



**CITY OF ORILLIA
COMMITTEE OF ADJUSTMENT MINUTES**

HEARING MINUTES

COMMITTEE OF ADJUSTMENT

HEARING OF

June 15, 2022

The June hearing of the City of Orillia Committee of Adjustment was held on June 15, 2022 on a virtual platform with the following in attendance:

Chair: Joe Fecht
Member: Rick Bates
Member: Ted Southorn

Nick Skerratt – Secretary-Treasurer
Jeff Duggan – Senior Planner
Jill Lewis – Senior Planner
Ali Chapple – Senior Planner
Anna Dankewich – Intermediate Planner
Lorrie Jackson – Administrative Assistant

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:

022-22 **Moved by: Ted Southorn**
 Seconded by: Rick Bates

That the amended Agenda to add item (8.2) July 20, 2022 Meeting Attendance, be added to Correspondence / Other Business, for June 15, 2022, be approved.
Carried

4. Confirmation of Minutes of the May 18, 2022 Hearing:

(4.1) Minutes of the Committee of Adjustment Hearing dated May 18, 2022 shall be approved.

023-22 **Moved by: Rick Bates**
 Seconded by: Ted Southorn

That the Minutes of May 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) A6/22 1 Westmount Drive North

In attendance: Dan Dennis, Property Owner, was present.
Bobbi Leppington, Design by Bobbi, Agent, was present.

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

Proposal

The purpose of the proposed variances is to request the construction of an addition to an existing dwelling in the front and rear yards with variances to the front yard, and rear yard setbacks.

The Secretary-Treasurer noted that the exterior side yard variance noted in the Notice was no longer required due to amendments in the application drawings to accommodate required parking spaces.

Comments from the Public

- None.

Comments from Departments/Agencies

- None.

Staff Report:

- Planning Division recommends approval with conditions.

Applicant's Comments:

Dan Dennis, Property Owner, was present. Bobbi Leppington, Design by Bobbie, Agent for the property owner was also present.

Public Comments (at hearing):

None.

Committee Comments:

The Committee asked if the mature hedge facing Mississaga Street would remain. The Agent confirmed that it would. The Committee expressed concern that the measurements were incorrect, and that footings and proposed works would damage hedge roots. The Agent advised that the additions would not affect the existing hedge.

The Committee created a motion to approve the application with conditions.

024-22 **Moved by: Ted Southorn**
Seconded by: Rick Bates

Application A6/22 1 Westmount Drive North, be approved with conditions, as per the Decision.

Carried

(7.2) A7/22 3065 Monarch Drive

In attendance: Robert Russell and Wendy Russell, Applicant, was present

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

Proposal

The purpose of the proposed variance is to construct a deck addition to an existing rear yard deck exceeding the maximum lot coverage.

Comments from the Public

- None.

Comments from Departments/Agencies

- None.

Staff Report:

- Planning Division recommends approval with conditions.

Applicant's Comments:

Robert Russell and Wendy Russell, the property owners, were present.

Public Comments (at hearing):

None.

Committee Comments:

The Committee asked if the Zoning By-law could be amended to increase lot coverage. Jill Lewis, Senior Planner, advised that it could be considered in the future. The Committee confirmed that the agent and owner were aware of and understood all requested conditions.

The Committee created a motion to approve the application with conditions.

025-22 ***Moved by: Rick Bates***
Seconded by: Ted Southorn

Application A7/22 3065 Monarch Drive, be approved with conditions, as per the Decision.

Carried

(7.3) B6/22 252 and 300 Peter Street North

In attendance: Josh Morgan, Morgan Planning & Development,
Agent, 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 separate the existing residential use from the subject property.

Comments from the Public

- None

Comments from Departments/Agencies

- None.

Staff Report:

- Planning Division recommends approval with conditions.

Applicant's Comments:

Josh Morgan, Morgan Planning & Development, Agent for the property owner was present. He commented on the purpose of the consent application in that the residential building is no longer needed by the current owner.

Public Comments (at hearing):

None.

Committee Comments:

The Committee asked if the building was tenanted. The Agent advised that it was vacant and that he believes his client intends to sell the severed property to provide finances for the remaining development. The Agent also commented that, although the lot and greenspace are very small, there is a park very close by and the remaining surrounding area is all built. The Committee commented that the south east side falls away and asked why this wasn't included in the severance as additional amenity space. The Agent advised that they were simply trying to create a uniform lot fabric, and that it is likely used for snow storage on the retained parcel. The Committee asked why the property line wasn't extended to the curb, the Agent advised that he felt there should be space left there. The Committee asked about drainage from the flat roof from a pipe that drains on the ground. Ali Chapple, Senior Planner, could not make comment as it was an engineering issue and Engineering Staff did not make comment. The Agent commented that his client may be willing to install a French drain in order to mitigate any issues. The Committee asked that the minutes reflect their concern that this potential drainage issue should be reviewed in future Change of Use review of this property by the City. The Committee asked if the conditions should be amended to restrict Additional Dwelling Units (ADU). Ms. Chapple advised that it was not necessary as a condition, as the property did not meet the current requirements for an ADU. The Committee confirmed that the agent and owner were aware of and understood all requested conditions.

The Committee created a motion to approve the application with conditions.

026-22 **Moved by: Ted Southorn**
Seconded by: Rick Bates

Application B6/22 252 and 300 Peter Street North, be approved with conditions, as per the Decision.

Carried

8. Correspondence / other business:

(8.1) Open discussion on Committee of Adjustment changes to hybrid hearings including meeting software changes.

- The Secretary-Treasurer discussed computer requirements, virtual meeting requirements and platforms, including pending training.
- Committee involvement and public participation options for the hybrid hearings was discussed.

(8.2) July 20, 2022 Meeting Attendance.

- Chair Fecht advised that he will not be able to attend the July 20th hearing.

9. Adjournment:

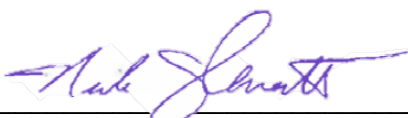
027-22

***Moved by: Rick Bates
Seconded by: Ted Southorn***

***We now adjourn at 10:08 a.m.
Carried***

The Committee will reconvene at 9:15 a.m. on July 20, 2022.

Rick Bates, Vice Chair



Nicholas Skerratt, Secretary-Treasurer