



**Committee of Adjustment
Summary of Comments for June 17, 2026
For Application A06-26
75 Mississaga Street East**

The below summary of comments provides information and any requested conditions of approval from circulated Departments and external agencies.

CITY OF ORILLIA

TO: Committee of Adjustment – Hearing of June 17, 2026
FROM: Planning Division
DATE: June 3, 2026
FILE NO: Application for Minor Variance A06-26
APPLICANT/OWNER: Jeffrey Arthur Pitcher
SUBJECT PROPERTY: 75 Mississaga St. E.

Recommendation:

THAT the Committee of Adjustment consider a request for an in-person hearing for Application for Minor Variance A06-26 at its meeting on June 17, 2026.

Purpose:

The purpose of this memorandum is to explain the request by a member of the public for an in-person hearing for Application A06-26 and to examine the statutory permissions for the Committee to elect to hold an in-person hearing in the place of the standard electronic hearing.

Background and Key Facts:

- Public hearings for minor variance applications are required under the *Planning Act*.
- Notice of Hearing for Application A06-26 was issued on May 27, 2026 and circulated in accordance with the requirements of the *Planning Act* and Ontario

Regulation 200/96, including by mail to all property owners within 60 m of the subject property.

- The standard Notice of Hearing for Committee of Adjustment applications contains this text, *“Any person or agency who believes an electronic hearing would cause them significant prejudice must submit their concerns in writing to the Secretary-Treasurer by noon seven calendar days prior to the virtual hearing after which the Committee may reschedule the matter as an oral hearing if satisfied of the prejudice”*.
- The reason that this text is included in the Notice of Hearing is that Subsection 5.2 (2) of the *Statutory Powers Procedure Act* states that *“The tribunal shall not hold an electronic hearing if a party satisfies the tribunal that holding an electronic rather than an oral hearing is likely to cause the party significant prejudice”*.
- “Oral hearing” is defined in the *Statutory Powers Procedure Act* as “a hearing at which the parties or their representatives attend before the tribunal in person”
- Following circulation of the Notice of Hearing, the Secretary-Treasurer received a request from a property owner within the circulation area stating that a virtual hearing would cause them significant prejudice and requesting that the hearing be changed to an in-person hearing.

Analysis

The *Statutory Powers Procedure Act* (SPPA) embodies the principles of natural justice and procedural fairness with the intention of ensuring fair process. As a quasi-judicial Committee, the Committee of Adjustment falls under the definition of a “tribunal” in the SPPA, which is defined as “one or more persons, whether or not incorporated and however described, upon which a statutory power is conferred by or under a statute”. As the Committee is constituted under the *Planning Act*, the SPPA applies to the operation of the Committee.

The SPPA indicates that “the tribunal” must decide whether significant prejudice exists, and therefore the decision to reschedule the hearing of Application A06-26 as an in-person hearing is solely at the discretion of the Committee.

The letter submitted to the Secretary-Treasurer states that significant prejudice exists due to the fact that the party requesting the in-person hearing:

- Does not own a smartphone;
- Has an unreliable internet connection; and
- Is a senior, unfamiliar with navigating Zoom meetings.

In order to provide assistance, staff have made arrangements for the party requesting the in-person hearing to attend at the Orillia City Centre (50 Andrew Street South) and be assisted by staff to attend the virtual June 17th Committee of Adjustment meeting and speak to their request for an in-person hearing.

Should the Committee grant the request, an in-person hearing would be scheduled and Notice of the application would be recirculated.

Should the Committee deny the request, the matter would proceed to be heard in a virtual setting at the June 17th Committee of Adjustment hearing in accordance with the circulated Notice.

Conclusion

The Committee of Adjustment is statutorily obligated to consider the request for an in-person hearing and make a determination regarding whether significant prejudice would be caused by hearing Application A06-26 in a virtual setting.

Schedule "A" – Letter from Party Requesting In-Person Hearing

Prepared By:



Susan Votour
Intermediate Planner

Approved By:



Jill Lewis, MCIP, RPP
Senior Planner

Appendix "A" – Letter from Party Requesting In-Person Hearing

RONALD JOHNSON
114 JUNE DRIVE
ORILLIA, ONT
L3V 3R1
PHONE [REDACTED]

THE COMMITTEE OF ADJUSTMENT
SECRETARY - TREASURER
CITY OF ORILLIA
ONTARIO

JUNE 1, 2026

APPLICATION # A06-26

I OWN THE BUILDING AT 22 PETER ST. SOUTH
I AM AGAINST THE PROPOSED MINOR VARIANCE FOR
THE BUILDING TO BE BUILT AT 75 MISSISSAGA STREET EAST
I AM AGAINST THE HEIGHT OF THE BUILDING AS IT SHOULD
BE NO HIGHER THAN 3-STORY
I AM AGAINST A BUILDING BEING BUILT WITH 10 RESIDENTIAL
DWELLING UNITS WITH NO ON-SITE PARKING. THAT IS JUST
NOT RIGHT.

I BELIEVE THIS ELECTRONIC HEARING WOULD CAUSE ME
SIGNIFICANT PREJUDICE AND REQUEST THE COMMITTEE TO
RESCHEDULE THE MATTER TO AN ORAL HEARING. I DO NOT
OWN A SMARTPHONE. I CANNOT RELY ON MY ROGERS INTERNET
AS IT HAS NOT BEEN WORKING VERY WELL THE PAST TWO
WEEKS. ALSO I AM A SENIOR + NOT VERY GOOD DOING
ZOOM MEETINGS

YOURS TRULY

Ronald Johnson

CITY OF ORILLIA

TO: Committee of Adjustment – Hearing of June 17, 2026
FROM: Planning Division
DATE: May 28, 2026
FILE NO: Application for Minor Variance A06-26
APPLICANT: Jeffrey Arthur Pitcher
SUBJECT PROPERTY: 75 Mississauga Street East

Recommendation:

THAT the Committee of Adjustment approves Minor Variance Application A06-26, subject to the recommended conditions, for the following reasons:

1. The proposal maintains the general intent and purpose of the Official Plan with respect to the height of buildings in the “Historic Main Street” designation since the building is four storeys. Provided the recommended conditions are imposed, the building design will be in keeping with the spirit and intent of the design policies of the “Historic Main Street” designation.
2. The variances maintain the intent and purpose of the City’s Zoning By-law because despite the additional height, the building remains at four storeys. With the imposition of the recommended condition regarding sight lines at the intersection, the intent of the Sight Triangle provisions in the Zoning By-law will be met.
3. Since the variances will allow a mixed-use building containing commercial and residential uses to be reconstructed on this prime vacant site in the City’s downtown, they can be considered desirable for the appropriate 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.

Recommended conditions of approval:

1. That the proposed building shall include architectural articulation at the second storey height or shall be stepped back from Mississauga Street East above the second storey, in conformity with the City’s Official Plan, to the satisfaction of the City; and
2. That the northeast corner of the proposed building immediately adjacent to the intersection of Mississauga Street East and Peter Street South shall be redesigned such that the new building will not make the sight lines worse than existed previously (before the building was burnt down) in relation to the corner of Mississauga Street East and Peter Street South.

Purpose

The purpose of this report is to provide the Committee of Adjustment with information related to Minor Variance Application A06-26 with respect to the property municipally known as 75 Mississaga Street East.

The applicant proposes to construct a four-storey, mixed-use building on the subject property with 5 ground floor retail commercial units and 10 residential dwelling units with no on-site parking to be provided.

Staff note that the Applicant has advised that he will deal with the parking requirements (5 parking spaces) either through payment of Cash-in-Lieu of Parking or through a further Minor Variance application. The reduction of parking is not being considered as a part of the current application.

Background and Key Facts

- The subject property is:
 - Located within the “Historic Main Street” designation of the City of Orillia Official Plan.
 - Zoned “Main Street Commercial (C1)” under Zoning By-law 2014-44.
 - Located within the “Downtown Area Overlay Zone” in Zoning By-law 2014-44.
 - Currently vacant, with the previous building having been destroyed by fire in January of 2025.
- Additionally, the property has:
 - Frontage of 9.4 m (31.1 ft.) on Mississaga Street East and flankage of 32.0 m (105.0 ft.) on Peter Street South.
 - An area of 304.0 sq. m. (3273.0 sq. ft.)

Surrounding lands:

North	Mississaga Street East
East	Peter Street South
South	Commercial
West	Commercial

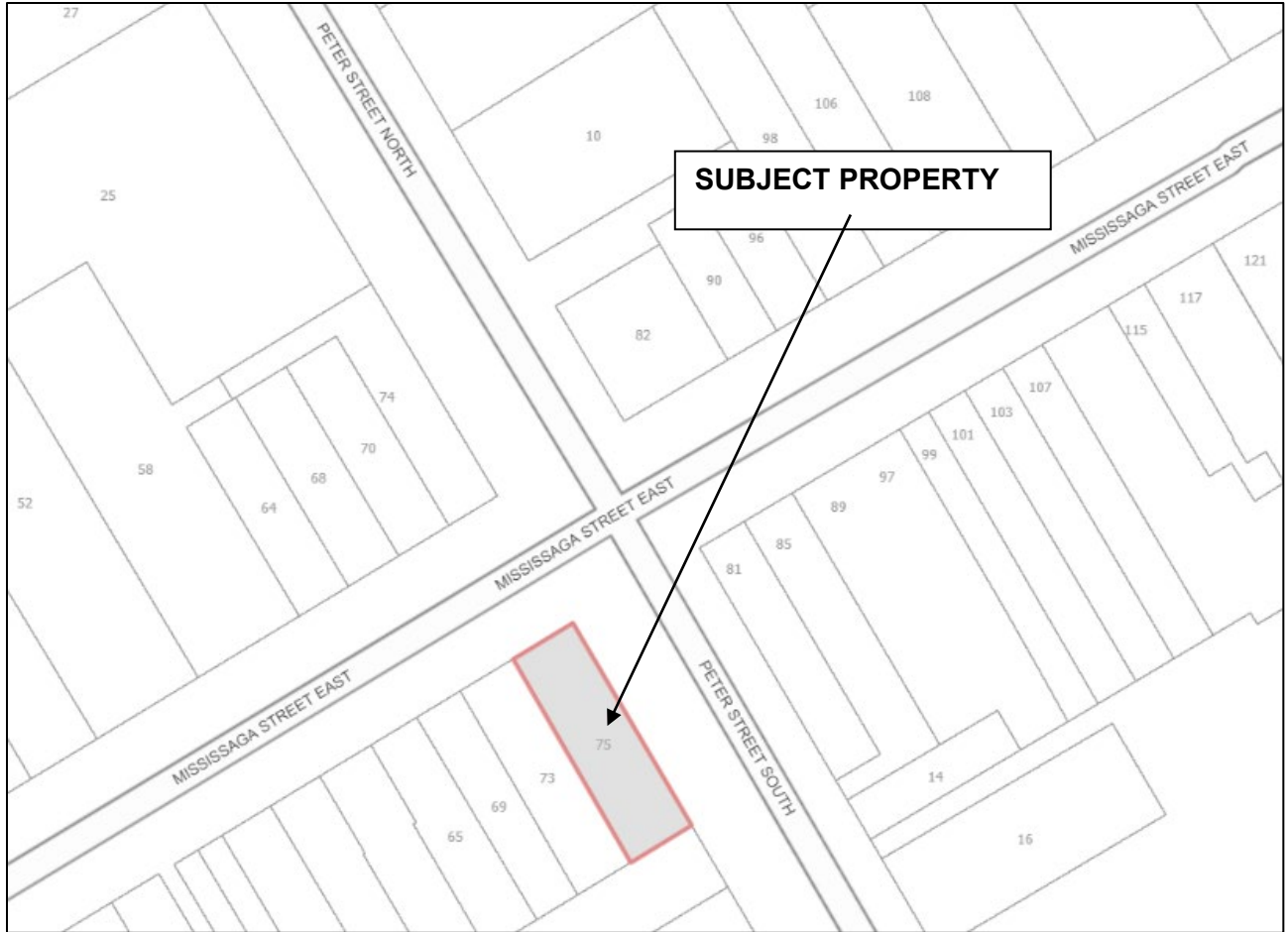


Figure 1 – Location Map of Subject Property

The applicant has requested the following variances to the provisions of Zoning By-law 2014-44:

No.	Section	Requirement	Proposed	Variance
1	5.36 Sight Triangles	No placement of Buildings or visual impediments over 1.0 m in Height within Required Sight Triangle at intersection of two Improved Public Streets	Building with Height of 15.0 m will occupy the southwest intersection of Mississaga Street East and Peter Street South	Sight Triangle to be occupied by Building with Height of 15.0 m
3	9.4 Zone Provisions – Maximum Building Height in C1 Zone	12.5 m	15.0 m	2.5 m

Analysis:

Site Inspection – May 24, 2026

Staff attended the site on May 24, 2026. The property is a prime site on a busy intersection in the City’s downtown core (Figure 2).



Figure 2 – Site Photo, May 24, 2026 (Staff)

Maintains the general intent and purpose of the Official Plan:

- Yes
- No
- Defer

The subject property is designated “Historic Main Street” in the City’s Official Plan. The stated general intent and purpose for the “Historic Main Street” designation is to “*promote the economic revitalization of Mississauga Street within a context of historic preservation, while at the same time recognizing that adaptive reuse, moderate development and intensification can be accommodated.*” Further, “*It is also the intent of this Plan to ensure that new development will be appropriately designed, and will be compatible with existing development within this designation ...*”

Building Height:

Policy 3.2.4.4 “At-Grade Uses” specifically states that “*floor-to-ceiling height of ground floors for all buildings should generally be sufficient to adapt to all typically permitted uses*”. As can be seen on the elevation drawings for the building provided with the

application, the first storey is proposed to be 4.1 m in height, while the remaining storeys are approximately 3 m in height. This design is in keeping with the intent and purpose of the Official Plan. The increase in height of the first storey to accommodate this policy is partly responsible for the overall increase in the building height, with the roof parapet contributing as well.

The Official Plan establishes a minimum building height of two storeys and a maximum of four storeys in the “Historic Main Street” designation. The Official Plan does not stipulate the height of a storey, leaving that to the implementing Zoning By-law. The policy does state, however, that “*new buildings above 2 storeys shall be required to articulate the historic 2 storey building height, either through architectural detailing, or with a building step-back above the second storey, to the satisfaction of the City.*” The elevation drawings submitted with the application contain neither any architectural articulation at the second storey level nor any step-back of the building above the second storey and therefore staff recommend that, if the application is approved, a condition be imposed to require revised building elevations addressing the spirit and intent of the urban design policies of the City’s Official Plan, to the satisfaction of the City.

Policy 3.2.8.5.2 “Corner Sites” in the “Design Policies for Buildings” section of the “Historic Main Street designation policies indicates that “*corner development sites are good locations for landmark buildings as they have better visibility, light and view opportunities.*” The policies go on to state that buildings on corner sites should “*include prominent visual and vertical architectural features such as ... **an additional storey, greater than abutting buildings on non-corner sites***” (emphasis added). It appears clear, therefore, from a review of the Official Plan policies that additional building height is encouraged on corner sites. In the opinion of staff, the proposal does maintain the general intent and purpose of the Official Plan with respect to the height of buildings in the “Historic Main Street” designation since the proposed building is four storeys.

Sight Triangle:

The City’s Official Plan does not specifically speak to sight triangles, however, Policy 3.2.5.8.2 “Corner Sites” states that a building on a corner site should “*define the intersection at which the building is located by architecturally articulating its presence at each corner.*” Referring to the elevation drawings, currently the building design does not include any articulation at the corner (Figure 3). Articulation in this case should include stepping the first storey of the building back at the corner, similar to the previous building. This would have the effect of improving the sight lines at the intersection, creating a partial sight triangle at the first storey level.



Figure 3 – Proposed Elevation (Mississauga Street East)

Staff are of the opinion the proposal would meet the general purpose and intent of the Official Plan if the recommended conditions were imposed.

Maintains the general intent and purpose of Zoning By-law No. 2014-44, as amended:

- Yes**
- No**
- Defer**

The subject property is zoned “Main Street Commercial” (C1).

The provisions of the Zoning By-law allow complete Reconstruction of a building that was legal non-complying provided the situation of non-compliance is not increased. The previous building had a zero rear yard setback, which did not comply with the 7.5 m rear

yard required in the Main Street Commercial (C1) Zone, however the previous building (Figure 4) was legal non-complying as it pre-dated the Zoning By-law.



**Figure 4 – Previous Building on Site – Google Streetview, 2019
(Destroyed by Fire in January, 2025)**

Building Height:

The maximum Building Height permitted in the C1 Zone is 12.5 m, which is typically considered to be four storeys. The maximum height of 12.5 m is intended to implement the Official Plan policy, which permits a maximum of four storeys but is not prescriptive with respect to the actual measurement. Since despite the additional height, the building does not exceed four storeys, the general intent and purpose of the Zoning By-law are met.

Additionally, in a recent Housekeeping Amendment to the Zoning By-law, the definition of “Height” was amended to exclude the parapet on a flat roof. Technically, with the current building design, the Height of the building to the top of the roof is 13.144 m (exclusive of the parapet). The Applicant has requested a variance to allow for a Height

of 15.0 m to allow some flexibility since the design of the building needs to be altered to meet the articulation requirements in the Official Plan.

Sight Triangle:

The Zoning By-law defines "Sight Triangle" as "a triangular area formed within a Corner Lot by the intersecting Street Lines ... and a straight line connecting them 7.5 m from their point of intersection" and goes on in the General Provisions section to stipulate that no object having a height greater than 1.0 m shall be placed in a Sight Triangle. Figure 5 illustrates the required Sight Triangle on the subject property. On a property that has only 9.4 m of frontage, a 7.5 m Sight Triangle would be excessive, however, as noted in the Official Plan review above, articulation of the northeast corner of the building to set it back slightly at the corner, similar to the design of the previous building (Figure 6), would assist in providing sight lines at the intersection, which is the intent of the Sight Triangle provisions.

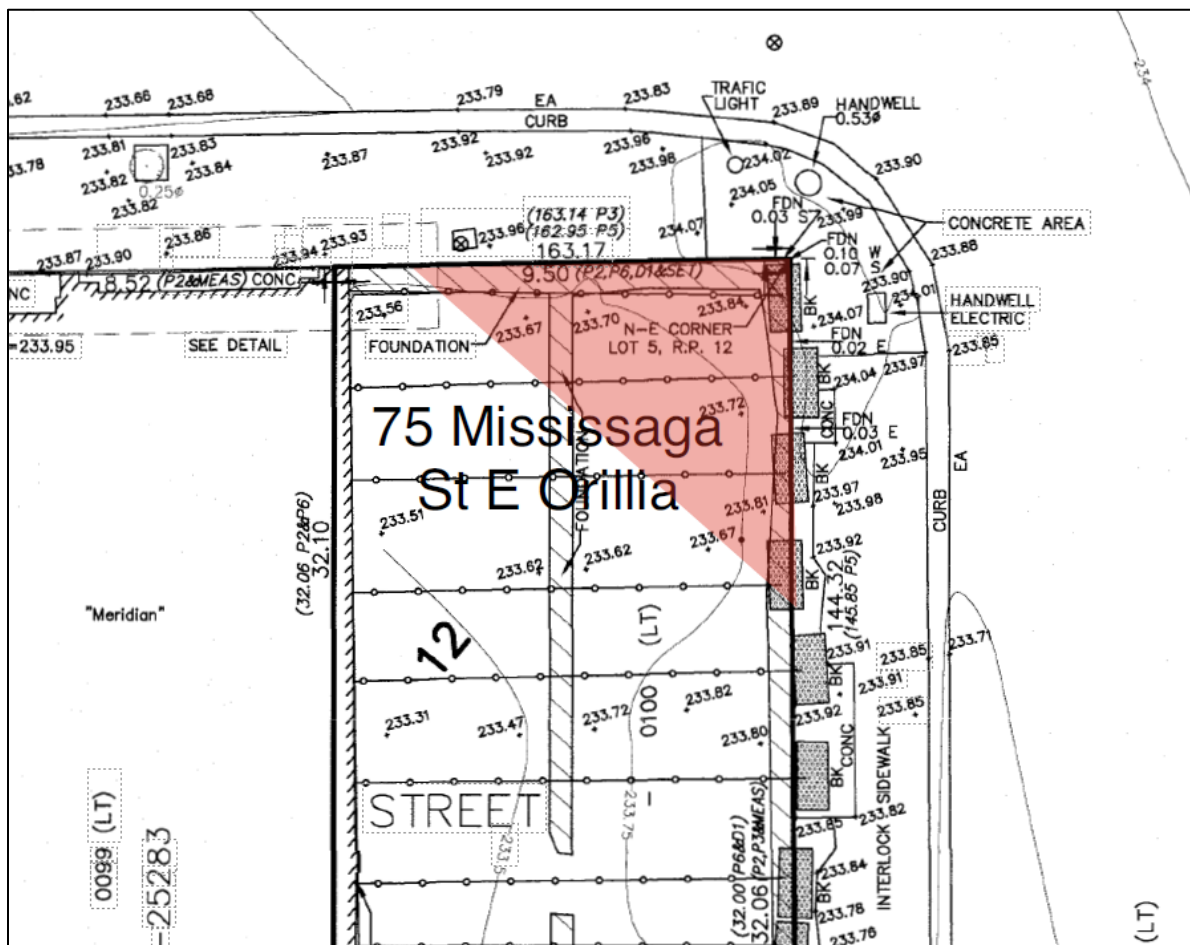


Figure 5: Required 7.5 m x 7.5 m Sight Triangle



Figure 6: Sight Lines at Intersection – Previous Building

Staff are of the opinion the proposal will meet the general purpose and intent of the Zoning By-law if the recommended conditions are imposed.

The variance(s) are desirable for the appropriate development or use of the land, building or structure:

- Yes
- No
- Defer

Since the variances will allow a mixed-use building containing commercial and residential uses to be reconstructed on this prime vacant site in the City's downtown, they can be considered desirable for the appropriate development and use of the land. The proposed building will be subject to Site Plan Approval which will address engineering (i.e. water, wastewater, and storm) and construction management (i.e. hoarding).


Subject to recommended conditions contained within this report, Staff consider the proposed variances for the subject land appropriate development and desirable for the area.

<p>The variance(s) is/are minor in nature:</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> Defer</p>

The variances are considered minor in nature since they will not cause any negative impacts on the surrounding properties. Provided the recommended conditions are imposed, Staff consider the proposed variances to be minor in nature.

Conclusion

The proposed variances associated with Minor Variance application A06-26 have been reviewed with regard to the four tests as set out within the *Planning Act*. It is the opinion of staff that the four tests have been satisfied and are recommending approval of the application, subject to conditions, for the reasons set out under "Recommendation" above.


Prepared by:
Susan Votour, CPT
Intermediate Planner


Reviewed by:
Jill Lewis, MCIP, RPP
Senior Planner



MEMORANDUM TO COMMITTEE OF ADJUSTMENT

DATE:	June 10, 2026
FROM DEPARTMENT/DIVISION:	Engineering Division, DSE
FROM/CONTACT:	Tracy Blanchard, Development Coordinator
SUBJECT ADDRESS:	75 Mississauga St E
SUBJECT FILE #:	A06-26

Comments to applicant/owner for information purposes (Comments help provide additional information regarding the development of the subject lands to the applicant. Comments are not conditions of approval, rather additional information regarding requested conditions of approval):

- No comments

Condition of Approval (Conditions of Approval are specific enforceable conditions regarding the subject lands should the Committee of Adjustment approve the application. For example: The applicant/owner shall apply for a building permit for the construction of a new dwelling to the satisfaction of the Building Division).

- No conditions

External Agency Comments

None Received

Public Comments Received

RONALD JOHNSON
114 JUNE DRIVE
ORILLIA, ONT
L3V 3R1
PHONE [REDACTED]

THE COMMITTEE OF ADJUSTMENT
SECRETARY - TREASURER
CITY OF ORILLIA
ONTARIO

JUNE 1, 2026

APPLICATION # A06-26

I OWN THE BUILDING AT 22 PETER ST. SOUTH
I AM AGAINST THE PROPOSED MINOR VARIANCE FOR
THE BUILDING TO BE BUILT AT 75 MISSISSAGA STREET EAST
I AM AGAINST THE HEIGHT OF THE BUILDING AS IT SHOULD
BE NO HIGHER THAN 3-STORY

I AM AGAINST A BUILDING BEING BUILT WITH 10 RESIDENTIAL
DWELLING UNITS WITH NO ON-SITE PARKING. THAT IS JUST
NOT RIGHT.

I BELIEVE THIS ELECTRONIC HEARING WOULD CAUSE ME
SIGNIFICANT PREJUDICE AND REQUEST THE COMMITTEE TO
RESCHEDULE THE MATTER TO AN ORAL HEARING. I DO NOT
OWN A SMARTPHONE. I CANNOT RELY ON MY ROGERS INTERNET
AS IT HAS NOT BEEN WORKING VERY WELL THE PAST TWO
WEEKS. ALSO I AM A SENIOR + NOT VERY GOOD DOING
ZOOM MEETINGS

YOURS TRULY

Ronald Johnson

From: Mark Bolton <>
Sent on: Monday, June 1, 2026 3:11:29 PM
To: Lorrie Jackson <LJackson@orillia.ca>
CC: KATRIN <>
Subject: 75 Mississaga St E

Hi Linda, I am in support of this new construction; I think it will benefit this area and the city in general.

Mark Bolton

98-112 Mississaga St.