

**AMENDED**  
**NOTICE OF PUBLIC HEARING**  
**FOR A PROPOSED MINOR VARIANCE**  
**IN THE CITY OF ORILLIA**

TAKE NOTICE THE COMMITTEE OF ADJUSTMENT OF THE  
CITY OF ORILLIA  
WILL HOLD A MEETING ON  
**WEDNESDAY, August 21, 2019**  
**Starting at 9:15 A.M.**  
in the Brooks (Main Floor) meeting room, Orillia City Centre  
50 Andrew Street South, Orillia.

**TO CONSIDER** a proposed Minor Variance pursuant to the provisions of Section 45(1) of the Planning Act, R.S.O. 1990, c.P.13, as amended, being **APPLICATION NO. A12/19 (2058309 ONTARIO LTD./SMALL) - 64, 66, 68, 70 AND 74 ELGIN STREET.**

**AN EXPLANATION** of the Purpose and Effect of the proposed variance, a description of the lands to which this Notice applies and a Key Map showing the location of the lands accompany this Notice.

**A NOTICE** of this Application has been sent to all property owners within 60 metres of the subject property and to the appropriate officials and agencies according to Ontario Reg. 200/96 under the Planning Act. **This Notice has been sent to you for your information and does not require any response unless you wish to make one.**

**If the property receiving this Notice contains seven or more residential units it is the responsibility of the property owner to post this Notice in a location where it will be visible by all residents.**

**FOR MORE INFORMATION** about this matter, contact the Development Services and Engineering Department located on the third floor of Orillia City Centre (address noted below) during office hours (8:30 a.m. to 4:30 p.m. Monday to Friday). Please contact Susan Votour, Planning Coordinator/Secretary-Treasurer Phone: (705) 325-7471, Email: [svotour@orillia.ca](mailto:svotour@orillia.ca), Jill Lewis, Senior Planner Phone (705) 329-7241, Email: [jlewis@orillia.ca](mailto:jlewis@orillia.ca) or Jeff Duggan, Senior Planner Phone (705) 325-2171, Email: [jduggan@orillia.ca](mailto:jduggan@orillia.ca).

**ANY PERSON OR AGENCY** may attend and provide representation at the meeting and/or make written representation prior to the meeting, either in support of or in opposition to the proposed minor variance.

**IF A PERSON OR PUBLIC BODY** that files an appeal of a decision of the Orillia Committee of Adjustment in respect of the proposed minor variance does not make written submission to the Orillia Committee of Adjustment before it issues a decision on the minor variance application, the Local Planning Appeal Tribunal may dismiss the appeal.

**IF YOU WISH TO BE NOTIFIED** of the decision of the Orillia Committee of Adjustment in respect of the proposed minor variance, you must submit a written request to the Orillia Committee of Adjustment at 50 Andrew Street South, Suite 300, Orillia, Ontario, L3V 7T5. This will also entitle you to be advised of a possible Local Planning Appeal Tribunal Hearing.

**A COPY OF THE DECISION** of the Committee will be sent to the applicant and to each person who appeared in person or by counsel at the Hearing and to those who have made a written request to the Secretary-Treasurer.

**DATED** at the City of Orillia this 9<sup>th</sup> day of August, 2019.

**Susan Votour**  
**SECRETARY-TREASURER**  
**Committee of Adjustment**

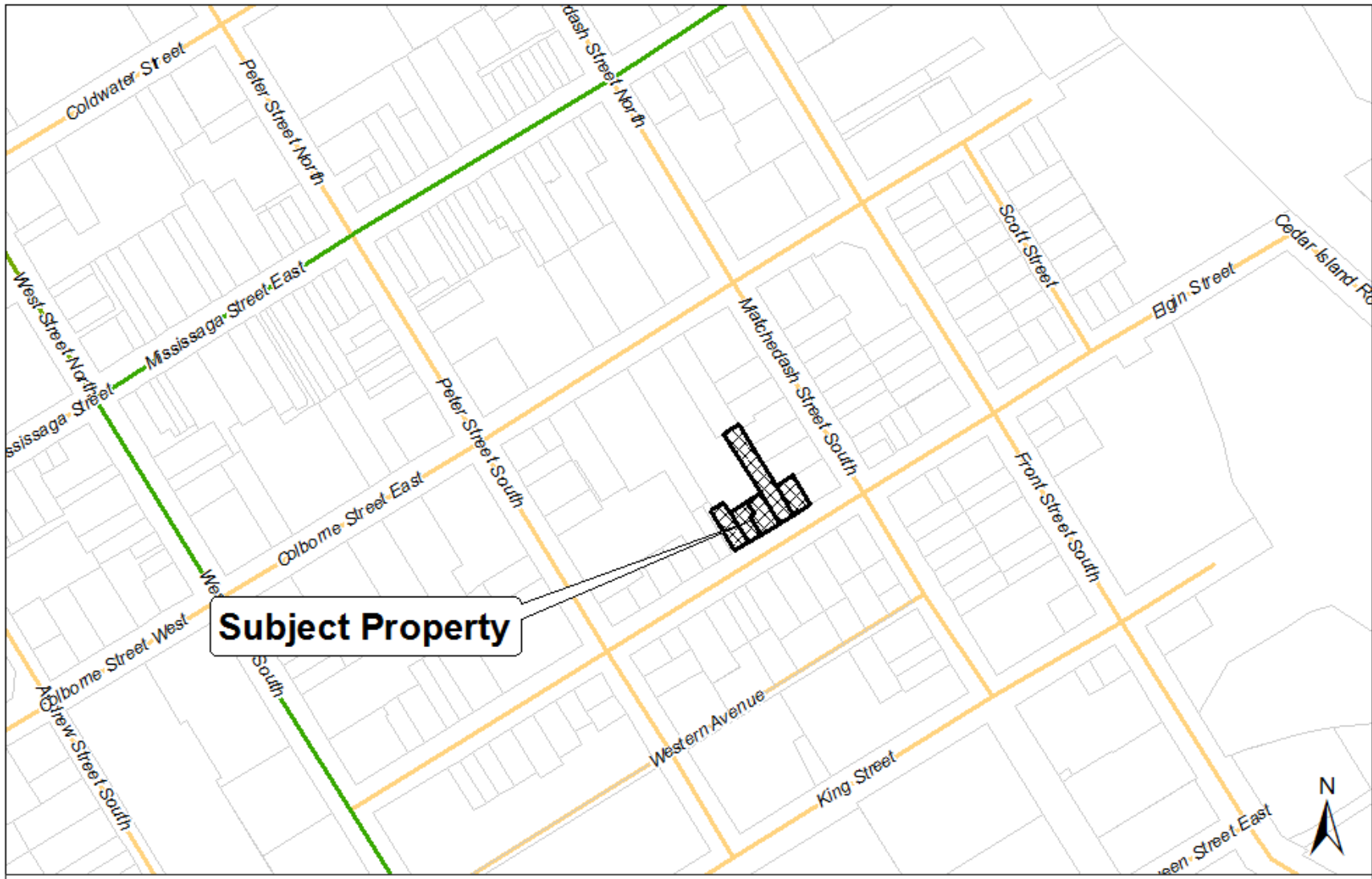
**EXPLANATION OF THE PURPOSE AND EFFECT OF THE PROPOSED MINOR VARIANCE  
 APPLICATION NO. A12/19 (2058309 ONTARIO LTD./SMALL) - 64, 66, 68, 70 AND 74 ELGIN STREET**

An application has been made by 2058309 Ontario Ltd. and Tracy and Chris Small (agent: MHBC Planning Limited) for Minor Variance under File Number A12/19. The applicant proposes to redevelop the subject properties (64, 66, 68, 70 and 74 Elgin Street) by removing the five existing single detached dwellings and constructing two three-storey multiple residential buildings which will contain a total of twenty-seven (27) Dwelling Units.

In order to facilitate the redevelopment of the property, the applicant has requested the following variances from the provisions of Zoning By-law 2014-44, as amended:

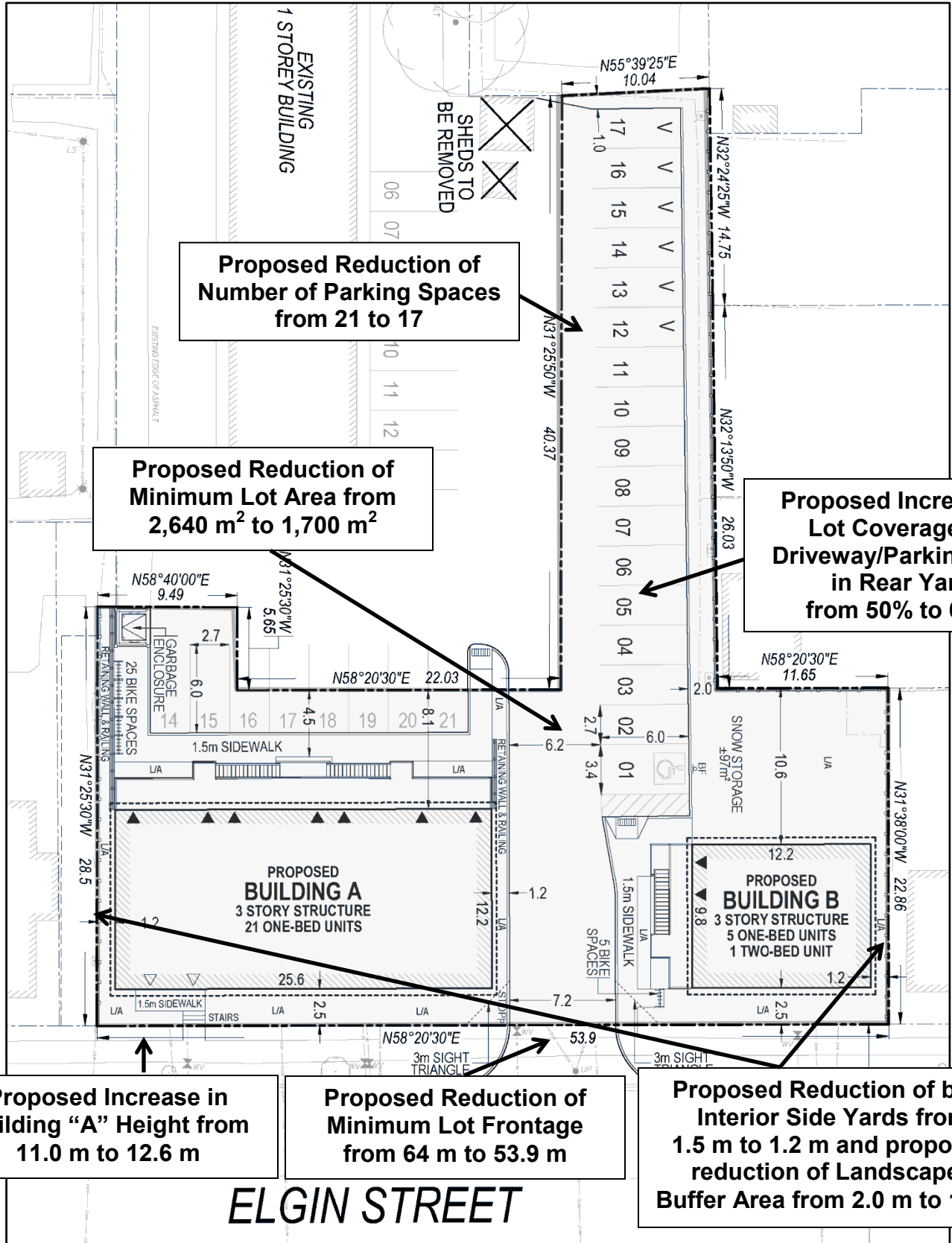
<b>Section</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Variance</b>
5.12 Landscaping Requirements (Table 5.2)	Minimum 2.0 m (6.56 ft) Landscaped Buffer Area required for a Multiple Residential Use abutting a Residential Zone.	1.2 m (3.94 ft) Landscaped Buffer Area at easterly Interior Side Yard of 74 Elgin Street and at westerly Interior Side Yard of 64 Elgin Street.	0.8 m (2.63 ft) reduction of Landscaped Buffer Area in two places, remaining buffers will comply.
6.2.2.1 Residential Parking Requirements (Table 6.1)	For a Residential Building containing more than 3 Dwelling Units in the Downtown Area, Parking is required at a rate of 0.75 Parking Spaces per Dwelling Unit, of which 25% shall be for visitor parking. Total Required - 21 Parking Spaces including 6 Visitor Parking Spaces	17 Parking Spaces (0.63 Parking Spaces per Dwelling Unit) including 6 Visitor Parking Spaces	A reduction of four (4) Parking Spaces
6.3 Parking Area Location on a Lot (Table 6.7)	For Residential Uses where five or more Parking Spaces are required, the Parking Area and Driveway shall not cover more than 50% of the Front or Rear Yard.	Parking Area and Driveway is proposed to cover 65% of the Rear Yard.	15% or 144.76 m <sup>2</sup> (1558.24 ft <sup>2</sup> )
7.4 Zone Provisions for Residential Zones (Table 7.2)	Minimum Lot Area in R3i Zone - 300.0 m <sup>2</sup> for the first Dwelling Unit plus 90.0 m <sup>2</sup> for each additional Dwelling Unit. In this case the Minimum Required Lot Area is 2,640 m <sup>2</sup> .	Minimum Lot Area of approximately 1700 m <sup>2</sup> (18,298.65 ft <sup>2</sup> )	A reduction of the Minimum Lot Area by 940 m <sup>2</sup> (10,118.08 ft <sup>2</sup> )
	Minimum Lot Frontage in R3i Zone - 12.0 m for the first Dwelling Unit plus 2.0 m for each additional Dwelling Unit. In this case the Minimum Required Lot Frontage is 64.0 m.	Minimum Lot Frontage of 53.9 m (176.84 ft)	A reduction of the Minimum Lot Frontage by 10.10 m (33.14 ft)
	Minimum Interior Side Yard in R3i Zone - 1.50 m (4.92 ft)	Minimum Interior Side Yard (Easterly and Westerly Interior Side Yards) - 1.20 m (3.94 ft)	A reduction of the Minimum Interior Side Yards by 0.30 m (0.98 ft)
	<b>Maximum Building Height in R3i Zone - 11.0 m (36.09 ft)</b>	<b>Maximum Building Height - 12.6 m (41.34 ft) (Building "A")</b>	<b>1.6 m (5.25 ft)</b>

### KEY MAP



The subject property is located within the “Downtown Area - Central Core Intensification Area” designation of the Orillia Official Plan and is zoned “Residential Three - Intensification Area” (R3*i*) under Zoning By-law 2014-44.

# PROPOSED SITE PLAN



**Proposed Reduction of Number of Parking Spaces from 21 to 17**

**Proposed Reduction of Minimum Lot Area from 2,640 m<sup>2</sup> to 1,700 m<sup>2</sup>**

**Proposed Increase in Lot Coverage by Driveway/Parking Area in Rear Yard from 50% to 65%**

**Proposed Increase in Building "A" Height from 11.0 m to 12.6 m**

**Proposed Reduction of Minimum Lot Frontage from 64 m to 53.9 m**

**Proposed Reduction of both Interior Side Yards from 1.5 m to 1.2 m and proposed reduction of Landscaped Buffer Area from 2.0 m to 1.2 m**

**ELGIN STREET**

## ELEVATIONS

### PROPOSED SOUTH ELEVATION (FACING ELGIN STREET)



### PROPOSED NORTH ELEVATION





**NOTICE OF HEARING  
CONCERNING PROPOSED CONSENT TO SEVER LAND  
IN THE CITY OF ORILLIA**

TAKE NOTICE THE COMMITTEE OF ADJUSTMENT OF THE  
CITY OF ORILLIA

WILL HOLD A MEETING ON  
**WEDNESDAY AUGUST 21, 2019**

**Starting at 9:15 A.M.**

in the Brooks (Main Floor) meeting room, Orillia City Centre  
50 Andrew Street South, Orillia.

**TO CONSIDER** a proposed consent in the City of Orillia, pursuant to the provisions of Section 53 of the Planning Act, 1990, R.S.O. c.P.13, as amended, being **APPLICATION NO. B10/19 (2058309 ONTARIO LTD./SMALL) – 64, 66, 68, 70 & 74 ELGIN STREET/65 COLBORNE STREET EAST.**

**AN EXPLANATION** of the Purpose and Effect of the proposed consent, describing the lands to which this Notice applies, a Key Map showing the location of the lands to which the consent applies, and a sketch showing the proposed consent accompany this Notice.

**THIS NOTICE** has been sent to all property owners within 60 metres of the subject property and to the appropriate officials and agencies according to Ontario Reg. 197/96 under the Planning Act. **This Notice has been sent to you for your information and does not require any response unless you wish to make one.**

**IF THE PROPERTY RECEIVING THIS NOTICE** contains seven or more residential units it is the responsibility of the property owner to post this Notice in a location where it will be visible by all residents.

**FOR MORE INFORMATION** about this matter, contact the Development Services and Engineering Department located on the third floor of Orillia City Centre (address noted below) during office hours (8:30 a.m. to 4:30 p.m. Monday to Friday). Please contact Susan Votour, Planning Coordinator/Secretary-Treasurer, Phone: (705) 325-7471, Email: [svotour@orillia.ca](mailto:svotour@orillia.ca), Jill Lewis, Senior Planner, Phone: (705) 329-7241, Email: [jlewis@orillia.ca](mailto:jlewis@orillia.ca) or Jeff Duggan, Senior Planner, Phone: (705) 325-2171, Email: [jduggan@orillia.ca](mailto:jduggan@orillia.ca).

**ANY PERSON OR AGENCY** may attend and provide representation at the meeting and/or make written representation prior to the meeting, either in support of or in opposition to the proposed consent.

**IF A PERSON OR PUBLIC BODY** that files an appeal of a decision of the Orillia Committee of Adjustment in respect of the proposed consent does not make written submission to the Orillia Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.

**IF YOU WISH TO BE NOTIFIED** of the decision of the Orillia Committee of Adjustment in respect of the proposed consent, you must submit a written request to the Orillia Committee of Adjustment at 50 Andrew Street South, Suite 300, Orillia, Ontario, L3V 7T5. This will also entitle you to be advised of a possible Local Planning Appeal Tribunal Hearing.

**A COPY OF THE DECISION** of the Committee will be sent to the applicant and to each person who appeared in person or by counsel at the Hearing and to those who have made a written request to the Secretary-Treasurer.

**DATED** at the City of Orillia this 7th day of August, 2019.

**Susan Votour  
SECRETARY-TREASURER  
Committee of Adjustment**

## **EXPLANATION OF THE PURPOSE AND EFFECT OF THE PROPOSED CONSENT**

### **CONSENT APPLICATION B10/19 (2058309 ONTARIO LTD./SMALL) 64, 66, 68, 70 & 74 ELGIN STREET/65 COLBORNE STREET EAST**

#### **PROPOSED EASEMENTS FOR ACCESS, PARKING, SNOW STORAGE AND STORMWATER**

An application has been made by 2058309 ONTARIO LTD. (AGENT: MHBC PLANNING) for consent under File Number B10/19 with respect to easements for access, parking, snow storage and stormwater management. The easements are required in connection with the redevelopment of the properties municipally known as 64, 66, 68, 70 and 74 Elgin Street (64-74 Elgin Street) to allow for the construction of two three-storey buildings containing a total of 27 Dwelling Units on the property.

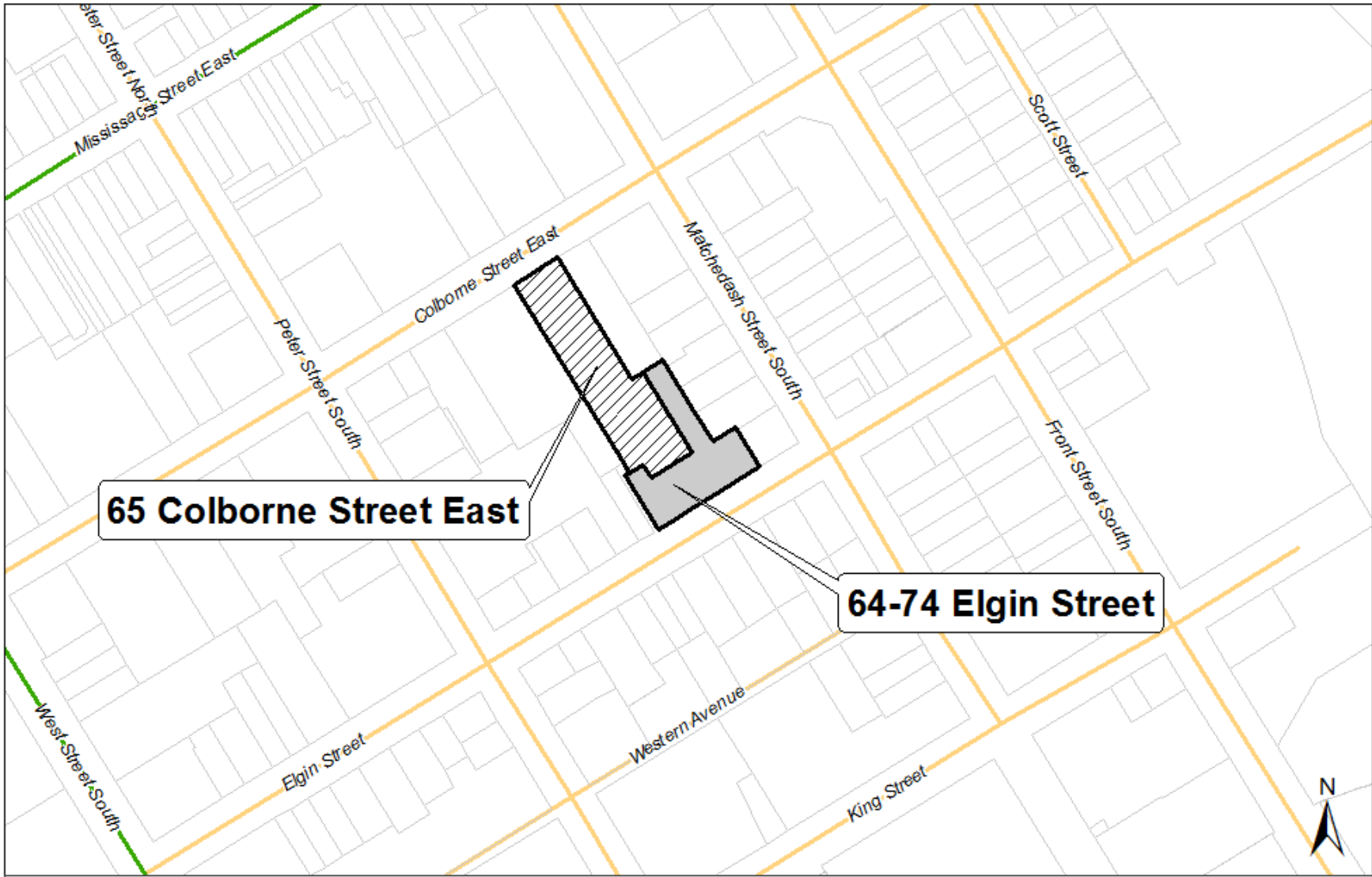
The easements requested are as follows:

- 1) An easement over 64-74 Elgin Street in favour of 65 Colborne Street East (The Village Inn property) to allow parking and snow storage on 64-74 Elgin and to allow access to 65 Colborne over the Elgin Street driveway;
- 2) An easement over 65 Colborne Street East in favour of 64-74 Elgin Street for parking and snow storage;
- 3) An easement over 64-74 Elgin Street in favour of 65 Colborne Street East for stormwater; and
- 4) An easement over 65 Colborne Street East in favour of 64-74 Elgin Street for stormwater.

The subject property is located within the “Downtown Area - Central Core Intensification Area” designation of the Orillia Official Plan.

The property at 65 Colborne Street East is zoned “Mixed Use Intensification - Intensification Area” (C4*i*) and the property at 64-74 Elgin is zoned “Residential Three - Intensification Area” (R3*i*).

**LOCATION MAP**  
**65 COLBORNE STREET EAST and 64-74 ELGIN STREET**





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**TO CONSIDER** a proposed Minor Variance pursuant to the provisions of Section 45(1) of the Planning Act, R.S.O. 1990, c.P.13, as amended, being **APPLICATION NO. A13/19 (ROWBOTHAM) - 149 SHANNON STREET.**

**AN EXPLANATION** of the Purpose and Effect of the proposed variance, a description of the lands to which this Notice applies and a Key Map showing the location of the lands accompany this Notice.

**A NOTICE** of this Application has been sent to all property owners within 60 metres of the subject property and to the appropriate officials and agencies according to Ontario Reg. 200/96 under the Planning Act. **This Notice has been sent to you for your information and does not require any response unless you wish to make one.**

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**A COPY OF THE DECISION** of the Committee will be sent to the applicant and to each person who appeared in person or by counsel at the Hearing and to those who have made a written request to the Secretary-Treasurer.

**DATED** at the City of Orillia this 8th day of August, 2019.

**Susan Votour  
SECRETARY-TREASURER  
Committee of Adjustment**

## EXPLANATION OF THE PURPOSE AND EFFECT OF THE PROPOSED MINOR VARIANCE

### APPLICATION A13/19 (ROWBOTHAM) - 149 SHANNON STREET

#### PROPOSED REDUCTION OF INTERIOR SIDE YARD IN THE “RESIDENTIAL ONE” (R1) ZONE

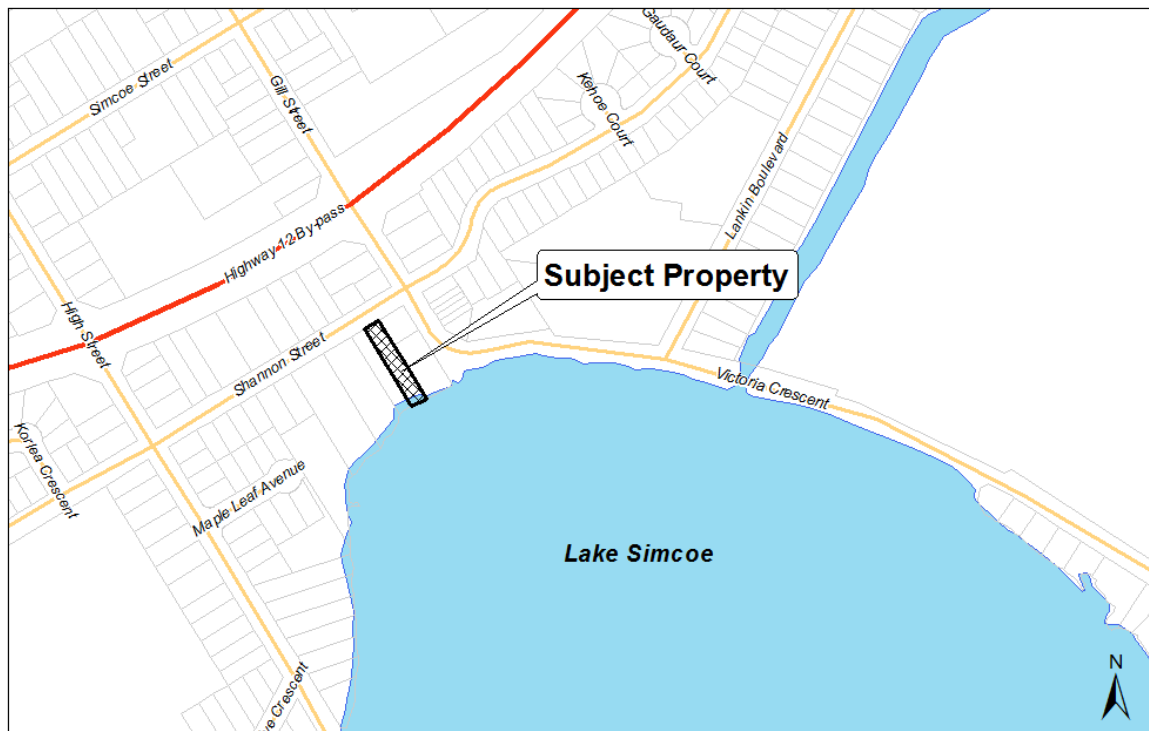
An application has been made by Wayne Rowbotham for Minor Variance under File Number A13/19. The applicant proposes to construct an addition and a new deck onto the rear of the existing Single Detached Dwelling on the property. Due to the orientation of the existing dwelling relative to the westerly Interior Side Lot Line, the corner of the addition will be 1.13 m (3.71 ft) from the Interior Side Lot Line and the corner of the deck will be 0.92 m (3.01 ft) from the Interior Side Lot Line, whereas the Zoning By-law requires a 1.2 m (3.94 ft) Interior Side Yard in the Residential One (R1) Zone.

The applicant has requested the following variances from the provisions of Zoning By-law 2014-44, as amended:

Section	Requirement	Proposed	Variance
5.5.1 & 15.1.5 Decks	Deck to comply with Interior Side Yard (1.2 m/3.94 ft) if on waterfront property	0.92 m (3.01 ft)	0.28 m (0.93 ft)
7.4 Zone Provisions for Residential Zones, Table 7.2	Minimum Interior Side Yard for a Dwelling - 1.2 m (3.94 ft) in R1 Zone	Minimum Interior Side Yard for a Dwelling - 1.13 m (3.71 ft)	0.07 m (0.23 ft)

The subject property is located within the “Living Area - Stable Neighbourhood” designation of the Orillia Official Plan.

**KEY MAP**



**APPLICATION FOR MINOR VARIANCE A13/19 (Rowbotham) - 149 Shannon Street  
PROPOSED SITE PLAN**

