

# 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, April 16, 2025 - 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/87125065064>

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

**Phone number:** 1-647-374-4685      **Meeting ID:** 871 2506 5064

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

<b>Application No.</b>	<b>A05-25</b>
<b>Owner</b>	<b>Howard Lee</b>
<b>Agent</b>	<b>Morgan Planning &amp; Development – Vanessa Simpson</b>
<b>Address</b>	<b>245 Bay Street</b>

**THE PURPOSE** of this application is to permit the construction of a new two-storey Detached Accessory Structure with a garage on the ground floor and a 98m<sup>2</sup> (1,055 sq. ft.) Additional Dwelling Unit on the second storey. Additionally, a one-storey addition to the rear of the existing dwelling together with an attached deck is proposed.

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

No.	Section	Requirement	Proposed	Variance
1	5.19 a) i) Non-Complying Buildings, Structures and Developed Sites - existing non-complying northerly interior side yard setback	0.6m	0.5m	0.1m
2	5.22 Table 5.4 Additional Dwelling Units Located in an Accessory Structure – Maximum Ground Floor Area	75m <sup>2</sup>	98m <sup>2</sup>	23m <sup>2</sup>

**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** 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.

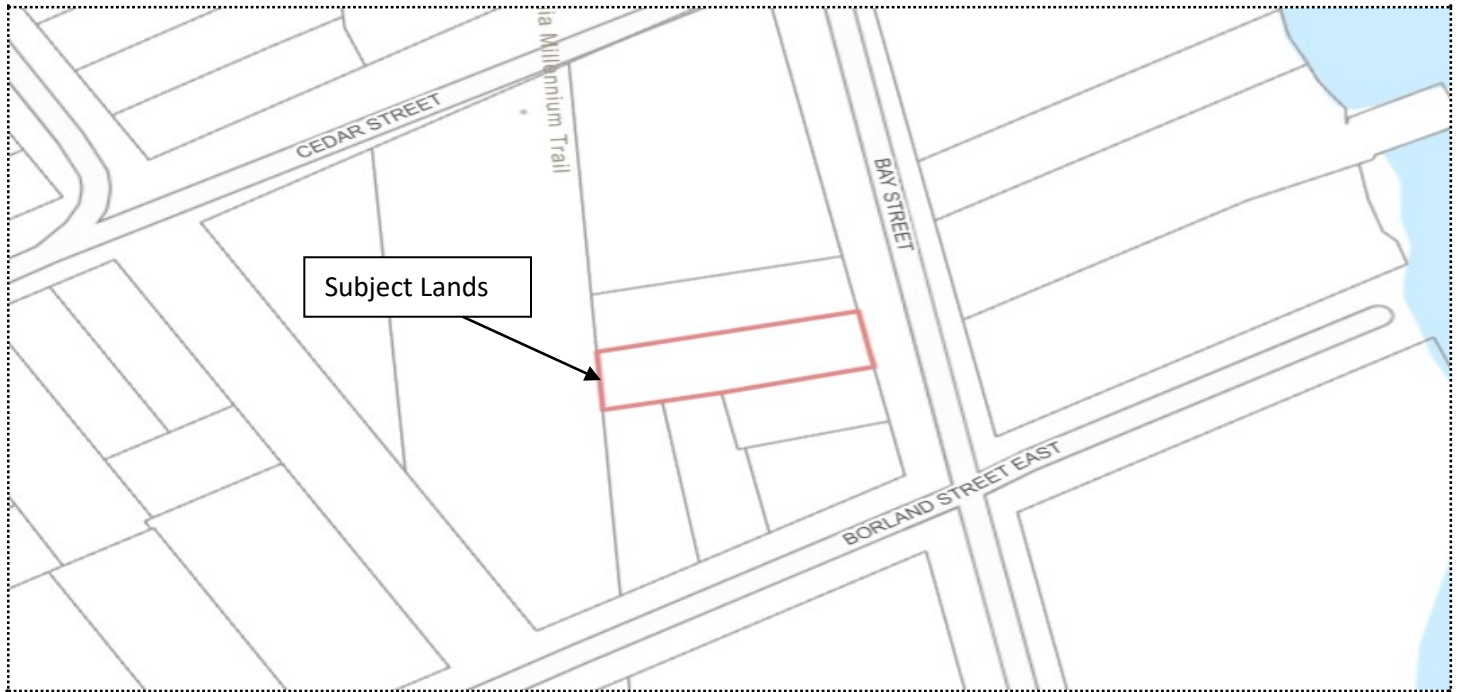
**INDIVIDUALS WHO MAKE SUBMISSIONS** should be aware that their submission and any personal information in their correspondence will become part of the public record and made available to the Applicant and the Committee.

**DATED at the City of Orillia this 26th day of March 2025.**



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

### KEY MAP



### SITE PLAN

