



**CORPORATION OF THE CITY OF ORILLIA**

**COMMITTEE OF ADJUSTMENT**

**DECISION**

<b>Application No.</b>	<b>A18-22</b>
<b>Applicant/owner</b>	<b>Bobbi Leppington/Chris &amp; Kelsey Near</b>
<b>Address</b>	<b>118 Elgin 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 Deferred 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).

	<b>Section</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Variance</b>
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	1.5m	0.5m	1.0m

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

**REASONS:** That the Applicant/Owner increase the requested interior side yard and rear yard setbacks for the proposed detached accessory structure (storage building) prior to returning to the Committee of Adjustment.

**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

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above is a true copy of the decision of the Committee of Adjustment for Application No. A18/22 rendered on November 23, 2022.

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

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Nick Skerratt, Secretary-Treasurer to the Committee of Adjustment