

# Notice of Public Hearing for a Proposed Minor Variance



TAKE NOTICE THE COMMITTEE OF ADJUSTMENT OF THE CITY OF ORILLIA WILL HOLD A HEARING ON **WEDNESDAY, February 18, 2026 - 9:15 A.M.**

*Hearing will start at 9:15 and matters will be heard in sequence soon after that.*

**Hearing Link:**

You may join the hearing from your computer, tablet or smartphone at the below link.

<https://us06web.zoom.us/j/84492338657>

You may join the hearing from your phone as a call-in option by calling:

**Phone number:** 1-647-374-4685      **Meeting ID:** 844 9233 8657

**TO CONSIDER** a proposed Minor Variance pursuant to the provisions of Section 45 of the *Planning Act*, as amended.

<b>Application No.</b>	<b>A01-26</b>
<b>Owner</b>	<b>1961806 Ontario Inc. (c/o Robert Grin)</b>
<b>Agent</b>	<b>Vanessa Simpson, Morgan Planning and Development</b>
<b>Address</b>	<b>466 West Street North</b>

**THE PURPOSE** of this report is to provide the Committee of Adjustment with information related to Minor Variance Application A01-26 with respect to the property municipally known as 466 West Street North.

The application requests six variances required to facilitate the development of a four-storey 25-unit apartment building at the northeast corner of West Street North and Commerce Road. The variances include increasing building height, decreasing Landscaped Open Space, reducing the north lot line Landscaped Buffer Area, removing the Landscaped Buffer Area along the Improved Street where two parking spaces are proposed to be located, increasing the encroachment of a canopy, and reducing the parking requirements for total number of vehicular parking and visitor parking.

The applicant has requested the following variance(s) from the required provisions of Zoning By-law 2014-44, as amended:

<b>No.</b>	<b>Section</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Variance</b>
1.	Table 7.2 – Zone Provisions for Residential zones	Building Height (Max.) – 12.5m	12.8m	0.3 m
2.	Table 7.2 - Zone Provisions for Residential zones	Landscaped Open Space (Min.) – 40%	36%	4%
3.	Table 5.3 – Minimum Requirements for Landscaped Buffer Areas and Screening Strips	North Lot Line Landscaped Buffer Area – 2m	1m	1m
4.	Table 5.3 – Minimum Requirements for Landscaped Buffer Areas and Screening Strips	Improved Public Street Landscaped Buffer Area – 1.5m	0m for 2 Parking Spaces (#29 and #30)	1.5m

No.	Section	Requirement	Proposed	Variance
5.	5.27 Permitted Yard Encroachments	Canopy Encroachment into Exterior Side Yard (Min.) – 1.2m	1m	0.2m
6.	Table 6.1 – Parking Requirements for Residential Uses	1.5 parking spaces per unit of which 25% shall be dedicated to visitor parking (38 parking and 10 visitor parking)	1.4 parking spaces per unit of which 14% shall be dedicated to visitor parking (35 parking and 5 visitor parking)	3 parking spaces and 5 visitor parking

**FOR MORE INFORMATION** about this matter or to view full details of the application submissions please visit [www.orillia.ca/COA](http://www.orillia.ca/COA) or you may scan the QR code provided.

**PLEASE NOTE** that this hearing will be held **virtually** through “Zoom Meetings”. For more Information, links and instructions on virtual hearings please visit [www.orillia.ca/COA](http://www.orillia.ca/COA) or you may scan the QR code provided. **Please note that access to a computer or smartphone with a reliable internet connection or access to a telephone is required to join the virtual hearing.** Any person or agency who believes an electronic hearing would cause them significant prejudice must submit their concerns in writing to the Secretary-Treasurer by noon seven calendar days prior to the virtual hearing after which the Committee may reschedule the matter as an oral hearing if satisfied of the prejudice.



**ANY PERSON OR AGENCY** may attend and/or provide representation at the meeting and/or make written representation prior to the meeting, either in support of or in opposition to the proposed application, email submissions are accepted and encouraged. **PLEASE NOTE: Email/written submissions are required no later than noon the day prior (the TUESDAY) to the hearing date from those individuals wishing to provide formal comment on the application. Written submissions can be received in the form of an email or written submission mailed or dropped off at City Centre to the Secretary-Treasurer.**

**A NOTICE** of this Application has been sent to all property owners within 60 metres of the subject property and to the appropriate officials and agencies according to Ontario Reg. 200/96 under the Planning Act. **This Notice has been sent to you for your information and does not require any response unless you wish to make one.**

**IF YOU WISH TO BE NOTIFIED** of the decision of the Orillia Committee of Adjustment in respect of the proposed application, you must submit an email to the Orillia Committee of Adjustment Secretary-Treasurer ([ljackson@orillia.ca](mailto:ljackson@orillia.ca)). All decisions are posted on the Committee of Adjustment website, which can be viewed at [www.orillia.ca/COA](http://www.orillia.ca/COA) or by scanning the QR code provided.

**INDIVIDUALS WHO MAKE SUBMISSIONS** should be aware that their submission and any personal information in their correspondence will become part of the public record and made available to the Applicant and the Committee.

**DATED at the City of Orillia this 28th day of January 2026.**

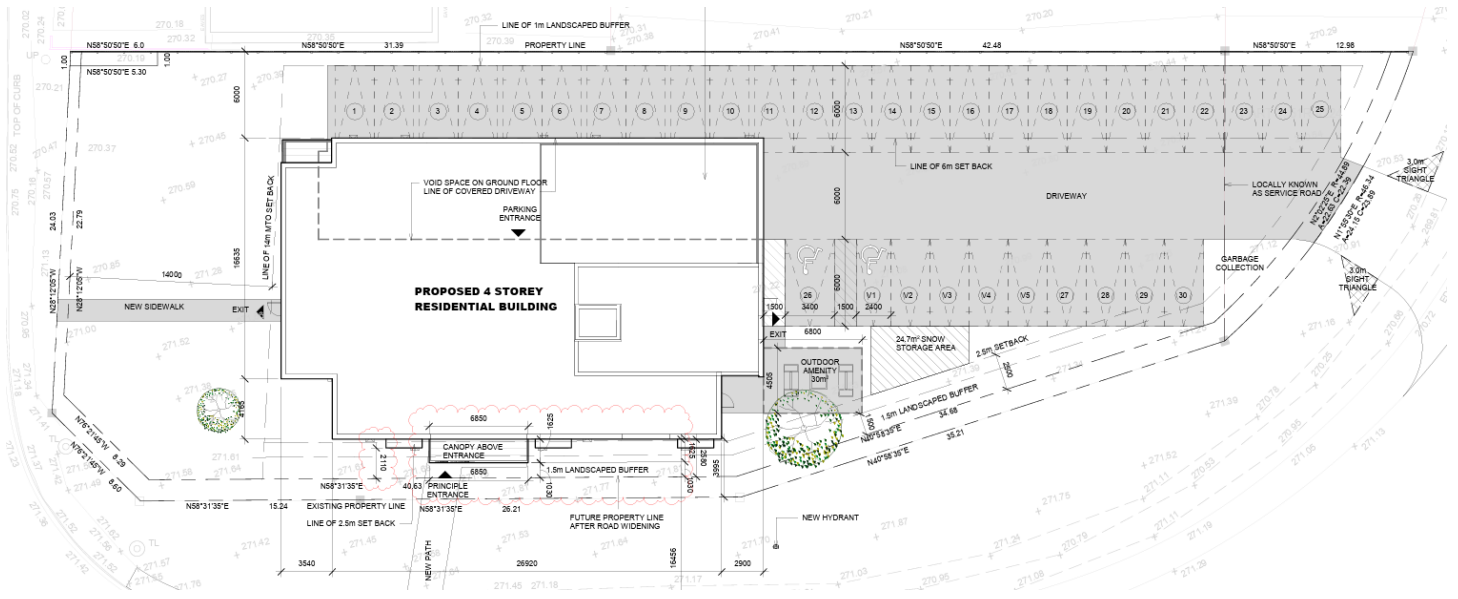
A handwritten signature in cursive script, appearing to read "L. Jackson".

**SECRETARY-TREASURER ([ljackson@orillia.ca](mailto:ljackson@orillia.ca))**  
**Committee of Adjustment**

### KEY MAP



### SITE PLAN



### PROPOSED BUILDING ELEVATION

