



CORPORATION OF THE CITY OF ORILLIA

COMMITTEE OF ADJUSTMENT

DECISION

APPLICATION NO.	A6/22
APPLICANT/OWNER	BOBBI LEPPINGTON/DAN DENNIS
ADDRESS	1 WESTMOUNT DRIVE NORTH

DATE OF DECISION: JUNE 15, 2022

FINAL DAY FOR APPEAL: JULY 5, 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 Granted the following minor variance(s) from Zoning By-law 2014-44 for the construction of an addition to an existing dwelling in the front and rear yards with variances to the front yard and rear yard setbacks.


	Section	Requirement for R2 Zone	Proposed	Variance
1	Table 7.2 – Front Yard setback requirement	6.0m	5.7m	0.3m
2	Table 7.2 – Rear yard setback requirement	7.5m	2.1m	5.4m


REASONS: The application conforms with the requirements of the City of Orillia Zoning By-law, the City of Orillia Official Plan, a Plan of Subdivision is not required, and satisfies the requirements of all commenting agencies.


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 June 15, 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 **JULY 5, 2022**.

Notice of this decision of the Committee of Adjustment was given on **June 16, 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. A7/22 rendered on June 15, 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 variances apply only to the submitted application drawings and any future development be subject to the Zoning Bylaw standards and provisions.
2. That the Owner/Applicant apply for, if required, a demolition permit to remove the existing shed at the rear of the property, subject to Staff satisfaction.

Nick Skerratt, Secretary-Treasurer to the Committee of Adjustment

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