



CORPORATION OF THE CITY OF ORILLIA

COMMITTEE OF ADJUSTMENT

DECISION

APPLICATION NO.	B03-24
APPLICANT/OWNER	1072826 Ontario Inc.
ADDRESS	28 Rose Avenue
DATE OF DECISION	February 14, 2024

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 sever land to create four (4) new residential lots to construct a Semi-Detached Dwelling on each new lot, with a Single Detached Dwelling proposed on the retained lot.

This application will be subject to and heard in conjunction with variance application A07-24.

Lot	Proposed Lot Frontage	Proposed Area	Minimum Lot Frontage & Lot Area as per Bylaw 2014-44
Lot 1 - Severed	+/- 7.0	+/- 213 sq. m	7.0 m & 250.0 sq. m
Lot 2 - Severed	+/- 7.0	+/- 213 sq. m	7.0 m & 250.0 sq. m
Lot 3 – Severed	+/- 7.0 m	+/- 213 sq. m	7.0 m & 250.0 sq. m
Lot 4 – Severed	+/- 7.0 m	+/- 213 sq. m	7.0 m & 250.0 sq. m
Lot 5 – Retained	+/- 15.6 m	+/- 476 sq. m	15.0 m & 460.0 sq. m

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:

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 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 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 7, 2024.

Notice of this decision of the Committee of Adjustment was given 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. B03-24 rendered on February 14, 2024.



Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment

CONDITIONS OF DECISION

APPLICATION NO.	B03-24
APPLICANT/OWNER	1072826 Ontario Inc.
ADDRESS	28 Rose Avenue
DATE OF DECISION	February 14, 2024

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.

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 draft Reference Plan prepared by an Ontario Land Surveyor, which sets out the lands which are the subject of this application. Upon review and approval of the draft Reference Plan by the Secretary-Treasurer, one digital copy of the registered reference plan shall be provided to the City.
3. The applicant/owner shall submit to the Secretary Treasurer of the Committee of Adjustment draft Transfer deeds for review. (Upon registration, a final copy of the Transfer deeds shall be provided to the City);
4. That the Owner/Applicant shall be required to pay the Development Review Fee (\$75.00) as approved by City Council.
5. That the Owner/Applicant shall pay to the City of Orillia Cash-In-Lieu of Parkland dedication the amount of which shall be in accordance with City Policy 8.1.2.1, to the satisfaction of the Secretary Treasurer.
6. That the Owner/Applicant shall enter into a Consent Agreement with the City for the installation of water and sanitary service laterals to the front property line on the severed and retained lots at the expense of the applicant, to the satisfaction of the City.

7. That the Owner/Applicant complete a Species At Risk Study to the satisfaction of the City and, if required, the Consent Agreement address any mitigation measures recommended by the Study.
8. That the Owner/Applicant complete a Stormwater Management Report for this proposed Major Development, as defined by the Lake Simcoe Protection Plan, in accordance with City Policies 4.7 v) and 6.2.3 of the Official Plan, to the satisfaction of the City and a Consent Agreement will be required to ensure implementation of the stormwater management works approved by the City.
9. That the Owner/Applicant complete a Traffic and Entrance Analysis to the City's satisfaction.
10. That the Owner/Applicant shall convey to the City, at the expense of the applicant, free and clear of encumbrances, a 1.5 metre road widening across the frontage of Rose Avenue of the severed lots, as approved by City Council.



Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment