



**CORPORATION OF THE CITY OF ORILLIA
COMMITTEE OF ADJUSTMENT**

DECISION

APPLICATION NO.	A22-23
APPLICANT/OWNER	Michael and Patricia Radonicich
ADDRESS	60 Albert Street South
DATE OF DECISION	November 15, 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 recognize the deficient lot frontage for both the severed and retained lands as well as a reduction in the setback of the driveway.

This application will be subject to and heard in conjunction with consent application B15-23.

Section	Requirement	Proposed	Variance
Section 5.2.2.2, Additional Dwelling Units Contained Within an Accessory Structure	An Additional Dwelling unit contained within an Accessory Structure on a Lot is permitted provided the Lot has a Minimum Lot Area of 460.0 sq. m. and a Minimum Lot Frontage of 15.0 m.	Minimum Lot Frontage of 10.0 m	Reduction of 5.0 m

Section 6.2.12.5, Setback of Driveway from Side Lot Line	A Driveway shall be set back a minimum of 0.3 m from any Side Lot Line.	0.0 m	0.3 m
---	--	-------	-------

- 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 15, 2023.

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



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 Lands Tribunal Act, 2017*. Specified person is defined in Section 1 (1) of the *Planning Act* linked here:

<https://www.ontario.ca/laws/statute/90p13#BK0>

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 5, 2023.

Notice of this decision of the Committee of Adjustment was circulated on November 17, 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. A22-23 rendered on November 15, 2023.

A handwritten signature in blue ink that reads "Lorrie Jackson". The signature is written in a cursive style with a large initial "L".

Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment

CONDITIONS TO DECISION

APPLICATION NO.	A22-23
APPLICANT/OWNER	Michael and Patricia Radonicich
ADDRESS	60 Albert Street South
DATE OF DECISION	November 15, 2023

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 conditions of provisional approval for Consent Application B15-23 be completed within the required time frame.



Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment