



**CORPORATION OF THE CITY OF ORILLIA**

**COMMITTEE OF ADJUSTMENT**

**DECISION**

<b>APPLICATION NO.</b>	B07-24
<b>APPLICANT/OWNER</b>	North Estate Ltd.
<b>ADDRESS</b>	67 and 71 Victoria Street
<b>DATE OF DECISION</b>	June 19, 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 reconfigure the property to create two residential lots, as follows:

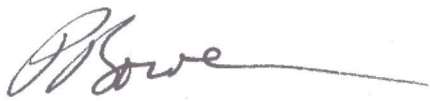
<b>Property</b>	<b>Proposed Lot Frontage</b>	<b>Proposed Area</b>	<b>Minimum Lot Frontage &amp; Lot Area as per Zoning By-law 2014-44</b>
67 Victoria Street (Severed)	+/- 11.4 m	+/- 306.7 m <sup>2</sup>	15.0 m & 550.0 m <sup>2</sup>
71 Victoria Street (Retained)	+/- 11.4 m	+/- 307.2 m <sup>2</sup>	15.0 m & 550.0 m <sup>2</sup>

**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 June 19, 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 July 11, 2024.

Notice of this decision of the Committee of Adjustment was given on June 21, 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. B07-24 rendered on June 19, 2024.



Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment

<b>CONDITIONS OF DECISION</b>	
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**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 Owner/Applicant shall submit to the Secretary-Treasurer of the Committee of Adjustment a draft Transfer of Part 2, Plan 51R-40370 for review. At the option of the Owner/Applicant, a draft Transfer of Part 1, Plan 51R-40370 may also be submitted. Upon registration, a final copy of the Transfer(s) shall be provided to the City.
3. That the Owner/Applicant shall be required to pay the Development Review Fee (\$75.00) as approved by City Council.
4. That the Owner/Applicant shall be required to pay any fees for approval of the documents and issue of the Consent certificate(s) by the Secretary-Treasurer, as approved by City Council.
5. That the required parking on the retained lot be brought into compliance with the Zoning By-law.



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Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment