

Notice of Public Hearing for a Proposed Consent to Sever Land And Minor Variance



TAKE NOTICE THE COMMITTEE OF ADJUSTMENT OF THE CITY OF ORILLIA WILL HOLD A HEARING ON **WEDNESDAY, May 17, 2023 - 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/85095418330?pwd=N010NDRIQ0hoTkQ1cjhKY2ZIT0VKdz09>

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

Phone number: 1-647-374-4685 **Meeting ID:** 850 9541 8330 **Passcode:** 071680

TO CONSIDER a proposed Consent and Minor Variance subject to the provisions of Sections 45 and 53 of the *Planning Act*, as amended

Application No.	B07-23 and A04-23
Applicant/owner	Barillia Planning Group
Address	265 Barrie Road

CONSENT: of the proposed severance is to request a division of land to create one (1) new residential parcel of land for future development.

The applicant has proposed the following severance of land.

Lot	Proposed Lot Frontage	Proposed Area	Minimum Lot Frontage & Lot Area as per Bylaw 2014-44
Lot 1 - Severed	13.0 m +/-	899.9 sq. m +/-	15.0 m and 460.0 m ²
Lot 2 - Retained	26.4 m +/-	1,899.0 sq. m +/-	15.0 m and 460.0 m ²

VARIANCE: The variance is requested to recognize the deficient lot area for both the severed and retained lands.

Section	Requirement	Proposed	Variance
7., Table 7.2 "Zone Provisions for Residential zones"	Lot Frontage (Minimum) for a property in the R2 Zone – 15.0 m	Minimum Lot Frontage for the Severed of 13.0 m	Reduction of 2.0 m to the Minimum Lot Frontage of the Severed Lot

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 hearing will be held **virtually** through “Zoom Meetings”. For more Information, links and instructions on virtual hearings please visit www.orillia.ca/COA or you may scan the QR code provided.

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 that access to a computer or smartphone with a reliable internet connection or access to a telephone is required to join the virtual hearing. Written submissions can be received in the form of an email to the Secretary-Treasurer or written submission mailed or dropped off at City Centre. Email/written submissions are required prior to the meeting date from those individuals wishing to provide formal comment on the application.

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 & 197/96 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). 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 26th day of April, 2023.

A handwritten signature in cursive script, appearing to read "L. Jackson", is written in black ink.

SECRETARY-TREASURER (ljackson@orillia.ca)
Committee of Adjustment

KEY MAP



SITE PLAN

Severance Sketch

Lot Frontage
13.00m
(43 ft)

Existing Lot Frontage
39.40m (129ft)

Retained Lot
Frontage
26.40m
(87ft)

