



**CITY OF ORILLIA  
COMMITTEE OF ADJUSTMENT MINUTES**

**MINUTES OF THE MEETING OF THE COMMITTEE OF ADJUSTMENT,  
WEDNESDAY, AUGUST 15, 2018 AT 9:15 A.M. IN THE BROOKS BOARDROOM,  
ORILLIA CITY CENTRE**

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**Present:**

Joe Fecht – Chair  
Wayne Scanlon – Committee Member

**Also Present:**

Susan Votour – Secretary-Treasurer

**Regrets:**

Richard Bates – Committee Member

**Call to Order**

The meeting was called to order at 9:15 a.m.

**Approval of Agenda**

Moved by Wayne Scanlon, seconded by Joe Fecht:  
THAT the agenda for the August 15, 2018 meeting of the Committee of Adjustment be approved.  
Carried.

**Disclosure of Interest**

None.

**Deputations**

None.

**Minutes**

Moved by Wayne Scanlon, seconded by Joe Fecht:  
THAT the minutes of the following meeting be adopted:  
- July 18, 2018  
Carried.

**Closed Session**

There were no closed session items for this meeting.

**Correspondence – Information Items**

None.

**Correspondence – Action Items**

**a) Minor Variance Application A18/18 (Crevier) - 737 Broadview Avenue**

The Secretary-Treasurer outlined the application and reported on correspondence received.

**Proposal**

An application has been made by Daniel Crevier and Lorraine Crevier for Minor Variance under File Number A18/18. The applicants propose to reconstruct and enlarge an existing sunroom attached to the front (water-facing side) of the residence. The enlarged sunroom is proposed to be set back 11.70 m (38.39 ft) from the high water mark of Lake Couchiching whereas the Zoning By-law requires a minimum setback of 15.00 m (49.21 ft) from the water's edge. A variance of 3.30 m (10.83 ft) has been requested.

**Comments from the Public**

None.

**Comments from Departments/Agencies**

***Superintendent of Collection and Distribution***

- No concerns.

***Chief Building Official***

- No concerns.

***Orillia Power***

- No concerns. Any changes to servicing must follow OPDC's Conditions of Service.

***Simcoe County District School Board***

- No objection.

**Staff Report:**

Susan Votour, Planning Coordinator and  
Jill Lewis, Senior Planner

**Applicant's Comments:**

Daniel and Lorraine Crevier, the applicants, were present together with their contractor, Ron Bowler. Mr. Bowler provided the following comments:

- The deck and sunroom will both be supported on posts with open space below.

**Public Comments (at meeting):**

None.

**Committee Comments:**

- Committee asked whether the deck and sunroom would be supported on posts with open space below both.
- Committee asked for clarification from staff regarding whether the setback was measured from the wall of the building or from the stairs. Staff confirmed that

setback was measured from the wall of the building since the Zoning By-law permits stairs to encroach into a required yard.

- Committee indicated support for the proposal.

The Committee approved Application A18/18 (Crevier) and granted the following Minor Variance to the provisions of Zoning By-law 2014-44, as amended:

Section	Requirement	Proposed	Variance
5.33 Setback from Waterbodies and Watercourses	Minimum Required Setback from Lake Couchiching - 15.00 m (49.21 ft)	Minimum Setback from Lake Couchiching - 11.70 m (38.39 ft)	3.30 m (10.83 ft)

in order to allow a sunroom measuring approximately 3.66 m (12.00 ft) by 4.27 m (14.00 ft) to be constructed on the front (water-facing) side of the existing dwelling building.

- 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.

**CONDITIONS:**

1. That construction shall be substantially in compliance with the plans and drawings submitted with the application.

**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 August 15, 2018.

**b) Minor Variance Application A17/18 (City of Orillia) - 30 Peter Street South**

The hearing of this application was deferred to the August 15, 2018 meeting at the July meeting. The Secretary-Treasurer advised that more time was required in order for staff to fully identify the issues and the variances required. The City is asking for a further deferral to a future meeting. Notice of the application will be recirculated.

**Motion to Defer Application A17/18 (City of Orillia)**

Moved by Wayne Scanlon seconded by Joe Fecht:

THAT Application for Minor Variance No. A17/18 (City of Orillia) - 30 Peter Street South is hereby deferred to a future Committee of Adjustment meeting in order to allow the issues to be properly identified.

Carried.

All Decisions of the Committee are subject to the statutory appeal periods as set out in the *Planning Act*.

**Date of Next Meeting**

Wednesday, September 19, 2018 at 9:15 a.m. in the Brooks Boardroom (1<sup>st</sup> floor) Orillia City Centre.

**Adjournment**

Moved by Wayne Scanlon seconded by Joe Fecht:  
THAT the meeting be adjourned.  
Carried.

MEETING ADJOURNED – 9:24 A.M.

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J. Fecht, Chair