



CORPORATION OF THE CITY OF ORILLIA
COMMITTEE OF ADJUSTMENT

DECISION

APPLICATION NO.	A03-26
APPLICANT/OWNER	Randy Marshall / Connor McBride
ADDRESS	353 Old Muskoka Road
DATE OF DECISION	June 17, 2026

Upon application to the Committee of Adjustment for a minor variance pursuant to Section 45 of the Planning Act, as amended, the decision of the City of Orillia Committee of Adjustment is as follows:

- THAT:** Consent to a variance(s) is:
- Approved
 - Approved with conditions*
 - Denied
 - Deferred

The Committee has Denied the following minor variance(s) from Zoning By-law 2014-44 to create four (4) new and one (1) retained residential lot(s) fronting onto Old Muskoka Road.

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

REASONS: The application does not meet all four tests of a Minor Variance as set out in Section 45(1) of the *Planning Act*, and more specifically:

1. There is a lack of alternative parking supply in the surrounding area (i.e. there are no municipal parking lots);
2. The intent of the Zoning By-law is not met as there is an inadequate supply of parking for the proposed land uses; and
3. The requested variance is not appropriate for the orderly development of the land given the potential for adverse impacts on the municipality for having to conduct parking enforcement.

EFFECT OF PUBLIC INPUT:

In making this Decision, the Committee of Adjustment had regard for all public input received through written, electronic, and verbal submissions prior to the conclusion of the Public Hearing held on June 17, 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 Minor Variance 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 July 7, 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 Minor Variance.

Notice of this decision of the Committee of Adjustment was circulated on **June 19, 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. A03-26 rendered on June 17, 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