



**NOTICE OF PUBLIC HEARING
FOR A PROPOSED MINOR VARIANCE
TO ZONING BYLAW 2014-44**

TAKE NOTICE THE COMMITTEE OF ADJUSTMENT OF THE CITY OF ORILLIA
WILL HOLD A HEARING ON
WEDNESDAY, JANUARY 18, 2023 - 9:15 A.M.
Hearing will start at 9:15 and matters will be heard in sequence soon after that.

Hearing Location:
(In-person)
Tudhope Boardroom – main floor – Orillia City Centre
50 Andrew Street South, Orillia

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

Application No.	A18-22
Applicant/owner	Bobbi Leppington/Chris & Kelsey Near
Address	118 Elgin Street

THE PURPOSE of the proposed variance is to allow for the construction of a single detached dwelling unit and detached accessory structure (storage building) exceeding the maximum lot coverage with deficient front, rear, side yard setbacks for the Dwelling and rear and side yard setbacks for the accessory structure (storage building).

The applicants have requested the following variances from the provisions of Zoning By-law 2014-44, as amended:

	Section	Requirement	Proposed	Variance
1	Section 9.4, Table 9.2, Footnotes (2)ii) – For all Buildings and Structures located within the Intensification Areas as identified with an “i” on Schedule “A” the Minimum Front Yard for a Main Building shall be 2.5m,	2.5m	1.8m	0.7m
2	Section 9.4, Table 9.2 – Rear (minimum) 7.5m	7.5m	6.7m	0.8m
3	Section 9.4, Table 9.2 – Interior Side (minimum) 2.0m	2.0m	0.2m	1.8m
4	Section 5.1.2.1, Table 5.1 – Rear yard Accessory Building	1.5m	1.0m	0.5m
5	Section 5.1.2.1, Table 5.1 – Interior side yard Accessory Building	2.0m	1.0m	1.0m
6	Section 9.4, Table 9.2 – Lot Coverage (maximum) 40%	40%	46%	6%

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

PLEASE NOTE that this meeting will be an in-person meeting and should you be experiencing any symptoms or feel un-well to remain at home and make the necessary arrangements to have representation regarding your application at the meeting. Please contact Sue McCormick at smccormick@orillia.ca should you have any questions or concerns. The meeting will be held in the **Tudhope Boardroom (Main Floor), Orillia City Centre, 50 Andrew Street South, Orillia.**



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.

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 (coa@orillia.ca). All decisions are posted on the Committee of Adjustment website, which can be viewed at www.orillia.ca/COA or by scanning the QR code provided.

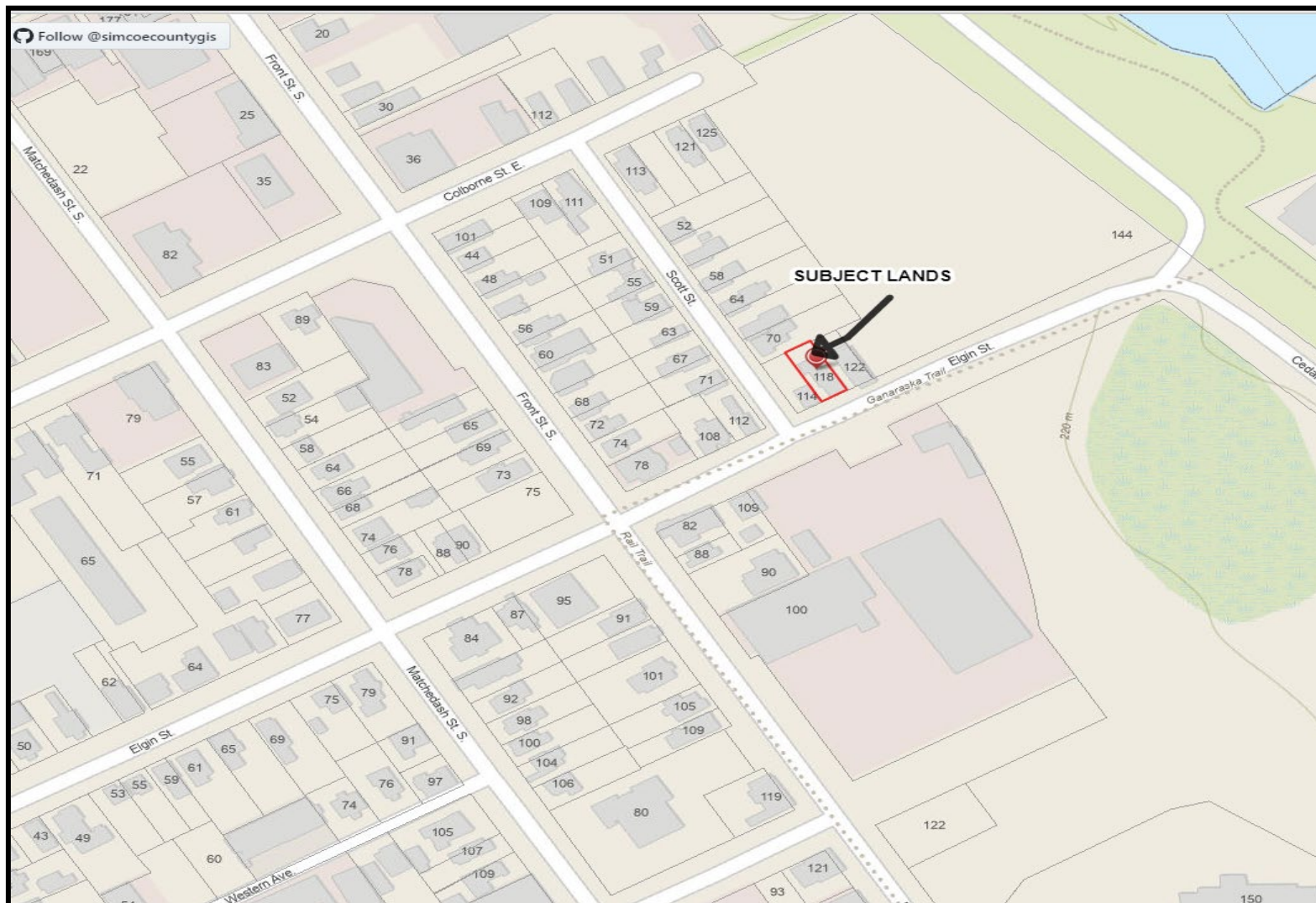
INDIVIDUALS WHO MAKE SUBMISSIONS should be aware that their submission and any personal information in their correspondence will become part of the public record and made available to the Applicant and the Committee.

DATED at the City of Orillia this 21st day of December, 2022.



Lorrie Jackson
Secretary-Treasurer (coa@orillia.ca)
Committee of Adjustment

KEY MAP



DRAWINGS

