



**Committee of Adjustment
Summary of Comments for September 16, 2026
For Application A10-26
6 Victoria Crescent**

The below summary of comments provides information and any requested conditions of approval from circulated Departments and external agencies.

CITY OF ORILLIA

TO: Committee of Adjustment
FROM: Planning Division
DATE: September 10, 2026
FILE NO: Application for Minor Variance A10-26
APPLICANT: Running Brook Homes
AGENT: Morgan Planning and Development (Jon Pak)
SUBJECT PROPERTY: 6 Victoria Cres (proposal for 8 new freehold Townhouses)

Recommendation:

THAT the Committee of Adjustment approves Minor Variance Application A10-26, subject to the recommended conditions, for the following 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

AND THAT the Committee of Adjustment approves Minor Variance Application A10-26, subject to the following conditions:

Recommended conditions of approval:

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.

Purpose

1. Is to request a reduction in the required front yard setback from Lake Simcoe of 30.0 m to 28.4 m and;
2. To request an increase to the maximum width of a driveway from 60.0% to 62.8%.

The following chart shows the variance(s) in greater detail to the provisions of Zoning By-law 2014-44:

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%

Background and Key Facts

- OP Designation:
 - Living Area – Stable Neighbourhood
- Located on Victoria Crescent which is identified as a Collector Road – and a 23m Right of way width is required.
- Victoria Crescent is an identified-on street Bicycle Route.
- Currently located within the Flood Hazard Overlay Zone (Low lying areas under 220.5m elevation)
- Located within the Lake Simcoe Watershed
- Property is within 30m from the shoreline of Lake Simcoe
- Site currently has an informal access to the lands off of Victoria Crescent, but will require 8 individual driveways for the units.

- Sidewalks are located along Gill Street on Municipal Lands and terminate at the property's boundaries. Development is being asked to extend municipal sidewalk in front of their development.
- Sanitary and Water service is available along Victoria Crescent and site is already serviced by 8 existing laterals for the proposed units/lots.
- There is one existing Hydro pole located on the frontage of the property.
- Not subject to the City's existing Tree By-law, less than 0.5ha
- Legal Description: PLAN M77 LOTS 27 30 AND 31;PT LOTS 25 AND 26 BLK B AND;RP 51R36246 PART 7
- Record of Site Condition **will not be** required.
- Not adjacent to any heritage designated properties and not adjacent to any properties of interest.
- Archaeological Clearances **is required**, no City record indicated review has been completed on the lands, since the property's adjacent to the shore of Lake Simcoe it is a candidate for Archaeological potential.
- A scoped/minor Tree Inventory on the small vegetative area at the rear of the property will be required to assess the health of the trees in this area, in particular large trees should be preserved if possible, tree protective methods to be explored.
- Existing stormwater ditch along the front of the property and down the eastern property line, over Victoria Cres. And existing into Lake Simcoe.
- There is one existing City Hydrant #328 along Victoria Crescent, at eastern property boundary.
- Development Charges will be applicable via Building Permit submissions any modification on payment scheduled shall be further administered by the Finance and the Building Divisions.

Surrounding lands:

North	Existing Residential Lots fronting Shannon Street and Existing Townhouse Dwellings complexes.
East	Existing Townhouse Dwelling Complex
South	Landscape Open Space, Victoria Crescent and Lake Simcoe
West	Existing freehold townhouses – Running Brook Homes (Phase1)

Figure 1 – Location Map of Subject Property



Analysis:

Date of Site Inspection: August 2026

Approaching the site southbound along Gill Street, the shoreline of Lake Simcoe is immediately adjacent to the Municipal right-of-way. At the bend, Gill Street transitions into Victoria Crescent, with the subject lands located immediately north of the bend.

The subject lands comprise a large vacant parcel, generally devoid of vegetation, situated between two established townhouse developments. To the north is Phase One (1) of Running Brook Homes, constructed in 2008–2009 and consisting of six (6) freehold townhouse units. The proposed Phase Two (2) development would add eight (8) additional freehold townhouse units.

The developer completed a Stage One (1) pre-consultation with the City during the summer, at which time the preliminary development proposal was reviewed and two required variances were identified.

The lands have remained vacant for as long as available aerial imagery indicates and have been contemplated for multiple-dwelling residential use for more than 25 years. Given the property's proximity to Lake Simcoe, an archaeological assessment and associated clearances will be required prior to development.

While the property is generally free of trees and heavy vegetation, a small cluster of trees exists in the northeast corner. At the City's request, a detailed tree inventory is being undertaken to assess opportunities to preserve the larger trees in this area.

The townhouse development to the east has existed since the late 1970s, establishing a longstanding residential context in the immediate area.

One of the required variances relates to the proximity of the proposed building facades to Lake Simcoe. However, Victoria Crescent and the intervening Municipal right-of-way provide physical separation between the proposed development and the shoreline, and therefore the potential impacts on the lake are expected to be minimal.

Overall, the proposal represents a logical continuation of the existing Running Brook Homes development and the established residential character of the surrounding area.

Figure 2 – View of Subject Lands From Victoria Crescent



Figure 3 – Views of existing townhouse developments either side (East to west)



Figure 4 – View from Subject Lands towards Lake Simcoe



Maintains the purpose and intent of the Official Plan:

☒ Yes ☐ No ☐ Defer

The subject lands are designated “Living Area – Stable Neighbourhood”

Lands designated as “Living Area – Stable Neighbourhood” permit townhouse dwelling units.

With regards to the proposed variances:

1. Proximity to Lake Simcoe:

The Official Plan provides broad guidance intended to protect the City's waterbodies from adverse impacts associated with development. Non-livable areas, including terraces, decks, porches, and balconies, are exempt from the definition of development. Notwithstanding this, the Official Plan advises that all development be appropriately located and designed to ensure that it does not result in adverse impacts to the lake or its surrounding environment.

In this regard, the requested variance would permit a portion of the terraces associated with the two end units to encroach into the Shoreline Buffer Zone. In Planning Staff's opinion, the proposed encroachment and features are exempt and would not result in adverse impacts to the lake or the surrounding shoreline environment. As such, Staff are satisfied that the requested variance maintains the intent of the Official Plan

2. Increased width of driveways:

The Official Plan encourages townhouse developments to utilize paired driveways. The proposed development follows this direction, consistent with the driveway configuration established in Phase 1.

The Official Plan also encourages development to respect the character of the surrounding neighbourhood through compatible building siting, landscaping, and

streetscape elements. The proposed driveway configuration is consistent with the existing development pattern.

The requested variance applies only to the interior units and represents a minor increase of approximately 3.0% over the permitted width. Given the depth of the front yards, sufficient space remains for snow storage. As such, Planning Staff are satisfied that the requested variance maintains the intent of the Official Plan.

The proposed variances meet the intent and purpose of the City's Official Plan.

Maintains the purpose and intent of Zoning By-law No. 2014-44, as amended:

☒ Yes ☐ No ☐ Defer

With regards to the Zoning By-law there are two variances being requested:

1. Permitted encroachments within the Shoreline Buffer Zone for a terrace, deck, porch or balcony.

As shown below the Zoning By-law, offers exemption for “decks/porches or balconies” attached to a Dwelling within the Shoreline Buffer Zone.

15.1.5 Decks, Porches or Balconies Attached to Dwellings in Shoreline Buffer Zone

Notwithstanding any other provision of this By-law, a new or enlarged Deck, Porch or Balcony may be constructed onto a Dwelling that is located fully or partly within the Shoreline Buffer Overlay Zone provided that:

- a) the Deck, Porch or Balcony is no closer than 5.0 m to the Shoreline at the closest point; and

However, the applicant is not satisfied that the features, as currently designed, meet any of the “defined” features identified in the Zoning By-law. As such, the applicant has requested that the variances be approved to confirm compliance with the Zoning By-law.

Staff have attempted to assist the applicant by revisiting the applicable definitions as part of the City's next Zoning By-law Housekeeping Amendment, which is scheduled to be presented to Council in September 2026. However, the applicant has elected to pursue the minor variance applications in advance of those amendments taking place. Accordingly, staff have no concerns with the requested variances or the applicant's request for relief.

2. Increased width of a driveway from the Permitted 60% width to 63% width of the frontage.

As shown below, the Zoning By-law permits the width of a driveway on private lands to either 6.0m or 60% of the frontage.

6.2.13.1 Dimensions of Driveway

A Driveway shall have a minimum length of 6.0 m and a minimum width of 2.7 m. 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 the lesser. On a waterfront lot, the maximum width of a Driveway shall be 60% of the width of the Rear Lot Line or 6.0m, whichever is the lesser. Notwithstanding the above, an attached Walkway having maximum width of 1.5 m may be permitted adjacent to that portion of a Driveway that is located on private property provided same is not used for the parking of Motor Vehicles.

Because the proposed units are townhouses, interior units are required to have a minimum frontage of 6.0 m. The proposed units have proposed a frontage of 6.6 m; but if they considered a 6.0 m driveway, that would occupy approximately 91% of the lot frontage. The Zoning By-law then permits an alternative measurement of 60% of the lot frontage, which would result in a permitted driveway width of 3.96 m per unit. The applicant has proposed a driveway width of 4.1 m per interior units, which represents a variance of approximately 3%.

Staff are satisfied that the 60% driveway width provision is intended to ensure sufficient space for vehicular access while maintaining an appropriate portion of the front yard for other functions. Given the reduced lot frontage associated with the proposed townhouse units, applying the 60% provision results in a relatively narrow driveway width. Staff are satisfied that the proposed 4.1m driveway width remains appropriate and that the remaining 37% of the front yard, which is not occupied by the driveway, provides sufficient area for snow storage and stormwater infiltration/recharge.

Staff are satisfied that the requested variance maintains the general intent and purpose of the City of Orillia Zoning By-law. As such, the requested relief is considered to be in keeping with the intent and purpose of the Zoning By-law.

The variance(s) are desirable for the appropriate/orderly development or use of the land:

☒ Yes ☐ No ☐ Defer

For the reasons stated previously, the existing structure is considered appropriate for the Shoreline Buffer Overlay Zone and the property. In reference to the surrounding properties and land uses, this structure is not unique, as both developments adjacent are also townhouse developments.

As such Planning Staff conclude that it is appropriate for the area and for the property.

The variance is minor in nature:

☒ Yes ☐ No ☐ Defer

Staff are satisfied that the requested variances maintain the general intent and purpose of the City of Orillia's Official Plan and Zoning By-law. In planning staff's opinion, the

permitted encouragement for shoreline buffer areas is being withheld, and the inconsistencies in the definition of a balcony are being addressed through the City's next housekeeping Zoning By-law Amendment.

With respect to the increased driveway width on the interior lots, staff are also satisfied that the proposed variance maintains the intent of the Official Plan and Zoning By-law and is consistent with the surrounding land uses.

Both variances are minor in nature and are limited in scope and numerical extent. As such, staff consider the proposed variances to be minor in nature.

Conclusion

The proposed variances associated with application A10-26 have been reviewed with regards to the four tests as set out within the *Planning Act* and it is the opinion of staff that the four tests have been satisfied and are recommending approval of the application subject to conditions.

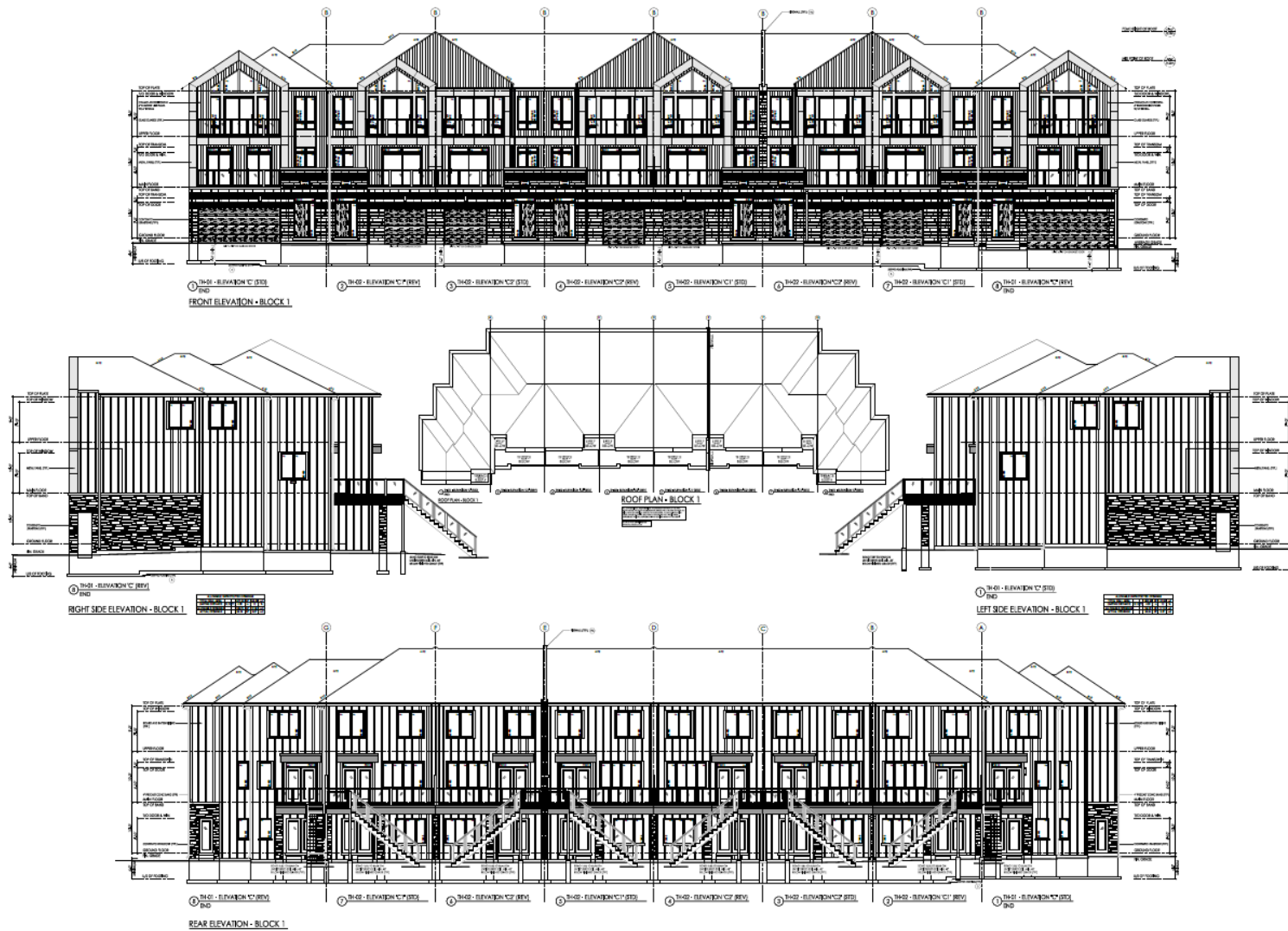
Prepared by:

Alison Chapple. MCIP RPP
Senior Planner

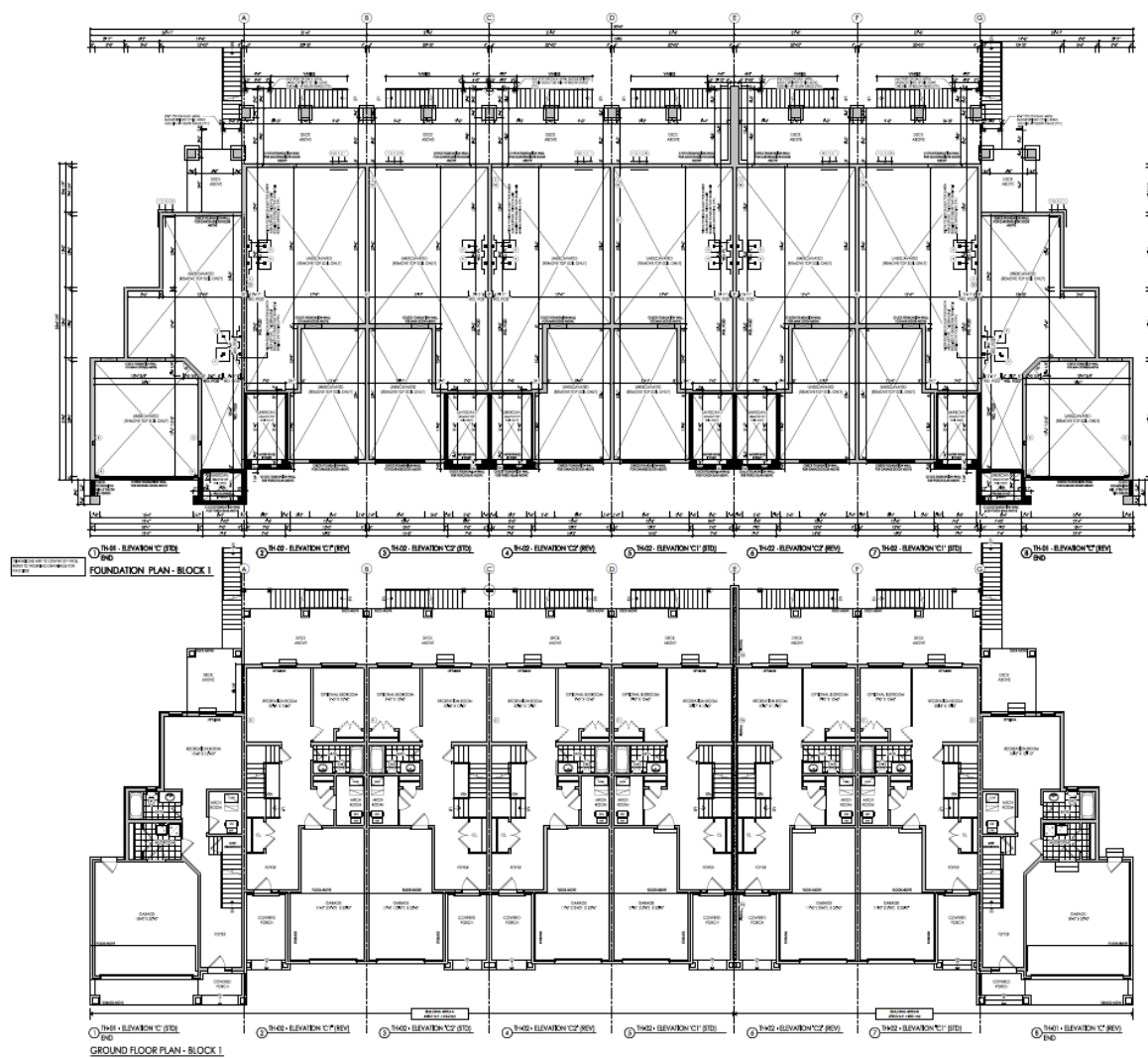
Attachment 1 - Proposed Site Plan



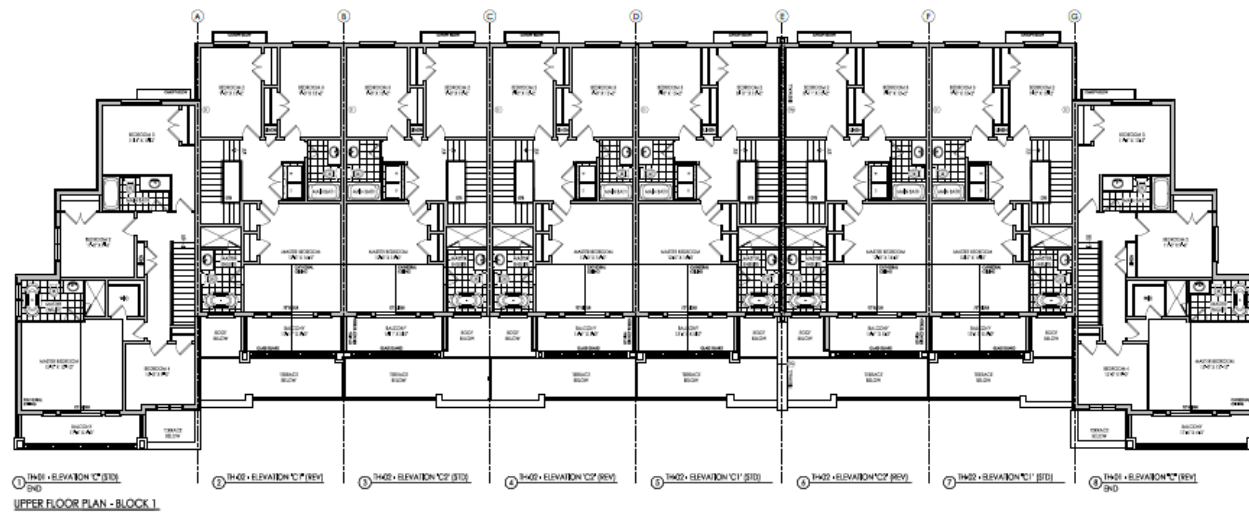
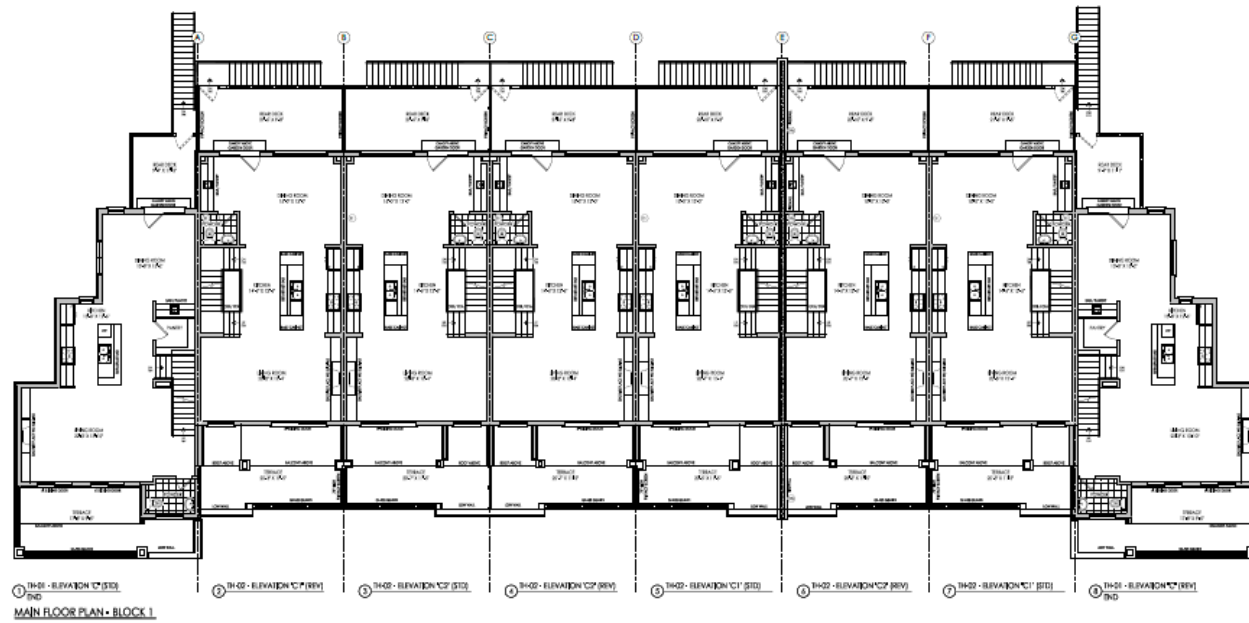
Attachement 2 – Proposed Elevations



Attachment 3



- Proposed Floor Areas





MEMORANDUM TO COMMITTEE OF ADJUSTMENT

DATE:	September 9, 2026
FROM DEPARTMENT/DIVISION:	Engineering Division, DSE
FROM/CONTACT:	Tracy Blanchard, Development Coordinator
SUBJECT ADDRESS:	6 Victoria Crescent
SUBJECT FILE #:	A10-26

Comments to applicant/owner for information purposes (Comments help provide additional information regarding the development of the subject lands to the applicant. Comments are not conditions of approval, rather additional information regarding requested conditions of approval):

- No comments.

Condition of Approval (Conditions of Approval are specific enforceable conditions regarding the subject lands should the Committee of Adjustment approve the application. For example: The applicant/owner shall apply for a building permit for the construction of a new dwelling to the satisfaction of the Building Division).

- No conditions.

External Agency Comments

None.

Public Comments Received

From: Quinn Southwell < >

Sent on: Tuesday, 01 September 2026 23:48:03

To: Lorrie Jackson <LJackson@orillia.ca>

Subject: Subject: Formal Opposition – Minor Variance Application A10-26 – 6 Victoria Crescent

Dear Secretary-Treasurer,

I am writing to formally express my opposition to Minor Variance Application A10-26 for 6 Victoria Crescent and to the proposed development that these variances are intended to facilitate.

I am a resident of Shannon Street, directly behind the existing homes on Victoria Crescent, and I believe my property and the surrounding neighbourhood will be directly affected by this proposed development.

I understand that the applicant is requesting a reduction in the required setback from Lake Simcoe from 30.0 metres to 28.4 metres, as well as an increase in the maximum permitted driveway width from 60% to 62.8%.

My concerns extend beyond the numerical size of these two variances. I am concerned with the overall scale and intensity of the proposed development and the attempt to accommodate additional homes within what is already a constrained waterfront residential area. In my opinion, the fact that relief from the existing zoning requirements is required raises concerns about whether this amount of development can appropriately be accommodated on this property.

I am particularly concerned about the proposed three-storey homes and the resulting loss of privacy. My bay window faces toward the proposed development area. I do not want the existing outlook from my home replaced by three-storey residences with upper-level windows potentially looking directly toward my home and property. In my opinion, this would create a significant overlooking and privacy concern and

substantially change the existing relationship between the properties on Shannon Street and Victoria Crescent.

I am also concerned about the impact of additional traffic on the surrounding residential neighbourhood, including Victoria Crescent and Shannon Street. These are established residential streets where my children regularly play, walk and ride their bikes. The surrounding streets are already busy, and adding further residential density will result in additional vehicles entering and leaving this relatively small area. I believe the potential cumulative impact on traffic and pedestrian safety should be considered when determining whether this level of development is appropriate.

I also question the need to reduce the established 30-metre setback from Lake Simcoe. If the proposed development cannot be accommodated while maintaining the City's existing waterfront setback and other zoning requirements, I believe that should weigh against granting the requested variance rather than modifying those requirements to accommodate a more intensive development.

I recognize that each minor variance application must be considered on its own merits. However, I am concerned about the longer-term development pattern that can result when increasingly intensive development is facilitated through exceptions to established zoning standards. I do not want this area to gradually become more densely developed through repeated variances that allow additional or larger homes to be placed into already constrained properties.

To be clear, I oppose the proposed development in its current form, as well as the minor variances being requested to facilitate it. In my view, the proposed three-storey homes, increased residential density, additional traffic, loss of privacy and overlooking of existing residences, together with the requested relief from the City's waterfront setback and driveway requirements, represent too much development for this limited area.

I respectfully request that the Committee carefully consider these concerns when applying the required tests for a minor variance and deny Minor Variance Application A10-26.

Please include this correspondence as part of the public record for the application. I would also like to be notified of the Committee's decision regarding this matter.

Thank you for taking the time to consider the concerns of residents who will be directly affected by this proposal.

Sincerely,

Quinn Southwell
158 Shannon Street
Orillia, Ontario