



CORPORATION OF THE CITY OF ORILLIA

COMMITTEE OF ADJUSTMENT

DECISION

Application No.	A19-22
Applicant/owner	Jinith Kithalawa Arachchi
Address	123 James Street East

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 Deny the following minor variance(s) from Zoning By-law 2014-44 for the expansion of a driveway/parking area along the front property line and front yard area.

	Section	Requirement	Proposed	Variance
1	6.2.12.2 –The maximum width of a Driveway shall 60% of the Lot Frontage or 6.0 m, whichever is the lesser.	3.8m (60% of proposed lot frontage)	5.4m (84.5%)	1.6m (15.5%)
2	6.2.12.3 – Parking Spaces may be attached to a Driveway provided that the total coverage by the Driveway and Parking Spaces does not exceed 60% of the Front or Rear Yard and provided that the Parking Spaces meet the minimum size requirements for Parking Spaces in this Bylaw.	23.9m ² (60% of proposed front yard area)	33.1m ² (83.1%)	6.2m ² (16.9%)

- 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


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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 **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. A19/22 rendered on November 23, 2022.



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Nick Skerratt, Secretary-Treasurer to the Committee of Adjustment