



**CITY OF ORILLIA
COMMITTEE OF ADJUSTMENT MINUTES**

**HEARING MINUTES
COMMITTEE OF ADJUSTMENT
HEARING OF
MARCH 18, 2026**

The March hearing of the City of Orillia Committee of Adjustment was held on March 18, 2026 by virtual meeting with the following in attendance:

Kelly Smith (Chair)
Pete Bowen, Committee Member
Ian Gordon, Committee Member
Susan Votour, Intermediate 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. Appointment of Chair:

**006-26 Moved by: Pete Bowen
 Seconded by: Ian Gordon**

That Kelly Smith be appointed as Chair for the Committee of Adjustment.

Carried

4. Approval of Agenda:

**007-26 Moved by: Ian Gordon
 Seconded by: Pete Bowen**

That the Agenda for the March 18, 2026, be approved.

Carried

5. Confirmation of Minutes of the February 18, 2026 Hearing:

**008-26 Moved by: Pete Bowen
 Seconded by: Ian Gordon**

That the Minutes of February 18, 2026 be approved.

Carried

6. Notification of Pecuniary Interest:

None.

7. Manner in which Notice was provided:

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

8. Applications:

8.1 B01-26 and A02-16 51 James Street East

In attendance: Michael Radonicich, Owner

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

Proposal:

The purpose of the proposed severance is to request a division of land to create one (1) new residential parcel of land for future development fronting on High Street and the proposed variance is to recognize Lot Area and deficient Rear Yard Setback for the Retained Lot and deficient Front Yard Setback for the Severed Lot.

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:

Michael Radonicich, Owner, introduced himself and advised he was in attendance to answer any questions of Committee.

Public Comments (at hearing):

None

Committee Comments

A Committee Member advised that this application meets the 4 tests and will be supporting the approval.

009-26 Moved by: Ian Gordon
Seconded by: Pete Bowen

That Application B01-26 and A02-16 – 51James Street East be approved with conditions, as per the Decision.

Carried

9. Correspondence/Other Business:

None

10. Adjournment:

**010-26 Moved by: Ian Gordon
 Seconded by: Pete Bowen**

We now adjourn at 9:50 a.m.

Carried

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



Kelly Smith, Chair

Lorrie Jackson, Secretary-Treasurer