



CORPORATION OF THE CITY OF ORILLIA
COMMITTEE OF ADJUSTMENT

DECISION - PART 1 OF 2 - DENIAL

APPLICATION NO.	A21-25
APPLICANT/OWNER	J Dass Developments
ADDRESS	22 and 24 Nelle Carter Court
DATE OF DECISION	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

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

1. To construct the proposed 150 suite hotel with 147 parking spaces, whereas Zoning By-law required 1 parking space per suite, a variance of 3 parking spaces.

	Section	Requirement	Proposed	Variance
1	Table 6.2. Parking Requirements for Non- Residential Uses: Hotel/Motel 150 Suites	1.0 (150 Parking Spaces)	0.98 (147 Parking Spaces)	0.02 (3 parking Spaces)

REASONS: The application does not meet all four tests of a Minor Variance as set out in Section 45(1) of the *Planning Act*, and more specifically:

1. The reduction in parking spaces beyond the required minimum was considered inadequate for the proposed use (a hotel) and the Committee concluded that there would be conflicts for users and staff as well as impacts to the surrounding uses.

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.



Pete Bowen



Ian Gordon



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. If the e-file portal is down, you can submit your appeal to 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.



Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment