



**CITY OF ORILLIA
COMMITTEE OF ADJUSTMENT MINUTES**

HEARING MINUTES
COMMITTEE OF ADJUSTMENT
HEARING OF
March 16, 2022

The March hearing of the City of Orillia Committee of Adjustment was held on March 16, 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:

005-22 ***Moved by: Rick Bates***
Seconded by: Ted Southorn

The amended agenda to move adoption of previous hearing minutes and other business to the correspondence section of the agenda for March 16, 2022, be approved.
Carried

4. Notification of Pecuniary Interest:

None.

5. Manner in which Notice was provided:

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

6. Applications:

(6.1) A4/22 151 Heyden Avenue

In attendance: Danielle Bilodeau, Justin Sherry Design Studio, Agent
Jonathan Dykstra, Property Owner

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

Proposal

The purpose of this application is for a proposed variance to request an addition to an existing detached garage to permit an increased height and second storey.

Comments from the Public

- Five letters of support were received from property owners including those located at 144, 147, 155 and 159 Heyden Avenue.

Comments from Departments/Agencies

- Engineering Division has comments and no requested conditions.

Staff Report:

- Planning Division recommends approval with conditions.

Applicant's Comments:

Danielle Bilodeau, Justin Sherry Design Studio , Agent for the property owner was present. Jonathan Dykstra, Property Owner as also present.

Public Comments (at hearing):

None received.

Committee Comments:

The Committee asked the applicant if the upper level would be used for storage or residence. The owner advised that it would be for storage and woodworking. The Committee asked the applicant if storage shed would remain, which the owner confirmed it would and there were no concerns about clearance distances from the garage. 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.

006-22

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

Application A4/22 151 Heyden Avenue, be approved with conditions, as per the Decision.

Carried

(6.2) B4/22 29A Rose Avenue

In attendance: Sarah Veenstra, Earth Park Homes, Agent
Matt Tessier, Project Supervisor

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

Proposal

The purpose of this application is for a proposed severance to request a division of land to create one (1) new parcel and construct a Semi-Detached Dwelling.

Comments from the Public

None received.

Comments from Departments/Agencies

- Engineering Division has comments and requested conditions.
- Bell Canada has no comments or requested conditions.

Staff Report:

- Planning Division recommends approval with conditions.

Applicant's Comments:

Sarah Veenstra, Earth Park Homes, Property Owner, and Matt Tessier, Project Supervisor, were present.

Public Comments (at hearing):

None received.

Committee Comments:

The Committee asked if the road widening from the previous severance was already taken. The Secretary-Treasurer confirmed that it had as shown in the sketch.

The Committee confirmed that the Applicant was aware of and understood all requested conditions.

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

007-22

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

Application B4/22 29A Rose Avenue, be approved with conditions, as per the Decision.

Carried

(6.3) B5/22 119 Westmount Drive South

In attendance: Guiseppe “Joe” Pileggi and Michael Walli, Property Owners

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

Proposal

The purpose of this application is for a proposed severance to request a division of land to create three (3) new parcels and construct two pairs of Semi-Detached Dwelling units.

Comments from the Public

- Terry Carman, owner of 75 and 79 Westmount Drive South, provided a letter of support.

Comments from Departments/Agencies

- Engineering Division has comments and requested conditions.
- The Simcoe County District School Board has comments and requested conditions.

Staff Report:

- Planning Division recommends approval with conditions.

Applicant’s Comments:

Guiseppe “Joe” Pileggi and Michael Walli, property owners were present.

Public Comments (at hearing):

None received.

Committee Comments:

The Committee asked if a second parking space being located on the driveway had sufficient depth. Anna Dankewich, Intermediate Planner, confirmed that there was 9.3m in depth, and that 6m was the minimum required. The Committee had concerns for parking issues and commented that additional parking could be provided by relocating the proposed structures further back from the front property line. The Committee requested that the condition from the SCDSB regarding grading and drainage plan be removed as it was a standard City requirement at building permit stage. The Committee confirmed that the Owner was aware of and understood all requested conditions as well as a condition that the severed lands will be subject to a road widening.

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

008-22 ***Moved by: Rick Bates***
Seconded by: Ted Southorn

Application B5/22 119 Westmount Drive South, be approved with conditions, as per the Decision.

Carried

(6.4) A3/22 83 Mississauga Street West

In attendance: Paul Valle, Property Owner
 Tammy Carriere and Christopher Grant, Lessor
 Deane Ewart, interested party

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

Proposal

The purpose of this application is for a proposed variance to request a seasonal patio to be permitted on the subject lands as a year-round patio.

Comments from the Public

- One letter of support was received from an interested party.

Comments from Departments/Agencies

- Engineering Division has no comments and no requested conditions.
- Building Division has a comment and no requested conditions.
- Business Development, Culture and Tourism Department has a comment and no requested conditions.

Staff Report:

- Planning Division recommends approval with conditions.

Applicant's Comments:

No further comment from the property Lessor.

Public Comments (at hearing):

None received.

Committee Comments:

The Committee asked Staff to comment on the requested time restriction condition from seasonal to year-round. Senior Planner, Jeff Duggan, advised that seasonal restrictions typically align with snow clearing By-laws. Mr. Duggan further advised that the permission for year-round patios was only in place since January 1, 2021 in conjunction with the Emergencies Act and these provisions may be further amended in the future. The Committee questioned the size and location of parking spaces on the submitted drawing. The Applicant advised that the drawing reflects the intended parking, with additional parking offsite. The Committee asked Staff if they have any concerns with amending the condition from November 15, 2024 to November 15, 2025. Mr. Duggan advised that Staff had no concerns or objections to this proposal and should the applicant wish to seek permissions for a permanent patio that additional approvals would be required including Site Plan Control process, otherwise for continued temporary permission they would have to go back to the Committee of Adjustment. The Committee commented that given the City's turnaround time in addressing seasonal patios that the time limit be extended to November 15, 2025 by amending the requested condition of approval. The Committee confirmed that the Applicant was aware of and understood all conditions.

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

009-22

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

Application A3/22 83 Mississaga Street West, be approved with conditions, as per the Decision.

Carried

7. Confirmation of Minutes of the February 16, 2022 Hearing:

(7.1) Minutes of the Committee of Adjustment Hearing dated February 16, 2022 shall be approved.

Committee Members requested that draft minutes be displayed on the website as soon as possible going forward.

010-22 ***Moved by: Rick Bates***
Seconded by: Ted Southorn

That the Minutes of February be approved.
Carried

8. Correspondence / other business:

(8.1) In person meetings

- Committee Members requested that in person meetings be reinstated as soon as possible and that meetings are only to occur electronically during an emergency.
- Staff advised that this would be dependent on a corporate decision to return to in person meetings for all committees from the current virtual meeting platform.

(8.2) Redacted information

- Committee discussed application material and redacted information.

(8.3) Renumeration motion to Council

- Committee discussed status of motion to Council.

9. Adjournment:

011-22 ***Moved by: Rick Bates***
Seconded by: Ted Southorn

We now adjourn at 10:25 a.m.
Carried

The Committee will reconvene at 9:15 a.m. on April 13, 2022.

Joe Fecht, Chair



Nicholas Skerratt, Secretary-Treasurer