



CORPORATION OF THE CITY OF ORILLIA

COMMITTEE OF ADJUSTMENT

DECISION

Application No.	B11-22
Applicant/owner	Bennet MacNeil/ F.S. Orillia GP Inc.
Address	70 Front Street North

DATE OF DECISION: September 21, 2022

FINAL DAY FOR APPEAL: October 11, 2022

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 Approved the following consent to sever land to create one (1) new commercial parcel of land for future development.

Lot	Proposed Lot Frontage	Proposed Area	Minimum Lot Frontage & Lot Area as per Bylaw 2014-44
Lot 1 - Severed	+/- 104.2m	+/- 3,300 sq. m	7.5m & 300 sq. m
Lot 2 – Retained	+/- 100.5m	+/- 14,000 sq. m	7.5m & 300 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 September 21, 2022.

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


Richard Bates


Joe Fecht


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NOTICE OF THE LAST DAY FOR APPEALING TO THE ONTARIO LANDS TRIBUNAL

Any 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 clerk of the municipality a notice of appeal setting out the reasons for the appeal, accompanied by the fee charged under the *Ontario Lands Tribunal Act, 2017*.

A copy of an appeal form is available from the OLT website at
<https://olt.gov.on.ca/tribunals/lpat/forms/appellant-applicant-forms/>.

Notice of the last day of appealing this decision to the Ontario Lands Tribunal is **October 11, 2022**.

Notice of this decision of the Committee of Adjustment was given on **September 22, 2022**.

I, Nick Skerratt, 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. B11/22 rendered on September 21, 2022.



Nick Skerratt, Secretary-Treasurer to the Committee of Adjustment



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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 2 by the Secretary-Treasurer.

Standard Conditions:

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 Finance Officer;
2. The applicant/owner shall submit to the Secretary Treasurer of the Committee of Adjustment a reference plan of survey, both hard copy and digital format, duly deposited in the Office of the Land Registrar, (this shall include two hard copies as well as a digitized copy), which sets out the lands which are the subject of this application;
3. The applicant/owner shall submit to the Secretary Treasurer of the Committee of Adjustment a draft Transfer deed for review. (Upon registration, a final copy of the Transfer deed shall be provided to the City);

Planning Conditions:

4. That the applicant/owner shall be required to pay the Development Review Fee (\$75.00) as approved by City Council.
5. That the applicant/owner shall be required to pay any fees for approval of the documents by the Secretary-Treasurer, as approved by City Council.
6. 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 the Parkland Dedication By-law, to the satisfaction of the Secretary Treasurer.
7. That Part 12, Plan 51R-42746 be transferred to the City free and clear of encumbrances at the owner's expense.

Engineering Conditions:

8. That the Owner/Applicant shall convey to the City, at the expense of the applicant, free and clear of encumbrance a road dedication a noted on Registered Plan 51R-42746 being Part 12, to the satisfaction of the City.



Nick Skerratt, Secretary-Treasurer to the Committee of Adjustment