



CORPORATION OF THE CITY OF ORILLIA
COMMITTEE OF ADJUSTMENT

DECISION

APPLICATION NO.	A06-26
APPLICANT/OWNER	Jeffrey Arthur Pitcher
ADDRESS	75 Mississauga Street East
DATE OF DECISION	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 – Survey

The Committee has Granted the following minor variance(s) from Zoning By-law 2014-44 for two variances required to facilitate the reconstruction of a building in the Downtown area. The building proposed is a 4-storey, Mixed-Use Building with 5 ground floor commercial units and 10 residential dwelling units with no on-site parking. The variances are for a Sight Triangle to be occupied by the Building as well as an increase to the Maximum Height of the Building.

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
2	9.4 Zone Provisions – Maximum Building Height in C1 Zone	12.5 m	15.0 m	2.5 m

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.

EFFECT OF PUBLIC INPUT:

In making this Decision, the Committee of Adjustment had regard for all public input received through written, electronic, and verbal submissions 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. 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 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. A06-26 rendered on June 17, 2026.



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 proposed building shall include architectural articulation at the third storey height or shall be stepped back from Mississaga Street East above the third 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 Mississaga 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 Mississaga Street East and Peter Street South.
3. That the proposed building is designed such that it does not create increased snow load on the adjacent buildings beyond what a building that conforms with the Zoning Bylaw would create, as certified by a professional engineering report, to the satisfaction of the City.

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.

