



ORILLIA

**CITY OF ORILLIA
COMMITTEE OF ADJUSTMENT
June 22, 2026**

COMMITTEE OF ADJUSTMENT
JUNE 22, 2026
AGENDA

1. Introduction of hearing information by the Secretary-Treasurer
2. Call hearing to Order
3. Approval of the Agenda
4. Disclosure of conflicts of interest
5. Manner in which notice was provided
6. Applications to be heard
7. Correspondence/other business
 - a. None.
8. Adjournment



APPLICATION B04-26

16 FIRST STREET

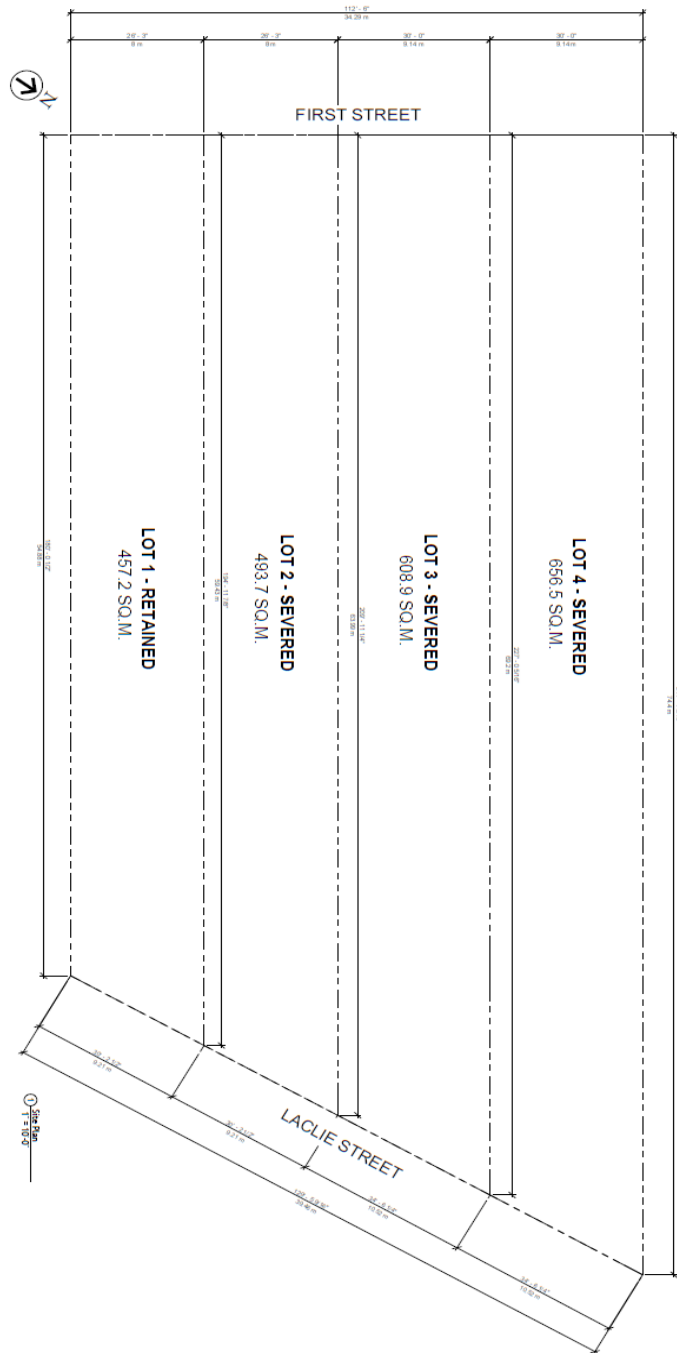
THE PURPOSE of the proposed severance is to request a division of land to create three (3) new residential lots. The retained and severed lots are proposed to accommodate semi-detached dwellings.

The applicant has proposed the following severance of land.

Lot	Proposed Lot Frontage	Proposed Area	Minimum Lot Frontage & Lot Area as per Zoning By-law 2014-44
Lot 1 – Retained	8.0 m	457.2 m ²	7.0 m Lot Frontage (min)* 250.0 m ² Lot Area (min)*
Lot 2 – Severed	8.0 m	493.7 m ²	7.0 m Lot Frontage (min)* 250.0 m ² Lot Area (min)*
Lot 3 – Severed	9.1 m	608.9 m ²	7.0 m Lot Frontage (min)* 250.0 m ² Lot Area (min)*
Lot 4 – Severed	9.1 m	656.5 m ²	7.0 m Lot Frontage (min)* 250.0 m ² Lot Area (min)*

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CONSENT SKETCH



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Criteria for Considering an Application for Consent:

1. Is the proposal in keeping with the Provincial Planning Statement, 2024?
2. Does the proposal comply with all applicable policies in the City's Official Plan?
3. Does the proposal comply with all applicable provisions of the City's Zoning By-law?
4. The approval authority must be satisfied that a plan of subdivision is not required for the proper and orderly development of the municipality (Subsection 53(1) of the *Planning Act*).
5. The criteria listed in Subsection 51(24) of the *Planning Act* (as referenced by Subsection 53(12)).



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Provincial Planning Statement, 2024

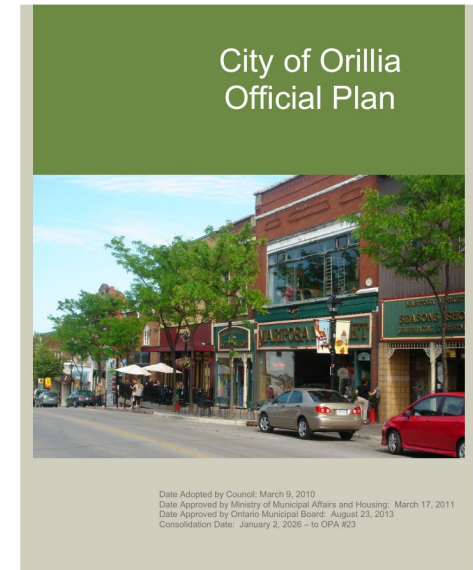
- Encourages intensification and redevelopment to support the achievement of complete communities that include a variety of housing types, while utilizing existing infrastructure and public service facilities.
- Highly focused on the creation of housing units on existing municipal services
- Allows lot creation where sufficient water and sewer capacity exists to service the proposed development
- Requires protection of threatened or endangered species in accordance with Federal and Provincial requirements



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City of Orillia Official Plan

- Lands are designated "Living Area – Stable Neighbourhood" in the City's Official Plan
- Policies are designed to protect neighbourhoods from incompatible forms of development while permitting them to evolve and be enhanced over time in a manner that is compatible with the surrounding context.
- Compatible is a defined term in the Official Plan which means *“development that may not necessarily be the same or similar to the existing buildings in the vicinity, but, nonetheless, enhances an established community and coexists with existing development without causing undue adverse impact on surrounding properties.”*



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City of Orillia
Official Plan



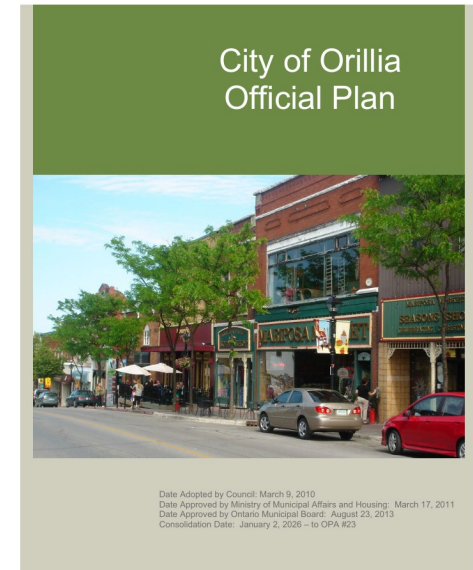
Date Adopted by Council: March 9, 2010
Date Approved by Ministry of Municipal Affairs and Housing: March 17, 2011
Date Approved by Ontario Municipal Board: August 23, 2013
Consolidation Date: January 2, 2008 - to OPA #23



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City of Orillia Official Plan

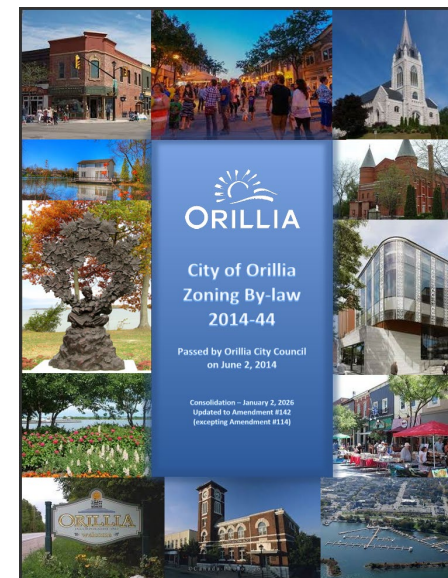
- Section 7.1.12 of the Official Plan contains the City's policies for lot creation by consent
- The lots must be regular in size and width and not out of character with the surrounding neighbourhood
- They must be able to be serviced by municipal sewer and water
- Must front on a public road that is maintained year-round by the City
- Policies also indicate that it must be determined that a plan of subdivision is not required for the proper and orderly development of the municipality



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City of Orillia Zoning By-law

- "Residential Two" (R2) Zone requires 7.0 m frontage and 250.0 m² Area for lots supporting Semi-Detached Dwellings
- The proposed severed and retained lots exceed the requirements of the Zoning By-law



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Lot 1 – Retained	8.0 m	457.2 m ²	7.0 m Lot Frontage (min)* 250.0 m ² Lot Area (min)*
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* For lots supporting Semi-Detached Dwellings

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Planning Act, R.S.O. 1990

- The Ontario *Planning Act* lists a number of criteria which must be evaluated prior to lot creation being permitted, including but not limited to:
 - Whether the proposal is premature or in the public interest
 - The suitability of the land for the purposes for which it is to be subdivided
 - Conservation of natural resources and flood control
 - The adequacy of utilities and municipal services
- Section 53(1) of the *Planning Act* also requires the consent approval authority to be satisfied that a plan of subdivision is not required for the proper and orderly development of the municipality.



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SITE VISIT



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Concerns:

Drainage and Stormwater Management

- To ensure that all drainage from the proposed development will be self-contained and directed to only municipal drainage facilities, additional conditions are recommended requiring a Stormwater Management Plan, Lot Grading Plan and Erosion and Sediment Control Plan.

Trees and Landscaping

- There are mature trees located on the subject property which may be habitat to endangered or threatened species
- Due to the regrading of the lot that will be required for this development, trees may need to be removed and trees on neighbouring properties along the lot lines may be impacted.
- Additional conditions requiring a Species at Risk Assessment, a Tree Preservation Plan and a Landscape Plan are proposed in order to address these concerns.



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- Staff would like to hear the concerns raised by neighbouring owners at today's public hearing and have time to consider them after the hearing.
- Additional conditions may be required to protect both the neighbourhood and the future residents of the subject property from adverse impacts. Staff will require more time to research and draft suitable conditions.
- The number and complexity of the conditions ultimately developed may be of a nature more suited to a Plan of Subdivision than a Consent.
- Deferral of the matter is recommended.



The below summary of comments provides information and any requested conditions of approval from circulated Departments and external agencies. The comments received are provided in brief summary. Should you wish to review the complete reports/comments received please visit the City's website for further information.

PLANNING COMMENTS:

- Planning Division recommends deferral

ENGINEERING COMMENTS:

- Several conditions have been proposed

PUBLIC COMMENTS:

- Letters of opposition have been received from several area residents





OTHER BUSINESS
- NONE.

- ADJOURNMENT

Next hearing –

~~July 15, 2026~~

August 19, 2026