



**CITY OF ORILLIA
COMMITTEE OF ADJUSTMENT MINUTES**

HEARING MINUTES
COMMITTEE OF ADJUSTMENT

HEARING OF

June 18, 2025

The June hearing of the City of Orillia Committee of Adjustment was held on June 18, 2025 by virtual meeting with the following in attendance:

Peter Bowen, Committee Member (Chair)
Kelly Smith, Committee Member
Ian Gordon, Committee Member
Jeff Duggan, Senior Planner
Jill Lewis, Senior Planner
Ali Chapple, Senior Planner
Anna Dankewich, Intermediate 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 9:15 a.m.

3. Approval of Agenda:

018-25 Moved by: Ian Gordon
Seconded by: Kelly Smith

That the Agenda for the June 18, 2025, be approved.

Carried

4. Confirmation of Minutes of the April 16, 2025 Hearing:

019-25 Moved by: Kelly Smith
Seconded by: Ian Gordon

That the Minutes of April 16, 2025 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 B02-25 520 Laclie Street

In attendance: Jonathan Pauk, agent on behalf of Morgan Planning.

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

Proposal:

The proposed severance is to facilitate a boundary adjustment from the property known as 520 Laclie Street and merge it with 30 Free Drive.

Comments from the Public:

A letter of objection was received.

Comments from Departments/Agencies:

The Engineering Division has no comment and no conditions.

Staff Report:

Planning Division recommends approval of the application with conditions.

Owner/Applicant's Comments:

Jonathan Pauk addressed the Committee. Mr. Pauk provided a brief presentation. He reviewed the properties and the existing area around the properties being residential and commercial to the south.

Mr. Pauk advised that 30 Free Drive is vacant and access is to Free Drive. The lands to be added are vacant and 520 Laclie Street is developed. The purpose of the application is to enlarge 30 Free Drive to accommodate future residential use and there is no concept plan at this time.

Mr. Pauk reviewed the Official Plan and Zoning By-law provisions and indicated a full planning justification report was submitted and how it meets the standards.

The public comments were regarding concerns to the future access of the benefiting lands onto Free Drive. At this time, there is no access proposed off Laclie Street.

Public Comments (at hearing):

Tom Allison of 28 Free Drive addressed the Committee and advised he lives next to 30 Free Drive. He sent a letter in of his concerns and has lived in his home for 31 years. He noted there was a setback adjustment in 2016 of 3 metres from his lot line which should be maintained, there is a terrible water problem in this area, concerns with cars passing back and forth on a narrow road, snow storage, no storm sewers and access should come off of Laclie Street.

Committee Comments

A Committee Member asked for clarification of Section 50(3) of the Planning Act. Staff advised this section is related to a condition to any sort of lot boundary adjustment and any future land division would have to go through Committee.

A Committee Member asked, if when the land is developed, would they have to come to Committee, and staff advised only if there is a further division of land.

The Committee made a motion to approve the application.

020-25 **Moved by: Kelly Smith**
 Seconded by: Ian Gordon

Application B02-25 – 520 Laclie Street, be approved with conditions, as per the Decision.

Carried

7.2 A07-25 182 Cedar Street

In attendance: None

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

Proposal:

The proposed variances are to allow for the construction of a two-storey Detached Accessory Structure with an Additional Dwelling Unit that has a total first floor area of 80.2m² (864 sq. ft.) together with a loft at 26.2m² (283 sq. ft) and a porch/patio at the entry points of the building of 20.4m² (220 sq. ft)

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 conditions.

Owner/Applicant's Comments:

None.

Public Comments (at hearing):

None.

Committee Comments

None.

The Committee made a motion to approve the application.

021-25

Moved by: Ian Gordon

Seconded by: Kelly Smith

Application A07-25 –182 Cedar Street, be approved with conditions, as per the Decision.

7.3 A06-25 155 Victoria Crescent

In attendance: Matt Pryce, agent on behalf of the Owners

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

Proposal:

1. To construct two (2) separate additions for a combined GFA of 44.6m², which exceeds the permitted 23m² expansion to an existing dwelling located between 5m and 10m from the Shoreline of Lake Simcoe.
2. To increase lot coverage to 41.8%, exceeding the permitted 25% in the shoreline buffer overlay zone (30m Lake Simcoe). – Note: Existing lot coverage is 31.54%

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 conditions.

Owner/Applicant's Comments:

Matt Pryce advised he was happy to answer any questions of Committee.

Public Comments (at hearing):

None.

Committee Comments

A Committee Member asked to look over conditions and noted flooding is a major concern. Is this in compliance with all the infill done for all of the lots? Floodplain elevations assist with openings below this elevation that are subject to flooding. Elevations are reviewed for new construction. The Committee Member asked if there has been approval by the Lake Simcoe Conservation Authority?

Staff advised that they do not currently have jurisdiction for approvals in the City of Orillia but what the City of Orillia does is their policies have to adhere to the Lake Simcoe Protection Plan.

The Committee made a motion to approve the application.

022-25 **Moved by: Kelly Smith**
Secinded by: Ian Gordon

Application A06-25 – 155 Victoria Street, be approved with conditions, as per the Decision.

7.4 A09-25 703 Glen Crescent

In attendance: James Betts, Owner

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

Proposal:

The proposed variances are to permit the parking of one (1) Recreational Vehicle (defined in the Zoning by-law as Recreational Equipment) in the driveway of a residential property. The variances include an increase to the maximum height and 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 conditions.

Owner/Applicant's Comments:

Jim Betts advised he was in attendance to answer any questions anyone had.

Public Comments (at hearing):

None.

Committee Comments

A Committee thanked Mr. Betts for checking with his neighbours and provided that information to Committee.

The Committee made a motion to approve the application.

023-25 **Moved by: Ian Gordon**
Seconded by: Kelly Smith

Application A09-25 – 703 Glen Crescent, be approved with conditions, as per the Decision.

7.5 A08-25 48 Orchard Point Road

In attendance: Greg Barker, of Innovative Planning Solutions, agent on behalf of the Owners

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

Proposal:

The purpose of the proposed variances is to clarify a Minor Variance decision that was made by the Committee of Adjustment at its meeting held on June 21, 2023 (Application No. A07-23) for a 4 and half-storey, 18-unit Apartment Building. At the time of the 2023 Minor Variance application, the property was zoned “Residential Two – Intensification Area” (R2i) which permitted Apartment Buildings. As a result of a recent Housekeeping Amendment to the City’s Official Plan and Zoning By-law, the subject property is now zoned “Residential Five Exception Nineteen” (R5-19) which also permits Apartment Buildings. However, the R5 zone provisions are different from the R2i zone provisions, and this has resulted in the need to issue a new Minor Variance decision for the same building that was proposed in 2023.

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 conditions.

Owner/Applicant’s Comments:

None.

Public Comments (at hearing):

None.

Committee Comments

A Committee Member clarified the design is exactly as previously approved and there are just minor changes to landscaping. The building envelope approved in 2023 is the exact same.

The Committee made a motion to approve the application.

024-25 **Moved by: Kelly Smith**
 Seconded by: Ian Gordon

Application A08-25 – 48 Orchard Point Road, be approved with conditions, as per the Decision.

7.6 T07-044 169 Front Street South

In attendance: Marisa Goncalves, of Pattison Outdoor Advertising LP, agent on behalf of the Owners

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

Proposal:

The proposed variance is to allow an electronic Billboard Sign to exceed the maximum sign face used for electronic illumination.

Comments from the Public:

None.

Staff Report:

Planning Division recommends approval of the application with conditions.

Owner/Applicant's Comments:

Marisa Goncalves and Nathan Jankowski addressed the Committee. Ms. Goncalves reviewed the previous application and advised the variance is for 100% illumination on the south sign face.

She provided an overview of the area and showed the existing sign currently. Ms. Goncalves advised that the light surrounding the properties was inconsequential. There

is a Traffic Safety Elevation and noted in this report the restricted areas. The sign is well before the restricted area for intensification. She concluded there is minimal risk. She reviewed the Community benefits.

Public Comments (at hearing):

None.

Committee Comments

A Committee Member asked if the applicant can explain the figures that show the restricted area and how this was developed.

Nathan Jankowski reviewed either side of the red bar area and if the sign was in this location, then it could contribute to distraction for drivers. The sign is well outside of this area. The Transportation Association of Canada determines these areas through formulas for things such as bends in the road and traffic studies.

A Committee Member asked how the light is turned down at night.

Mr. Jankowski advised that they typically do not put signs in areas that lighting would affect neighbours. There is an ambient light sensor that will reduce the lighting at night and Mr. Jankowski went into detail about the ambient light settings.

A Committee Member questioned if different advertising has light changes from brightness for each advertisement. Mr. Jankowski advised that it maintains the level of lighting at night when the advertisement changes. They have a National Operations Department that monitors these signs. They have constructed 100 billboard signs in the last couple of years and no complaints and they can manage changes remotely in a manner of minutes.

The Committee made a motion to approve the application.

025-25

Moved by: Ian Gordon

Seconded by: Kelly Smith

Application T07-044 – 169 Front Street South, be approved with conditions, as per the Decision.

8. Carried Adjournment:

**026-25 Moved by: Ian Gordon
 Seconded by: Kelly Smith**

We now adjourn at 10:17 a.m.

Carried

9. Other Business

Staff advised that they wanted to inquire of the number of Committee Members who may wish to attend the yearly OACA conference in any given year, prior to requesting to increase the budget to accommodate 2 members.

The Committee will reconvene at 9:15 a.m. on July 16, 2025.



Pete Bowan, Chair

Lorrie Jackson, Secretary-Treasurer