



CORPORATION OF THE CITY OF ORILLIA

COMMITTEE OF ADJUSTMENT

DECISION

Application No.	A21-22
Applicant/owner	Victoria Lemieux/David Stevenson
Address	45 Coldwater Road West

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 Approved the following minor variance(s) from Zoning By-law 2014-44 for the conversion of an existing detached accessory structures (garage) to an Additional Dwelling Unit (ADU) with deficient side and rear yard setbacks.

	Section	Requirement	Proposed	Variance
1	5.1.2.1., Table 5.1 – Interior Side Yard minimum	1.2m	0.6m (existing setback)	0.6m
2	5.1.2.1., Table 5.1 – Rear Yard minimum	1.5m	0.6m (existing setback)	0.9m

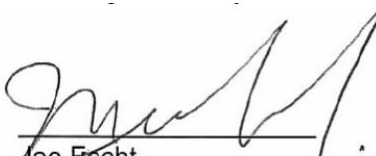
- REASONS:**
- (1) The variance is minor;
 - (2) The variance is desirable for the appropriate development or use of the land, building or structure;
 - (3) The variance maintains the general intent and purpose of the Zoning By-law; and
 - (4) The variance maintains the general intent and purpose of 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. A21/22 rendered on November 23, 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 applies to the submitted application drawings and any future development be subject to the Zoning Bylaw standards and provisions.
2. That the Owner/Applicant provide a demarcation on the shared paved surface abutting the property municipally known as 51 Coldwater Road West, to delineate property boundaries, to the satisfaction of Staff.

Engineering Conditions:

3. The Owner/Applicant shall complete and submit a Traffic Information Memo, to the satisfaction of the City.

Nick Skerratt, Secretary-Treasurer to the Committee of Adjustment