



**Committee of Adjustment
Summary of Comments for June 17, 2026
For Application A07-26
135 Shannon Street**

The below summary of comments provides information and any requested conditions of approval from circulated Departments and external agencies.

CITY OF ORILLIA

TO: Committee of Adjustment
FROM: Planning Division
DATE: June 1, 2026
FILE NO: Application for Minor Variance A07-26
APPLICANT: DRAKOPOULOS, GUS
AGENT: Morgan Planning and Development (Lauren Arsenault)
SUBJECT PROPERTY: 135 Shannon Street

Recommendation:

THAT the Committee of Adjustment approves Minor Variance Application A07-26, subject to the recommended conditions, for the following reasons:

1. The proposal maintains the general intent and purpose of the Official Plan with respect to having little to no impact on the shoreline or waterbody of Lake Simcoe.
2. The variances maintain the intent and purpose of the City's Zoning By-law, as the proposed reduced setback and increased area of the structure continue to preserve its accessory nature and function.
3. The variances will allow the existing structure to remain in place and provide the owner with the opportunity to obtain the appropriate permits. The structure has been reviewed in its current, as-built condition and it does not cause adverse impacts on the property, existing structures, the shoreline, or adjacent properties.

It is therefore considered appropriate and desirable for the orderly 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.

AND THAT the Committee of Adjustment approves Minor Variance Application A07-26, subject to the following conditions:

Recommended conditions of approval:

1. That the owner obtains a Zoning Certificate for the "Other Shoreline Structure/ Accessory Structure".
2. That the owner obtains a Building Permit for the "Other Shoreline Structure/ Accessory Structure".
3. And that the construction plans for the "Other Shoreline Structure/ Accessory Structure" be substantially in compliance with the Site Plan submitted with the Minor Variance application.

Purpose

The purpose of this report is to provide the Committee of Adjustment with information related to Minor Variance Application A07-26 with respect to the property municipally known as 135 Shannon Street.

The minor variance requests are related to an existing Accessory Structure/Other Shoreline Structure constructed without a building permit. In order to receive a building permit for the structure, the following variances are required:

1. To permit a 27.8m² Accessory Structure (or other Shoreline Structure) within Shoreline Buffer Overlay Zone (30m from Lake Simcoe), whereas the Zoning By-law permits an Accessory Structure (other Shoreline Structure) no larger than 15m².
2. And to permit that 27.8m² Accessory Structure/Other Structure 1.2m from a Side Lot Line, whereas the Zoning By-law requires 2.0m

The following chart shows the variance(s) in greater detail to the provisions of Zoning By-law 2014-44:

	Section	Requirement	Proposed	Variance
1	Section 5.1.4.8 Other Shoreline Structures	An Accessory Structure having a G.F.A. of 15.0 m ² or less, is permitted to be located fully or partially within the Shoreline Buffer Overlay Zone.	An Accessory Structure having a G.F.A. of 27.8 m ²	12.8 m ²
2	Section 5.1.4.8 b)	An Accessory Structure shall be located no closer than 2.0 m to any Side Lot Line;	An Accessory Structure located 1.2m from Side Lot Line	0.8m

Background and Key Facts

- The subject property is:
 - Located within the “Living Area – Stable Neighbourhood” designation of the City of Orillia’s current Official Plan.
 - Zoned “Residential One (R1) under Zoning By-law 2014-44
 - Located within the “Shoreline Buffer Overlay Zone” and the “Flood Hazard Overlay Zone” in Zoning By-law 2014-44.
 - The property has 37.1m of shoreline frontage on Lake Simcoe
 - The property also has 30.5m of lot frontage along Shannon Street – Local Road.
 - The lot has access to municipal services, water, sanitary and sewer.
 - The subject lands are not on private services.
 - The total lot area is 0.275 ha (2,729 sq.m).
 - There is currently a Single Detached Dwelling on the property and no other Detached Accessory Structures, aside from the subject shoreline structure.
 - The Dwelling and the Shoreline Structure comprise 15.6% Lot Coverage, whereas 45% Lot Coverage is permitted.
 - The subject lands have 74.3% Landscape Open Space, whereas 30% is required.
 - Residentially zoned properties can have up to three (3) Detached Accessory Structures, including (Shoreline Structures). The subject lands have one (1) Accessory Structure.
 - Within the Shoreline Buffer Overlay Zone, no structural Lot Coverage can exceed 25% Lot Coverage, whereas currently, with the existing Shoreline Structure the subject lands have 4 % Lot Coverage within the Shoreline Buffer Overlay Zone.
 - Permitted height for a Detached Accessory Structure is 5.0m, whereas the existing structure is 3.0m at its tallest height and 2.4m at the lowest height.
 - The Permitted size of an Other Shoreline Structure is 15 sq.m, whereas the existing Structure is 27.8 sq.m.

- The maximum allowable size of a Detached Accessory Structure outside of the Shoreline Buffer Overlay Zone is 68 sq.m.
- The permitted setback for Other Shoreline Structure with a GFA less than 15.0 sq.m is 4.0m from the Shoreline and 2.0m from Side Lot Lines.
- Whereas a Detached Accessory Structure outside the Shoreline Overlay Buffer Zone is 1.2m or the same setback as a main dwelling.
- A Detached Accessory Structure is also not permitted within the Shoreline Overlay Buffer Zone and must be setback 30m, same as a main Dwelling.
- The Applicant has submitted a Planning Justification Report by Morgan Planning and Development in support of their Minor Variance requests.

Surrounding lands:

North	Existing Dwelling Unit, Shannon Street and Existing Residential Dwellings.
East	Existing Cedar hedge, Landscape Open Space, Residential Dwellings
South	Landscape Open Space, Lake Simcoe
West	Existing Cedar hedge, Landscape Open Space, Residential Dwellings

Figure 1 – Location Map of Subject Property



Analysis:

Date of Site Inspection: May 2026

Approaching the Shannon Street properties via the municipal roadway, the shoreline areas and shoreline structures are not visible. The shoreline structures only become

apparent upon entering the rear portion of the properties beyond the main dwellings. The rear of the property heading towards the lake slopes downward from the Main Dwelling, before it levels off again closer to the shoreline. Which, upon seeing the location of the structure, it is evident why it was not placed further back on the property as there is no flat land to do so. This slope and the structures' location can be observed in Figures 2 and 3 below. Behind the structure there is also a cluster of existing cedar trees, the structure has been placed adjacent to this vegetative row. This is evident in the Figure 2 but mostly in Figure 3.

Figure 4 illustrates the historic use of the property and this area of land. Although the imagery is somewhat grainy, it appears that this location has been occupied for several years. Placing a more permanent structure in this area may provide an opportunity to better organize the site by clearing and storing items that were previously left unstored and exposed to the elements.

The property exhibits, at the rear, a relatively open landscaped yard, with few trees aside from those located along the property lines. It was observed that recently a new tree had been planted along the frontage of the structure facing the shoreline of Lake Simcoe, as shown in Figure 2. This landscaping effort will help soften views of the accessory structure from the lake. In addition, the smaller façade of the structure has been oriented toward the lakeside, further minimizing its visual impact.



Figure 2 – View of the property from Lake Simcoe looking towards Main Dwelling



Figure 3 – View of Existing Structure



Figure 4 – Ariel View from 2022

Maintains the purpose and intent of the Official Plan:

Yes No Defer

The subject lands are designated “Living Area – Stable Neighborhood”

Lands designated as “Living Area – Stable Neighbourhood” are intended to accommodate residential land uses, including associated accessory uses and structures. While the Official Plan provides limited direction specifically relating to accessory structures, it does emphasize the protection and safeguarding of Lake Simcoe.

The Official Plan offers broad guidance intended to protect the City' waterbodies (Lakes) from adverse impacts associated with development; however, accessory structures are generally not considered to represent significant development. Notwithstanding, the Official Plan does advise that all development be appropriately located and designed so as not to result in adverse impacts to the lake or its surrounding environment.

As such the existing Shoreline Structure, is setback a suitable distance from the shore of Lake Simcoe (13m), it also is the only structure on this property located within the Shoreline Buffer Overlay Zone, and with that covers 4% of that area, which is relatively minor. As such this existing structure meets the intent and purpose of the Official Plan as it does not create adverse impacts on the shoreline or waterbody of Lake Simcoe.

Maintains the purpose and intent of Zoning By-law No. 2014-44, as amended:

Yes No Defer

For shoreline properties, the City of Orillia's Zoning By-law, provides separate provisions for Detached Accessory Structures and Shoreline Structures. These structure types are treated differently, as "Shoreline Structures" are intended specifically for shoreline properties and for placement within the Shoreline Buffer Overlay Zone, with intent to support activities associated with Lake Couchiching and/or Lake Simcoe.

Within the Shoreline Structures section, several permitted structures associated with shoreline use and activities are identified, including boathouses, pumphouses, gazebos, docks, and detached decking. Each of these listed uses contains specific permissions and regulations. However, the list cannot reasonably account for every potential shoreline-related structure. As such, the By-law also includes provisions for "Other Shoreline Structures/Accessory Structures," permitting additional shoreline-related structures within the Shoreline Buffer Overlay Zone that are not explicitly identified elsewhere.

The existing structure proposes to be a hybrid shoreline structure, combining elements of two permitted shoreline uses. The structure is intended to provide both enclosed storage for water-based and yard maintenance equipment, as well as a covered shaded sitting area. Due to this combination of functions, the structure exceeds the size permissions established for "Other Shoreline Structures/Accessory Structures."

The Zoning By-law permits a maximum area of 15 m² for this category of structure, whereas the existing structure has an area of 28 m², resulting in a required variance of 13 m² to its size. Staff reviewed the permissions associated with all, Detached Accessory Structure and permitted Shoreline Structures and noted that the By-law establishes a broad range of permitted sizes, with the smallest permitted structure being 15 m² and the largest, being boathouses permitting up to 80 m². Not to mention, the maximum size of

Detached Accessory Structures outside of the Shoreline Buffer Overlay Zone, is permitted up to 68 m².

Given this context, staff are of the opinion that recognizing a 28 m² shoreline structure located approximately 13 metres from the shoreline is modest in nature and maintains the general intent of the By-law's size permissions for shoreline structures.

The existing structure also requires relief from the minimum side yard setback requirement. The By-law requires a minimum side yard setback of 2.0 metres for "Other Shoreline Structures," whereas the constructed structure is setback 1.2 metres from the side property line.

In this instance, although the structure is located closer than the required setback, a 1.2 m setback is considered reasonable, as it aligns with the side yard setback for the main dwelling on the site. The structure is located behind existing vegetation and is appropriately buffered from adjacent properties. It is also modest in height, at less than 4.0 metres, and the existing cedar hedge provides substantial screening, effectively buffering the structure from view. Refer to Figure 2, 3 and 6.

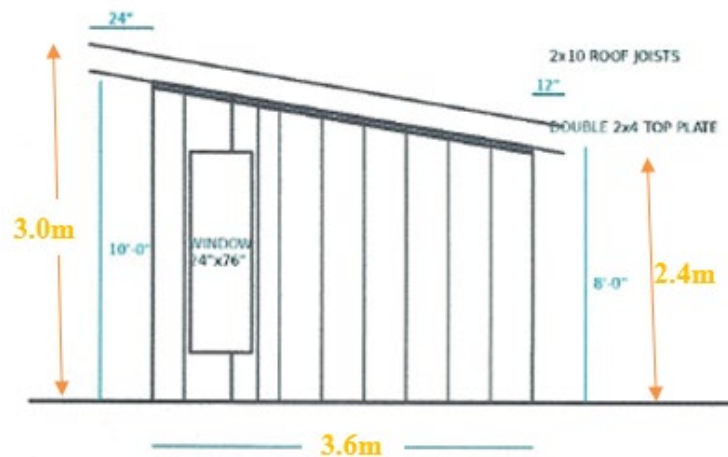


Figure 5 - Side Profile: showing width and height and roof pitch

Staff are satisfied that the requested variances maintain the general intent and purpose of the City of Orillia Zoning By-law, as the structure remains accessory in nature, modest in scale, appropriately buffered from adjacent properties, and compatible with the intended shoreline use of the property. The structure is the only shoreline structure in existence within the Shoreline Buffer Overlay Zone and covers approximately 4% of the permitted 25% coverage. As such, the requested relief is considered in keeping with the Zoning By-law's intent and purpose.

The variance(s) are desirable for the appropriate/orderly development or use of the land:

Yes No Defer

For the reasons stated previously, the existing structure is considered appropriate for the Shoreline Buffer Overlay Zone and the property. In reference to the surrounding properties and land uses, this structure is not unique, as there are several properties in close proximity the exhibit similar shoreline structures of varying size and use, Figure 6 found below helps to illustrate that pattern.



Figure 6– Ariel View of Surrounding properties, Shoreline Buffer Overlay Area and existing structures within it.

Given a review of the existing structure’s layout and plans, it does not appear as though the structure could be anything more than an accessory use. It is not large enough for a habitation and does not exhibit features which would see it used as a “boathouse”.



Figure 7 – photo Image of Frontal View

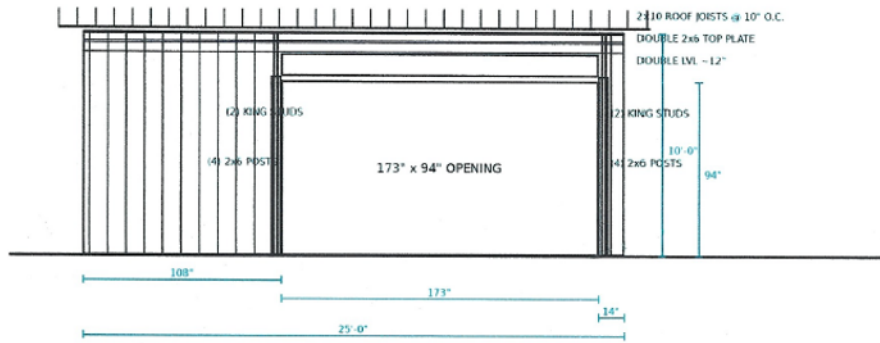


Figure 8 – Frontal View of Plans

It could however be used for its intended purpose, as accessory storage of water-related items and outdoor equipment storage. The structure is buffered and is well below the permitted lot coverage percentage of the Shoreline Buffer Overlay Zone.

As such Planning Staff conclude that it is appropriate for the area and for the property.

The variance is minor in nature:

Yes No Defer

Staff are satisfied that the requested variances maintain the general intent and purpose of the City of Orillia' Official Plan and Zoning By-law. The existing shoreline structure is in keeping with the area and is appropriate for the use of the property. It remains subordinate and accessory in nature, is modest in scale relative to other permitted shoreline structures and supports recreational and shoreline-related use of the property. The structure is appropriately setback from the shoreline, is screened by existing vegetation, and limited in height, thereby minimizing impacts on adjacent properties and the surrounding shoreline character. In consideration of the existing permissions for other shoreline structures within the By-law, staff are of the opinion that the requested relief is minor in nature, desirable for the appropriate development of the lands, and consistent with the intent of the Shoreline Buffer Overlay Zone provisions.

As such, Staff consider the proposed variances to be minor in nature.

Conclusion

The proposed variances associated with application A07-26 have been reviewed with regards to the four tests as set out within the *Planning Act*. It is the opinion of staff that the four tests have been satisfied and are recommending approval of the application subject to conditions.

Prepared by:
Alison Chapple, MCIP RPP
Senior Planner

Reviewed by:
Jeff Duggan, MCIP RPP
Senior Planner

Attachment 1 - Proposed Site Plan





MEMORANDUM TO COMMITTEE OF ADJUSTMENT

DATE:	June 10, 2026
FROM DEPARTMENT/DIVISION:	Engineering Division, DSE
FROM/CONTACT:	Tracy Blanchard, Development Coordinator
SUBJECT ADDRESS:	135 Shannon Street
SUBJECT FILE #:	A07-26

Comments to applicant/owner for information purposes (Comments help provide additional information regarding the development of the subject lands to the applicant. Comments are not conditions of approval, rather additional information regarding requested conditions of approval):

- No Comments

Condition of Approval (Conditions of Approval are specific enforceable conditions regarding the subject lands should the Committee of Adjustment approve the application. For example: The applicant/owner shall apply for a building permit for the construction of a new dwelling to the satisfaction of the Building Division).

- No Conditions

External Agency Comments

None Received

Public Comments Received

None Received