



**CORPORATION OF THE CITY OF ORILLIA**  
**COMMITTEE OF ADJUSTMENT**

<b>DECISION</b>
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<b>APPLICATION NO.</b>	A07-26
<b>OWNER</b>	Gus Drakopoulos
<b>ADDRESS</b>	135 Shannon Street
<b>DATE OF DECISION</b>	June 17, 2026

Upon application to the Committee of Adjustment for a minor variance pursuant to Section 45 of the Planning Act, as amended, the decision of the City of Orillia Committee of Adjustment is as follows:

**THAT:** Consent to a variance(s) 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(s).

The Committee has Granted the following minor variance(s) from Zoning By-law 2014-44 that an existing Other Shoreline Structure (Accessory Structure) be recognized with the following variances:

1. To permit a 27.8m<sup>2</sup> Accessory Structure (or other Shoreline Structure) within Shoreline Buffer Overlay Zone (30m from Lake Simcoe), whereas the Zoning By-law permits Accessory Structure (other Shoreline Structure) no larger than 15m<sup>2</sup>.
2. And to permit that 27.8m<sup>2</sup> Accessory Structure/Other Shoreline Structure 1.2m from a Side Lot Line, whereas the Zoning By-law requires 2.0m

No.	Section	Requirement	Proposed	Variance
1	Section 5.1.4.8 Other Shoreline Structures	An Accessory Structure having a G.F.A. of 15.0 m <sup>2</sup> or less, is permitted to be located fully or partially within the Shoreline Buffer Overlay Zone.	An Accessory Structure having a G.F.A. of 27.8 m <sup>2</sup>	12.8 m <sup>2</sup>
2	Section 5.1.4.8 b)	An Accessory Structure shall be located no closer than 2.0 m to any Side Lot Line;	An Accessory Structure located 1.2m from Side Lot Line	0.8m

**REASONS:**

1. The proposal maintains the general intent and purpose of the Official Plan with respect to having little to no impact on the shoreline or waterbody of Lake Simcoe.
2. The variances maintain the intent and purpose of the City's Zoning By-law, as the proposed reduced setback and increased area of the structure continue to preserve its accessory nature and function.
3. The variances will allow the existing structure to remain in place and provide the owner with the opportunity to obtain the appropriate permits. The structure has been reviewed in its current, as-built condition and it does not cause adverse impacts on the property, existing structures, the shoreline, or adjacent properties. It is therefore considered appropriate and desirable for the orderly development and use of the land.
4. The variances are considered minor in nature since they will not cause any negative impacts on the surrounding properties.

**EFFECT OF PUBLIC INPUT:**

There was no public input received 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.



Pete Bowen



Ian Gordon



Kelly Smith

## **NOTICE OF THE LAST DAY FOR APPEALING TO THE ONTARIO LANDS TRIBUNAL**

The applicant, the Minister, a specified person or public body may appeal to the Ontario Land Tribunal against the decision of the Committee regarding these applications, or a condition of the Decisions, within 20 days of the Notice of Decision. An appeal to the Ontario Land Tribunal in respect to all or part of this Minor Variance 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 7, 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](http://www.olt.gov.on.ca). If the e-file portal is down, you can submit your appeal to [planning@orillia.ca](mailto: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 Minor Variance.

Notice of this decision of the Committee of Adjustment was circulated 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. A07-26 rendered on June 17, 2026.



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Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment

## **SCHEDULE A – CONDITIONS OF APPROVAL**

### **SUBJECT TO THE FOLLOWING CONDITIONS:**

It is a requirement that all conditions imposed are completed to ensure the minor variance decision is granted.

1. That the owner obtains a Zoning Certificate for the “Other Shoreline Structure/ Accessory Structure”.
2. That the owner obtains a Building Permit for the “Other Shoreline Structure/ Accessory Structure”.
3. And that the construction plans for the “Other Shoreline Structure/ Accessory Structure” be substantially in compliance with the Site Plan submitted with the Minor Variance application.

### 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.*

