

Notice of Public Hearing for a Proposed Consent to Lease Land



TAKE NOTICE THE COMMITTEE OF ADJUSTMENT OF THE CITY OF ORILLIA WILL HOLD A HEARING ON **WEDNESDAY, May 20, 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/82173397830>

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

Phone number: 1-647-374-4685 Meeting ID: 821 7339 7830

TO CONSIDER a proposed lease with a term in excess of 21 years pursuant to provisions of Section 50(3) of the *Planning Act*, as amended.

Application No.	B03-26
Lessee	717203 Ontario Limited
Applicant/Agent	Louis Orsi
Owner	The Orillia Harvie Partnership
Address	21 Diana Drive

THE PURPOSE of the proposed consent for a portion of the lands municipally known as 21 Diana Drive is to facilitate a new land lease having a term in excess of 21 years between The Orillia Harvie Partnership as lessor and 717203 Ontario Limited as lessee for a proposed new Motor Vehicle Washing Establishment.

The applicant has proposed the following:

Lands subject to the lease	Proposal
A portion of the lands known municipally as 21 Diana Drive legally described as Part of Lot 8, Concession 2, geographic Township of South Orillia, now in the City of Orillia, as shown on the Site Plans attached as Page 4 to this Notice.	A lease between the Owner and Lessee having a term greater than 21 years.

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 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 & 197/96 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.

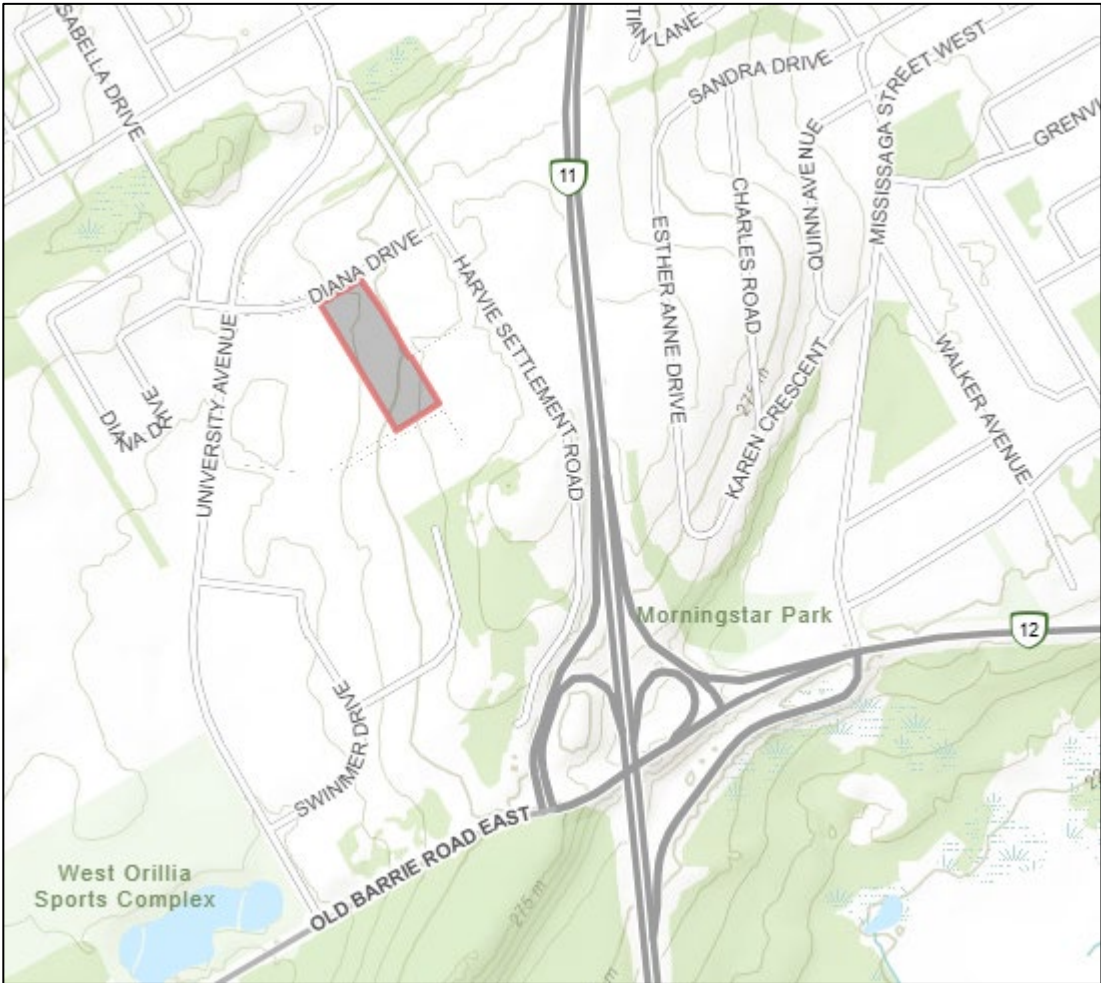
INDIVIDUALS WHO MAKE SUBMISSIONS should be aware that their submission and any personal information in their correspondence will become part of the public record and made available to the Applicant and the Committee.

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

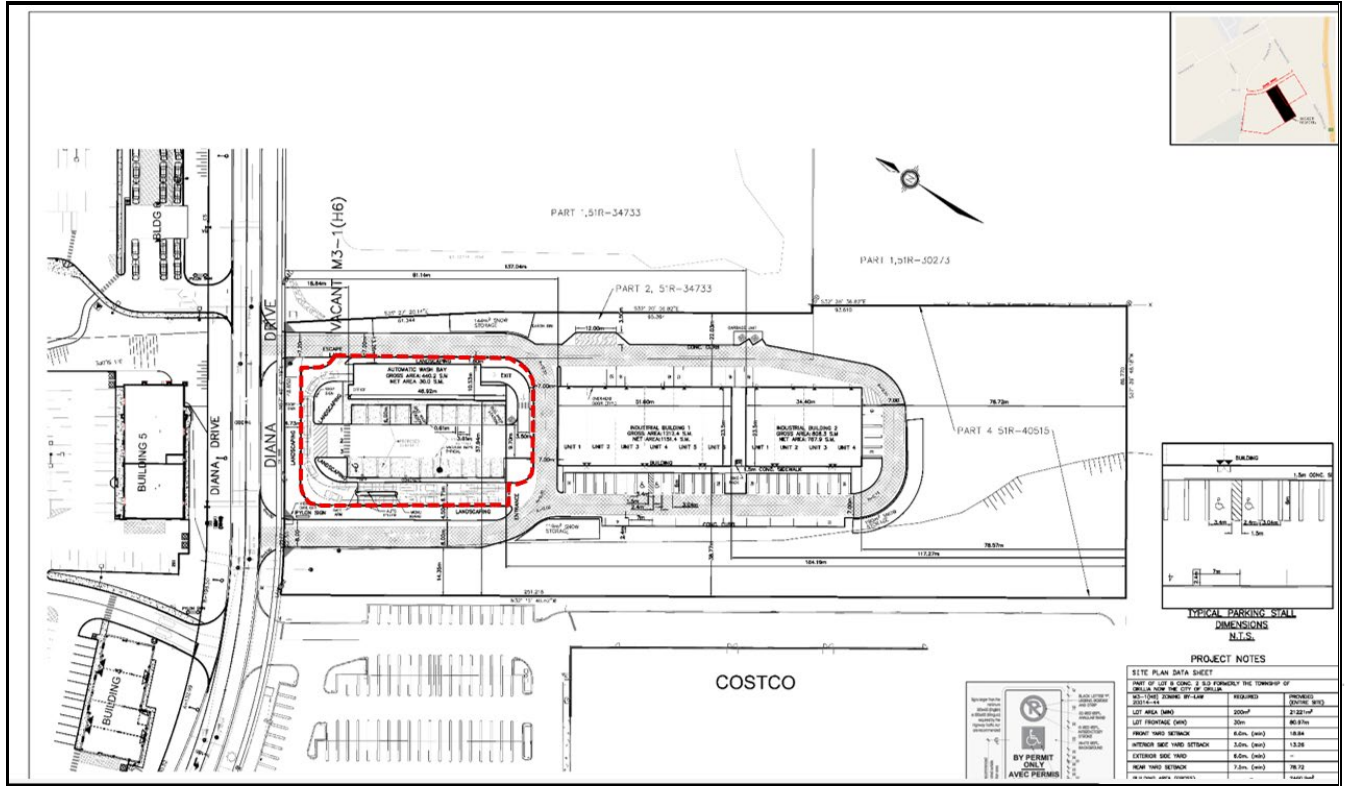
A handwritten signature in blue ink, appearing to read "L. Jackson", is located below the dated text.

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

KEY MAP



SITE PLAN



PROJECT NOTES

SITE PLAN DATA SHEET

ITEM	DESCRIPTION	REQUIREMENT	PROVIDED
1	MINIMUM LOT AREA	2000sqft	2120sqft
2	MINIMUM FRONT YARD SETBACK	20ft	40.0ft
3	MINIMUM SIDE YARD SETBACK	5.0ft	13.0ft
4	MINIMUM REAR YARD SETBACK	7.5ft	78.0ft

