



CORPORATION OF THE CITY OF ORILLIA
COMMITTEE OF ADJUSTMENT

DECISION

APPLICATION NO.	A03-24
APPLICANT/OWNER	Yaseen Nimjee (2440536 Ontario Inc.)
ADDRESS	600 Sundial Drive
DATE OF DECISION	February 14, 2024

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 to recognize a deficient setback from a proposed raised parking structure to the newly proposed property line.

This application will be subject to and heard in conjunction with consent application B01-24.

Lot	Proposed Lot Frontage	Proposed Area	Minimum Lot Frontage & Area as per Bylaw 2014-44
Lot 1 – Severed (Phase 3)	156m (Lacie Street)	11,350 sq. m	30m and 1000 sq.m
Lot 2 – Retained (Phases 1 and 2)	151m (Lacie Street)	22,340 sq. m	30m and 1000 sq.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:

There was no public input received prior to the conclusion of the Public Hearing held on February 14, 2024.

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



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 decision has been made, 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 March 5, 2024.

Notice of this decision of the Committee of Adjustment was circulated on February 16, 2024.

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. A03-24 rendered on February 14, 2024.

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

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 conditions of provisional approval for Consent Application B01-24 be completed within the required time frame.
2. That the Owner/ Applicant complete the Site Plan Approval process with regards to the development of the lands.



Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment