



CORPORATION OF THE CITY OF ORILLIA

COMMITTEE OF ADJUSTMENT

DECISION

CONSENT APPLICATION NO. B5/19
ROBERTSON
444 SUNDIAL DRIVE

DATE OF DECISION: May 15, 2019

FINAL DAY FOR APPEAL: June 4, 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 to sever the property municipally known as 444 Sundial Drive to add approximately 938.00 m² (10,096.62 ft²) of additional land from 444 Sundial Drive to 446 Sundial Drive as a lot addition.

The retained lot will have 15.24 m (50 ft) frontage on Sundial Drive and an area of approximately 1376.57 m² (14,817.28 ft²).

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 owner shall "break" the consent previously given under Consent Application B2/13 in order that the lot addition lands will merge with Part 1, Plan 51R-39034 under the Planning Act.

Committee of Adjustment Decision
B5/19 (Robertson) - 444 Sundial Drive
Meeting of May 15, 2019

3. That the applicants shall pay:
 - a. the required Severance Review Fee (\$75.00) as approved by City Council.
 - b. the required fees for approval of the documents by the Secretary/Treasurer, as approved by City Council.
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 446 Sundial Drive. The Secretary-Treasurer shall accept, in satisfaction of this condition, an Undertaking from an Ontario solicitor in good standing to effect the registration.
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(5) of the Planning Act, R.S.O. 1990, cP.13 shall apply to all future transactions with respect to the property.

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 May 15, 2019.

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

 _____ Joe Fecht	 _____ Richard Bates	 _____ Ted Southorn
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**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.



CORPORATION OF THE CITY OF ORILLIA

COMMITTEE OF ADJUSTMENT

NOTICE OF DECISION

**MINOR VARIANCE
APPLICATION NO. A7/19 (GREEN)
141 PATRICK STREET**

DATE OF DECISION: May 15, 2019

FINAL DAY FOR APPEAL: June 4, 2019

Upon application to the Committee of Adjustment pursuant to Section 45 (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:

Application A7/19 is hereby approved and the following variance is granted to the provisions of Zoning By-law 2014-44, as amended:

Section	Requirement	Proposed	Variance
7.4 Zone Provisions in Residential Zones, Table 7.2	Maximum Lot Coverage of 35.00% in R1 Zone	Maximum Lot Coverage of 40.20%	5.20%

in order to allow the construction of a deck having an area of 40.28 m² (433.57 ft²) in the rear yard of the subject property.

- REASONS:**
- (1) The variance is minor;
 - (2) The variances 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.

Notes:


- This Minor Variance does not relieve the applicant of any permits or other permissions required under the Building Code or any other applicable legislation.
- The full cost of electrical servicing and any relocation of any OPDC owned poles, wires, or other equipment that may be required is the sole responsibility of the property owner.

A7/19(Green)
Committee of Adjustment Decision
Meeting of May 15, 2019

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 May 15, 2019.

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


Richard Bates


Joe Fecht


Ted Southern

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

45(12)

The applicant, the Minister or any other person or public body who has an interest in the matter may within 20 days of the making of the decision appeal to the Tribunal against the decision of the committee by filing with the secretary-treasurer of the committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the secretary-treasurer of the fee charged by the Tribunal under the *Local Planning Appeal Tribunal Act, 2017* as payable on an appeal from a committee of adjustment to the Tribunal.

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

NOTE: The *Planning Act* provides for appeals to be filed by "persons". Groups or associations, such as residents or ratepayers groups, which do not have incorporated status, may not be considered "persons" for purposes of the *Act*. Groups wishing to appeal this decision should do so in the name or names of individual group members, and not in the name of the group.



CORPORATION OF THE CITY OF ORILLIA

COMMITTEE OF ADJUSTMENT

NOTICE OF DECISION

MINOR VARIANCE
APPLICATION NO. A8/19 (NISBET/HUDSON)
1 HUGHES ROAD

DATE OF DECISION: May 15, 2019

FINAL DAY FOR APPEAL: June 4, 2019

Upon application to the Committee of Adjustment pursuant to Section 45 (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:

Application A8/19 is hereby approved and the following variance is granted to the provisions of Zoning By-law 2014-44, as amended:

Section	Requirement	Proposed	Variance
7.4 Zone Provisions for Residential Zones, Table 7.2	Minimum Required Rear Yard in R2 Zone - 7.50 m (24.60 ft)	Minimum Required Rear Yard - 5.00 m (16.42 ft)	2.50 m (8.20 ft)

in order to allow the construction of an addition having area of approximately 31.22 m² (336.05 ft²) to the rear of the existing dwelling.

- REASONS:**
- (1) The variance is minor;
 - (2) The variances 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.
2. That roof runoff from the proposed addition shall be directed away from the adjoining properties.

Notes:

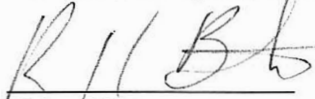
- o This Minor Variance does not relieve the applicant of any permits or other permissions required under the Building Code or any other applicable legislation.
- o The full cost of electrical servicing and any relocation of any OPDC owned poles, wires, or other equipment that may be required is the sole responsibility of the property owner.

A8/19(Nisbet/Hudson)
Committee of Adjustment Decision
Meeting of May 15, 2019

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 May 15, 2019.

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


Richard Bates


Joe Fecht


Ted Southorn

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

45(12)

The applicant, the Minister or any other person or public body who has an interest in the matter may within 20 days of the making of the decision appeal to the Tribunal against the decision of the committee by filing with the secretary-treasurer of the committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the secretary-treasurer of the fee charged by the Tribunal under the *Local Planning Appeal Tribunal Act, 2017* as payable on an appeal from a committee of adjustment to the Tribunal.

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