



CORPORATION OF THE CITY OF ORILLIA
COMMITTEE OF ADJUSTMENT

DECISION

APPLICATION NO.	A09-26
APPLICANT/OWNER	Howard Lee
ADDRESS	245 Bay Street
DATE OF DECISION	August 19, 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

The following schedule(s) attached hereto form part of the Committee of Adjustment decision:

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

The Committee has Granted the following minor variance(s) from Zoning By-law 2014-44 for a new one-storey Detached Accessory Structure (garage only) with a ground floor of 81m², exceeding the Zoning By-law maximum ground floor area for a Detached Accessory Structure of 68 m², requiring a variance of 13 m². Under this request - no portion of the garage proposes an accessory dwelling unit.

No.	Section	Requirement	Proposed	Variance
1	5.1.3.1 The floor area for any one Building or Structure Accessory to the Residential Use on a Lot shall not exceed 68.0 m ²	68m ²	81m ²	13m ²

REASONS:

1. The proposal maintains the general intent and purpose of the Official Plan as it is subordinate to the main use, compatible with the surrounding residential uses, maintains the established neighbourhood character, and does not create adverse impacts;
2. The variance maintains the general intent and purpose of the City's Zoning By-law, as the size of the lot, the proposed accessory structure (garage) preserves the subordinate nature and ensures compatibility with the surrounding residential context;
3. The variance is desirable for the appropriate development and use of the land, as the proposal represents a reasonable accessory residential use on a large lot that can accommodate the development while maintaining appropriate setbacks, low lot coverage, and compatibility with surrounding properties; and
4. The variance is minor in nature, as the proposal does not result in adverse impacts related to privacy, overlook, shadowing, visual dominance, or overdevelopment.
5. The Committee of Adjustment previously considered a detached Additional Dwelling Unit on the subject property under Decisions A05-25 and A11-25, which were both subsequently approved at their respective hearings (April 16, 2025 and August 20, 2025). The current application (A09-26) seeks approval for a revised design that reduces the overall scale of the previously approved proposal, removal of the dwelling unit and for a detached Accessory Structure – Garage - only. While the revised design continues to require minor variance relief, it represents a less intensive form of development than the proposal previously authorized by the Committee. As such, the revised proposal remains appropriate and is consistent with the Committee's previous decisions.

EFFECT OF PUBLIC INPUT:

There was no public input received prior to the conclusion of the Public Hearing held on August 19, 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

The applicant, the Minister, a specified person or public body may appeal to the Ontario Land Tribunal against the decision of the Committee regarding these applications, or a condition of the Decisions, within 20 days of the Notice of Decision. 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 September 8, 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 **August 21, 2026**.

I, Sue McCormick, Acting 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. A09-26 rendered on August 19, 2026.

A handwritten signature in cursive script that reads "Sue McCormick". The signature is written in dark ink and is positioned above a horizontal line.

Sue McCormick, Acting Secretary-Treasurer to the Committee of Adjustment

SCHEDULE A – CONDITIONS OF APPROVAL

SUBJECT TO THE FOLLOWING CONDITIONS:

It is a requirement that all conditions imposed are completed to ensure the minor variance decision is granted.

1. That the owner obtains a Zoning Certificate for the “detached Accessory Structure – Garage”.
2. That the owner obtains a Building Permit for the “detached Accessory Structure – Garage”.
3. And that the construction plans for the “detached Accessory Structure – Garage” be substantially in compliance with the Site Plan submitted with the Minor Variance application.

SCHEDULE B – APPROVED PLANS

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.



ELEVATIONS

