



CORPORATION OF THE CITY OF ORILLIA
COMMITTEE OF ADJUSTMENT

DECISION

APPLICATION NO.	B03-23
APPLICANT/OWNER	Canadian Tire Corporation Limited
ADDRESS	135 West Street South
DATE OF DECISION:	March 15, 2023

Upon application to the Committee of Adjustment for consent to sever land pursuant to Section 53 of the Planning Act, as amended, the decision of the City of Orillia Committee of Adjustment is as follows:

THAT: Consent to sever land 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 consent to create one (1) new commercial parcel of land for future development.

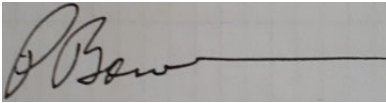
Lot	Proposed Lot Frontage	Lot	Proposed Area	Minimum Lot Frontage & Lot Area as per Bylaw 2014-44
Lot 1 Severed	35.0 m (Barrie Rd.)	-	2,700 sq. m +/-	10.0 m and 200 m ²
Lot 2 Retained	62.0 m (West St.)	-	4,400 sq. m +/-	10.0 m and 200 m ²

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 March 15, 2023.

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



Pete Bowen



Ian Gordan



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

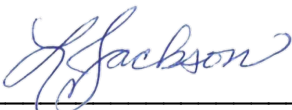
<https://www.ontario.ca/laws/statute/90p13#BK0>

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 April 6, 2023.

Notice of this decision of the Committee of Adjustment was given on March 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. B03-23 rendered on March 15, 2023.



Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment

CONDITIONS OF DECISION	
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DATE OF DECISION:	March 15, 2023

SUBJECT TO THE FOLLOWING CONDITIONS:

Pursuant to the Planning Act, as amended, all conditions imposed must be fulfilled within Two (2) years from the date of the sending of the Decision or the application is deemed to be refused.

It is a requirement that all conditions imposed be fulfilled prior to the granting of this consent before the issuance of the Certificate of Official under a Form 2 by the Secretary-Treasurer.

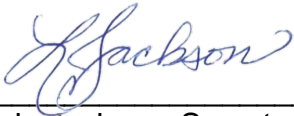
Standard Conditions:

1. That all taxes, local improvements, and/or other charges, both current and in arrears be paid for the calendar year to the satisfaction of the Treasurer/Chief Finance Officer;
2. The applicant/owner shall submit to the Secretary Treasurer of the Committee of Adjustment a reference plan of survey, both hard copy and digital format, duly deposited in the Office of the Land Registrar, (this shall include two hard copies as well as a digitized copy), which sets out the lands which are the subject of this application;
3. The applicant/owner shall submit to the Secretary Treasurer of the Committee of Adjustment a draft Transfer deed for review. (Upon registration, a final copy of the Transfer deed shall be provided to the City);

Engineering Conditions:

4. That the Owner/Applicant shall ensure the proposed entrance from Barrie Road adheres to applicable legislation, to the satisfaction of the City.
5. That the Owner/Applicant shall convey to the City, at the expense of the applicant, free and clear of encumbrance a 2.36 metre road widening across the frontage of the severed property along Andrew Street South, to the satisfaction of the City.

6. That the Owner/Applicant shall convey to the City, at the expense of the applicant, free and clear of encumbrance a 2.84 metre road widening across the frontage of the severed property along Barrie Road, to the satisfaction of the City.
7. That the Owner/Applicant provide a 7.5m sight triangle required at the corner of Andrew Street South and Barrie Road, to the satisfaction of the City.



Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment