



CORPORATION OF THE CITY OF ORILLIA

COMMITTEE OF ADJUSTMENT

DECISION

Application No.	A17-22
Applicant/owner	Daxing Lu/Cao Zhu Rong
Address	74 Peter Street North

DATE OF DECISION: October 19, 2022

FINAL DAY FOR APPEAL: November 8, 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 to allow for the construction of a second Dwelling Unit within the existing Dwelling with associated variances for Landscape Open Space, Parking Space, rear Parking Area coverage, and aisle width.

Section	Requirement	Proposed	Variance
1	Section 7.4 (Table 7.2) - Landscape Open Space (minimum)	30% of the lot area	19% 11%
2	Section 6.2.2.1 (Table 6.1) – 2 spaces for the first Dwelling Unit, plus 1 space for each additional Dwelling Unit including an Additional Dwelling Unit	2 spaces for the first Dwelling Unit, 1 space for the Additional Dwelling unit. Total 3 parking spaces	2 spaces 1 space
3	Section 6.2.12.3 – Parking Spaces may be attached to a Driveway provided that the total coverage by	60% rear yard coverage	68% coverage 8% coverage


the Driveway and Parking Spaces does not exceed 60% of the Lot Frontage or 6.0 m, whichever is the lesser. ...			
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- 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.

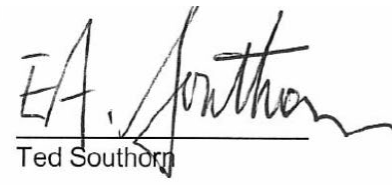
EFFECT OF PUBLIC INPUT:

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 October 19, 2022.

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 **November 8, 2022**.

Notice of this decision of the Committee of Adjustment was given on **October 20, 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. A17/22 rendered on October 19, 2022.



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 in force Zoning Bylaw standards and provisions.
2. That the owner/applicant is required to submit a Landscape Plan prior to the City issuing a Building Permit to ensure that the improvements to Landscaped Open Space are implemented as shown in the submitted Site Plan, dated June 28, 2022.

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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