



**CORPORATION OF THE CITY OF ORILLIA**  
**COMMITTEE OF ADJUSTMENT**

**DECISION - PART 2 OF 2 - APPROVAL**

|                         |                              |
|-------------------------|------------------------------|
| <b>APPLICATION NO.</b>  | A21-25                       |
| <b>APPLICANT/OWNER</b>  | J Dass Developments          |
| <b>ADDRESS</b>          | 22 and 24 Nelle Carter Court |
| <b>DATE OF DECISION</b> | November 19, 2025            |

Upon application to the Committee of Adjustment for a minor variance pursuant to Section 45 of the Planning Act, as amended, the decision of the City of Orillia Committee of Adjustment is as follows:

- THAT:** Consent to a variance(s) is:
- Approved
  - Approved with conditions\*
  - Denied
  - Deferred

\*Conditions of approval are attached and form part of the Committee of Adjustment decision.

The Committee has **Granted** the following minor variances from Zoning By-law 2014-44 for the development of a proposed new Hotel/Conference Centre to be constructed in the City's Horne Business Park, with the requested variances in support of their design.

1. Clarification of Footnote 1 to Table 6.2, where it states that "Accessory Restaurants or Assembly Halls Uses shall provide parking requirement in addition to the per suite requirements" The applicant wishes to have these uses identified as ancillary for the hotel uses and not open to the general public and requests that the per suite requirement cover those uses.
2. To provide one (1) loading space whereas two (2) loading spaces are required.
3. To increase the height of the Hotel from 15.0m to 18.21m, a variance of 3.21m.

|   | <b>Section</b>  | <b>Requirement</b>   | <b>Proposed</b>  | <b>Variance</b>  |
|---|---|--|--|--|
| 1 | Footnote 1 –<br>Table 6.2   | Where a Hotel or Motel contains Accessory Restaurants or Assembly Halls, parking Requirements for the Accessory Uses shall be calculated based on the parking ratios for Restaurants and Assembly Halls in addition to the parking Requirements per Suite. | Where a Hotel or Motel contains a Private Accessory Restaurants or Assembly Halls used by hotel guests only, parking Requirements for the Accessory Uses shall not be calculated based on the parking ratios for Restaurants and Assembly Halls in addition to the parking Requirements per Suite. | Adding:<br>“a Private” &<br>“used by hotel guests only” &<br>“not” |
| 2 | Table 6.8<br>Loading Space Requirements                                       | Greater than or equal to 2,325.0 m2<br>2 Loading Spaces  | 1 Loading Space  | 1 Loading Space  |
| 3 | Table 12.1 Zone Provisions for Industrial Zones:<br>Building Height (Maximum) | 15.0m  | 18.21m   | 3.21m  |

- REASONS:**
- (1) The variance is minor;
  - (2) The variance is desirable for the appropriate development or use of the land, building or structure;
  - (3) The variance maintains the general intent and purpose of the Zoning By-law; and
  - (4) The variance maintains the general intent and purpose of the Official Plan.

**EFFECT OF PUBLIC INPUT:**

In making this Decision, the Committee of Adjustment had regard for all public input received through written, electronic, and verbal submissions prior to the conclusion of the Public Hearing held on November 19, 2025.

We, the undersigned, acknowledge the above as being the decision of the Committee.



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Pete Bowen



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Ian Gordon



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Kelly Smith

### **NOTICE OF THE LAST DAY FOR APPEALING TO THE ONTARIO LANDS TRIBUNAL**

An appeal to the Ontario Land Tribunal in respect to all or part of this Minor Variance may be made by filing a Notice of Appeal with the City Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting City of Orillia as the Approval Authority or by mail to 50 Andrew Street South, Suite 300, Orillia, ON, L3V 7T5 no later than 4:30 p.m. on December 9, 2025. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$400 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca). If the e-file portal is down, you can submit your appeal to [planning@orillia.ca](mailto:planning@orillia.ca). There is also an administrative fee payable to the City of Orillia by cash, debit or cheque in the amount of \$5,000 for any appeal filed regarding a Minor Variance.

Notice of this decision of the Committee of Adjustment was circulated on **November 21, 2025**.

I, Lorrie Jackson, Secretary-Treasurer of the Committee of Adjustment do hereby certify that the above is a true copy of the decision of the Committee of Adjustment for Application No. A21-25 rendered on November 19, 2025.



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Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment

**CONDITIONS TO DECISION**

|                         |                              |
|-------------------------|------------------------------|
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**SUBJECT TO THE FOLLOWING CONDITIONS:**

It is a requirement that all conditions imposed are completed to ensure the minor variance decision is granted.

1. That, as a condition of the issuance of the Building Permit, the Conference Centre and Ancillary Restaurant be identified as "Hotel Guest-Only" on the approved plans and that such uses remain restricted to those users until further approvals are obtained from the Municipality.
2. That the use of the Conference Centre and Ancillary Restaurant remain restricted to hotel guests only, until such time as a supplementary Parking Justification Report has been prepared, submitted, and accepted by the Municipality.
3. And that the Supplementary Parking Justification Report be undertaken further to the Parking Area and hotel being fully constructed and operational.
4. And that the construction plans for the hotel be substantially in compliance with the Site Plan submitted with the Minor Variance application.



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Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment