



CORPORATION OF THE CITY OF ORILLIA
COMMITTEE OF ADJUSTMENT

DECISION

APPLICATION NO.	A10-26
APPLICANT/OWNER	Running Brook Homes Ltd.
ADDRESS	6 Victoria Crescent
DATE OF DECISION	September 16, 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 Plan(s).

The Committee has Granted the following minor variance(s) from Zoning By-law 2014-44 for a reduction in the required front yard setback from Lake Simcoe of 30.0 m to 28.4 m and an increase to the maximum width of a driveway from 60.0% to 62.8%.

No.	Section	Requirement	Proposed	Variance
1	5.34 - Table 5.4	Setbacks from Waterbodies and Watercourses – Lake Simcoe 30.0 m	28.4m	1.60 m
2	6.2.13.1	Dimensions of Driveway – The maximum width of a Driveway shall be 6.0 m or 60% of the length of the Lot Line crossed by the Driveway that provides vehicular access from the street to the Lot, whichever is lesser.	62.8%	2.8%

Reasons for Approval:

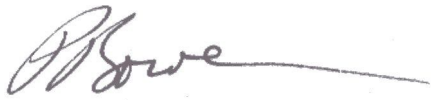
REASONS:

1. The proposal maintains the general intent and purpose of the Official Plan. It will have no impact on the shoreline or waterbody of Lake Simcoe, and the proposed driveways designs are consistent with the policies and direction of the Official Plan.
2. The requested variances maintain the intent and purpose of the City's Zoning By-law. Decks, terraces, porches, and balconies are exempt from the applicable zoning provisions, and Housekeeping Amendment No. 14 will provide revised definitions to further clarify and support this direction. The proposed driveways are also consistent with the Zoning By-law's 60% requirement.
3. The requested variances are compatible with the surrounding land uses and are consistent with the established lot fabric and development pattern of the surrounding area.
4. The requested variances are considered minor in nature, as they will not result in any adverse impacts on surrounding properties or the broader neighbourhood

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 September 16, 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 October 6, 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 **September 18, 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. A10-26 rendered on September 16, 2026.



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 obtain a Site Plan Amendment to the previously Approved Site Plan Approval (2004) City file no: D11-087 to endorse and execute the proposed Site Plan for 8 new Freehold Town houses.
2. And that the construction plans be substantially in compliance with the Site Plan submitted with the Minor Variance application.

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.

