



CORPORATION OF THE CITY OF ORILLIA

COMMITTEE OF ADJUSTMENT

DECISION

APPLICATION NO.	B05-24
APPLICANT/OWNER	Charter Development GP Inc.
ADDRESS	610 Harvie Settlement Road
DATE OF DECISION	March 13, 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 for a lot addition from 610 Harvie Settlement Road in favour of the neighbouring lands located adjacent to the property on Diana Drive, recently municipally addressed as 21 Diana Drive.

Lot	Proposed Lot Frontage	Proposed Area	Minimum Lot Frontage & Lot Area as per Bylaw 2014-44
Severed – Lot Addition	+/- 10.4 m	+/- 2,041.8 sq. m	
Retained Lot	+/- 145.3 m	+/- 22,387.0 sq. m	30.0 m & 200.0 sq. m
Benefitting Lands	+/- 81.3m	+/- 21,220.8 sq. m	30.0 m & 200.0 sq. m

REASONS: The application conforms with the requirements of the City of Orillia Zoning By-law, the City of Orillia Official Plan, 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 March 13, 2024.

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



Pete Bowen



Ian Gordon

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 **April 4, 2024**.

Notice of this decision of the Committee of Adjustment was given on March 15, 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. B05-24 rendered on March 13, 2024.



Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment

CONDITIONS OF DECISION

APPLICATION NO.	B05-24
APPLICANT/OWNER	Charter Development GP Inc.
ADDRESS	610 Harvie Settlement Road
DATE OF DECISION	March 13, 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 4 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 Financial Officer;
2. The applicant/owner shall submit to the Secretary Treasurer of the Committee of Adjustment a draft reference plan of survey which sets out the lands which are the subject of this application for review. Once duly deposited with the Office of the Land Registrar, an electronic copy is to be provided;
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 applicant's solicitor shall provide written confirmation to the Secretary Treasurer of the Committee of Adjustment that the severed lands will merge with the adjacent lands to the west municipally known as 21 Diana Drive;
5. That, immediately following registration of the Transfer of the lot addition lands, the applicant shall register an Application to Consolidate Parcels in order to include the lot addition with the abutting lands municipally known as 21 Diana Drive. The Secretary-Treasurer shall accept, in satisfaction of this condition, an Undertaking from an Ontario solicitor in good standing to effect the registration.
6. That the applicant/owner shall be required to pay the Development Review Fee (\$75.00) as approved by City Council.

7. Section 50(3) of the Planning Act, R.S.O. 1990, cP.13 shall apply to all future transactions with respect to the severed lands.

A handwritten signature in blue ink, appearing to read "Lorrie Jackson". The signature is written in a cursive, flowing style.

Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment