



CORPORATION OF THE CITY OF ORILLIA

COMMITTEE OF ADJUSTMENT

MOTION TO DEFER

MOVED BY: Pete Bowen

SECONDED BY: Ian Gordon

☒ CARRIED

THAT the hearing of Application B04-26 – 16 First Street, is deferred to a future date, no later than October 1, 2026, for the following reasons:

1. Notwithstanding the recommendation in the original staff report dated May 12, 2026, public comments prompted staff to conduct further site visits (May 28 and June 11) and investigation regarding the proposed development.
2. Staff would like to hear the concerns raised by neighbouring owners at the June 22nd public hearing and have time to consider them after the hearing.
3. 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.
4. The number and complexity of the conditions ultimately developed may be of a nature more suited to a plan of subdivision than a Consent. Section 53(1) of the *Planning Act* states that the Consent approval authority “may give a consent if satisfied that a plan of subdivision of the land is not necessary for the proper and orderly development of the municipality”. At the time of writing the supplementary memo, staff was still evaluating whether a Plan of Subdivision is required to provide proper and orderly development as set out the City’s Official Plan Consent Policy 7.1.12.1 a) given the number of plans and studies likely to be required to ensure the proposed development results in good land use planning.

AND THAT the hearing shall proceed in the following format:

1. In-person;
2. Evening start time (between the hours of 4:30 pm and 7:30 pm).

Notice of hearing to be recirculated in advance of the future hearing in accordance with the *Planning Act*.

Pete Bowen

Ian Gordon

Kelly Smith