



CORPORATION OF THE CITY OF ORILLIA

COMMITTEE OF ADJUSTMENT

DECISION

<b>Application No.</b>	<b>A14-22</b>
<b>Applicant/owner</b>	<b>Lori Heittola/Kenneth Stafford</b>
<b>Address</b>	<b>140 Victoria Street</b>

**DATE OF DECISION: November 23, 2022**      **FINAL DAY FOR APPEAL: December 13, 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 a deficient rear yard setback for the construction of a Semi-Detached Dwelling. This application will be subject to and heard in conjunction with consent application B12-22.

	<b>Section</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Variance</b>
1	Table 7.2 – Zone Provisions for Residential Zones – Rear Yard setback (minimum)	7.5m	6.5m	1.0m

- 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 November 23, 2022.

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

  
Richard Bates

  
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 **December 13, 2022**.

Notice of this decision of the Committee of Adjustment was given on **November 24, 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. A14/22 rendered on November 23, 2022.



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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 approval applies only to the request for reduction to the minimum rear yard setback and the approval does not apply to the request related to the driveway width or parking space/driveway coverage of the Front Yard.
2. That the conditions of provisional approval for Consent Application B12/22 be completed within the required time frame.

Nick Skerratt, Secretary-Treasurer to the Committee of Adjustment