



CORPORATION OF THE CITY OF ORILLIA

COMMITTEE OF ADJUSTMENT

DECISION

Application No.	B1/22
Applicant/owner	Ryan Pattison/Igor Povereni
Address	60 South Street

DATE OF DECISION: JANUARY 19, 2022 FINAL DAY FOR APPEAL: FEBRUARY 8, 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 with conditions*
- Approved
- 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 three (3) new parcels and construct two (2) pairs of Semi-detached Dwelling units.

The applicant has proposed the following severance of land configuration.

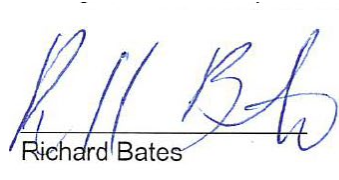
Lot	Proposed Lot Frontage	Proposed Area	Minimum Lot Frontage & Lot Area as per Bylaw 2014-44
Parcel A - Retained	7.62m (25ft)	359 m2 +/- (3,864.24sq.ft)	7.0m (22.97 sq.ft.) & 250m2 (2,690.98 sq.ft.)
Parcel B – Severed	7.62m (25ft)	359 m2 +/- (3,864.24sq.ft)	7.0m (22.97 sq.ft.) & 250m2 (2,690.98 sq.ft.)
Parcel C – Severed	7.62m (25ft)	359 m2 +/- (3,864.24sq.ft)	7.0m (22.97 sq.ft.) & 250m2 (2,690.98 sq.ft.)
Parcel D - Severed	7.62m (25ft)	359 m2 +/- (3,864.24sq.ft)	7.0m (22.97 sq.ft.) & 250m2 (2,690.98 sq.ft.)

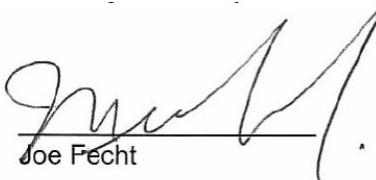
REASONS: The application conforms with the requirements of the City of Orillia Zoning By-law, the City of Orillia Official Plan, a Plan of Subdivision is not required, and satisfies the requirements of all commenting agencies.


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 January 19, 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 **February 8, 2022**.

Notice of this decision of the Committee of Adjustment was given on **January 20, 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. B1/22 rendered on January 19, 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.

Planning 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 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 draft Transfer deeds for review. (Upon registration, a final copy of the Transfer deeds shall be provided to the City);

4. 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.
7. 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.
8. That the applicant/owner obtain confirmation from the City that water and sanitary laterals can be installed to the lot line of the severed lots and that the applicant is responsible for all associated expenses in obtaining these services.
9. That the applicant/owner submit a complete Site Plan Application and enter into a Site Plan Agreement with the City. In addition to any other site-specific studies deemed necessary by Staff during pre-consultation, a complete Site Plan Application will require a plan indicating how privacy screening will be implemented along the east and west property lines, a landscaping plan, and a comprehensive stormwater report. That the applicant/owner submit and receive approval for an Entrance Permit for the creation of a new driveway access on the severed lands, subject to Staff satisfaction.



Nick Skerratt, Secretary-Treasurer to the Committee of Adjustment