



CORPORATION OF THE CITY OF ORILLIA
COMMITTEE OF ADJUSTMENT

DECISION

APPLICATION NO.	A07-24
APPLICANT/OWNER	1072826 Ontario Inc.
ADDRESS	28 Rose Avenue
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 a reduced lot area for severed lots 1, 2, 3 and 4.

This application will be subject to and heard in conjunction with consent application B03-24.

Section	Requirement	Proposed	Variance
7.4 – Table 7.2 – Lot Area (Minimum) – Semi-Detached	250 sq. m	213 sq. m	37 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.

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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. A07-24 rendered on February 14, 2024.

A handwritten signature in blue ink, appearing to read "L. Jackson", written in a cursive style.

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 approval applies only to the request for reduction to the Minimum Lot Area for proposed Severed Lots 1 to 4.
2. That construction be substantially in compliance with the Site Plan submitted with the application.
3. That the conditions of provisional approval for Consent Application B03-24 be completed within the required time frame.



Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment