



**CITY OF ORILLIA
COMMITTEE OF ADJUSTMENT MINUTES**

HEARING MINUTES

COMMITTEE OF ADJUSTMENT

HEARING OF

December 11, 2024

The December hearing of the City of Orillia Committee of Adjustment was held on December 11, 2024 by virtual meeting with the following in attendance:

Peter Bowen – Committee Member (Chair)
Ian Gordon – Committee Member
Kelly Smith – Committee Member
Jeff Duggan – Senior Planner
Ali Chapple – Senior Planner
Jill Lewis – Senior Planner
Lorrie Jackson – Secretary-Treasurer
Sue McCormick – Acting Secretary Treasurer

- 1. Introduction by the Secretary-Treasurer**
- 2. Opening of Hearing:**

The hearing was called to order at 9:14 a.m.

- 3. Approval of Agenda:**

062-24 **Moved by: Kelly Smith**
 Seconded by: Ian Gordon

That the Agenda for the December 11, 2024, be approved.

Carried

- 4. Confirmation of Minutes of the November 5, 2024 Hearing:**

063-24 **Moved by: Ian Gordon**
 Seconded by: Kelly Smith

That the Minutes of November 5, 2024 be approved.

Carried

5. Notification of Pecuniary Interest:

None.

6. Manner in which Notice was provided:

The Secretary-Treasurer described the Committee of Adjustment procedures for the Hearing.

7. Applications:

7.1 A17-24 51-79 Lightfoot Drive (70 Front Street North)

In attendance: None

The Secretary-Treasurer read all correspondence received relative to the application.

Proposal:

This application was previously heard on October 16, 2024, and items 1 through 6 of the requested variances were approved and item 7 in connection with proposed changes to the accessible parking area were deferred. The Committee member had asked that the section of the curb be flattened, and the sidewalk rolled up and down on the north-south plane to allow a person with a wheelchair or walker to be able to get up onto the sidewalk.

The applicant's engineer provided a site plan which illustrates the same elevation next to the road base and the City engineer has no concerns with the proposal and agrees to the functionality which will be enhanced.

Comments from the Public:

None.

Comments from Departments/Agencies:

The Engineering Division has a comment and no conditions.

Staff Report:

Planning Division recommends approval of minor variance no. 7 with a condition.

Owner/Applicant's Comments:

None.

Public Comments (at hearing):

None.

Committee Comments

None.

The Committee made a motion to approve the application.

**064-24 Moved by: Ian Gordon
 Seconded by: Kelly Smith**

Application A17-24 – 51-79 Lightfoot Drive (70 Front Street North) item 7, be approved with a condition, as per the Decision.

Carried

7.2 A18-24 457 Victoria Crescent

In attendance: None

The Secretary-Treasurer read all correspondence received relative to the application.

Proposal:

The purpose of the proposed variances are to allow for a reduction in the required side yard for an attached Carport, an increase in the number of Recreational Equipment parked Outdoors and an increase in the length of the Recreational Equipment.

Comments from the Public:

None.

Comments from Departments/Agencies:

The Engineering Division has no comments and no conditions.

Staff Report:

Planning Division recommends approval of the application with a condition.

Owner/Applicant's Comments:

None.

Public Comments (at hearing):

None.

Committee Comments

None

The Committee made a motion to approve the application.

**065-24 Moved by: Kelly Smith
 Secoded by: Ian Gordon**

Application A18-24 – 457 Victoria Crescent, be approved with conditions, as per the Decision.

Carried

7.3 A25-24 27 Orma Drive

In attendance: None

The Secretary-Treasurer read all correspondence received relative to the application.

Proposal:

The purpose of the proposed variances are to allow for an increase of the number of driveways to two (2) and an increase to the width of the new driveway.

Comments from the Public:

None.

Comments from Departments/Agencies:

The Engineering Division has a comment and no conditions.

Staff Report:

Planning Division recommends approval of the application with a condition.

Owner/Applicant's Comments:

None.

Public Comments (at hearing):

None.

Committee Comments

None.

The Committee made a motion to approve the application.

**066-24 Moved by: Ian Gordon
Seconded by: Kelly Smith**

Application A25-24 – 27 Orma Drive, be approved with conditions, as per the Decision.

Carried

7.4 B10-24 238 Barrie Road

In attendance: Josh Morgan, of Morgan Planning was in attendance.

The Secretary-Treasurer read all correspondence received relative to the application.

Proposal:

The purpose of the proposed severance is to request a division of land to create two (2) new residential lots to construct a Semi-Detached Dwelling with Additional Dwelling Units for a total of 2 dwelling units on each lot.

Comments from the Public:

None.

Comments from Departments/Agencies:

The Engineering Division has a comment and conditions.

Hydro One has no comments or conditions.

Staff Report:

Planning Division recommends approval of the application with conditions.

Owner/Applicant's Comments:

Josh Morgan advised that he had no presentation as everything was covered by City staff in their presentation. His client has reviewed the conditions and has no concerns with them. He noted this was a two phase approval process. The Zoning By-law amendment was heard in October 2024 and Mr. Morgan feels this is a great intensification project and is happy to answer any questions.

Public Comments (at hearing):

None.

Committee Comments

A Committee member asked about the traffic study and noted this section of the road is very steep. His question is about the entrance and if it is to be on the slope or will the slope be regraded at the property line as it is not safe to enter or exit for cars as a 4 wide parking area is narrowed down to a 2 car entry.

Staff advised that the applicant was proactive in completing the traffic analysis at the stage 1 preconsultation as staff did express concern about the hill and how close the entrance is to the intersection. It was reviewed and no concerns noted by Tatham Engineering and the City Traffic Engineer who felt it would be acceptable and satisfied on a technical review.

The Committee member asked if the Traffic Study was provided for review by the members. Staff advised that it can be provided to the Committee members should they wish.

Mr. Morgan advised that in his review, although he is not an engineer, the report concludes the development as proposed would generate 2 new trips one hour at the peak hour which alludes to 1 car every 30 minutes. He noted the volume of traffic and interaction of the new driveway at the intersection meets the design standards and the standards to be analyzed and satisfied by the City engineer.

Mr. Morgan indicated that the grading has to also be met at Barrie Road. The building permit will require a lot grading plan which will situate the building and account for the footprint and grading itself and how it relates to the connection with the road. The City engineers will have to be satisfied that it meets all requirements.

A Committee member noted that it is difficult to back out onto Barrie Road and as long as there is no separation between the driveways, there might be enough room to do a 3 point turn to turn around.

A Committee member indicated that the proposed building sketch will have to show the extreme slope of the property and obviously a retaining wall will be required. Mr. Morgan

advised that the slope drops to the left and the retaining wall will be built on the east side of the lot to stabilize the slope.

The Committee made a motion to approve the application.

**067-24 Moved by: Kelly Smith
 Seconded by: Ian Gordon**

Committee Member, Ian Gordon was opposed to the approval of the application.

Application B10-24 – 238 Barrie Road, be approved with conditions, as per the Decision.

Carried

8. Adjournment:

**068-24 Moved by: Ian Gordon
 Seconded by: Kelly Smith**

We now adjourn at 9:49 a.m.

Carried

The Committee will reconvene at 9:15 a.m. on February 19, 2025.

Pete Bowen, Chair

Lorrie Jackson, Secretary-Treasurer