



CORPORATION OF THE CITY OF ORILLIA

COMMITTEE OF ADJUSTMENT

DECISION

APPLICATION NO.	B17-23
APPLICANT/OWNER	Morgan Planning & Development Inc. / Eric Csekey and Fior Tucci
ADDRESS	256 Harvey Street
DATE OF DECISION	November 15, 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 to create one (1) new residential parcel of land. Both the severed and retained lots are to be developed with a Semi-Detached Dwelling in the future.

Lot	Proposed Lot Frontage	Proposed Area	Minimum Lot Frontage & Lot Area as per Bylaw 2014-44
Lot 1 - Severed	9.4 m +/-	626.7 sq. m +/-	7.0 m and 250.0 sq. m
Lot 2 - Retained	9.4 m +/-	626.7. m +/-	7.0 m and 250.0 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 November 15, 2023.

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



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 December 7, 2023.

Notice of this decision of the Committee of Adjustment was given on November 17, 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. B17-23 rendered on November 15, 2023.

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

Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment

CONDITIONS OF DECISION

APPLICATION NO.	B17-23
APPLICANT/OWNER	Morgan Planning & Development Inc. / Eric Csekey and Fior Tucci
ADDRESS	256 Harvey Street
DATE OF DECISION	November 15, 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 Owner/Applicant shall submit to the Secretary Treasurer of the Committee of Adjustment a draft Reference Plan prepared by an Ontario Land Surveyor, identifying the lot parcels and subject easements. Upon review and approval of the draft Reference Plan by the Secretary-Treasurer, one copy of the registered reference plan shall be provided to the City.
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 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 City Policy 8.1.2.1, to the satisfaction of the Secretary Treasurer.

7. That the Owner/Applicant shall enter into a Lateral Service Agreement with the City for the design and installation of water and sanitary service laterals to the front property line of the one (1) new lot at the expense of the applicant and to the satisfaction of the City. The installation of services must be installed and inspected to the satisfaction of the City prior to the lapsing of Conditional Consent Approval.
8. That the Owner/Applicant submit and obtain a demolition permit for the existing Single Detached Dwelling, to the satisfaction of the City.
9. That the Owner/Applicant submit an Entrance Analysis to the satisfaction of the City.

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