



CORPORATION OF THE CITY OF ORILLIA

COMMITTEE OF ADJUSTMENT

DECISION

APPLICATION NO.	A18-22
APPLICANT/OWNER	CHRIS & KELSEY NEAR
ADDRESS	118 ELGIN STREET

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 the construction of a single detached dwelling unit and detached accessory structure (storage building) exceeding the maximum lot coverage with deficient front, rear, side yard setbacks for the Dwelling and rear and side yard setbacks for the accessory structure (storage building).

	Section	Requirement	Proposed	Variance
1	Section 9.4, Table 9.2, Footnotes (2)ii) – For all Buildings and Structures located within the Intensification Areas as identified with an “i” on Schedule “A” the Minimum Front Yard for a Main Building shall be 2.5m,	2.5m	1.8m	0.7m
2	Section 9.4, Table 9.2 – Rear (minimum) 7.5m	7.5m	6.7m	0.8m
3	Section 9.4, Table 9.2 – Interior Side (minimum) 2.0m	2.0m	0.2m	1.8m


4	Section 5.1.2.1, Table 5.1 – Rear yard Accessory Building	1.5m	1.0m	0.5m
5	Section 5.1.2.1, Table 5.1 – Interior side yard Accessory Building	2.0m	1.0m	1.0m
6	Section 9.4, Table 9.2 – Lot Coverage (maximum) 40%	40%	46%	6%

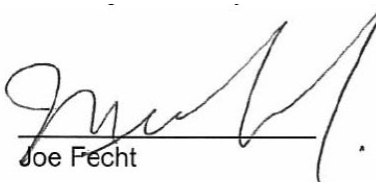
- REASONS:**
- (1) The variance is minor;
 - (2) The variance is desirable for the appropriate development or use of the land, building or structure;
 - (3) The variance maintains the general intent and purpose of the Zoning By-law; and
 - (4) The variance maintains the general intent and purpose of the Official Plan.

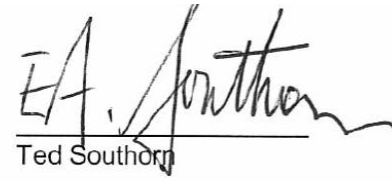
EFFECT OF PUBLIC INPUT:

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 18, 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

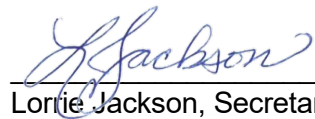
Any person or public body may, not later than **20 days** after the giving of notice is completed, appeal the decision or any condition imposed by the Committee or appeal both the decision and any condition to the Tribunal by filing with the clerk of the municipality a notice of appeal setting out the 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 the variances apply only to the submitted application drawings and any future development be subject to the Zoning Bylaw standards and provisions.
2. That the Owner/Applicant confirm, through submission of applicable documents, any footings be pinned by a certified land surveyor prior to the pouring of concrete, to the satisfaction of the City.

Engineering Conditions:

3. The Owner/Applicant shall apply for and obtain an Entrance Permit, to the satisfaction of the City.



Lorie Jackson, Secretary-Treasurer to the Committee of Adjustment