



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

<b>DECISION</b>
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<b>APPLICATION NO.</b>	A08-26
<b>APPLICANT/OWNER</b>	Sandy and Sandra Stevens
<b>ADDRESS</b>	365 Macisaac Drive
<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 Plans.

The Committee has Granted the following minor variance(s) from Zoning By-law 2014-44 for an increase in the Gross Floor Area of a Detached Accessory Structure from 68.0m<sup>2</sup> to 87.4m<sup>2</sup>, a variance of 19.4m<sup>2</sup> and an increase in the maximum number of Accessory Structures from three (3) to four (4).

<b>Section</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Variance</b>
5.1.3.1 The floor area of any one Building or Structure Accessory to the Residential Use on a Lot shall not exceed 68.0m <sup>2</sup> .	68.0 m <sup>2</sup>	84.7 m <sup>2</sup>	19.4 m <sup>2</sup>

5.1.3.3 A Maximum of three (3) Accessory Buildings or Structures shall be permitted on a Lot in any residential Zone.	Three (3)	Four (4)	One (1)
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**REASONS:**

1. The proposal maintains the general intent and purpose of the Official Plan as it is compatible with the surrounding residential uses, maintains the established neighbourhood character, and does not create adverse impacts;
2. The variances maintain the general intent and purpose of the City's Zoning By-law, as the size of the lot and distribution of existing accessory structures preserve the subordinate nature of the proposed garage and ensures compatibility with the surrounding residential context;
3. The variances are desirable for the appropriate development and use of the land, as the proposal represents a reasonable accessory residential use on a large lot that can accommodate the development while maintaining appropriate setbacks, low lot coverage, and compatibility with surrounding properties; and
4. The variances are minor in nature, as the proposal does not result in adverse impacts related to privacy, overlook, shadowing, visual dominance, or overdevelopment.

**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](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. A08-26 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:**

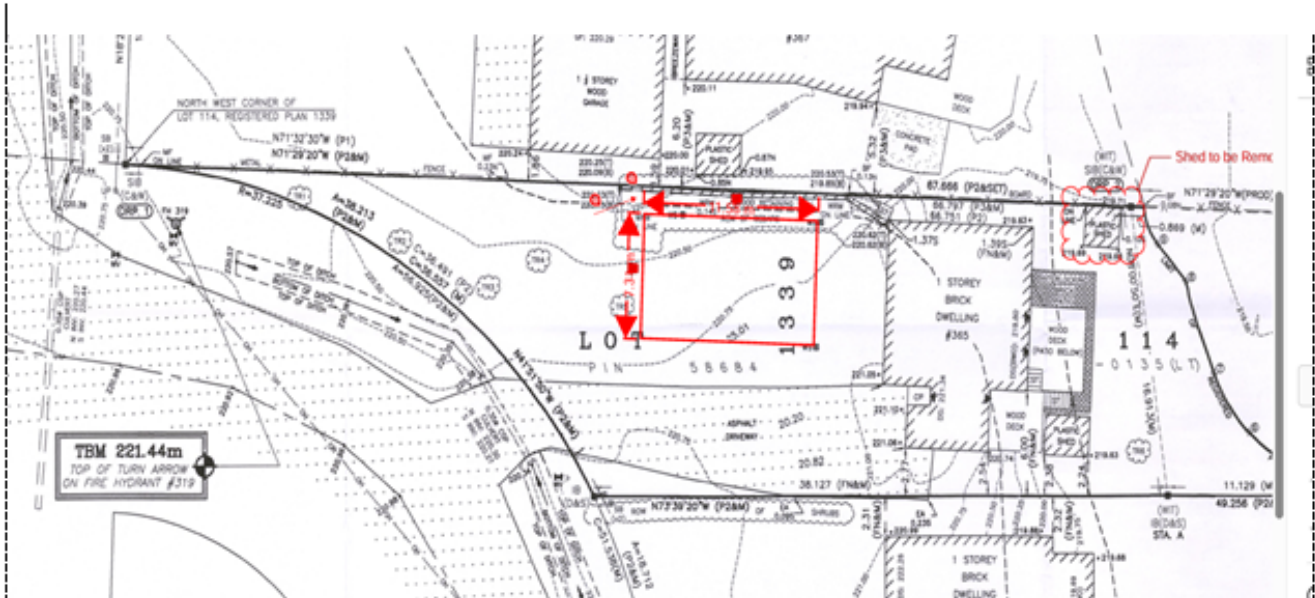
It is a requirement that all conditions imposed are completed to ensure the minor variance decision is granted.

1. That the owner obtains a Zoning Certificate for the proposed Accessory Structure.
2. That the owner obtains a Building Permit for the proposed Accessory Structure.
3. That one existing shed be removed prior to the issuance of a Building Permit for the proposed garage.
4. That the proposed development be completed substantially in compliance with the plans and drawings submitted with the application.

### 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.

#### SITE PLAN



#### ELEVATION

