



CORPORATION OF THE CITY OF ORILLIA

COMMITTEE OF ADJUSTMENT

DECISION

APPLICATION NO.	B05-26
APPLICANT/OWNER	Canada Trust Company
AGENT	Dillon Consulting Limited (Justin Lima)
ADDRESS	39 Peter Street North and 31 Coldwater Street East
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 an easement for pedestrian and vehicular access over a portion of the properties know municipally as 39 Peter Street North and 31 Coldwater Street East (the “Servient Tenement”) in favour of the property known municipally as 27 Peter Street North (the “Dominant Tenement”).

The primary purpose of the proposed easement is to allow access to the parking area and entrance at the rear of 27 Peter Street North, with a secondary purpose of allowing access to the north and west sides of the building for maintenance purposes. The easement does not

include the right to park on the easement lands.

REASONS: The proposed Consent to grant an Easement is for legal purposes and does not offend any provincial or municipal planning policies.

The application conforms with the requirements of the City of Orillia Zoning By-law, the City of Orillia Official Plan and satisfies the requirements of all commenting agencies.

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 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. B05-26 rendered on June 17, 2026.

A handwritten signature in blue ink that reads "Lorrie Jackson". The signature is written in a cursive style with a large, decorative initial "L".

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 the Owner/Applicant arrange for all taxes, local improvements, and/or other charges, both current and in arrears be paid prior to issuing of the Certificate of Consent, 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 of survey which sets out the lands which are the subject of the proposed easement for review. Once duly deposited with the Office of the Land Registrar, an electronic copy is to be provided;
3. The applicant/owner shall submit to the Secretary-Treasurer of the Committee of Adjustment a draft Transfer for review. (Upon registration, a final copy of the Transfer shall be provided to the City);
4. The applicant/owner shall submit payment of the document review fee as required under the City's fees by-law;
5. The applicant/owner shall provide the Secretary-Treasurer of the Committee of Adjustment with confirmation in writing from an Ontario solicitor in good standing with the Law Society of Upper Canada that the proposed easement does not conflict with or interfere with the rights of any parties under any other registered instruments or easements previously registered on title to the Servient Tenement.
6. The applicant/owner shall provide the Secretary-Treasurer of the Committee of Adjustment with a written acknowledgement that any relocation of the easement that is required in conjunction with future redevelopment of the subject properties at 39 Peter Street North and/or 31 Coldwater Street East will require a new application for Consent if the location or dimensions of the easement change from what is described in the reference plan required under Condition #2 herein.

SCHEDULE B – APPROVED PLANS

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.



