



**NOTICE OF PUBLIC HEARING
FOR A PROPOSED
CONSENT TO SEVER LAND**

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 Consent and Minor Variance subject to the provisions of Sections 45 and 53 of the *Planning Act*, as amended.

Application No.	B1-23 & A1-23
Applicant/owner	Josh Morgan/Orsitel LP
Address	8 Mulcahy Court

CONSENT: The proposed severance is to request a division of land to create one (1) new commercial parcel of land for future development and to grant servicing and access easements.

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	+/- 20 m	+/- 0.65 ha	20 m & 1.0 ha
Lot 2 – Retained (existing hotel)	+/- 93.15 m existing right of way	+/- 0.97 ha	90 m & 1.0 ha right of way

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

Section	Requirement	Proposed	Variance
9.4, Table 9.2 “Zone Provisions for Commercial Zones” and Table 9.7 “Community Commercial (C5) Zone Exceptions”	Lot Area (Minimum) for a property in the C5 Zone – 1.0 ha	Minimum Lot Area of 0.65 ha for the severed lot and 0.97 ha for the retained lot	Reduction of 0.35 ha to the Minimum Lot Area of the severed lot and .03 ha to the Minimum Lot Area of the retained 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 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 & 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 (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



SITE DRAWING

