

Notice of Public Hearing for a Proposed Minor Variance



TAKE NOTICE THE COMMITTEE OF ADJUSTMENT OF THE CITY OF ORILLIA WILL HOLD A HEARING ON **WEDNESDAY, August 19, 2026 - 9:15 A.M.**

Hearing will start at 9:15 and matters will be heard in sequence soon after that.

Hearing Link:

You may join the hearing from your computer, tablet or smartphone at the below link.

<https://us06web.zoom.us/j/85207249280>

You may join the hearing from your phone as a call-in option by calling:

Phone number: 1-647-374-4685 **Meeting ID:** 852 0724 9280

TO CONSIDER a proposed Minor Variance pursuant to the provisions of Section 45 of the *Planning Act*, as amended.

Application No.	A09-26
Previous Application No.	A05-25
Owner	Howard Lee
Address	245 Bay Street

THE PURPOSE of this application is to review a previously approved design (A05-25 decision made on April 16, 2025) for a proposed lesser design, but one which still requires minor variance permissions to proceed.

The new decision will reflect the applicant's desire to construct a new one-storey Detached Accessory Structure (garage only) with a ground floor of 81m², exceeding the Zoning By-law maximum ground floor area for a Detached Accessory Structure of 68 m², requiring a variance of 13 m². Under this request - no portion of the garage proposes an accessory dwelling unit.

The applicant has requested the following variances from the required provisions of Zoning By-law 2014-44, as amended:

No.	Section	Requirement	Proposed	Variance
1	5.1.3.1 The floor area for any one Building or Structure Accessory to the Residential Use on a Lot shall not exceed 68.0 m ²	68m ²	81m ²	13m ²

FOR MORE INFORMATION about this matter or to view full details of the application submissions please visit www.orillia.ca/COA or you may scan the QR code provided.

PLEASE NOTE that this hearing will be held **virtually** through "Zoom Meetings". For more Information, links and instructions on virtual hearings please visit www.orillia.ca/COA or you may scan the QR code provided. **Please note that access to a computer or smartphone with a reliable internet connection or access to a telephone is required to join the virtual hearing.** 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



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days prior to the virtual hearing after which the Committee may reschedule the matter as an oral hearing if satisfied of the prejudice.

ANY PERSON OR AGENCY may attend and/or provide representation at the meeting and/or make written representation prior to the meeting, either in support of or in opposition to the proposed application, email submissions are accepted and encouraged. **PLEASE NOTE: Email/written submissions are required no later than noon the day prior (the TUESDAY) to the hearing date from those individuals wishing to provide formal comment on the application. Written submissions can be received in the form of an email or written submission mailed or dropped off at City Centre to the Secretary-Treasurer.**

A NOTICE of this Application has been sent to all property owners within 60 metres of the subject property and to the appropriate officials and agencies according to Ontario Reg. 200/96 under the Planning Act. **This Notice has been sent to you for your information and does not require any response unless you wish to make one.**

IF YOU WISH TO BE NOTIFIED of the decision of the Orillia Committee of Adjustment in respect of the proposed application, you must submit an email to the Orillia Committee of Adjustment Secretary-Treasurer (ljackson@orillia.ca). All decisions are posted on the Committee of Adjustment website, which can be viewed at www.orillia.ca/COA or by scanning the QR code provided.

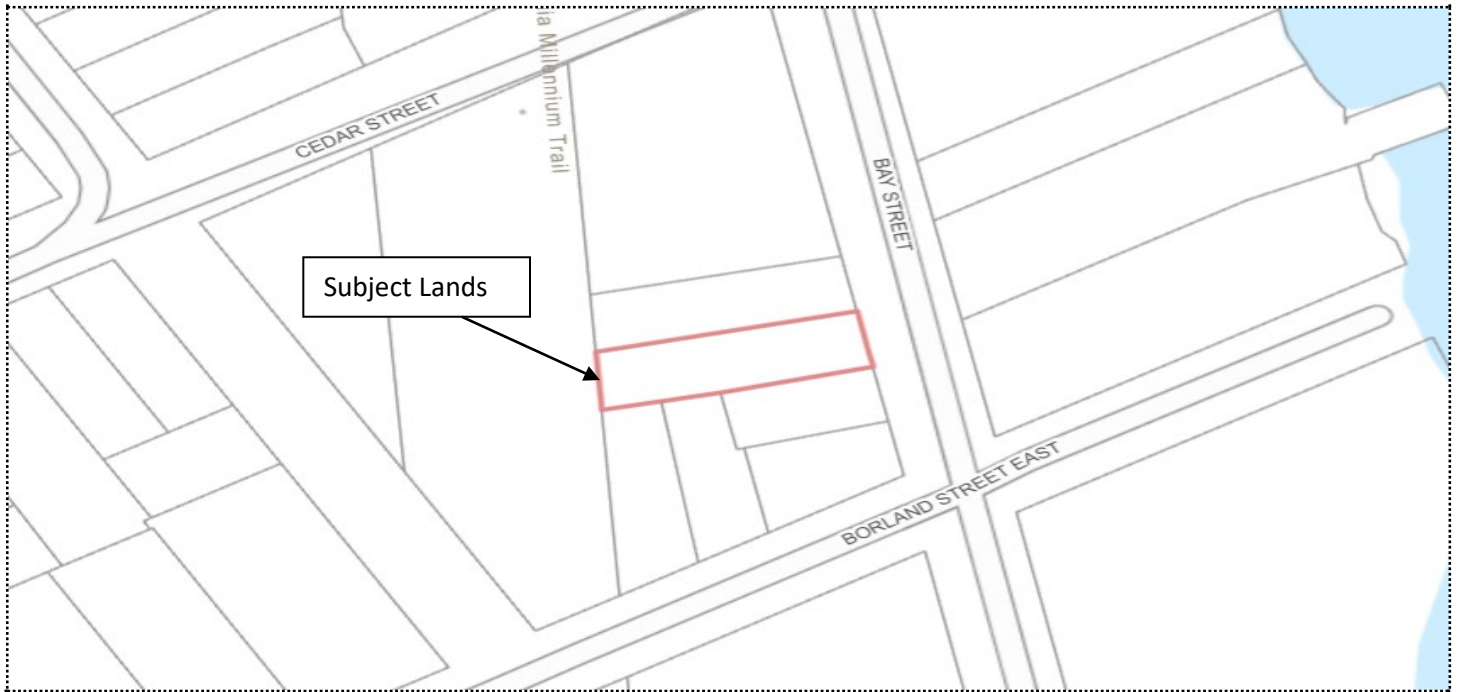
INDIVIDUALS WHO MAKE SUBMISSIONS should be aware that their submission and any personal information in their correspondence will become part of the public record and made available to the Applicant and the Committee.

DATED at the City of Orillia this 29th day of July 2026.

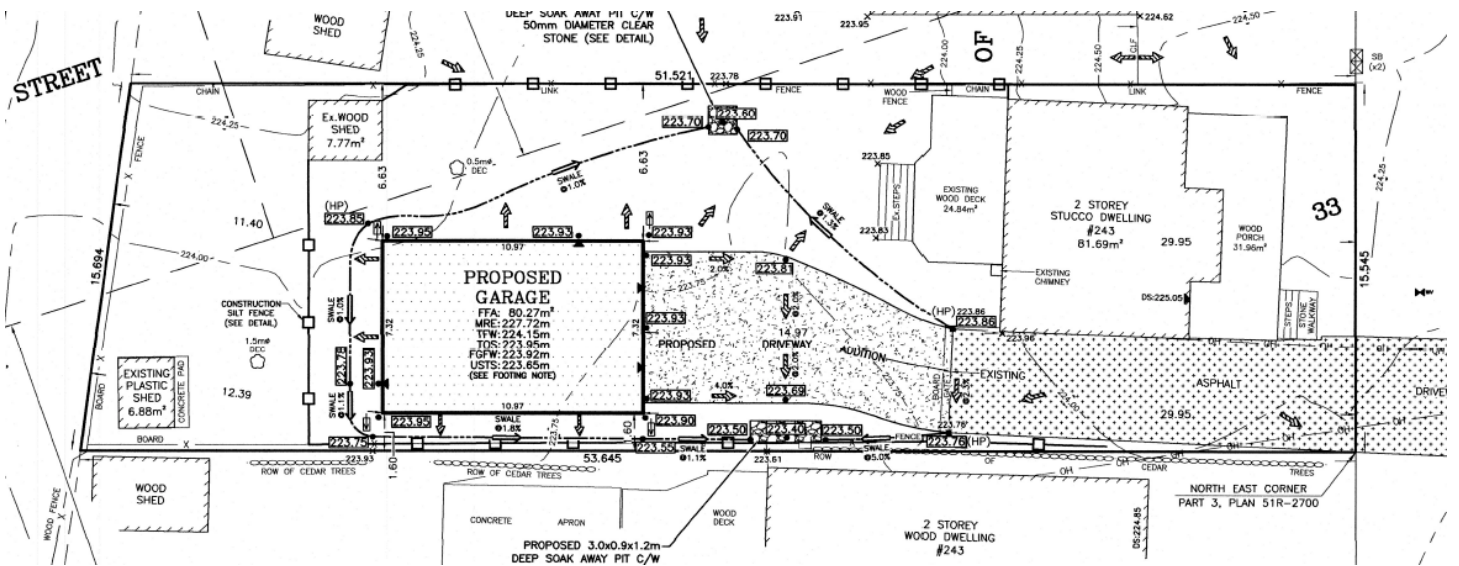
A handwritten signature in black ink, appearing to read 'L. Jackson', written in a cursive style.

SECRETARY-TREASURER (ljackson@orillia.ca)
Committee of Adjustment

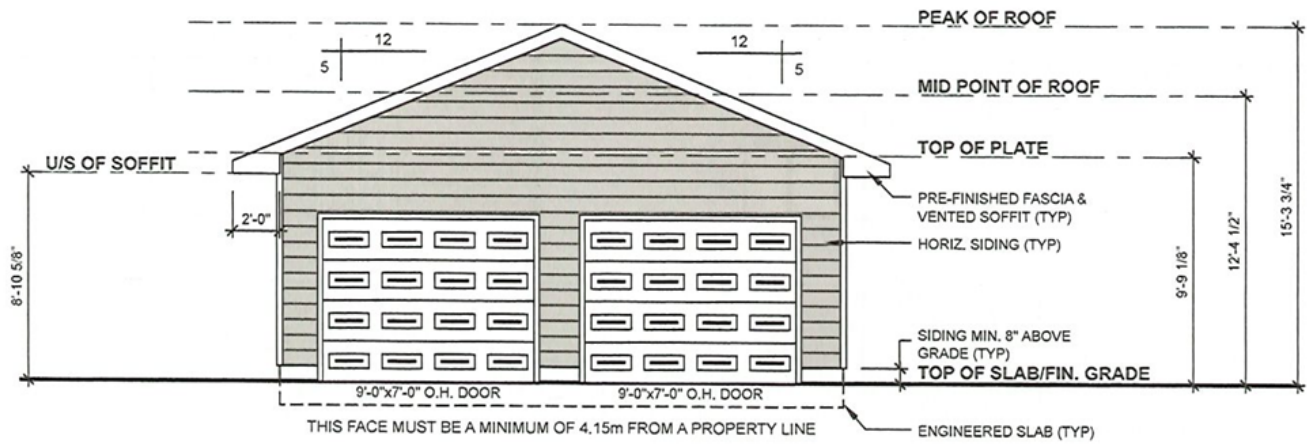
KEY MAP



SITE PLAN



ELEVATIONS



FRONT ELEVATION

SCALE: 3/16" = 1'-0"