



CORPORATION OF THE CITY OF ORILLIA
COMMITTEE OF ADJUSTMENT

DECISION

APPLICATION NO.	A11-26
APPLICANT/OWNER	Lynn Anne Leitch
ADDRESS	87 Heyden Avenue
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 an increase of the maximum lot coverage in the Shoreline Buffer Zone from 34.8% to 36.0% to allow for an expanded replacement deck on an Existing Legal Non-Complying Building.

No.	Section	Requirement	Existing	Proposed	Variance
1	15.1.3	Notwithstanding the Lot Coverage Provisions as set out in Tables 15.1 and 15.2 in Subsection 15.1.1, in no case shall more than 25% of the Required Shoreline Buffer Zone be occupied with Buildings or Structures.	34.8% (Legally Existing Non-Complying Building, deemed to comply per ss. 5.19 b) i))	36.0%	1.2%

Reasons for Approval:

- REASONS:**
1. The variance is in keeping with the intent of the Official Plan and Zoning By-law because the proposed expansion of the existing legal non-complying deck will not cause any material change to the existing landscaping on the property, which is serving to mitigate surface water runoff into Lake Simcoe in keeping with the Official Plan policies and Zoning regulations;
 2. The variance is desirable for the appropriate/orderly development of the land, building or structure as it facilitates the replacement of an older deck with a newer, safer, more structurally sound deck with more usable area; and
 3. The variance is minor in nature as the proposed deck expansion will not have any negative impacts on the subject or adjoining properties.

EFFECT OF PUBLIC INPUT:

There was no public input received 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. A11-26 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 construction be substantially in compliance with the Site Plan submitted with the 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.

