

**NOTICE OF HEARING
CONCERNING PROPOSED CONSENT TO SEVER LAND
IN THE CITY OF ORILLIA**

TAKE NOTICE THE COMMITTEE OF ADJUSTMENT OF THE
CITY OF ORILLIA

WILL HOLD A MEETING ON
WEDNESDAY September 18, 2019

Starting at 9:15 A.M.

in the Brooks (Main Floor) meeting room, Orillia City Centre
50 Andrew Street South, Orillia.

TO CONSIDER a proposed consent in the City of Orillia, pursuant to the provisions of Section 53 of the Planning Act, 1990, R.S.O. c.P.13, as amended, being **APPLICATION NO. B11/19 (ALLAN D. ABERNETHY CONSTRUCTION LIMITED) – 1046 MISSISSAGA STREET WEST.**

AN EXPLANATION of the Purpose and Effect of the proposed consent, describing the lands to which this Notice applies, a Key Map showing the location of the lands to which the consent applies, and a sketch showing the proposed consent accompany this Notice.

THIS NOTICE 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. 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 THE PROPERTY RECEIVING THIS NOTICE contains seven or more residential units it is the responsibility of the property owner to post this Notice in a location where it will be visible by all residents.

FOR MORE INFORMATION about this matter, contact the Development Services and Engineering Department located on the third floor of Orillia City Centre (address noted below) during office hours (8:30 a.m. to 4:30 p.m. Monday to Friday). Please contact Susan Votour, Planning Coordinator/Secretary-Treasurer, Phone: (705) 325-7471, E-mail: svotour@orillia.ca. or Jill Lewis, Senior Planner, Phone: (705) 329-7241, E-mail: jlewis@orillia.ca.

ANY PERSON OR AGENCY may attend and provide representation at the meeting and/or make written representation prior to the meeting, either in support of or in opposition to the proposed consent.

IF A PERSON OR PUBLIC BODY that files an appeal of a decision of the Orillia Committee of Adjustment in respect of the proposed consent does not make written submission to the Orillia Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.

IF YOU WISH TO BE NOTIFIED of the decision of the Orillia Committee of Adjustment in respect of the proposed consent, you must submit a written request to the Orillia Committee of Adjustment at 50 Andrew Street South, Suite 300, Orillia, Ontario, L3V 7T5. This will also entitle you to be advised of a possible Local Planning Appeal Tribunal Hearing.

A COPY OF THE DECISION of the Committee will be sent to the applicant and to each person who appeared in person or by counsel at the Hearing and to those who have made a written request to the Secretary-Treasurer.

DATED at the City of Orillia this 3rd day of September, 2019.

**Susan Votour
SECRETARY-TREASURER
Committee of Adjustment**

EXPLANATION OF THE PURPOSE AND EFFECT OF THE PROPOSED CONSENT

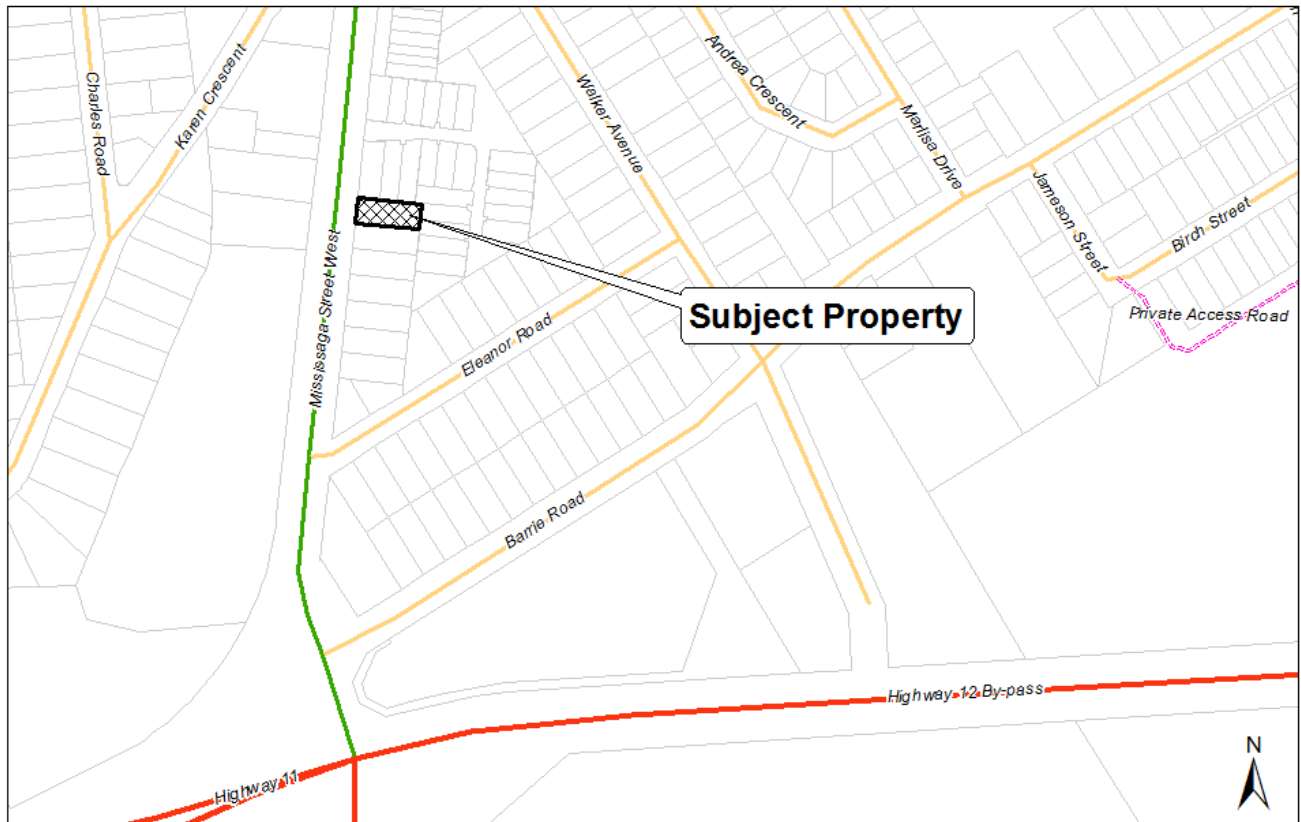
CONSENT APPLICATION B11/19 (ALLAN D. ABERNETHY CONSTRUCTION LIMITED) 1046 MISSISSAGA STREET WEST

PROPOSED NEW LOT IN THE “RESIDENTIAL TWO” (R2) ZONE

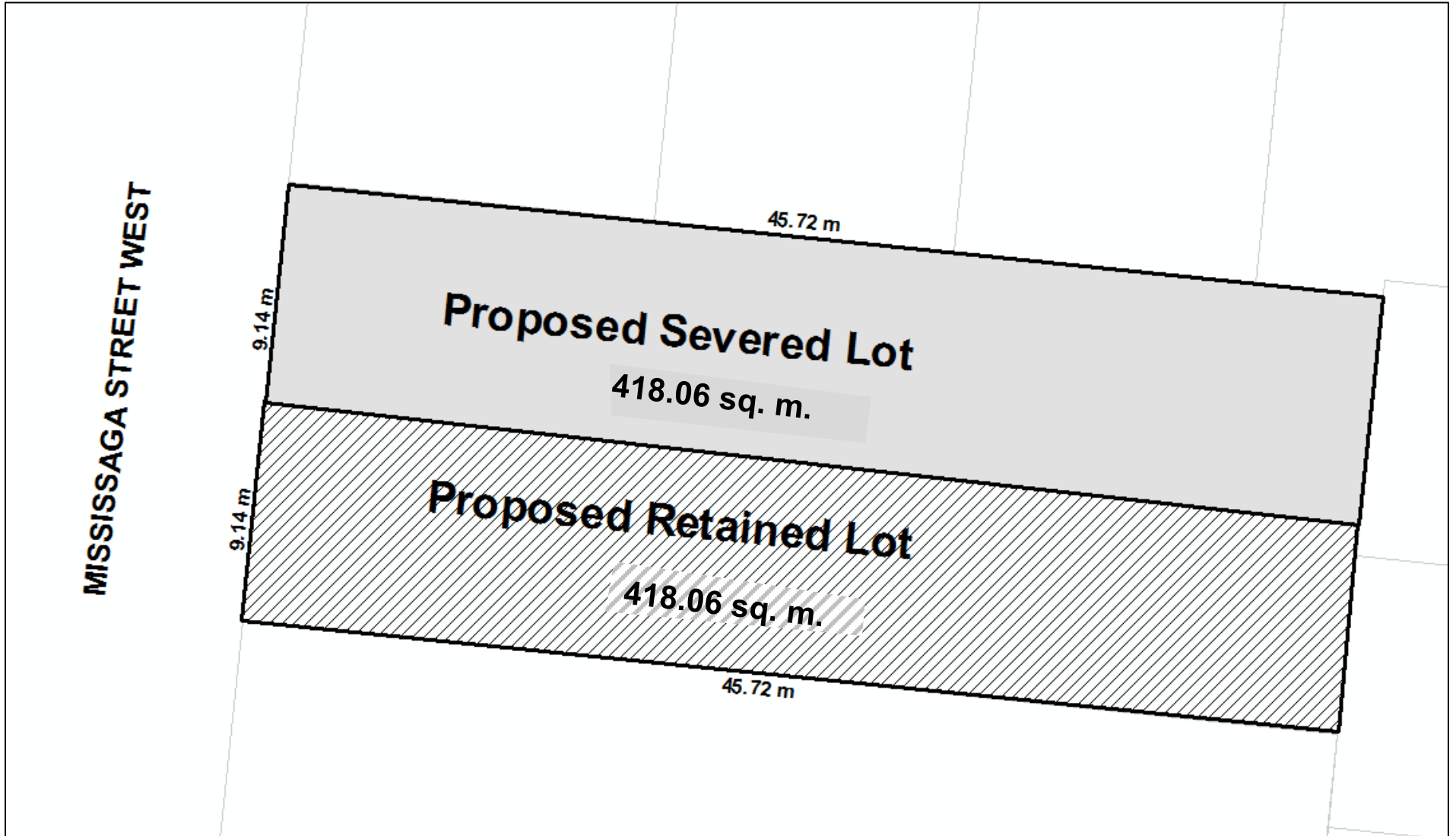
An application has been made by ALLAN D. ABERNETHY CONSTRUCTION LIMITED (Agent: Larry Erwin) for consent under File Number B11/19, to sever property municipally known as 1046 Mississaga Street West in order to create one new residential lot. The proposed severed and retained lots would each have approximately 9.14 m (30.00 ft.) frontage on Mississaga Street West and an area of approximately 418.06 m² (4,500.00 ft²). The lots will meet the zoning by-law requirements for area (250.0 m²) and frontage (7.00 m) for the construction of semi-detached dwellings in the “Residential Two” (R2) Zone.

The subject property is located within the “Living Area - Stable Neighbourhood” designation of the Orillia Official Plan.

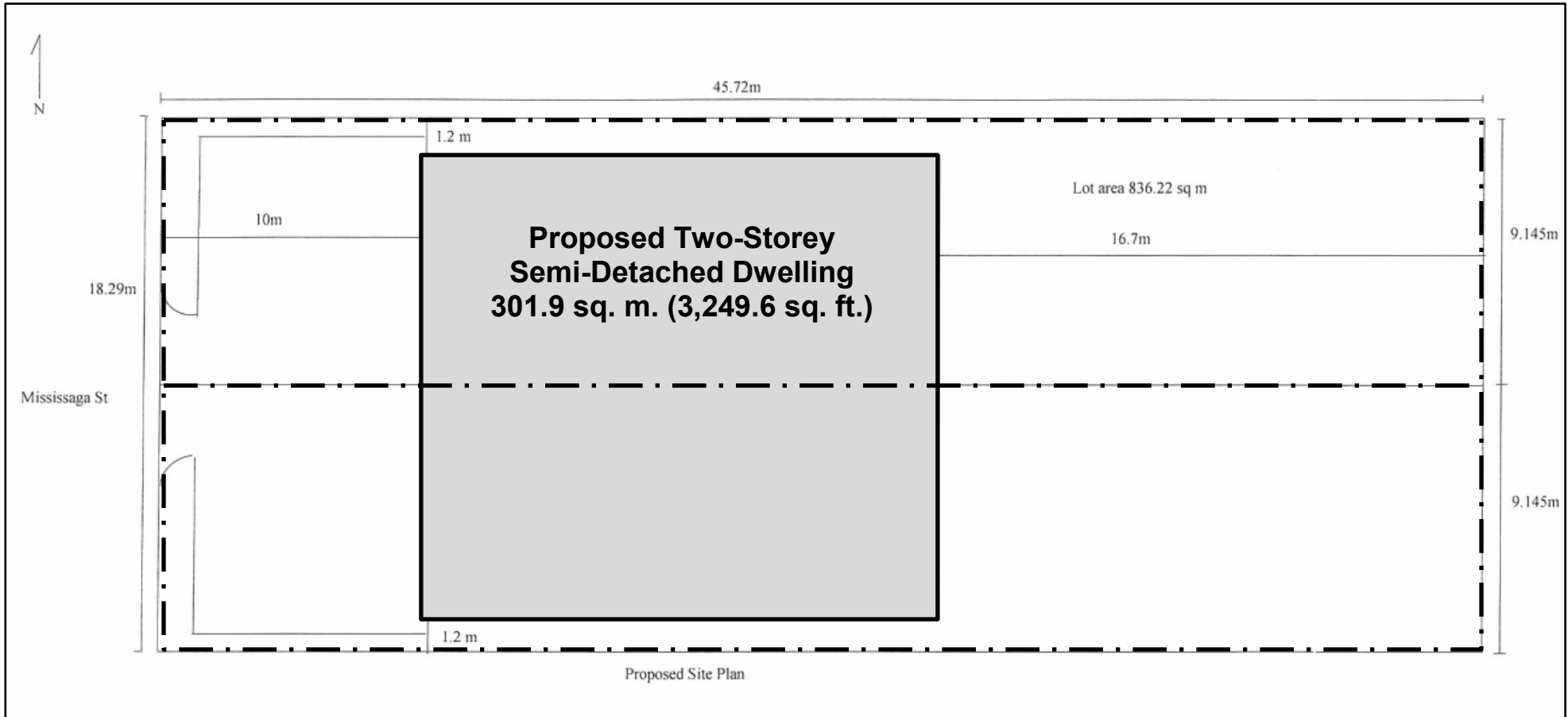
KEY MAP



**CONSENT APPLICATION B11/19 (ALLAN D. ABERNETHY CONSTRUCTION LIMITED) - 1046 MISSISSAGA STREET WEST
SKETCH OF PROPOSED CONSENT**



**CONSENT APPLICATION B11/19 (ALLAN D. ABERNETHY CONSTRUCTION LIMITED) - 1046 MISSISSAGA STREET WEST
PROPOSED SITE PLAN**



(Conceptual only, for reference purposes)