



CORPORATION OF THE CITY OF ORILLIA

COMMITTEE OF ADJUSTMENT

DECISION

APPLICATION NO.	B01-26
APPLICANT/OWNER	Michael Radonicich
ADDRESS	51 James Street East
DATE OF DECISION	March 18, 2026

Upon application to the Committee of Adjustment for consent to sever land pursuant to Section 53 of the Planning Act, as amended, the decision of the City of Orillia Committee of Adjustment is as follows:

THAT: Consent to sever land is:

- Approved
- Approved with conditions*
- Denied
- Deferred

The following schedules attached hereto form part of the Committee of Adjustment decision:

- Schedule A – Conditions of Approval
- Schedule B – Approved Plan.

The Committee has Granted the following consent to sever land to create one (1) new residential parcel of land for future development fronting on High Street.

This application will be subject to and heard in conjunction with variance application A02-26.

Lot	Proposed Lot Frontage	Proposed Area	Minimum Lot Frontage & Area as per Bylaw 2014-44
Lot 1 – Severed	22.5 m (High Street)	460.1 m ²	15 m and 460 m ²
Lot 2 – Retained	20.4 m (James Street E.)	442.0 m ² (MV requested)	15 m and 460 m ²

Note: Measurements are approximate, exact measurements to be determined by Ontario Land Surveyor.

REASONS: The application conforms with the requirements of the City of Orillia Zoning By-law, the City of Orillia Official Plan, a Plan of Subdivision is not required, and satisfies the requirements of all commenting agencies.

EFFECT OF PUBLIC INPUT:

There was no public input received prior to the conclusion of the Public Hearing held on March 18, 2026.

We, the undersigned, acknowledge the above as being the decision of the Committee.



Pete Bowen



Ian Gordon



Kelly Smith

NOTICE OF THE LAST DAY FOR APPEALING TO THE ONTARIO LANDS TRIBUNAL

An appeal to the Ontario Land Tribunal in respect to all or part of this Consent may be made by filing a Notice of Appeal with the City Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting City of Orillia as the Approval Authority or by mail to 50 Andrew Street South, Suite 300, Orillia, ON, L3V 7T5 no later than 4:30 p.m. on April 9, 2026. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$400 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to planning@orillia.ca. There is also an administrative fee payable to the City of Orillia by cash, debit or cheque in the amount of \$5,000 for any appeal filed regarding a Consent.

Notice of this decision of the Committee of Adjustment was given on **March 20, 2026**.

I, Lorrie Jackson, Secretary-Treasurer of the Committee of Adjustment do hereby certify that this is a true copy of the decision of the Committee of Adjustment for Application No. B01-26 rendered on March 18, 2026.

A handwritten signature in blue ink that reads "Lorrie Jackson". The signature is written in a cursive style with a large initial "L".

Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment

SCHEDULE A – CONDITIONS OF APPROVAL

PROVISIONAL CONSENT IS SUBJECT TO THE FOLLOWING CONDITIONS:

Pursuant to the Planning Act, as amended, all conditions imposed must be fulfilled within Two (2) years from the date of the sending of the Decision or the application is deemed to be refused.

It is a requirement that all conditions imposed be fulfilled prior to the granting of this consent before the issuance of the Certificate of Official by the Secretary-Treasurer.

1. That the Owner/Applicant arrange for all taxes, local improvements, and/or other charges, both current and in arrears be paid prior to issuing of the Certificate of Consent, for the calendar year to the satisfaction of the Treasurer/Chief Financial Officer;
2. The Owner/Applicant shall submit to the Secretary-Treasurer of the Committee of Adjustment a draft Reference Plan prepared by an Ontario Land Surveyor, describing the Severed Lot(s) substantially in accordance with the Approved Plan(s) attached to this Decision as Schedule B. If the applicant/owner has requested a Certificate of Official for the Retained Lot, the Retained Lot shall also be identified on the draft Reference Plan. Upon review and approval of the draft Reference Plan by the Secretary-Treasurer, one copy of the registered reference plan shall be provided to the City.
3. The Owner/Applicant shall submit to the Secretary-Treasurer of the Committee of Adjustment draft Transfer(s) for review. Upon registration, a final copy of the registered Transfer(s) shall be provided to the City.
4. That the Owner/Applicant shall be required to pay the Engineering Review Fee (\$75.00) as approved by City Council.
5. That the Owner/Applicant shall be required to pay the Development Review Fee (\$75.00) as approved by City Council.
6. That the Owner/Applicant shall pay to the City of Orillia Cash-In-Lieu of Parkland dedication the amount of which shall be in accordance with City Policy 8.1.2.1, to the satisfaction of the Secretary-Treasurer.
7. That the Owner/Applicant shall enter into a Lateral Service Agreement with the City for the design and installation of water and sanitary service laterals to the front property line of the one (1) new lot at the expense of the applicant and to the satisfaction of the City. The services for the new lot are to be connected to the mains on High Street and must be installed and inspected to the satisfaction of the City prior to the lapsing of Conditional Consent Approval.

8. That the Owner/Applicant shall convey a 1.45 m road widening to the City, at the Owner/Applicant's expense, along the frontage of the retained lot at 51 James Street East. The said road widening shall be identified on the draft reference plan submitted to the Secretary-Treasurer required under Condition #2 herein and shall be transferred to the City free and clear of encumbrance.
9. That the Owner/Applicant shall submit an Entrance Analysis to the satisfaction of the City.
10. That the Owner/Applicant provide evidence that the Driveway and Parking Spaces on the retained lot comply with the provisions of the Zoning By-law.
11. That Minor Variance Application A02-26 be approved.

SCHEDULE B – APPROVED PLAN(S)

The plan(s) included on this Schedule have been reviewed and approved by the Committee of Adjustment and form a part of the Committee's Decision. Development shall occur substantially in compliance with these Approved Plan(s). Approval by the Committee of Adjustment does not imply full or complete compliance with all applicable requirements.

