



CORPORATION OF THE CITY OF ORILLIA
COMMITTEE OF ADJUSTMENT

DECISION

APPLICATION NO.	A01-26
APPLICANT/OWNER	1961806 Ontario Inc. (c/o Robert Grin)
ADDRESS	466 West Street North
DATE OF DECISION	February 18, 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 – Approved Plan.
- Schedule B – Elevation Plan.

The Committee has Granted the following minor variance(s) from Zoning By-law 2014-44 for the development of a four-storey 25-unit apartment building at the northeast corner of West Street North and Commerce Road. The variances include increasing building height, decreasing Landscaped Open Space, reducing the north lot line Landscaped Buffer Area, removing the Landscaped Buffer Area along the Improved Street where two parking spaces are proposed to be located, increasing the encroachment of a canopy, and reducing the parking requirements for total number of vehicular parking and visitor parking.

No.	Section	Requirement	Proposed	Variance
1.	Table 7.2 – Zone Provisions for Residential zones	Building Height (Max.) – 12.5m	12.8m	0.3 m
2.	Table 7.2 - Zone Provisions for Residential zones	Landscaped Open Space (Min.) – 40%	36%	4%
3.	Table 5.3 – Minimum Requirements for Landscaped Buffer Areas and Screening Strips	North Lot Line Landscaped Buffer Area – 2m	1m	1m
4.	Table 5.3 – Minimum Requirements for Landscaped Buffer Areas and Screening Strips	Improved Public Street Landscaped Buffer Area – 1.5m	0m for 2 Parking Spaces (#29 and #30)	1.5m
5.	5.27 Permitted Yard Encroachments	Canopy Encroachment into Exterior Side Yard (Min.) – 1.2m	1m	0.2m
6.	Table 6.1 – Parking Requirements for Residential Uses	1.5 parking spaces per unit of which 25% shall be dedicated to visitor parking (38 parking and 10 visitor parking)	1.4 parking spaces per unit of which 14% shall be dedicated to visitor parking (35 parking and 5 visitor parking)	3 parking spaces and 5 visitor parking

- REASONS:**
- (1) The variance is minor;
 - (2) The variance is desirable for the appropriate development or use of the land, building or structure;
 - (3) The variance maintains the general intent and purpose of the Zoning By-law; and
 - (4) The variance maintains the general intent and purpose of the Official Plan.

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 February 18, 2026.

We, the undersigned, acknowledge the above as being the decision of the Committee.



Ian Gordon



Kelly Smith

NOTICE OF THE LAST DAY FOR APPEALING TO THE ONTARIO LANDS TRIBUNAL

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 March 10, 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 **February 20, 2026**.

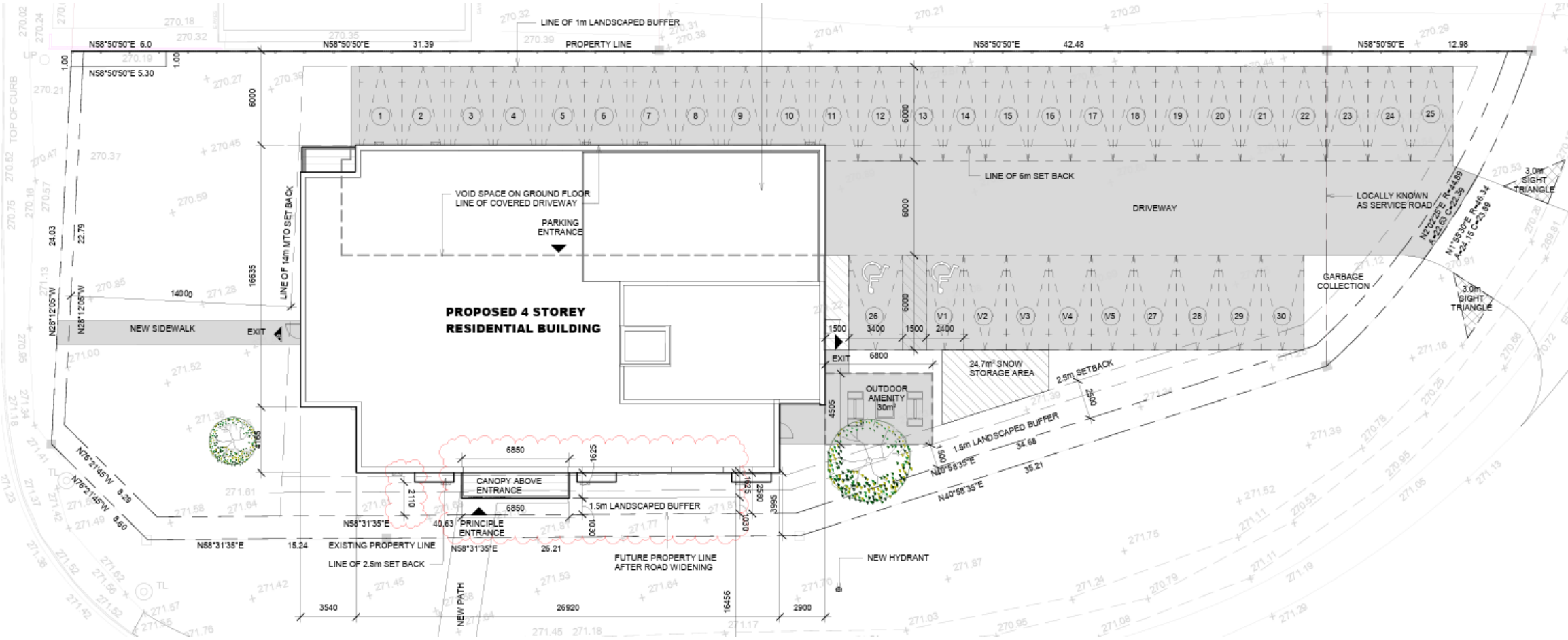
I, Lorrie Jackson, Secretary-Treasurer of the Committee of Adjustment do hereby certify that this is a true copy of the decision of the Committee of Adjustment for Application No. A01-26 rendered on February 18, 2026.

A handwritten signature in cursive script, appearing to read "L. Jackson", written in black ink.

Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment

SCHEDULE A – 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.



SCHEDULE B – ELEVATION PLAN

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.

