



**Committee of Adjustment
Summary of Comments for June 17, 2026
For Application A08-26
365 Macisaac Drive**

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 – Hearing of June 17, 2026
FROM: Planning Division
DATE: June 2, 2026
FILE NO: Application for Minor Variance A08-26
OWNER / APPLICANT: Sandy and Sandra Stevens
SUBJECT PROPERTY: 365 Macisaac Drive

Recommendation:

THAT the Committee of Adjustment approve Minor Variance Application A08-26, subject to the recommended conditions, for the following reasons:

1. The proposal maintains the general intent and purpose of the Official Plan as it is compatible with the surrounding residential uses, maintains the established neighbourhood character, and does not create adverse impacts;
2. The variances maintain the general intent and purpose of the City's Zoning By-law, as the size of the lot and distribution of existing accessory structures preserve the subordinate nature of the proposed garage and ensures compatibility with the surrounding residential context;
3. The variances are desirable for the appropriate development and use of the land, as the proposal represents a reasonable accessory residential use on a large lot that can accommodate the development while maintaining appropriate setbacks, low lot coverage, and compatibility with surrounding properties; and

4. The variances are minor in nature, as the proposal does not result in adverse impacts related to privacy, overlook, shadowing, visual dominance, or overdevelopment.

AND THAT the Committee of Adjustment approves Minor Variance Application A08-26, subject to the following conditions:

Recommended conditions of approval:

1. That the owner obtains a Zoning Certificate for the proposed Accessory Structure.
2. That the owner obtains a Building Permit for the proposed Accessory Structure.
3. That one existing shed be removed prior to the issuance of a Building Permit for the proposed garage.
4. That the proposed development be completed substantially in compliance with the plans and drawings submitted with the application.

Purpose

The purpose of this report is to provide the Committee of Adjustment with information related to Minor Variance Application A08-26 with respect to the property municipally known as 365 Macisaac Drive.

The application proposes to construct an Accessory Building (detached garage) with a Floor Area of approximately 85 m² whereas the Zoning By-law permits a maximum Floor Area of 68 m².

Background and Key Facts

- The subject property is:
 - Located within the “Living Area – Stable Neighbourhood” designation of the City of Orillia Official Plan and Zoned Residential One (R1).
- Although a portion of the property is located within the Shoreline Buffer Overlay Zone and a portion located within the Flood Hazard Overlay Zone, the proposed Structure will not be located within the boundaries of either Zone.
- The property has a Lot Area of approximately 1,254.5 m² with approximately 16.3 m of Frontage along Lake Simcoe and 38.3 m of Frontage adjacent to Macisaac Drive.
- According to MPAC records, the existing Single Detached Dwelling situated on the property was constructed in 1964.
- The property does not currently have a garage.
- The property currently contains a boat house, two sheds and a firewood shelter. One of the sheds is proposed to be removed due to its deteriorated condition.
- With the addition of the proposed garage and the removal of one existing shed, the property will have a total of four (4) Accessory Structures which exceed the maximum number prescribed in the Zoning by-law by one (1).

Surrounding lands:

North	Residential lots (zoned R1)
East	Lake Simcoe
South	Residential lots (zoned R1)
West	Residential lots (zoned R2)

Figure 1 – Location Map of Subject Property



The applicant has requested the following variances to the provisions of Zoning By-law 2014-44:

Section	Requirement	Proposed	Variance
5.1.3.1 The floor area of any one Building or Structure Accessory to the Residential Use on a Lot shall not exceed 68.0m ² .	68.0 m ²	84.7 m ²	26.3 m ²
5.1.3.3 A Maximum of three (3) Accessory Buildings or Structures shall be permitted on a Lot in any residential Zone.	Three (3)	Four (4)	One (1)

Analysis:

Date of Site Inspection: June 2, 2026

The subject property is a waterfront property located on Lake Simcoe and accessed via a driveway from Macisaac Drive. The neighbourhood can be described as a quiet, low-density residential street characterized by an unmarked asphalt roadway lined with detached homes set back on large, well-maintained grassy lots.

The streetscape features a rural cross section with no sidewalks, reinforcing an informal suburban or semi-rural character, and is framed by mature deciduous and evergreen trees. Individual dwellings are partially screened by landscaping, shrubs, and lawns. Overall, the area exhibits a stable, orderly, and well-maintained low-density residential character.

Figure 2- Proposed Garage Location and Adjacent Residence



Maintains the purpose and intent of the Official Plan:

- Yes
- No
- Defer

The City's Official Plan does not contain specific policies regulating accessory buildings and structures, as these matters are primarily addressed through the Zoning By-law. However, the Official Plan provides the broader policy framework for assessing compatibility, built form, and neighbourhood character. In this regard, Section 3.3.7.4.1(g) of the Design Policies for Living Areas requires that new development be compatible with adjacent and neighbouring properties by ensuring that building siting and massing do not result in undue adverse impacts, particularly with respect to privacy and outdoor amenity areas.

The Official Plan defines compatible development as development that, while not necessarily identical to existing built form, coexists with surrounding uses and contributes positively to the established character without creating adverse impacts.

The subject area is characterized by low-density residential development consisting primarily of detached dwellings with accessory structures, including detached garages. Within this context, the proposed one-storey detached garage is consistent with the prevailing built form. The structure is located within the rear yard of a large lot and maintains appropriate setbacks from adjacent lot lines, thereby minimizing potential impacts related to overlook, shadowing, and visual intrusion. Additionally, the scale and height of the proposed garage remain subordinate to the principal dwelling, reinforcing its accessory nature.

Given the size of the lot and separation from neighbouring properties, staff are satisfied that the proposed development will not result in adverse impacts on adjacent properties or the streetscape. Rather, the proposal represents a form of development that is typical of the surrounding neighbourhood and maintains the existing low-density residential character.

Accordingly, the proposal is considered to satisfy the general intent of the Official Plan with respect to compatible development.

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

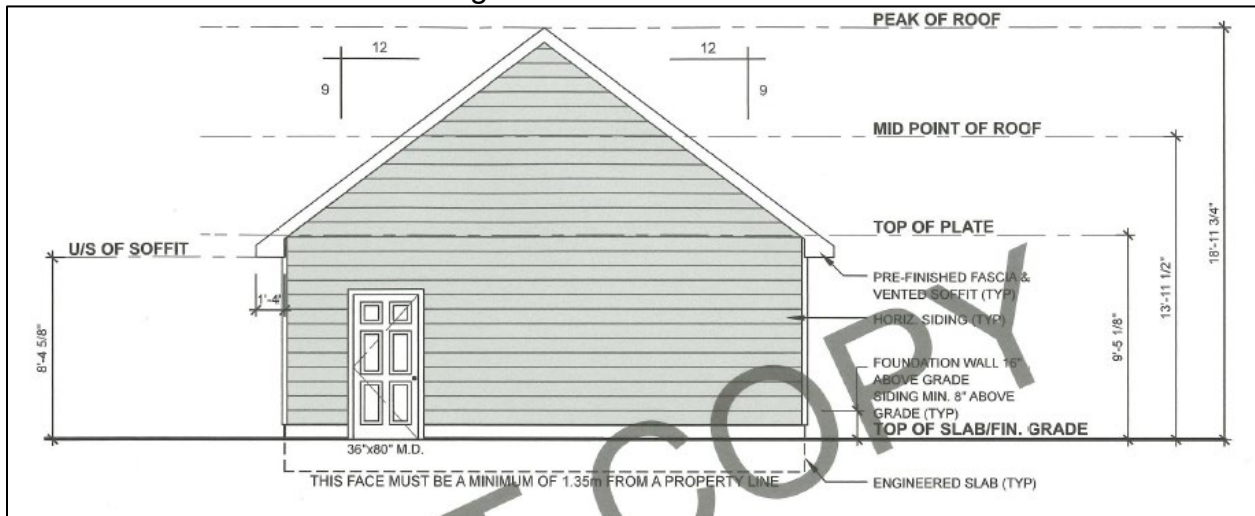
- Yes
- No
- Defer

The subject property is zoned Residential One (R1), which permits detached accessory structures subject to compliance with the Zoning By-law provisions respecting size, number, setbacks and lot coverage. These regulations are intended to ensure that accessory structures remain clearly subordinate to the principal dwelling, avoid overdevelopment of residential lots, and maintain compatibility with adjacent properties and the surrounding neighbourhood character.

The subject property has a lot area of approximately 1,254.5 m², which significantly exceeds the minimum required lot area of 550 m² for the R1 Zone. The generous lot size provides ample opportunity to accommodate accessory structures while maintaining appropriate setbacks, separation distances, and open space. Following construction of the proposed detached garage, the total lot coverage attributable to all buildings on the property will be approximately 19%, which remains well below the maximum permitted lot coverage of 45%. This low percentage of lot coverage indicates that the proposal maintains an appropriate built form intensity and preserves the established spatial character of the lot.

With respect to the requested increase in accessory building area, the proposed 84.7 m² detached garage is considered appropriate given the size of the lot and its placement within the rear yard, while maintaining all required setbacks. The structure is one storey in height and remains subordinate in scale and function to the principal dwelling. Its location and setbacks serve to limit potential impacts related to massing, overlook, shadowing, and visual impact on adjacent properties.

Figure 3 – Front Elevation



The applicant also seeks relief from the Zoning By-law's maximum number of accessory structures provision. In this regard, the property currently contains a boathouse, two sheds, and a wood shelter. The boathouse is a typical accessory structure for a waterfront property, while the remaining structures are modest in scale and dispersed across the lot. One existing shed is proposed to be removed as a condition of approval, which assists in reducing the overall concentration of structures on the site.

Given the generous size of the property, the limited scale and dispersed placement of the accessory structures, any potential cumulative impacts are effectively mitigated. Staff do not anticipate any adverse effects in terms of visual dominance, overdevelopment, or impacts on adjacent properties. The proposal therefore upholds the intent of the Zoning By-law by maintaining the clearly subordinate role of the accessory structures and ensuring their compatibility with the surrounding residential context.

Accordingly, the requested variances maintain the general intent and purpose of the Zoning By-law.

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

- Yes
- No
- Defer

The requested variances are desirable for the appropriate development and use of the land because they facilitate a reasonable accessory residential use on a large lot that can physically accommodate the proposal. The subject property significantly exceeds the minimum lot size required within the R1 Zone, providing ample space to accommodate accessory structures without compromising site functionality or spatial organization. The proposed detached garage is located in the rear yard and remains clearly subordinate to the principal dwelling, ensuring that the established residential neighbourhood character and streetscape are maintained.

The requested increase in accessory building area and number of structures is appropriate within the context of the subject property and surrounding neighbourhood. Lots of this size, particularly in waterfront settings, can reasonably accommodate multiple accessory structures that support normal residential storage and recreational functions. The proposed structures are modest in scale and thoughtfully distributed across the property, and the removal of an existing shed will further reduce visual clutter and contribute to a well-organized site layout.

The proposal does not result in overdevelopment or adverse impacts. Total lot coverage will remain low at approximately 19%, well below the permitted maximum, and appropriate setbacks and buffering are maintained. In Staff's opinion, the development

represents an orderly and appropriate use of the land that is compatible with surrounding properties and consistent with the intent of the Zoning By-law.

The variance is minor in nature:

- Yes
- No
- Defer

In determining whether a variance is minor in nature, Staff must consider the four tests of the *Planning Act* and assess the resulting planning impacts of the proposal. The concept of “minor” is not determined solely by the numerical extent of the requested relief, but by whether the variances would result in unacceptable impacts. In this instance, the requested relief for accessory building floor area and the number of accessory structures will not create adverse impacts related to privacy, overlook, shadowing, visual dominance, or overdevelopment.

The subject property is significantly larger than the minimum lot area required in the R1 Zone, all required setbacks are maintained, the proposed garage is one storey in height and subordinate to the dwelling, and total lot coverage will remain well below the maximum permitted. In addition, the removal of one existing shed assists in limiting cumulative site impacts. Having regard to the overall context and the absence of adverse planning impacts, Staff are satisfied that the requested variances are appropriately characterized as minor.

Conclusion

The proposed variances associated with Application A08-26 have been reviewed having regard to the four tests set out in the *Planning Act*. In Staff’s opinion, the proposal satisfies the four tests and may be supported for approval, subject to the recommended conditions.

Prepared by:
Jeff Duggan, MCIP, RPP
Senior Planner

Reviewed by:
Ali Chapple, MCIP, RPP
Senior Planner



MEMORANDUM TO COMMITTEE OF ADJUSTMENT

DATE:	June 10, 2026
FROM DEPARTMENT/DIVISION:	Engineering Division, DSE
FROM/CONTACT:	Tracy Blanchard, Development Coordinator
SUBJECT ADDRESS:	365 Macisaac Drive
SUBJECT FILE #:	A08-26

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

From: john Cunningham <>
Sent on: Monday, June 1, 2026 11:41:45 AM
To: Lorrie Jackson <LJackson@orillia.ca>
Subject: Application # A08-26

In the matter of Sandy and Sandra Stevens application for a minor variance to increase floor area of a proposed garage. We have no objection to this proposal. Since purchasing the property Sandy and Sandra have greatly improved the appearance and use of the lot significantly. Clearing scrub and brush on their lot and contributing positively to the overall neighbourhood visual appeal. We are sure the garage will be an aesthetically pleasing addition to the neighborhood.

Kind regards,
John and Jackie Cunningham
361 Maclsaac Dr.
Orillia, Ontario
L3V 1E7

May 11, 2026

Re: Stevens Garage Construction Project

365 MacIsaac Drive

Orillia, ON

To Whom it may concern,

We are the neighbours directly to the north of the Stevens family who own the property at 365 MacIsaac Drive in Orillia. Our address is 367 Collins Drive. Sandy and Sandra have shared their plans for a garage to be constructed on their property. We have no issues with this project including its size and location. The Stevens have already done immense improvements to the property and we look forward to this next project.

Sincerely,

James and Ashley Gordon

367 Collins Drive

Orillia, ON

L3V 1E6