



**CORPORATION OF THE CITY OF ORILLIA**  
**COMMITTEE OF ADJUSTMENT**

**DECISION**

<b>APPLICATION NO.</b>	A12-24
<b>APPLICANT/OWNER</b>	Grand Property Group Inc. c/o James Kirkey
<b>ADDRESS</b>	105 Douglas Street
<b>DATE OF DECISION</b>	June 19, 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 are for a reduced lot frontage for both the severed and retained lot as well as the front yard setback to the existing dwelling on the retained lot.

This application will be subject to and heard in conjunction with consent application B09-24.

<b>Section</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Variance</b>
7.4 – Table 7.2 – Lot Frontage (Minimum) – Single Family Dwelling	15.0 m	13.50 m – Severed	1.50 m
7.4 – Table 7.2 – Lot Frontage (Minimum) – Single Family Dwelling	15.0 m	13.44 m – Retained	1.56 m

7.4 – Table 7.2 – Required Yards – Front (Minimum)	6.0 m	5.90 m – Retained	0.1 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:**

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 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 July 9, 2024.

Notice of this decision of the Committee of Adjustment was circulated on June 21, 2024.

Application No. A12-24  
105 Douglas Street  
Page 3

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. A12-24 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 TO DECISION**

<b>APPLICATION NO.</b>	A12-24
<b>APPLICANT/OWNER</b>	Grand Property Group Inc. c/o James Kirkey
<b>ADDRESS</b>	105 Douglas Street
<b>DATE OF DECISION</b>	June 19, 2024

**SUBJECT TO THE FOLLOWING CONDITIONS:**

It is a requirement that all conditions imposed are completed to ensure the minor variance decision is granted.

1. That construction be substantially in compliance with the Site Plan submitted with the application.
2. That the conditions of provisional approval for Consent Application B09-24 be completed within the required time frame.
3. That the Owner/Applicant shall obtain all necessary demolition permits prior to removing any portions of the existing structures on the retained lands.



---

Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment