treasurer to the Committee of Adjustment