



**CITY OF ORILLIA
COMMITTEE OF ADJUSTMENT MINUTES**

HEARING MINUTES

COMMITTEE OF ADJUSTMENT

HEARING OF

April 15, 2026

The April hearing of the City of Orillia Committee of Adjustment was held on April 15, 2026 by virtual meeting with the following in attendance:

Kelly Smith (Chair)
Pete Bowen, Committee Member
Ian Gordon, Committee Member
Jill Lewis, Senior Planner
Lorrie Jackson, Secretary-Treasurer
Sue McCormick, Acting Secretary-Treasurer

1. Introduction by the Secretary-Treasurer

2. Opening of Hearing:

The hearing was called to order at 9:15 a.m.

3. Approval of Amendment to Agenda:

**011-26 Moved by: Ian Gordon
Seconded by: Pete Bowen**

That the Agenda for the April 15, 2026, be approved with an amendment to deal with Applications B02-26 and A03-26 – 353 Old Muskoka Road first on the Agenda.

Carried

4. Confirmation of Minutes of the March 18, 2026 Hearing:

**012-26 Moved by: Ian Gordon
Seconded by: Pete Bowen**

That the Minutes of March 18, 2026 be approved.

Carried

5. Notification of Pecuniary Interest:

Member Ian Gordon declared a Conflict of Interest in connection with Application A05-26 – 191 and 201 Mississauga Street West.

6. Manner in which Notice was provided:

The Secretary-Treasurer described the Committee of Adjustment procedures for the Hearing.

7. Applications:

7.1 B02-26 and A03-26 - 353 Old Muskoka Road

The Secretary-Treasurer advised that she had received a request to defer Applications B02-26 and A03-26 for 353 Old Muskoka Road in order for the owners to have time to review and respond to comments received to date. They have requested the application be deferred to the June 17th meeting.

013-26 **Moved by: Ian Gordon**
 Seconded by: Pete Bowen

That Applications B02-26 and A03-26 – 353 Old Muskoka Road be deferred until June 17th, 2026 in order for the owners to review and respond to comments submitted on their application.

Carried

7.2 A05-26 - 191 and 201 Mississauga Street West

Member Ian Gordon turned off his camera and audio in order to not participate in the discussion on this application due to a conflict of interest.

In attendance: Brandi Clement, Jones Consulting Group, Agent on behalf of the Applicant.

The Secretary-Treasurer read all correspondence received relative to the application.

Proposal:

The purpose of the proposed minor variance application is to request six variances required to facilitate the redevelopment of an existing parking lot to increase the total number of parking spaces located at the northeast corner of Mississauga Street West and Volunteer Drive (private road). The variances include reducing Landscaped Buffer Areas along the east and south lot lines, reducing the Landscaped Buffer Area along Mississauga Street West, allowing snow storage to be located adjacent to a driveway, eliminating the requirement for electric vehicle parking, reducing the number of bicycle parking, and reducing the distance of a parking area from a lot line along the east, south and north lot lines.

Comments from the Public:

None

Comments from Departments/Agencies:

The Engineering Division has no comments or conditions.

Staff Report:

Planning Division recommends approval of the application with no conditions.

Owner/Applicant's Comments:

Brandi Clement made a presentation to Committee.

Public Comments (at hearing):

None

Committee Comments

A Committee Member is in agreement with the conclusions that the planner has presented and providing a temporary parking lot until the Hospital is fully developed. He is satisfied that the application meets all of the 4 tests and is prepared to make a motion.

**014-26 Moved by: Pete Bowen
 Seconded by: Kelly Smith**

That Application A05-26 – 191 and 201 Mississauga Street West be approved with conditions, as per the Decision.

Carried

7.3 A04-26 - 86 Cedar Street

In attendance: None

The Secretary-Treasurer read all correspondence received relative to the application.

Proposal:

The applicant is proposing to locate a second building on the property for a 16-bed Retirement Home to assist vulnerable seniors.

Comments from the Public:

None.

Comments from Departments/Agencies:

The Engineering Division has a comment and condition.

Staff Report:

Planning Division recommends approval of the application with no conditions.

Owner/Applicant's Comments:

None

Public Comments (at hearing):

None

Committee Comments

None

**015-26 Moved by: Ian Gordon
 Seconded by: Pete Bowen**

That Application A04-26 – 86 Cedar Street be approved with conditions, as per the Decision.

Carried

8. Correspondence/Other Business:

None

9. Adjournment:

**016-26 Moved by: Ian Gordon
 Seconded by: Pete Bowen**

We now adjourn at 9:43 a.m.

Carried

The Committee will reconvene at 9:15 a.m. on May 20, 2026.



Kelly Smith, Chair



Lorrie Jackson, Secretary-Treasurer

