



**CITY OF ORILLIA
COMMITTEE OF ADJUSTMENT MINUTES**

HEARING MINUTES
COMMITTEE OF ADJUSTMENT
HEARING OF
November 15, 2023

The November hearing of the City of Orillia Committee of Adjustment was held on November 15, 2023 by virtual meeting with the following in attendance:

Peter Bowen – Committee Member (Chair) - Regrets
Kelly Smith – Committee Member (Acting Chair)
Ian Gordon – Committee Member
Ali Chapple – Senior Planner
Jeff Duggan – Senior Planner
Lorrie Jackson – 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:

**063-23 Moved by: Ian Gordon
 Seconded by: Kelly Smith**

That the Agenda for the November 15, 2023, be approved.

Carried

4. Confirmation of Minutes of the September 20, 2023 Hearing:

**064-23 Moved by: Ian Gordon
 Seconded by: Kelly Smith**

That the Minutes of September 20, 2023 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 A22-23 and B15-23 60 Albert Street South

In attendance: Mike Radonicich, the Owner, was present.

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 one (1) new residential lot with reciprocal easements for a shared 4.6m driveway and a further 6.8m aisle associated with the paved parking area and as shown in the attached sketch.

The purpose of the proposed variance is to recognize the deficient lot frontage for both the severed and retained lands as well as a reduction in the setback of the driveway.

Comments from the Public:

None

Comments from Departments/Agencies:

Engineering Division has no comments and conditions.

Canada Post has no conditions and no comment.

Staff Report:

Planning Division recommends approval with conditions.

Applicant's Comments:

- Mike Radonicich addressed the Committee and thanked the Committee for their consideration of his application.

Public Comments (at hearing):

None

Committee Comments:

- A Committee member questioned the two building at the back of the properties and were these proposed as storage buildings or additional dwelling units?
- Staff advised these are the additional dwelling units as identified through the minor variance application.
- A Committee member questioned the four parking spots and the 50% reduction.
- Staff advised that, because the application was below a threshold of four units, the parking requirements are two parking spaces for the dwelling, and then an additional spot per dwelling unit and lastly, the further 50% reduction would allow for a reduction to two spots. Mr. Radonicich is proposing more than the required parking which includes the dwelling units in the rear.
- A Committee member questioned the area for snow storage and is staff asking for a proper drainage for the snow. Staff advised there is a proposed grading plan.
- A Committee member asked about the minimum requirement of 2.7 metre width of the driveway. There does not appear to be a variance requested for that and they did not see the easement for the shared driveway as one of the conditions.
- Staff advised that the combined driveway meets the requirement of 2.7 metres because it is 4.6 metres. They will need the easement to share the driveway. Staff confirmed there is easement wording as a condition.

The Committee made a motion to approve the application.

**064-23 Moved by: Ian Gordon
 Seconded by: Kelly Smith**

Application A19-23 and B15-23 – 60 Albert Street South, be approved with conditions, as per the Decision.

Carried

7.2 B17-23 256 Harvey Street

In attendance: Josh Morgan, Morgan Planning and Development, agent on behalf of the Owner was present.

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 one (1) new residential parcel of land. Both the severed and retained lots are to be developed with a Semi-Detached Dwelling in the future.

Comments from the Public:

None.

Comments from Departments/Agencies:

Engineering Division has no comment and conditions.

Canada Post has no comment and no conditions.

Hydro One has no comment and no conditions.

Enbridge Gas has comments and no conditions.

Staff Report:

Planning Division recommends approval with conditions.

Owner/Applicant's Comments:

- Josh Morgan of Morgan Planning advised the Committee they were seeking to create one new lot and both lots meet the performance standards for the R2 zone, and his clients are planning to build a semi-detached. This approval would allow the property to be split down the middle of the building to be able to sell two lots with a separate unit on each. The Owner could then sell both individually. The uses are supported by the Zoning By-law and Official Plan.
- Mr. Morgan advised there is plenty of green space in the rear of the property and there is a large mature tree in the front yard that they would like to keep, if possible.
- Mr. Morgan asked about the entrance analysis condition and what does this entail? Do they require an engineer to draft a letter for this?
- Staff advised that this type of condition was originally the requirement for an entrance permit, which was considered a little premature based on when and where someone would build on a lot. The Engineering Division is now looking for confirmation that an entrance is obtainable based on sightlines, intersecting streets and other factors.
- Mr. Morgan will contact the City Engineering staff to obtain further information.

Public Comments (at hearing):

None

Committee Comments:

- A Committee member made note of a fairly significant concern on the sloping of the property to the rear. These are fairly deep buildings proposed and the member stated they were concerned with the possibility of drainage onto neighbouring properties and asked if a lot grading plan is a requirement.
- Staff advised that a lot grading plan is a requirement at the building permit stage.

The Committee made a motion to approve the application.

**065-23 Moved by: Ian Gordon
 Seconded by: Kelly Smith**

Application B17-23 – 256 Harvey Street, be approved with conditions, as per the Decision.

Carried

8. Correspondence / other business:

- The 2024 Draft Hearing Schedule was discussed and will be placed on the Committee of Adjustment website page.

9. Adjournment:

**066-23 Moved by: Ian Gordon
 Seconded by: Kelly Smith**

We now adjourn at 9:55 a.m.

Carried

The Committee will reconvene at 9:15 a.m. on December 13, 2023.

Kelly Smith, Acting Chair

Lorrie Jackson, Secretary-Treasurer