



CORPORATION OF THE CITY OF ORILLIA

COMMITTEE OF ADJUSTMENT

DECISION

APPLICATION NO.	B02-26
APPLICANT/OWNER	Connor McBride / Randy Marshall
ADDRESS	353 Old Muskoka Road
DATE OF DECISION	June 17, 2026

Upon application to the Committee of Adjustment for consent to sever land pursuant to Section 53 of the Planning Act, as amended, the decision of the City of Orillia Committee of Adjustment is as follows:

THAT: Consent to sever land is:

- Approved
- Approved with conditions*
- Denied
- Deferred

The following schedule(s) attached hereto form part of the Committee of Adjustment decision:

- Schedule A – Conditions of Approval
- Schedule B – Approved Plan.

The Committee has Granted the following consent to sever land to create four (4) new and one (1) retained residential lot(s) fronting onto Old Muskoka Road.

	R2 Zone Standard	Retained Lot	Severed Lot 1	Severed Lot 2	Severed Lot 3	Severed Lot 4
Lot Frontage	15.0 m (SFD) 7.0 m (Semi)	15.0 (SFD)	7.24 (Semi)	7.24 (Semi)	7.24 (Semi)	7.24 (Semi)
Lot Area	460 m ² (SFD) 250 m ² (Semi)	678 m ² (SFD)	327 m ²	327 m ²	327 m ²	327 m ²

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

REASONS:

1. The application conforms with the requirements of the City of Orillia Zoning By-law, the City of Orillia Official Plan, a Plan of Subdivision is not required and satisfies the requirements of all commenting agencies.
2. Is consistent with the direction by the Province in the PPS, 2024 to support infill and intensification and expanding the range of housing types within an existing neighbourhood on municipal services;
3. The proposed lot creation conforms to the City’s Official Plan Consent policies provided that the recommended conditions of approval are implemented to the City’s satisfaction;
4. Compliant with the Zoning By-law’s minimum lot area and lot frontage requirements for the creation of new lots with Single Detached Dwellings and Semi-Detached Dwellings in the Residential Two (R2) Zone; and
5. A Plan of Subdivision is not required for the proper and orderly development provided all of the recommended conditions of approval are implemented to the City’s satisfaction.

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 June 17, 2026.

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

OPPOSED

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 Consent 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 July 9, 2026. 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 Consent.

Notice of this decision of the Committee of Adjustment was given on **June 19, 2026**.

I, Lorrie Jackson, Secretary-Treasurer of the Committee of Adjustment do hereby certify that this is a true copy of the decision of the Committee of Adjustment for Application No. B02-26 rendered on June 17, 2026.



Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment

SCHEDULE A – CONDITIONS OF APPROVAL

PROVISIONAL CONSENT IS SUBJECT TO THE FOLLOWING CONDITIONS:

Pursuant to the Planning Act, as amended, all conditions imposed must be fulfilled within Two (2) years from the date of the sending of the 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 before the issuance of the Certificate of Official by the Secretary-Treasurer.

1. That all taxes, local improvements, and/or other charges, both current and in arrears be paid for the calendar year to the satisfaction of the Treasurer/Chief Financial Officer;
2. The applicant/owner shall submit to the Secretary Treasurer of the Committee of Adjustment a draft Reference Plan prepared by an Ontario Land Surveyor, describing the Severed Lot(s) substantially in accordance with the Approved Plan(s) attached to this Decision as Schedule B. If the applicant/owner has requested a Certificate of Official for the Retained Lot, the Retained Lot shall also be identified on the draft Reference Plan. 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.
3. The Owner/Applicant shall submit to the Secretary-Treasurer of the Committee of Adjustment draft Transfers for review. Upon registration, a final copy of the Transfers shall be provided to the City.
4. That the Owner/Applicant shall be required to pay the Development Review Fee (\$75.00) as approved by City Council.
5. That the Owner/Applicant shall pay to the City of Orillia Cash-In-Lieu of Parkland dedication the amount of which shall be in accordance with City Policy 8.1.2.1, to the satisfaction of the Secretary-Treasurer.
6. That the Owner/Applicant shall submit Building Elevation Drawings, in compliance with Official Plan Policy 3.3.7.4.2 c) for the Single Detached Dwelling on the corner (Retained) lot, to the satisfaction of the City, together with an Undertaking from the Owner/Applicant confirming such designs will be submitted with their future Building Permit application.
7. That the Owner/Applicant shall submit a Stormwater Management Plan and comprehensive grading plan, in compliance with Official Plan Policy 6.2.3, to the satisfaction of the City, and the Consent Agreement will be required to ensure implementation of the stormwater management works approved by the City.

8. That the Owner/Applicant shall submit a Hydrogeological Study, in compliance with Official Plan Policy 3.5.3.7, to be peer reviewed by the City's consultant at the expense of the Owner/Applicant, and the Consent Agreement will be required to ensure implementation of any recommended mitigation measures or other works arising from the Hydrogeological Study and peer review.
9. That the Owner/Applicant shall submit an Entrance Analysis to the satisfaction of the City including a plan to decommission the existing driveways.
10. That the Owner/Applicant shall submit building designs for each of the dwelling units demonstrating no basements will be included in the final design of the dwellings together with an Undertaking confirming that the designs will be submitted with no basements at the time of the future Building Permit applications.
12. That the Owner/Applicant shall submit a revised Site Plan demonstrating that the driveways for the Semi-Detached Dwellings will be grouped together to conform to Policy 3.3.7.4.2 f) of the City's Official Plan, while at the same time demonstrating that the proposed downspouts will be directed to pervious surfaces to prevent icing on the municipal road, and that the Owner/Applicant submit an Undertaking confirming such design will be submitted for their future Zoning Certificate and building permit applications.
13. That the Owner/Applicant shall enter into a Consent Agreement with the City to include:
 - a) the installation of water and sanitary service laterals to the front property line on the severed and retained lots at the expense of the applicant, to the satisfaction of the City;
 - b) the installation of a 2.0 m high privacy fence along the west and south property lines, at the expense of the applicant, to the satisfaction of the City;
 - c) the construction of the buildings in substantial compliance with the Building Elevation Drawings approved by the City;
 - d) implementation of the comprehensive grading plan and stormwater management works identified in the Stormwater Management Plan as approved by the City;
 - e) implementation of any recommended mitigation measures or other works arising from the Hydrogeological Study and peer review;
 - f) the planting of trees, at the expense of the applicant, as identified on the Landscape Plan as approved by the City;

- g) the implementation of any mitigation measures recommended by the Species At Risk Study; and,
 - h) provision of securities by the applicant to ensure completion of all of the works required under the Consent Agreement.
14. That the Owner/Applicant shall submit a Functional Servicing Report prepared by an experienced civil engineer confirming servicing water and sanitary capacity, to the City's satisfaction.
15. That the Owner/Applicant shall prepare a Construction Management Plan to the satisfaction of the City to minimize off-site impacts of construction on the surrounding neighbourhood be incorporated into the Consent Agreement.

SCHEDULE B – APPROVED PLAN(S)

The plan(s) included on this Schedule have been reviewed and approved by the Committee of Adjustment and form a part of the Committee’s Decision. Development shall occur substantially in compliance with these Approved Plan(s). Approval by the Committee of Adjustment does not imply full or complete compliance with all applicable requirements.

