



**CITY OF ORILLIA
COMMITTEE OF ADJUSTMENT MINUTES**

HEARING MINUTES

COMMITTEE OF ADJUSTMENT

HEARING OF

March 19, 2025

The March hearing of the City of Orillia Committee of Adjustment was held on March 19, 2025 by virtual meeting with the following in attendance:

Ian Gordon, Committee Member, Acting Chair
Tim Lauer, Alternate Committee Member
Peter Bowen – Committee Member (Regrets)
Kelly Smith – Committee Member (Regrets)
Jeff Duggan – Senior Planner
Ali Chapple – 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 9:15 a.m.

3. **Appointment of Chair**

008-25 **Moved by: Tim Lauer**
 Seconded by: Ian Gordon

That Ian Gordon be appointed as Acting Chair for the March 19, 2025 Committee of Adjustment Hearing.

Carried

4. **Approval of Agenda:**

009-25 **Moved by: Tim Lauer**
 Seconded by: Ian Gordon

That the Agenda for the March 19, 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 A04-25 437 Laclie Street

In attendance: Vanessa Simpson, agent on behalf of Morgan Planning.

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

Proposal:

The proposed variances are to permit a reduced on-site parking ratio and provide additional off-site parking, as well as recognizing a reduction in landscaped open space, snow storage area and the dimensions of an electric vehicle parking space.

Comments from the Public:

None.

Comments from Departments/Agencies:

The Engineering Division has no comments or conditions.

Staff Report:

Planning Division recommends approval of the application with conditions.

Owner/Applicant's Comments:

Vanessa Simpson with Morgan Planning representing the Owner addressed the Committee. Ms. Simpson provided an overview of the property.

The proposed development is to permit a renovation of a hotel from the existing 48 suites to 65 suites. There are no exterior renovations to the existing hotel proposed. In order to support the increase in the number of suites, additional parking spaces are required resulting in a minor site plan change.

Ms. Simpson reviewed the minor variance application and the requested variances.

She indicated the hotel has secured a 15 year lease agreement with the neighbouring lot for the 10 parking spaces. She reviewed a Parking Justification Study, and the report concluded that the proposed parking supply is sufficient to meet the needs of the expanded 65 room hotel. She noted the Report recommended that parking utilization be monitored yearly.

Public Comments (at hearing):

None.

Committee Comments

A Committee member asked about the additional parking being described as 15 year term, however, it is determined as 5 year term in 3 parts. Can the agreement be terminated after 5 years? Ms. Simpson stated the agreement is fairly straightforward and if there were any proposed changes to the hotel or the grocery store, the applicant would have to come back to Committee or Council to re-evaluate the situation. Any terms of the Agreement that change, would require this approval.

A Committee member asked if Foodland expands, what happens if there is a need to take the land back? Ms. Simpson advised the matter would be re-evaluated in connection with the wording in the Agreement.

A Committee member asked about snow storage. Ms. Simpson advised that the northeast corner is for snow storage. Snow storage was not originally established on this property, and they are currently using the north-east corner which is a bit larger than required. The owner will have to remove the snow if it starts to push onto the sidewalk.

A Committee member asked, with 65 suites and 65 parking spots, where does staff park and it appears that overflow parking people will have to go out to Laclie Street and then onto Foodland property. Was there any consideration to have access to the neighbouring property by way of a walkway between the properties?

Ms. Simpson advised the parking ratio in the Zoning By-law is 1 space per suite. This is due to the anticipation that a hotel is rarely at 100% occupancy. The time when staff are there is usually on the off hours and not there overnight. The housekeeping staff are not going to come until the folks are leaving.

Ms. Simpson noted that a walkway was not contemplated as the parking lot just flows from one lot to the other, however, they could provide a delineation. It was felt they are pretty much connected.

Staff advised it would be extremely unusual for an event of 100% of the parking to be used. Staff noted there is no physical barrier between the parking areas and just planters are located along the property line.

A Committee member noted he has had experience of hotel parking lots being full for certain events and would like to see instead of 10 parking spaces, possibly 15 and adding a walkway in the south corner. The member indicated that Laclie Street is going to get fixed, and everything will be ripped up. He would like consideration for a sidewalk so that the public does not have to rely on the City sidewalk.

Staff advised that we could add a comment to the applicant in this regard or defer the application and the applicant return to the Committee with the results from a conversation with Foodland.

The Committee member advised he was satisfied with adding a comment to explore an option to put in a walkway and ask for a few more parking spaces.

The comment to the applicant is to give consideration to adding a walkway from the adjacent parking area and to consider adding additional parking spaces.

A Committee member asked if it is possible to connect to the walkway between the building and the first row at the back of the hotel property. It was noted that it is lower at the back of the property so there would be a need to have stairs.

The Committee made a motion to approve the application.

**009-25 Moved by: Tim Lauer
 Secoded by: Ian Gordon**

Application A04-25 – 437 Laclie Street, be approved with conditions, as per the Decision.

Carried

8.2 B01-25 360 and 370 Saint Jean Street

In attendance: None

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

Proposal:

The purpose of the proposed consent is to request a boundary adjustment from the property known as 360 Sain Jean Street to 370 Saint Jean Street.

Comments from the Public:

None.

Comments from Departments/Agencies:

The Engineering Division has no comments and no conditions.

Hydro One has no comments.

Staff Report:

Planning Division recommends approval of the application with conditions.

Owner/Applicant's Comments:

None.

Public Comments (at hearing):

None.

Committee Comments:

There was a question as to when the application came in. Staff advised it was submitted in 2024.

The Committee made a motion to approve the application.

**010-25 Moved by: Tim Lauer
 Seconded by: Ian Gordon**

Application B01-25 – 360 and 370 Saint Jean Street, be approved with conditions, as per the Decision.

Carried

8. Adjournment:

**011-25 Moved by: Tim Lauer
 Seconded by: Ian Gordon**

We now adjourn at 10:02 a.m.

Carried

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



Ian Gordon, Acting Chair



Lorrie Jackson, Secretary-Treasurer