



CORPORATION OF THE CITY OF ORILLIA

COMMITTEE OF ADJUSTMENT

DECISION

Application No.	B9-22
Applicant/owner	Savas Varagas/1967523 Ontario Inc.
Address	43 Fittons Road West

DATE OF DECISION: August 17, 2022

FINAL DAY FOR APPEAL: September 6, 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 a division of land to create three (3) new residential parcels of land for a total of two (2) pairs of Semi Detached Dwellings.

Lot	Proposed Lot Frontage	Proposed Area	Minimum Lot Frontage & Lot Area as per Bylaw 2014-44
Lot 1 - Severed	+/- 9.2m	+/- 258 sq. m	7m & 250 sq. m
Lot 2 - Severed	+/- 9.2m	+/- 258 sq. m	7m & 250 sq. m
Lot 3 - Severed	+/- 9.2m	+/- 258 sq. m	7m & 250 sq. m
Lot 4 – Retained (existing dwelling)	+/- 12.1m	+/- 340 sq. m	7m & 250 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 August 17, 2022.

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



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 **September 6, 2022**.

Notice of this decision of the Committee of Adjustment was given on **August 18, 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. B9/22 rendered on August 17, 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 City Policy 8.1.2.1, to the satisfaction of the Secretary Treasurer.
7. That the Owner/Applicant shall install 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.
8. That the Owner/Applicant submit and obtain a demolition permit for the existing buildings and structures on the subject lands, to the satisfaction of the City.
9. That the Owner/Applicant submit and receive approval for an Entrance Permit for the creation of the new driveway access on each lot, subject to Staff satisfaction.
10. That the Owner/Applicant close and remove the existing driveway with direct access to Fittons Road.

Engineering Conditions:

11. The Owner/Applicant shall provide the below drawings and documents, sealed by a professional engineer for the review and approval by the City:
 - A conceptual site plan for each lot including potential building footprint, setbacks, and driveway location,
 - A Lot Grading Plan for each lot, including property line grades and driveway grades,
 - A servicing plan for each lot, and
 - A Functional Servicing Report for the proposed lots.
12. 7.5m sight triangle required as per the Zoning Bylaw



Nick Skerratt, Secretary-Treasurer to the Committee of Adjustment