



CORPORATION OF THE CITY OF ORILLIA
COMMITTEE OF ADJUSTMENT

DECISION

APPLICATION NO.	A21-23
APPLICANT/OWNER	12358263 Canada Inc., c/o Alex Hahn
ADDRESS	112 Colborne Street East
DATE OF DECISION	December 13, 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 to allow for the construction of a 9-unit apartment building and associated parking.

	Section	Requirement	Proposed	Variance
1	7.4 – Table 7.2 – Maximum Lot Coverage	60%	74.5%	14.5%
2	7.4 – Table 7.2 – Interior Side Yard setbacks	6.0 m	1.0 m	5.0 m
3	7.4 – Table 7.2 – Rear Yard setback	7.5 m	1.0 m	6.5 m
4	7.4 – Table 7.2 – Building Height (max)	12.5 m	16.7	4.2 m
5	7.4 – Table 7.2 – Landscaped Open Space	40%	22.3%	17.7%

6	6.2.2. – Table 6.1 - Parking – Residential Building Containing More than 3 Dwelling Units – 1.5 spaces per dwelling unit (9 units in total) of which 25% shall be for visitor parking. Also subject to 50% parking reduction = 7 parking spaces required of which 2 shall be dedicated to visitor parking	2 spaces required for visitor parking	1 visitor parking space	reduction of 1 visitor parking space
7	6.2.14 (b). Aisle servicing a Parking Area which terminates into a dead end	1m	0m	1m

- 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 December 13, 2023.

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

OPPOSED




Pete Bowen

Ian Gordon

Kelly Smith

NOTICE OF THE LAST DAY FOR APPEALING TO THE ONTARIO LANDS TRIBUNAL

The applicant, the Minister, a specified 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 Secretary-Treasurer of the municipality a notice of appeal setting out the reasons for the appeal, accompanied by the fee charged under the *Ontario Land Tribunal Act, 2021*. Specified person is defined in Section 1 (1) of the *Planning Act* linked here: <https://www.ontario.ca/laws/statute/90p13>

A copy of an appeal form is available from the OLT website at <https://olt.gov.on.ca/forms-submissions/>

Notice of the last day of appealing this decision to the Ontario Land Tribunal is **January 2, 2024**.

Notice of this decision of the Committee of Adjustment was circulated on December 15, 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. A21-23 rendered on December 13, 2023.



Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment

CONDITIONS TO DECISION

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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 development of the property shall proceed in substantial compliance with the plans and drawings submitted with the application.



Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment