



CORPORATION OF THE CITY OF ORILLIA

COMMITTEE OF ADJUSTMENT

DECISION

CONSENT APPLICATION NO. B9/19
GIOVANNI REDA
372 BARRIE ROAD

DATE OF DECISION: July 17, 2019

FINAL DAY FOR APPEAL: August 6, 2019

Upon application to the Committee of Adjustment for consent pursuant to Section 53(1) of the Planning Act, R.S.O. 1990, Chapter P.13, the decision of the City of Orillia Committee of Adjustment is as follows:

THAT: Consent is provisionally granted with respect to a lot addition of approximately 2.12 ha (5.24 acres) of land from the property municipally known as 372 Barrie Road to the adjoining property municipally known as 348 Barrie Road (Figure 2).

The resultant properties would be as follows*:

Address	Lot Frontage	Lot Area
348 Barrie Road	Approx. 45.90 m (150.59 ft)	Approx. 3.52 ha (8.70 acres)
372 Barrie Road	Approx. 29.20 m (95.80 ft)	Approx. 1,779.80 m ² (19,157.61 ft ²)

* Note: Measurements are approximate, exact areas to be determined by Ontario Land Surveyor.

REASONS: The application conforms with the requirements of the City of Orillia Zoning By-law and the City of Orillia Official Plan and satisfies the requirements of all commenting agencies.

SUBJECT TO THE FOLLOWING CONDITIONS:

Pursuant to Subsection 41 of Section 53 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended, all conditions imposed must be fulfilled within one year from the date of the sending of the Notice of Decision or the application is deemed to be refused.

It is a requirement that all conditions imposed be fulfilled prior to the granting of this consent and the giving by the Secretary-Treasurer of the certificate provided for in Subsection 42 of Section 53 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended.

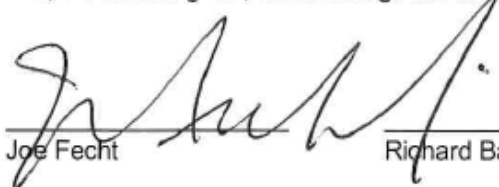
1. That the applicant submit to the Secretary/Treasurer of the Committee of Adjustment:
 - a. One (1) copy of a draft Reference Plan prepared by an Ontario Land Surveyor, identifying the lot addition parcel. Upon review and approval of the draft Reference Plan by the Secretary-Treasurer, one copy of the registered reference plan shall be provided to the City.

- b. One (1) copy of the electronic registration "in preparation" draft Transfer for the severed lot shall be provided to the Secretary/Treasurer of the Committee of Adjustment together with a signed Acknowledgement and Direction so that the consent certificate may be issued.
2. That the applicants shall pay:
 - The applicant must pay the required Severance Review Fee (\$75.00) as approved by City Council.
 - The required fees for approval of the documents by the Secretary/Treasurer, as approved by City Council.
3. That the applicant's solicitor shall provide written confirmation to the Secretary-Treasurer that the lot addition lands will merge under the *Planning Act* with 348 Barrie Road.
4. That, immediately following registration of the Transfer of the lot addition lands, the applicant shall register an Application to Consolidate Parcels in order to include the lot addition with the abutting lands municipally known as 348 Barrie Road. The Secretary-Treasurer shall accept, in satisfaction of this condition, an Undertaking from an Ontario solicitor in good standing to effect the registration.
5. That a 1.5 m road widening shall be conveyed to the City, at the applicant's expense, along the frontage of 372 Barrie Road, if required by the City's Engineering and Transportation Division. The said road widening shall be identified on the draft reference plan submitted to the Secretary-Treasurer required under Condition #1 herein and shall be transferred to the City free and clear of encumbrance.
6. All conditions of provisional consent shall be fulfilled within one (1) year from the date of the giving of notice of provisional consent, in accordance with Subsection 53(41) of the *Planning Act*.
7. The full cost of the electrical services and any relocation of any OPDC owned poles, wires or other equipment that may be required is the sole responsibility of the property owner/developer.
8. Section 50(3) of the *Planning Act*, R.S.O. 1990, cP.13 shall apply to all future transactions with respect to the severed lands.

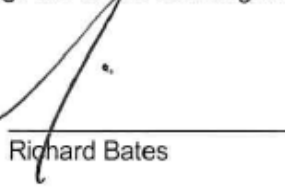
EFFECT OF PUBLIC INPUT:

In making this Decision, the Committee of Adjustment had regard for all public input received through written and verbal submissions prior to the conclusion of the Public Hearing held on July 17, 2019.

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



Joe Fecht



Richard Bates



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Committee of Adjustment Decision
B9/19 (Reda) - 372 Barrie Road
Meeting of July 17, 2019

**NOTICE OF THE LAST DAY FOR APPEALING TO THE
LOCAL PLANNING APPEAL TRIBUNAL**

53(19) Any person or public body may, not later than 20 days after the giving of notice is completed, appeal the decision or any condition imposed by the Committee or appeal both the decision and any condition to the Tribunal by filing with the clerk of the municipality a notice of appeal setting out the reasons for the appeal, accompanied by the fee charged under the *Local Planning Appeal Tribunal Act, 2017*.

A copy of an appeal form is available from the LPAT website at <http://elto.gov.on.ca/tribunals/lpat/forms/>.

NOTE: Only individuals, corporations, and public bodies may appeal decisions in respect of applications for consent to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.