

Notice of Public Hearing for a Proposed Consent to Sever Land And Minor Variance



TAKE NOTICE THE COMMITTEE OF ADJUSTMENT OF THE CITY OF ORILLIA WILL HOLD A HEARING ON **WEDNESDAY, June 17, 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/82324896442>

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

Phone number: 1-647-374-4685 **Meeting ID:** 823 2489 6442

TO CONSIDER a proposed Consent subject to the provisions of Section 53 of the *Planning Act*, as amended.

Application No.	B02-26 and A03-26
Owner	Randy Marshall
Agent	Connor McBride
Address	353 Old Muskoka Road

CONSENT: The proposed severance is to request a division of land to create four (4) new and one (1) retained residential lot(s) fronting onto Old Muskoka Road.

	R2 Zone Standard	Retained Lot	Severed Lot 1	Severed Lot 2	Severed Lot 3	Severed Lot 4
Lot Frontage	15.0 m (SFD) 7.0 m (Semi)	15.0 (SFD)	7.24 (Semi)	7.24 (Semi)	7.24 (Semi)	7.24 (Semi)
Lot Area	460 m ² (SFD) 250 m ² (Semi)	678 m ² (SFD)	327 m ²	327 m ²	327 m ²	327 m ²

The applicant has requested the following variance to the provisions of the Zoning By-law By-law, as amended:

Section	Requirement	Proposed	Variance
Section 6.2.2.1 – Table 6.1 Parking Requirements for Residential Uses (Lots 1, 2 3, and 4)	2 spaces for the main Dwelling Unit, plus 1 space for each Additional Dwelling Unit Total: 4	1 parking space for each Dwelling Unit Total: 3	1

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 27th day of May 2026.

A handwritten signature in blue ink, appearing to read "L. Jackson", is written in a cursive style.

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

KEY MAP



SITE PLAN

Zone/Regulation/Code	Zone/Regulation/Code - LOT 1	Zone/Regulation/Code - LOT 2,3,4
REAR YARD	15.0m	5.0m
FRONT YARD	15.0m	22.0m
BUILDING LOT COVERAGE (BUILDING AREA / LOT AREA)	20.0% (1,814.00 sq.ft. / 7,280.00 sq.ft.)	27.0% (960.00 sq.ft. / 3,520.00 sq.ft.)
FOOTCOURT	5m (for driveway) (17.0%)	3.24m (for driveway) (11.4%)
SIDE YARD SETBACK	4.0m	1.0m
FRONT DRIVEWAY COVERAGE (DRIVEWAY AREA/FRONT LOT AREA)	20.0% (1,080.00 sq.ft. / 5,370.00 sq.ft.)	20.0% (960.00 sq.ft. / 4,770.00 sq.ft.)
REAR DRIVEWAY COVERAGE (DRIVEWAY AREA/REAR LOT AREA)	41.0% (2,170.00 sq.ft. / 5,280.00 sq.ft.)	N/A

