



**CORPORATION OF THE CITY OF ORILLIA**

**COMMITTEE OF ADJUSTMENT**

<b>DECISION</b>
-----------------

<b>APPLICATION NO.</b>	B14-23
<b>APPLICANT/OWNER</b>	Theresa Coulson / Denyse John-Mungo
<b>ADDRESS</b>	99 North Street East
<b>DATE OF DECISION</b>	October 18, 2023

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 99 North Street East in favour of the neighbouring lands located at 301 Laclie Street.


<b>Lot</b>	<b>Proposed Lot Frontage</b>	<b>Proposed Area</b>	<b>Minimum Lot Frontage &amp; Lot Area as per Bylaw 2014-44</b>
Severed – Lot Addition	+/- 0 m	+/- 480.0 sq. m	15.0 m & 550.0 sq. m
Retained Lot	+/- 24.8 m	+/- 1269.9 sq. m	15.0 m & 550.0 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:**

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 October 18, 2023.

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 Lands Tribunal Act, 2017*. Specified person is defined in Section 1 (1) of the *Planning Act* linked here:

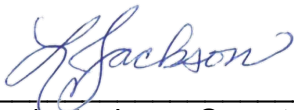
<https://www.ontario.ca/laws/statute/90p13#BK0>

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 November 9, 2023.

Notice of this decision of the Committee of Adjustment was given on October 20, 2023.

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. B14-23 rendered on October 18, 2023.



Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment

<b>CONDITIONS OF DECISION</b>
-------------------------------

<b>APPLICATION NO.</b>	B14-23
<b>APPLICANT/OWNER</b>	Theresa Coulson / Denyse John-Mungo
<b>ADDRESS</b>	99 North Street East
<b>DATE OF DECISION</b>	October 18, 2023

**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 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);

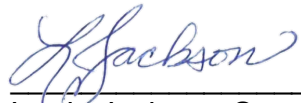
Planning Conditions

4. That the severed lands merge with the adjacent lands to the east municipally known as 301 Laclie Street;
5. That the applicant/owner shall be required to pay the Development Review Fee (\$75.00) as approved by City Council;

6. 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.

Bell Canada

7. That the applicant/owner create a service easement to the satisfaction of Bell Canada.



---

Lorie Jackson, Secretary-Treasurer to the Committee of Adjustment