



CORPORATION OF THE CITY OF ORILLIA

COMMITTEE OF ADJUSTMENT

DECISION

APPLICATION NO.	B09-24
APPLICANT/OWNER	Grand Property Group Inc. c/o James Kirkey
ADDRESS	105 Douglas Street
DATE OF DECISION	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 create one (1) new residential lot to construct a single detached residential dwelling.

This application will be subject to and heard in conjunction with variance application A12-24.

Lot	Proposed Lot Frontage	Proposed Area	Minimum Lot Frontage & Lot Area as per Bylaw 2014-44
Lot 1 - Severed	+/- 13.50 m	+/- 498.39 sq. m	15.0 m & 460.0 sq. m
Lot 2 - Retained	+/- 13.44 m	+/- 489.74 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:

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 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. B09-24 rendered on June 19, 2024.

A handwritten signature in blue ink that reads "Lorrie Jackson". The signature is written in a cursive style with a large initial "L".

Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment

CONDITIONS OF DECISION

APPLICATION NO.	B09-24
APPLICANT/OWNER	Grand Property Group Inc. c/o James Kirkey
ADDRESS	105 Douglas Street
DATE OF DECISION	June 19, 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 the Owner/Applicant arrange for 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 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 Owner/Applicant shall submit to the Secretary Treasurer of the Committee of Adjustment a draft Transfer for review. Upon registration, a final copy of the Transfer 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 shall either relocate the overhead hydro line running into the lot or obtain an aerial easement for it from Hydro One Networks Inc. in accordance with comments received from Hydro One.

A handwritten signature in blue ink that reads "Lorrie Jackson". The signature is written in a cursive, flowing style.

Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment