



**CITY OF ORILLIA
COMMITTEE OF ADJUSTMENT MINUTES**

HEARING MINUTES
COMMITTEE OF ADJUSTMENT
HEARING OF
August 27, 2026

The August hearing of the City of Orillia Committee of Adjustment was held on August 27, 2026 in-person in the Tudhope-McIntyre Boardroom with the following in attendance:

Kelly Smith (Chair)
Pete Bowen, Committee Member
Ian Gordon, Committee Member
Jill Lewis, Senior 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 4:30 p.m.

3. Approval of Agenda:

050-26 Moved by: Ian Gordon
Seconded by: Pete Bowen

That the Agenda for the August 27, 2026, be approved.

Carried

4. Notification of Pecuniary Interest:

None

5. Manner in which Notice was provided:

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

6. Applications:

6.1 B04-26 - 16 First Street

In attendance: Amarjot Thiara, 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 three (3) new residential lots. The retained and severed lots are proposed to accommodate semi-detached dwellings,

Comments from the Public:

Letters of opposition have been received from several area residents.

Comments from Departments/Agencies:

The Engineering Division have indicated that there are several conditions proposed.

Staff Report:

Planning Division recommends denial of the application.

Owner/Applicant's Comments:

The agent, AJ Thiara, addressed the Committee on behalf of the owner, 16 First Development Inc. Mr. Thiara asked for clarification from staff of the statement indicated on Page 3 of the Summary of Comments regarding First Street having a road allowance of 20 metres, however, the measurement taken on June 24, 2026, of the roadway were approximately 7.4 metres. Staff confirmed this was the measurement taken on that date.

Mr. Thiara stated that First Street is an open legal municipal road and is maintained by the City of Orillia year-round.

Mr. Thiara noted from Page 14 of the Summary of Comments that the City Engineer reviewed the proposal and concluded there were no concerns with respect to wastewater or water capacity.

Public Comments (at hearing):

Anne Waggoner of 20 First Street thanked the planning staff and appreciates Committee reviewing her latest submission.

Ms. Waggoner noted that the proposed development may meet some legal parameters for development in the area, however the overall proposal is not compatible with the surrounding neighbourhood.

In an R2 zone, all streets are different with development such as semis, duplexes and fourplexes but to go from a duplex to sixteen dwelling units is not gradual intensification.

Stewart Thompson of 12 First Street advised that he lives beside the property and noted his concern with the water flow problem between the properties through a shared easement with the City. He has been told the City cannot make a decision until everything is cleared to see what they are getting into.

Mr. Thompson asked how Committee can make a decision until the water situation is figured out.

Staff advised that the wastewater is what the applicant is referring to as having no concern with and is not related to stormwater concerns.

Mr. Thompson advised the property on the other side at 10 First Street has water issues from both properties which caused issues with an existing foundation that has been filled in with sand.

Janette Harmer of 24 First Street advised the Committee that she wanted to extend her garage out 10 years ago and was told no because the streetscape would be affected and ruin the look of the street.

Ms. Harmer also noted the street is very narrow and there was an accident with kids on bikes when cars were parking on both sides.

Committee Comments

A Committee member asked if parking is allowed on both sides of the street and staff advised that it was.

A Committee member asked if the depth of the ditch was measured and staff advised no, just the width.

The Committee member asked about the 10-year road plan and where it starts and stops. Staff advised Phase 4 ends at Murray Street and a portion of Lacie Street that does not have a sidewalk will not have a sidewalk in this plan as it ends at Murray. There will be no ditch changes or sidewalks in that neighbourhood.

Staff advised there is a long list for sidewalks and any improvements to roads generally in the areas of intensification or planned intensification being serviced areas such as hospitals or something really in need. There is a long list for sidewalks.

Staff advised this is all reviewed through the budget process with the City Council and would take place next year.

**051-26 Moved by: Pete Bowen
 Seconded by: Ian Gordon**

That Application B04-26 – 16 First Street be Denied.

Carried

Chair Kelly Smith did not support the Motion.

**052-26 Moved by: Ian Gordon
 Seconded by: Pete Bowen**

That the Reasons for Denial are as follows:

1. The existing cross-section of First Street was not designed to accommodate intensified lot fabric through the severance of one lot into a total of four lots.
2. The existing cross-section of First Street is inadequate to accommodate the proposed lot fabric through the severance of one lot into a total of four lots.
3. There are unresolved concerns about lack of safe access along First Street both for future residents in the proposed development and for existing residents in the surrounding neighbourhood.
4. The long-term impact on the surrounding properties could be compromised due to the current design of the municipal road on First Street.
5. The proposed development fails to satisfy the criteria of Subsection 51(24) (i) of the *Planning Act* for the provision of adequate municipal services due to the current design of First Street.

Carried

7. Correspondence/Other Business:

None

8. Adjournment:

**053-26 Moved by: Pete Bowen
 Seconded by: Ian Gordon**

We now adjourn at 5:14 p.m.

Carried

The Committee will reconvene at 9:15 a.m. on September 16, 2026.

A handwritten signature in cursive script, appearing to read "K. Smith".

Kelly Smith, Chair

A handwritten signature in cursive script, appearing to read "L. Jackson".

Lorrie Jackson, Secretary-Treasurer