



**Committee of Adjustment
Summary of Comments for August 27, 2026
For Application B04-26
16 First Street**

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 – Hearing of August 27, 2026
FROM: Planning Division
DATE: June 24, 2026
FILE NO: Application for Severance B04-26
APPLICANT: Amarjot Thiara
OWNER: 16 First Development Inc.
SUBJECT PROPERTY: 16 First Street

This is a second Supplementary Memo to the staff report dated May 12, 2026, which was written before Site Inspections were undertaken by City staff, and the Supplementary Memo dated June 16, 2026 regarding the above-referenced application. The recommendation in this second Supplementary Memo supersedes the recommendation made in the previous staff report as a result of subsequent Site Inspections undertaken by City staff.

Recommendation:

THAT Application B04-26 be denied for the following reasons:

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.

Background:

- See Supplementary Memo, dated June 16, 2026, for previous history on this consent application.
- On June 22, 2026 an in-person Committee of Adjustment hearing was held with 24 members of the public in attendance.
- The Committee of Adjustment passed the following motion on Application B04-26 after presentations by the applicant were heard, questions and comments were raised by the members of the public and members of the Committee of Adjustment:

THAT the hearing of Application B04-26 – 16 First Street, is deferred to a future date, no later than October 1, 2026, for the following reasons:

1. *Notwithstanding the recommendation in the original staff report dated May 12, 2026, public comments prompted staff to conduct further site visits (May 28 and June 11) and investigation regarding the proposed development.*
2. *Staff would like to hear the concerns raised by neighbouring owners at the June 22nd public hearing and have time to consider them after the hearing.*
3. *Additional conditions may be required to protect both the neighbourhood and the future residents of the subject property from adverse impacts. Staff will require more time to research and draft suitable conditions.*
4. *The number and complexity of the conditions ultimately developed may be of a nature more suited to a plan of subdivision than a Consent. Section 53(1) of the Planning Act states that the Consent approval authority “may give a consent if satisfied that a plan of subdivision of the land is not necessary for the proper and orderly development of the municipality”. At the time of writing the supplementary memo, staff was still evaluating whether a Plan of Subdivision is required to provide proper and orderly development as set out the City’s Official Plan Consent Policy 7.1.12.1 a) given the number of plans and studies likely to be required to ensure the proposed development results in good land use planning.*

AND THAT the hearing shall proceed in the following format:

1. *In-person;*

2. *Evening start time (between the hours of 4:30 pm and 7:30 pm).*

Notice of hearing to be recirculated in advance of the future hearing in accordance with the Planning Act.

- At the in-person Committee of Adjustment hearing held on June 22, 2026 members of the public raised the following concerns about the current design and usage of First Street:
 - Since there are no sidewalks on the portion of Lacie Street in the vicinity of the surrounding neighbourhood, pedestrians use First Street instead of using Lacie Street. Since First Street also has no sidewalks, there were multiple concerns raised about the safety of pedestrians using First Street if the proposed development were to proceed to divide the existing single lot into a total of four lots. It was further explained that pedestrians use First Street, instead of Lacie Street, to walk safely to and from the Couchiching Heights Elementary School located approximately 800m from the proposed development. It was expressed that the proposal to divide the existing lot into a total of four lots could result in safety concerns with additional vehicles and pedestrians having no sidewalk available to use on First Street.
 - Concerns were raised about the inadequate width of the roadway on First Street and it was questioned whether the existing road design would be inadequate to accommodate future vehicles and pedestrians resulting from the proposed development to divide one lot into a total of four lots.
- The other questions and concerns raised by members of the public are summarized in the minutes from the Committee of Adjustment in-person hearing held on June 22, 2026.

Analysis:

In response to public concerns regarding the inadequacy of the current road design of First Street, Planning staff undertook another site inspection on June 24, 2026. The focus of this site inspection was to measure the road adjacent to the subject property at 16 First Street.

Despite First Street having a road allowance of 20m, which is the minimum required for a Local Road, much of the road allowance is consumed by open ditches to convey stormwater from the surrounding area. The roadway is approximately 7.4m wide (or 24 feet) which is adequate for the passage of two vehicles but becomes compromised when vehicles park on the edge of the roadway. There are no on-street parking restrictions in place along First Street which allows vehicles to park on either side of the roadway (with exception for the blanket prohibition for on-street parking on all City streets at any time between the hours of 12 a.m. and 7 a.m. on any day from November 15 of one year to April 15th of the following year, so overnight on-street parking in the winter is not possible).

As indicated by members of the public, First Street was not constructed with a sidewalk. As a result, pedestrians must walk on the 7.4m (or 24 feet) wide roadway when using First Street. First Street was also not constructed with an “urban” cross-section including curb and gutter with underground storm sewers. Rather, First Street was constructed with open ditches on either side of the roadway to convey area stormwater flows.

The municipal boulevard, which is primarily comprised of an open ditch, located adjacent to the subject property on the east side of First Street is approximately 5m (or 16 feet) in width. The municipal boulevard on the west side of First Street is approximately 7m (or 23 feet) in width with open ditches and aboveground hydro lines. Precise measurements of the width of these municipal boulevards are unable to be obtained without undertaking a survey as it is difficult to ascertain the property boundaries on-site without survey equipment.

In accordance with Subsection 53 (12) of the *Planning Act*, the Committee of Adjustment must have regard for the subdivision criteria set out in Subsection 51(24) of the *Planning Act* when determining whether or not to grant provisional consent. One of the criteria set out in Subsection 51(24) to consider the considering granting a provision consent is: *“regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of present and future inhabitants of the municipality and to the adequacy of utilities and municipal services.”*

In the opinion of Planning staff, based on the site inspection completed on June 24, 2026, the existing road design of First Street is inadequate to safely accommodate existing and future residents with the proposed division of the subject property (16 First Street) from one lot into a total of four lots which could permit up to four dwelling units on a lot in accordance with the City’s current Zoning By-law provided all of the applicable zone provisions could be complied with (including but not limited to parking, setbacks, and lot coverage) for the following reasons:

- First Street has been constructed to a “rural” cross-section with open ditches and no sidewalk. The City’s current standards require new Local Roads to be constructed with a 1.5m sidewalk on one side of the street, together with curb and gutter for an underground storm sewer system. The construction of First Street predates the City’s current standards for Local Road construction.
- Additional future residents and vehicles associated with the proposed development is expected to place additional pressures First Street to accommodate more pedestrians and more on-street parked vehicles.
- Without a sidewalk on First Street, the safety of existing residents and future residents of the proposed development could be compromised. This safety concern is anticipated to be particularly heightened in the event of future parked vehicles on the roadway forcing pedestrians into the centre of the roadway, as the grade of the grassed open ditches on either side of the roadway are not suitable for use by pedestrians.

Conclusion:

Based on Planning staff's review of the *Planning Act's* criteria when considering granting a provisional consent, the public's concerns expressed at the June 22, 2026 in-person Committee of Adjustment hearing about the inadequate design of First Street to accommodate additional development are valid (upon Planning staff undertaking a third site inspection conducted on June 24, 2026). In Planning staff's opinion the proposed development does not satisfy the criteria for adequate municipal services as set out in Subsection 51 (24) (i) due to the current "rural" cross-section design with large, open ditches to convey the area's stormwater and no sidewalk along First Street. As a consequence, Planning staff recommends Consent Application B04-26 be denied.

However, if the Committee of Adjustment wishes to approve the proposed development, staff have prepared a list of recommended conditions to be implemented as set out in Schedule "A" to this Supplementary Memo which remains unchanged from the Supplementary Memo dated June 16, 2026 and the Committee must provide their reasons for granting the provisional approval.

Prepared by:

A handwritten signature in cursive script that reads "Jill Lewis".

Jill Lewis, MCIP, RPP
Senior Planner

Schedule "A" – Conditions of Approval

Schedule "B" – Supplementary Report dated June 16, 2026

Schedule "C" – Minutes from June 22, 2026 Hearing

Schedule "A" – Conditions of Approval

1. That the Owner/Applicant arrange for all taxes, local improvements, and/or other charges, both current and in arrears be paid prior to issuing of the Certificate of Consent, for the calendar year to the satisfaction of the Treasurer/Chief Financial Officer;
2. The Owner/Applicant shall submit to the Secretary Treasurer of the Committee of Adjustment a draft reference plan of survey which sets out the lands which are the subject of this application for review. Once duly deposited with the Office of the Land Registrar, an electronic copy is to be provided;
3. The Owner/Applicant shall submit to the Secretary Treasurer of the Committee of Adjustment draft Transfers for review. (Upon registration, final copies of the Transfers shall be provided to the City);
4. That the Owner/Applicant shall be required to pay the Development Review Fee (\$75.00) as approved by City Council.
5. That the Owner/Applicant shall pay to the City of Orillia Cash-In-Lieu of Parkland dedication the amount of which shall be in accordance with City Policy 8.1.2.1, to the satisfaction of the Secretary-Treasurer.
6. That the Owner/Applicant shall prepare a Site Servicing Plan, prepared by an experienced civil engineer, which includes road restoration details on the Plan, and enter into a Lateral Service Agreement with the City for the design and installation of water and sanitary service laterals to the front property line of the retained and the three (3) new lots at the expense of the applicant and to the satisfaction of the City.
7. That the Owner/Applicant shall demolish the existing buildings and structures on the property, at the expense of the Owner/Applicant, with all necessary permits and approvals, to the satisfaction of the City.
8. That the Owner/Applicant prepare a Species At Risk Study, to the satisfaction of the City, prior to the removal of any vegetation or structures on the property.
9. That the Owner/Applicant shall enter into a Consent Agreement with the City to include:
 - a. the design and installation of water and sanitary service laterals to the front property line on the severed and retained lots at the expense of the applicant, to the satisfaction of the City. The installation of services must be installed and inspected to the satisfaction of the City prior to the lapsing of Conditional Consent Approval;
 - b. development of the property shall be in accordance with the required Entrance Analysis, Stormwater Management Plan, Geotechnical Report, Hydrogeological Investigation (if required), Lot Grading Plan, Site Servicing

- Plan, Construction Management Plan, Erosion Sediment Control Plan, Landscape Plan and Tree Preservation Plan to the satisfaction of the City;
- c. the implementation of any mitigation measures recommended by the Species At Risk Study; and
 - d. provision of securities by the applicant to ensure completion of all of the works required under the Consent Agreement.
10. That the Owner/Applicant shall submit an Entrance Analysis, prepared by a qualified professional, to the satisfaction of the City, including a plan to decommission the existing driveway and a plan to group the driveways for the Semi-Detached Dwellings to conform to Policy 3.3.7.4.2 f) of the City's Official Plan, while at the same time demonstrating that the proposed downspouts will be directed to pervious surfaces to prevent icing on the municipal road, and that the Owner/Applicant submit an Undertaking confirming the said driveway design included in the Entrance Analysis will be submitted for their future building permit applications.
11. That the Owner/Applicant shall submit a Stormwater Management Plan, Lot Grading Plan and Erosion and Sediment Control Plan, prepared by an experienced civil engineer, to the satisfaction of the City. The Owner/Applicant shall submit Retaining Wall designs prepared and stamped by a qualified professional engineer experienced in structural engineering, if deemed to be required as a result of the City's review of the proposed Lot Grading Plan.
12. That the Owner/Applicant shall submit a Landscape Plan, including a Tree Preservation Plan, to be prepared by qualified Landscape Architect and to be peer reviewed by the City's third-party independent peer review Landscape Architect to the satisfaction of the City with the provision of 1 tree per lot with a minimum 80mm caliper at Diameter at Breast Height (to be measured at a point 1.37 metres above the ground at the base of the tree) with each tree to be located on private property within the Front Yard of the Lot and the species of the trees to be Sugar Maple or Red/White Oak.
13. That the Owner/Applicant shall prepare a Construction Management Plan to the satisfaction of the City to minimize off-site impacts of construction on the surrounding neighbourhood.
14. That the Owner/Applicant shall prepare a Geotechnical Report (that has been prepared and stamped by a qualified professional engineer) to confirm the water elevation of the groundwater. The Geotechnical Report will be required to address the requirements identified within the City of Orillia Engineering Design Criteria manual. If the Geotechnical Investigation is conducted outside of the anticipated seasonal high groundwater level (March to June), the City may require a Hydrogeotechnical investigation be conducted to document the seasonal high groundwater levels. Any mitigation measures recommended in the said reports will

be addressed in the Consent Agreement to implement conditions on development, if required, to the City's satisfaction.

Schedule “B” – Supplementary Report dated June 16, 2026

CITY OF ORILLIA

TO: Committee of Adjustment – Hearing of June 22, 2026
FROM: Planning Division
DATE: June 16, 2026
FILE NO: Application for Severance B04-26
APPLICANT: Amarjot Thiara
OWNER: 16 First Development Inc.
SUBJECT PROPERTY: 16 First Street

This is a Supplementary Memo to the staff report dated May 12, 2026 regarding the above-referenced application. The recommendation in this Supplementary Memo supersedes the recommendation made in the previous staff report as a result of subsequent Site Inspections undertaken by City staff.

Recommendation:

THAT Application B04-26 be deferred to a future meeting date, to be determined, for the following reasons:

6. Notwithstanding the recommendation in the original staff report dated May 12, 2026, public comments prompted staff to conduct further site visits (May 28 and June 11) and investigation regarding the proposed development.
7. Staff would like to hear the concerns raised by neighbouring owners at the June 22nd public hearing and have time to consider them after the hearing.
8. Additional conditions may be required to protect both the neighbourhood and the future residents of the subject property from adverse impacts. Staff will require more time to research and draft suitable conditions.
9. The number and complexity of the conditions ultimately developed may be of a nature more suited to a Plan of Subdivision than a Consent. Section 53(1) of the *Planning Act* states that the Consent approval authority “may give a consent if satisfied that a plan of subdivision of the land is not necessary for the proper and orderly development of the municipality”. At the time of writing this supplementary memo, staff was still evaluating whether a Plan of Subdivision is required to provide proper and orderly development as set out the City’s Official Plan Consent Policy 7.1.12.1 a) given the number of plans and studies likely to be required to ensure the proposed development results in good land use planning.

Background:

- Application B04-26 was originally scheduled for hearing at the May 20th, 2026 virtual hearing of the Committee of Adjustment.
- At the May 20th hearing, the Committee of Adjustment reviewed a request for an in-person hearing on this matter and made the determination that significant prejudice would be caused to various parties by holding a virtual hearing.
- The matter was rescheduled for an in-person hearing on June 22.
- At the time of the May 20th hearing, the Applicant was not the registered owner of the subject property. As a condition of the deferral of the application to June 22nd, it was required that the Applicant provide the Secretary-Treasurer with satisfactory evidence that he was the registered owner of the property on or before June 4th.
- On June 4th, the Applicant provided a copy of a registered Transfer to the Secretary-Treasurer confirming that his company became the registered owner of 16 First Street on June 4, 2026. The City has received the necessary authorizations to allow the Applicant to continue to act as agent for purposes of this application.
- Notice of the June 22nd in-person hearing was circulated on June 8, 2026. The Notice erroneously contained the name of the previous owner instead of the new owner.
- An Amended Notice of Hearing was hand-delivered on June 11, 2026 to properties within the 60m circulation located on First Street and Goldie Drive, and mailed to property owners whose addresses were not on First Street or Goldie Drive also on June 11, 2026, to advise that the property ownership as of June 4, 2026 transferred from the previous property owner Sean Cudmore to “16 First Development Inc.”

Analysis:

Further to the City receiving numerous comments and objections from neighbouring owners, Planning staff undertook site inspections on May 28, 2026 and June 11, 2026.

- On May 28, 2026 Planning staff completed a further site inspection of the neighbourhood and observed the following:
 - First Street has a narrow roadway with open ditches and no sidewalks; however the road allowance is 20m wide which is the minimum required for a Local Road.
 - The general grade of the lands slopes downward towards Laclie Street from the properties on Goldie Drive and Second Street to a large drainage ditch within the Laclie Street road allowance that collects the stormwater flows from the area.
 - There is a significant grade differential between the subject property (16 First Street) and the abutting property to the south (12 First Street), which may result in the need to install retaining walls on the subject property as part of the future development.
 - There are numerous large, mature trees scattered on the subject property with more trees along the property boundaries along the north and south lot lines.
 - Various pictures of the site were taken(Schedule “B”).

- Planning staff conducted a further site inspection on June 11, 2026 which focused on the property to the south of the subject property (12 First Street) which has a municipal drainage easement for conveying stormwater from the neighbouring area to the open ditches on Laclie Street. Refer to pictures (Schedule "B").

Drainage/Stormwater Management

Following circulation of the Notice of Hearing, the owner of the property at 12 First Street, which is the immediately abutting property to the south of the subject property, had contacted staff with concerns that the drainage swale on his property would be inadequate to handle any additional stormwater generated by the proposed redevelopment.

The property at 12 First Street is subject to a drainage easement in favour of the City, established in 1982 for the purposes of "an aboveground and underground storm water drainage system" benefitting "First Street and Goldie Drive" (Registered Instrument RO766232). The easement is over the lands highlighted in pink, being Part 4 on Plan 51R-11003 (Figure 1). Engineering staff have confirmed that no existing underground stormwater drainage system is in place; it is an above ground stormwater drainage system (i.e. ditch).

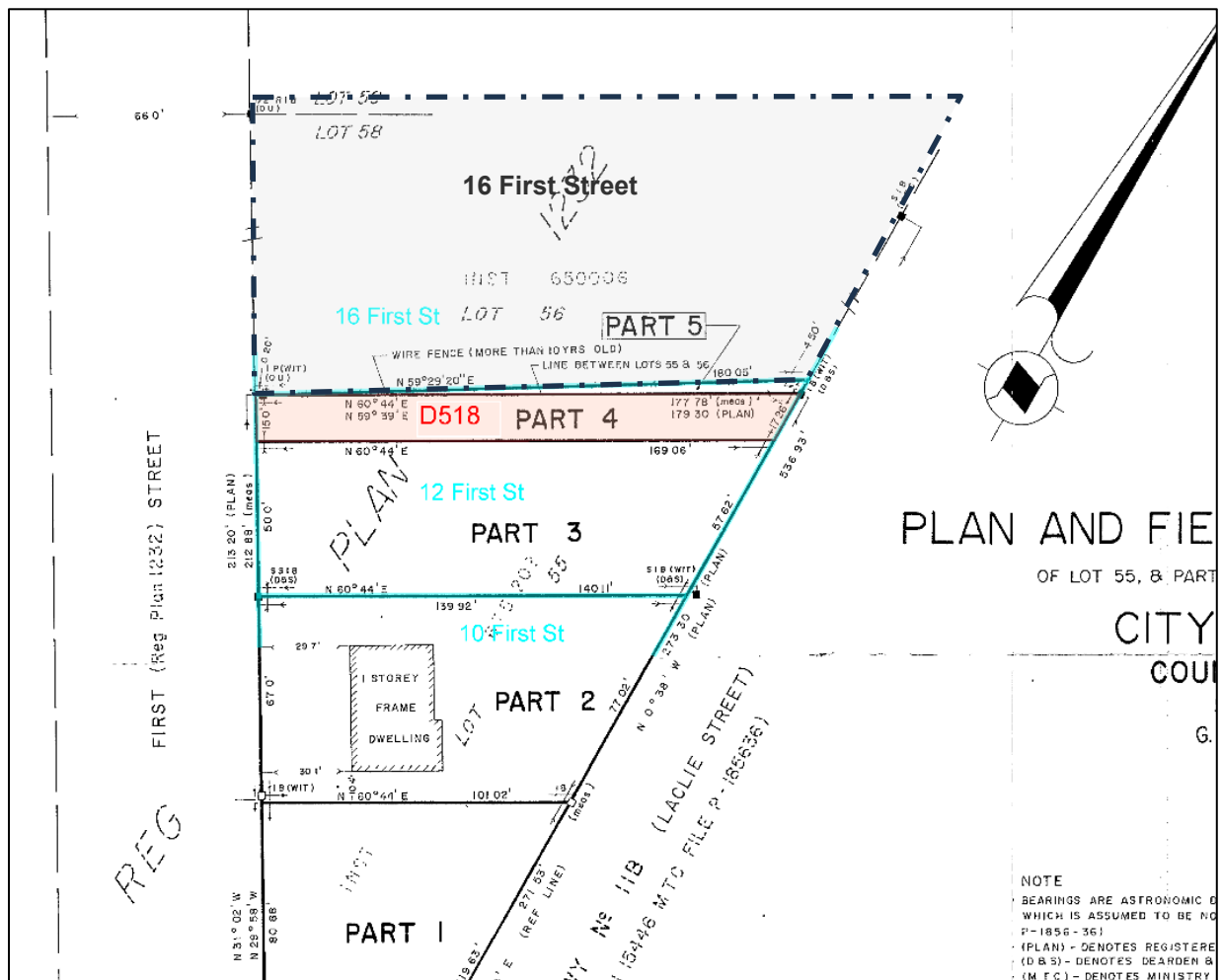


Figure 1: Location of Drainage Easement Benefitting First Street and Goldie Drive

Planning staff had discussions with the owner of 12 First Street both on the telephone and during the follow-up site inspection on June 11, 2026. The owner of 12 First Street indicated to Planning staff that the existing municipal ditch was barely able to keep up with current stormwater flows as it is “not deep enough”. Planning staff suggested that the owner of 12 First Street contact operations staff to inspect the ditch and take appropriate corrective action.

Staff from the City’s operations division of the Environment and Infrastructure Services Department undertook a site inspection on Friday, June 12, 2026 regarding the City’s municipal drainage easement which is located adjacent to the subject property to the south. The City’s Environmental Compliance/QMS Coordinator confirmed the following:

“Our plan is to re-define the drainage ditch to ensure the water is properly conveyed to the ditch on Laclie St. This should help keep the flow within the easement and prevent flooding into the backyard of 12 First St. It should also be able to handle the water coming from the proposed development.

There is an existing culvert under First St that discharges into the easement, however, there does not appear to be any underground infrastructure within the easement itself. The culvert was inspected and does not have any obstructions.”

Planning staff also asked the City’s Development Coordinator in the Development Service and Engineering Department to attend the site and make an assessment regarding the condition of the drainage swale and the impacts of the redevelopment of 16 First Street on the overall stormwater management in the neighbourhood.

The City’s Development Coordinator attended the site on June 11, 2026. Based on that inspection staff provided the following comments:

- Current private underground drainage infrastructure on 16 First Street directs flow to the neighbouring property at 12 First Street. It is assumed that this infrastructure will be removed and the development will ensure that all drainage will be self contained and directed to municipal drainage facilities only.
- The proposed development may require the construction of retaining walls.
- The existing grades of the site will be challenging. Lot grading plans will be required and shall follow the City of Orillia’s Engineering Design Criteria.
- Road surface flows enter the property via the driveway due to the area grading, the lot grading and stormwater management report shall demonstrate the intent to capture these flows and protect proposed dwellings.
- Driveways grades and design shall conform to specifications in the Engineering Design Criteria / Entrance Permit.
- An Erosion and Sediment Control Plan will be required as construction activities may impact the adjacent municipal swale and ditch
- Road restoration details are to be provided on future site servicing plans.

Trees/Landscaping

During the recent site visit staff also noted the presence of mature trees on the subject property which would likely be removed as a part of the redevelopment of the lot.

Additionally, there are trees located on the adjacent properties near the common lot lines that may be impacted by the regrading of the subject property to facilitate the proposed development.

With respect to the removal of trees, the City's Tree Conservation By-law (as set out in Chapter 370 of the City's Municipal Code) does not apply to the redevelopment of this property for the following reasons:

1. The subject property is less than 0.5 ha in size. Properties less than 0.5 ha in size are not required to obtain a Tree Permit prior to the removal of trees on private property, as set out in the Permit Exemption subsection 370.4.1. a) of the Tree Conservation By-law.
2. Development agreements entered into after December 31, 2002 are not subject to the City's Tree Conservation By-law as set out in subsection 370.4.2 d) of the Tree Conservation By-law.

Given the complexity of the subject property with respect to terrain, stormwater overland flow, abutting drainage concerns, trees, open ditches, narrow roadway, etc., staff are still considering whether this application would be better suited for a Plan of Subdivision application rather than a Consent application. Staff recommends the Committee of Adjustment provide staff in both the Environment and Infrastructure Services and the Development Services and Engineering Departments' more time to consider whether a Plan of Subdivision ought to be required to ensure orderly and proper development of the subject property.

Additional Recommended Conditions

Drainage/Stormwater Management/Grading

Staff recommend that a Stormwater Management Plan, Lot Grading Plan and an Erosion and Sediment Control Plan be prepared to the satisfaction of the City and incorporated by reference in the development agreement. At this time, further research and discussion is required to ensure that the conditions imposed are adequate to protect existing and future residents from any adverse impacts.

If it is determined that retaining walls will be required to support the proposed development, then the Retaining Walls must be designed by a qualified professional engineer to the City's satisfaction.

Species at Risk Study/Tree Preservation Plan/Landscaping Plan

Planning staff recommends that a Species At Risk Study be completed by the applicant to ensure consistency with the Provincial Planning Statement 2024 as new lot creation is not permitted within habitat of endangered or threatened species in accordance with Provincial and Federal requirements. To ensure there are no endangered or threatened species located on the subject property, Planning staff recommends that the applicant complete a Species At Risk Study in accordance with the City's Official Plan policies before any of the existing trees are removed and before the existing dwelling on the property is demolished. Planning staff also recommends that mitigation measures recommended in the Species At Risk Study, if any, be addressed in a development agreement.

Staff recommend that an additional condition be imposed to require that a Landscape Plan, including a Tree Preservation Plan, prepared by a qualified Landscape Architect to be peer reviewed by the City's independent third-party Landscape Architect at the expense of the applicant, be developed to the City's satisfaction with the provision of 1 tree per lot with a minimum 80mm caliper at Diameter at Breast Height (to be measured at a point 1.37 metres above the ground at the base of the tree) with each tree to be located on private property within the Front Yard of the Lot and the species of the trees to be Sugar Maple or Red/White Oak. Staff recommends that securities for the preservation of existing boundary trees and planting of new trees (to be shown on the Landscape Plan and associated Tree Preservation Plan) be taken through the development agreement to ensure adequate protection of existing boundary trees and ensuring that replacement trees will be planted.

Site Servicing Plans

The installation of water and sanitary laterals will be required and will be required to be shown on a Site Servicing Plan prepared by an experienced civil engineer. The Site Servicing Plans will also be required to include the road restoration details to the satisfaction of the City.

Engineering staff in the Development Services and Engineering Department have confirmed there are no capacity concerns with respect to water and wastewater capacity in the conveyancing system within the vicinity of this subject property. As such, it is not recommended that the applicant prepare a Functional Servicing Report for this consent application, at this time.

Driveway Design:

First Street has not been constructed with curb and gutter; rather open ditches convey stormwater. An Entrance Analysis, prepared by a qualified professional, together with the associated Lot Grading Plan, prepared by an experienced civil engineer, must ensure that the proposed driveways on the subject property will:

- Ensure driveway grades and design conform to the City's Engineering Design Criteria;
- Ensure the existing driveway is properly decommissioned; and,
- Ensure the proposed driveways will be grouped to conform to Policy 3.3.7.4.2 f) of the City's Official Plan, while at the same time demonstrating that the proposed downspouts will be directed to pervious surfaces to prevent icing on the municipal road.

Construction Management Plan:

Often infill development cause off-site impacts on neighbouring properties during construction and it is typical with any infill development to require the applicant to prepare a Construction Management Plan to the City's satisfaction to ensure the applicant has a plan for the parking of construction vehicles, the storage of construction materials, etc. to ensure off-site impacts to the surrounding neighbourhood is minimized. Given this proposed infill development is an internal lot (with abutting properties on either side), staff is of the opinion that a Construction Management Plan would be most appropriate to manage potential impacts of construction.

High Groundwater Potential:

Engineering staff will require a Geotechnical Report be prepared to confirm the groundwater elevation to determine whether or not the proposed development ought to be constructed with basements in accordance with the City's Engineering Design Criteria. The Report shall be prepared and stamped by a qualified professional engineer. The Report will be required to address the requirements identified within the City of Orillia Engineering Design Criteria manual. If the Geotechnical Investigation is conducted outside of the anticipated seasonal high groundwater level (March to June), the City may request a Hydrogeotechnical investigation be conducted to document the seasonal high groundwater levels.

Plan of Subdivision vs. Consent

Both the *Planning Act* and the City's Official Plan require the municipality to consider whether a proposed development needs a Plan of Subdivision to ensure proper and orderly development of the lands. When the municipality has determined that a Plan of Subdivision is not required for the orderly and proper development of lands, then a Consent application process can be pursued.

After various staff from the Environment and Infrastructure Services and Development Services and Engineering Departments from the City undertook site inspections of the subject property and surrounding neighbourhood in completing due diligence on the review of the Consent application submitted by the applicant, the following plans and studies are recommended to be completed:

1. Stormwater Management Report
2. Lot Grading Plan together with stamped engineered drawings of Retaining Walls prepared by a structural engineer (if required)
3. Erosion Sediment Control Plan
4. Site Servicing Plan
5. Construction Management Plan
6. Landscape Plan
7. Tree Preservation Plan
8. Species At Risk Study
9. Entrance Analysis
10. Geotechnical Report together with a Hydrogeotechnical Investigation (if required)

Based on staff comments submitted at the time of writing this report, a minimum of 10 different plans and studies are recommended to be completed to ensure the proposed development will result in good land use planning. With a consent application, these plans and studies must be prepared, reviewed, and approved within two years of the Committee of Adjustment granting Provisional Consent otherwise the Consent approval will lapse and the applicant will need to apply to the Committee of Adjustment for approval once again if the applicant wishes to continue with the proposed development.

However, with a Plan of Subdivision preconsultation is strongly recommended (which most applicants choose to pursue) and all of the required plans and studies are prepared before the Plan of Subdivision application is deemed complete by City staff. Once Council grants approval of the Draft Plan of Subdivision, then the applicant has up to 3 years to

fulfill the conditions of approval before needing to seek a Draft Plan Approval extension from Council.

Conclusion:

Staff withdraws the recommendation for approval of this application contained in the staff report dated May 12, 2026 (which was written before any site inspections took place) and now recommends deferral for the reasons set out above under "Recommendation".

The Committee will need to determine whether an in-person or virtual format is appropriate. Once that determination has been made, a future hearing date can be set. Notice will be recirculated prior to the future hearing in accordance with the *Planning Act* and regulations.

Should the Committee vote to approve the application on June 22, 2026, it is recommended that the conditions set out on Schedule "A" be imposed with reasons for approval to be determined by the Committee.

Prepared by:

A handwritten signature in cursive script that reads "Jill Lewis".

Jill Lewis, MCIP, RPP
Senior Planner

Schedule "A" – Conditions of Approval

1. That the Owner/Applicant arrange for all taxes, local improvements, and/or other charges, both current and in arrears be paid prior to issuing of the Certificate of Consent, for the calendar year to the satisfaction of the Treasurer/Chief Financial Officer;
2. The Owner/Applicant shall submit to the Secretary Treasurer of the Committee of Adjustment a draft reference plan of survey which sets out the lands which are the subject of this application for review. Once duly deposited with the Office of the Land Registrar, an electronic copy is to be provided;
3. The Owner/Applicant shall submit to the Secretary Treasurer of the Committee of Adjustment draft Transfers for review. (Upon registration, final copies of the Transfers shall be provided to the City);
4. That the Owner/Applicant shall be required to pay the Development Review Fee (\$75.00) as approved by City Council.
5. That the Owner/Applicant shall pay to the City of Orillia Cash-In-Lieu of Parkland dedication the amount of which shall be in accordance with City Policy 8.1.2.1, to the satisfaction of the Secretary-Treasurer.
6. That the Owner/Applicant shall prepare a Site Servicing Plan, prepared by an experienced civil engineer, which includes road restoration details on the Plan, and enter into a Lateral Service Agreement with the City for the design and installation of water and sanitary service laterals to the front property line of the retained and the three (3) new lots at the expense of the applicant and to the satisfaction of the City.
7. That the Owner/Applicant shall demolish the existing buildings and structures on the property, at the expense of the Owner/Applicant, with all necessary permits and approvals, to the satisfaction of the City.
8. That the Owner/Applicant prepare a Species At Risk Study, to the satisfaction of the City, prior to the removal of any vegetation or structures on the property.
9. That the Owner/Applicant shall enter into a Consent Agreement with the City to include:
 - a. the design and installation of water and sanitary service laterals to the front property line on the severed and retained lots at the expense of the applicant, to the satisfaction of the City. The installation of services must be installed and inspected to the satisfaction of the City prior to the lapsing of Conditional Consent Approval;
 - b. development of the property shall be in accordance with the required Entrance Analysis, Stormwater Management Plan, Geotechnical Report, Hydrogeological Investigation (if required), Lot Grading Plan, Site Servicing

- Plan, Construction Management Plan, Erosion Sediment Control Plan, Landscape Plan and Tree Preservation Plan to the satisfaction of the City;
- c. the implementation of any mitigation measures recommended by the Species At Risk Study; and
 - d. provision of securities by the applicant to ensure completion of all of the works required under the Consent Agreement.
10. That the Owner/Applicant shall submit an Entrance Analysis, prepared by a qualified professional, to the satisfaction of the City, including a plan to decommission the existing driveway and a plan to group the driveways for the Semi-Detached Dwellings to conform to Policy 3.3.7.4.2 f) of the City's Official Plan, while at the same time demonstrating that the proposed downspouts will be directed to pervious surfaces to prevent icing on the municipal road, and that the Owner/Applicant submit an Undertaking confirming the said driveway design included in the Entrance Analysis will be submitted for their future building permit applications.
11. That the Owner/Applicant shall submit a Stormwater Management Plan, Lot Grading Plan and Erosion and Sediment Control Plan, prepared by an experienced civil engineer, to the satisfaction of the City. The Owner/Applicant shall submit Retaining Wall designs prepared and stamped by a qualified professional engineer experienced in structural engineering, if deemed to be required as a result of the City's review of the proposed Lot Grading Plan.
12. That the Owner/Applicant shall submit a Landscape Plan, including a Tree Preservation Plan, to be prepared by qualified Landscape Architect and to be peer reviewed by the City's third-party independent peer review Landscape Architect to the satisfaction of the City with the provision of 1 tree per lot with a minimum 80mm caliper at Diameter at Breast Height (to be measured at a point 1.37 metres above the ground at the base of the tree) with each tree to be located on private property within the Front Yard of the Lot and the species of the trees to be Sugar Maple or Red/White Oak.
13. That the Owner/Applicant shall prepare a Construction Management Plan to the satisfaction of the City to minimize off-site impacts of construction on the surrounding neighbourhood.
14. That the Owner/Applicant shall prepare a Geotechnical Report (that has been prepared and stamped by a qualified professional engineer) to confirm the water elevation of the groundwater. The Geotechnical Report will be required to address the requirements identified within the City of Orillia Engineering Design Criteria manual. If the Geotechnical Investigation is conducted outside of the anticipated seasonal high groundwater level (March to June), the City may require a Hydrogeotechnical investigation be conducted to document the seasonal high groundwater levels. Any mitigation measures recommended in the said reports will

be addressed in the Consent Agreement to implement conditions on development, if required, to the City's satisfaction.

Schedule "B" – Pictures from Site Inspections



Picture of North Property Line of Subject Property (May 28, 2026)



First Street Roadway (May 28, 2026)



Picture of East Property Line of Subject Property and Lacie Street road allowance
(May 28, 2026)



Picture of Rear Yard of Property to the South (12 First Street) (May 28, 2026)



Picture of South Property Boundary of Subject Property
(12 First Street on the right of the picture and 16 First Street on the left of the picture)
(May 28, 2026)



South Property Line of Subject Property (June 11, 2026)



Rear Yard of the abutting property to the south (12 First Street) in the location of the municipal storm easement adjacent to the subject property (June 11, 2026)



South Side Yard and Rear Yard of Subject Property (taken from 12 First Street)
(June 11, 2026)



**CITY OF ORILLIA
COMMITTEE OF ADJUSTMENT MINUTES**

HEARING MINUTES

COMMITTEE OF ADJUSTMENT

HEARING OF

June 22, 2026

The June hearing of the City of Orillia Committee of Adjustment was held on June 22, 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 9:00 a.m.

3. Approval of Agenda:

039-26 Moved by: Pete Bowen
Seconded by: Ian Gordon

That the Agenda for the June 22, 2026, be approved.

Carried

040-26 Moved by: Ian Gordon
Seconded by: Pete Bownen

That Notice of today's hearing was sufficiently given.

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: Craig Mathieson of Skelton, Brumwell, agent and the owner, Amarjat Thiara.

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

Owner/Applicant's Comments:

Mr. Mathieson addressed the Committee. He reviewed the overall proposal being the 3 new lots proposed, and the Zoning and Official Plan policies in support of the application.

Mr. Mathieson indicated that as a result of public input and additional site inspections they received revised comments. He reviewed the initial comments that were received that recommended approval of the application. Mr. Mathieson indicated that they understand further technical matters need to be considered after staff's additional site inspections and a number of studies to be completed. The applicant recognizes that this will entail further conditions of consent and would like Committee to consider the application for consent is for lots that comply with zoning standards and are intended for permitted residential use.

Mr. Mathieson would appreciate meeting with City staff to review and understand the technical concerns and how those matters can be appropriately scoped and addressed through conditions of consent. He advised that they are agreeable to a deferral, however, ask that it not be open-ended and that a future date be identified at this meeting.

Comments from the Public:

Anne Waggoner of 20 First Street addressed the Committee. Ms. Waggoner advised she would like an evening in-person meeting for working people in the neighbourhood to be able to participate in the public hearing discussion on this application. She noted there is no definition of "Stable Neighbourhood" in the City's existing Official Plan and historically the subdivision only had 1-storey structures and now there are 2-storey structures in the neighbourhood and she has come to learn that the 70-year-old covenant is "no good" to stop multiple-storey dwellings from being constructed in their neighbourhood. She noted there is a specific "feel" and "atmosphere" to the neighbourhood.

Staff provided information on the current Official Plan and the draft new Official Plan with the proposed vision of growth in neighbourhoods. The reference to Stable Neighbourhood is a term similar to Employment Area. The reference to compatible is not necessarily just what is existing but supports different types of housing.

Ms. Waggoner advised she would welcome a maximum of 4 units on the lot if they were built like North Lake Subdivision and feels the developers are taking advantage of the by-law. She is also concerned about the evolution of 36/38 Goldie Drive which was supposed to be 2 units and is now 6 units. She indicated there is nowhere to put the snow in the winter on this development. There is nowhere to store the snow on the street due to the narrow roadway.

Ms. Waggoner indicated the Official Plan contains language about “enhancing” and “improving” neighbourhoods to make them better. Perhaps creating more housing is making it better, however, compatible in the Official Plan means complementary in scale and massing.

Ms. Waggoner indicated she had contacted Doug Ford’s office and the Premier’s personal assistant indicated that every municipality is free to identify their own areas for “intensification”. She spoke about each area in the City is so different and this particular neighbourhood is a stable neighbourhood that is perfect for additional dwelling units on an existing lot. She noted that there is no sidewalk on this portion of Laclie Street, so pedestrians walk along First Street. She is concerned that the street has no existing sidewalks and sidewalks should be in place on the street to support this kind of proposed development.

Ms. Waggoner further expressed concern about how the proposed development would stay within the maximum 11m building height. She expressed concern about in the winter where the new recycle bins would be located on a roadway with snow removal concerns. She questioned how the new recycle bins would fit in the driveways within the road allowance. She indicated that there is a “duck pond” in her backyard and water is pooling and collecting in her backyard from water coming from other areas of the subdivision. A further concern is about several healthy maple trees and boundary trees, and she wants to be assured that the trees on her property will not be compromised by the adjacent re-grading of the subject property at 16 First Street.

Ms. Waggoner stated concern about the developer paying cash-in-lieu of parkland instead of providing recreation space. She questioned where the children in the proposed development are going to play? She raised safety concerns about future children in the proposed development if there are no sidewalks on First Street.

Ms. Waggoner implored the City to navigate how intensification will impact Orillia and it must be good for citizens above all less and over and above the developer.

Stewart Thompson of 12 First Street indicated his concern about overland flow stormwater coming from the Jehovah’s Witness building on Laclie Street and expressed

concern that both 20 First Street and 12 First Street get inundated with stormwater in their backyards.

He indicated he wants the City's Operations crews to build an underground storm sewer on the municipal storm easement that is located on his property at 12 First Street. Mr. Thompson also expressed concern about the sub-drain on the subject property (16 First Street) which drains into the municipal storm easement located on his property at 12 First Street. He also expressed concern about a potential sanitary sewer backup occurring if more development were to take place on the street.

The applicant, Mr. Thiara, advised that he appreciates where the residents in the neighbourhood were coming from, and he understood that any new proposal would make the area residents anxious. He emphasized with the residents about their concerns for change in the neighbourhood. He stated that there is so much changing with government legislation and that he was unsure of what he was going to build.

Mr. Thiara stated he resides in a triplex, and he wants his tenants to also be able to park on-site rather than on the municipal road but the City driveway by-laws are restrictive. He expressed that the City has a goal of achieving a population growth of 50,000 people over the next 25 years and that he is not interested in developing 10 First Street because the lot depth isn't sufficient for supporting development.

Mr. Thiara noted that with the Federal Government changes, he is contemplating building to sell rather than rental and he stressed that he was just there for a severance. He expressed interest in providing the "missing middle" housing product in Orillia and stated that if he has to go through the Plan of Subdivision process, the regulatory burden of a Plan of Subdivision would be too much, and he would never develop because the burden would be too high.

Deb Hodgson of 65 Boundary Road stated there was a potential for 16 units which is "ridiculous" for the neighbourhood.

Adam Tyms of 49 Second Street inquired about where 16 units would be located on the subject property. He expressed concern about the development at 36/38 Goldie Drive where the ditch was backfilled and the development covers the property to the property lines. He expressed concern about vehicles parking on the street along Goldie Drive as a result of that development. He questioned what the plan for parking would be on each of the proposed lots.

Terry Richard of 39 Goldie Drive stated she lives across from the 6-plex at 36/38 Goldie Drive and when that property was being developed, they were told it would only be a 4-plex, but it turned out to be a 6-plex. She indicated that there are approximately 12 vehicles on this development and vehicles park on her lawn. She expressed concern that there were no trees and there was no room for parking on that development. She expressed concern that they pile snow on her property.

Ms. Richard said that this popular subdivision is not North Lake and this proposed development is not appropriate for her neighbourhood.

Leanore Wiancko at 11 First Street advised that when you drive down Cedar Island Road, a lot of dwellings are being built bigger. She warned about noise from generators during construction and expressed that she is very upset about the proposed development.

Angela Apa-Stanton at 20 Second Street advised she expressed concern about only dealing with the severance of the lots and not the eventual build on the proposed lots. She was of the opinion that there should be more information about the proposed construction on the future lots.

Ms. Apa-Stanton noted that she understands the need for intensification but expressed concern about no room for the new recycling bins on the future driveway at the road allowance as well as concern about snow removal on First Street and she expressed concerns about stormwater drainage in the neighbourhood. She wants to know from the applicant about what their intention is for construction on the proposed lots and what does he propose to build?

She expressed concern that this development was being compared to North Lake Village development because North Lake Village was built and modelled to be constructed for that level of development; whereas this existing neighbourhood was not.

Staff advised that the applicant could build up to 16 units. Four units each lot provided the parking can be supported on the property which would be 5 parking spaces on each lot. They would also have to meet the setbacks and coverage, maximum width of driveway, landscaping, and ensure proper snow removal. Committee can only approve the actual severance of the land with conditions.

Jackie Zardo, 61 Boundary Road, expressed concern with the number of units.

The applicant, Mr. Thiara, advised it was not his intent to build 16 units.

Terry Corless of 60 Goldie Drive stated the neighbourhood has lived through the fiasco at 36/38 Goldie Drive. She expressed concern that they built an Apartment Building. She expressed concern that what has happened on Goldie Street will happen on First Street. She expressed that the development on Goldie Drive is not affordable housing, and she indicated that rents in that development are \$2,600 to \$2,900 a month plus utilities. It is not affordable housing.

Ms. Corless expressed sympathy for property owners that live on either side of the 36/38 Goldie Drive development, and she questioned validity in whether there was actually 4 feet between the building and property line. She said the development at 36/38 Goldie Drive was a “sneak”. She stressed that the development that took place at 36/38 Goldie Drive was a “fiasco”. She expressed concern about the parking of vehicles on this

development site, and she is very concerned about this proposed development at 16 First Street after what took place at 36/38 Goldie Drive.

Ms. Corless expressed concern that First Street's roadway is very narrow and again expressed concerns with snow removal on the roadway in the winter. She expressed concern with the amount of snow Orillia has been receiving during its winters. She questioned the total number of units to be constructed, and she stated that she had lived on Goldie Drive since 1982. She questioned how many units could be joined together?

Staff advised that a semi-detached structure is attached and separated by a lot line. Should 4 units be proposed they will have to meet the parking requirements. Setbacks to side lot lines are 4 feet with a 10% reduction through Bill 17.

Comments from Departments/Agencies

Engineering has several conditions proposed.

Staff Report

Planning Division recommends deferral of the application.

Committee Comments:

A Committee Member asked the applicant if he will retain ownership or rent out the units. Mr. Thiara advised he will be retaining ownership. The Member asked how the property will be managed and whether there will be different property managers for each lot. One item will be the location of the garbage bins.

Mr. Thiara advised he has looked into smaller bins and possible accommodation for the bins. He understands the importance of property management which will also ensure the snow removal on the property.

Mr. Thiara advised that is aware of the concerns raised by the residents and he is on the same page with respect to management of issues. His concern is with the Planning Act. He confirmed that he will own all 4 buildings.

A Committee Member asked about an additional water easement to the north and south upgrade to the ponding. Staff advised that the Engineering Division would need to speak about these issues.

A Committee Member asked for clarification of the height of the building. Staff advised that it is 11 metres to the midpoint between the eave and the peak and is taken from the grade at the front of the building.

A Committee Member asked how the Geotechnical Report and Hydrogeological Report will impact the total number of units. Staff advised that, dependent on the ground water

levels, the structures may not support having basements. A Committee member clarified that this would likely affect having only three dwelling units instead of four.

A Committee Member asked about the difference between a Plan of Subdivision and a Consent process. Staff advised that by way of Consent, City Divisions would review the required reports, and the applicant will have 2 years to complete the conditions. Under a Plan of Subdivision, all of the studies and reports are to be submitted for review prior to the application going before Council.

Staff advised further time is required to consider their recommendation.

Staff advised if Committee considers a deferral, the matter should come back no later than the end of December 2026 to be heard before the same members of Committee as it is an election year.

Mr. Thiara advised he had concern with an open-ended date to December and would like the matter to come back in August.

The Applicant's Planner stated that they would like to meet with City staff to address their concerns and to come up with scoped conditions of consent.

**041-26 Moved by: Pete Bowen
 Seconded by: Ian Gordon**

That Application B04-26 – 16 First Street be deferred subject to the reasons prepared by staff to no later than October 1st with an in-person hearing in the evening between the hours of 4:30 pm. and 7:30 p.m.

Carried

**042-26 Moved by: Pete Bowen
 Seconded by: Ian Gordon**

That the Reasons for Deferral are as follows:

5. Notwithstanding the recommendation in the original staff report dated May 12, 2026, public comments prompted staff to conduct further site visits (May 28 and June 11) and investigation regarding the proposed development.
6. Staff would like to hear the concerns raised by neighbouring owners at the June 22nd public hearing and have time to consider them after the hearing.
7. Additional conditions may be required to protect both the neighbourhood and the future residents of the subject property from adverse impacts. Staff will require more time to research and draft suitable conditions.
8. The number and complexity of the conditions ultimately developed may be of a nature more suited to a plan of subdivision than a Consent. Section 53(1) of the *Planning Act* states that the Consent approval authority "may give a consent if satisfied that a plan of subdivision of the land is not necessary for the proper and

Carried

None

Carried

K. Smith

Jackson

Page 33 of 47

External Agency Comments

None.

Public Comments Received

From: MICHELLE ROWE <>
Sent on: Friday, May 8, 2026 1:12:51 PM
To: Lorrie Jackson <LJackson@orillia.ca>; Committee of Adjustment <coa@orillia.ca>
CC: Donald McIsaac <dmcisaac@orillia.ca>; Janet-Lynne Durnford <jdurnford@orillia.ca>; Tim Lauer <TLauer@orillia.ca>
Subject: Application B04-26. 26 First Street
Attachments: Community letter re CoA 260507.pdf (36.4 KB)

Good Morning

Please find attached our Formal Notice of Objection for application B04-26. 16 First Street

A hard copy of the letter will be delivered to City Hall today.

If you have any questions, please contact me by return email

Thank you

Sent from my iPhone

(CONTINUED ON NEXT PAGE)

Formal Notice of Objection: Procedural Fairness and Accessibility

Date: May 6, 2026

To: The Committee of Adjustment

Cc: Mayor Don McIsaac

Cc: Councillor Tim Lauer

Cc: Councillor Janet Durnford

Re: Proposed Land Severance – 16 First St.

This letter serves as a formal objection to the format of the upcoming hearing regarding 16 First St. We are writing to state that the decision to hold this meeting exclusively via Zoom is procedurally unfair and discriminatory toward the residents of First Street.

We believe this format is prejudicial for the following reasons:

- **Constructive Exclusion:** By requiring a level of digital literacy and access to specific technology that many residents do not possess, the Committee is effectively excluding them from a democratic process. This creates a "barrier to entry" that inherently favors those with technical skills while silencing those without.
- **Age and Ability Discrimination:** Many long-term residents in this neighbourhood are seniors. Forcing participation through complex digital codes and virtual platforms—even via telephone—constitutes a failure to provide reasonable accommodation. It is a known reality that these barriers prevent elderly citizens from exercising their right to speak on matters that directly impact their property and community.
- **Impairment of Rights:** The right to a fair hearing includes the right to be heard effectively. A resident who cannot navigate a Zoom lobby or enter a multi-digit passcode is being denied their voice. This is not a matter of "convenience," but a matter of prejudice against a specific demographic of the population.

Our Request: To remedy this unfairness, we request that the Committee provide a physical, in-person hearing. Procedural fairness requires that all stakeholders have an equal opportunity to participate. As it stands, the current format provides a clear advantage to the applicant while placing the affected neighbours at a significant disadvantage.

We trust the Committee will recognize this imbalance and act to ensure the hearing is accessible to everyone, not just those with computer access.

Sincerely,

On behalf of the Residents of First Street

Names please see second sheet

Signatures:

Anne Waggoner	20 First Street
Brian Waggoner	20 First Street
Stevan McGill	8 First Street
Janey Thompson	12 First Street
Stewart Thompson	12 First Street
Emilee Thompson	12 First Street
Onelia Hamilton	7 First Street
Janette Harmer	24 First Street
Rich Harmer	24 First Street
Krista Delloorn	65 Fourth Street
Mason Lazary	65 Fourth Street
Leanore Wianko	11 First Street
Terry Richard	39 Goldie Street
Mike Richard	39 Goldie Street
Mitch Bull	28 First Street
Michelle Rowe	15 First Street
Tim Cooley	13 First Street
Liam Cooley	13 First Street
Rhieannon Nichol	13 First Street
Bill Armstrong	25 First Street
Ev Armstrong	25 First Street
Patrick Kunkle	First Street
Cyndi Kunkle	First Street

From: Mitch Bull <>
Sent on: Friday, May 8, 2026 1:23:39 PM
To: Lorrie Jackson <LJackson@orillia.ca>
Subject: 16 First Street Orillia

Hello,

I hope this email finds you well, it has been brought to my attention about some development proposal at 16 First st. We unfortunately were not made aware of the potential development on our street and I am told there is a letter being signed in our community that I am unable to sign as I am away until May 12th. I would like to kindly ask that the meeting type be reconsidered from being held on Zoom to an in person hearing as well the hearing be postponed to allow us better preparation again as we never received a letter and were unaware of this until a couple of days ago.

Mitchell Bull
28 First St, Orillia

To: The Committee of Adjustment
May 7, 2026

We, the undersigned, are asking for a rescheduling of the meeting of May 20th to discuss the application B04-26.

Some of us received the notice May 1st. Others did not receive it until May 4th. At least one person is still waiting for their notice - they live directly across the street. As such our notice does not satisfy the "at least fourteen days notice" that is necessary for a proposed consent meeting. This proposal is very important to us as homeowners in the area around 16 First St. We are not being provided sufficient time for us to investigate the proposal and to prepare our statements for this meeting.

We also feel that the members of the Committee of Adjustment need to be provided sufficient time to explore this proposal not just from the point of view of the applicant but also of the neighbours who would be MOST greatly affected if consent is given for the proposed changes. We sincerely hope that if more time is allotted then the committee members will have a chance to visit the neighbourhood, talk to the residents and see how the proposed changes would negatively affect the neighbourhood.

Additionally, we would like to have time to consult with our councillors and our mayor. They are our representatives and we want to meet with them and have their help explaining the bylaws involved in this proposal and the possible long term repercussions of the additional lots and dwellings that our proposed.

Also, the matter of working people needs to be addressed. To attend this meeting would mean having to miss work for some residents. This is not treating people fairly and equitably. An evening meeting would be more inclusive to those who work days.

Addressing the matter of inclusivity means also addressing those who do not have computers and have hearing issues. A zoom meeting would be a very unfair way of allowing them to be part of the meeting. This is definitely not building an inclusive and equitable society for all in Orillia. Providing a day zoom meeting is a discriminatory act against the hearing impaired, the working person, and those who choose not to have computers. This is an action that cannot be supported.

If you feel the need to discuss our request with one representative, contact one of the first names on the petition.

Sincerely,

Name	Signature	Address
1. Anne Wagoner	[REDACTED]	20 First St Orillia
2. BRIAN WAGONER	[REDACTED]	20 FIRST ST. ORILLIA
3. Steven McGill	[REDACTED]	8 First St. Orillia
4. Janey Thompson	[REDACTED]	12 FIRST ST ORILLIA
5. Stewart Thompson	[REDACTED]	"
6. Emilee Thompson	[REDACTED]	"
7. Onelia Hamilton	[REDACTED]	7 First St. Orillia
8. Janette Harmer	[REDACTED]	24 First St Orillia
9. RICH HARMER	[REDACTED]	" " "
10. Krista DeWan	[REDACTED]	65 Fourth St Orillia
11. Mason Lazar	[REDACTED]	" " "
12. Leandra Mancho	[REDACTED]	11 First St. Orillia
13. Louise Wood	[REDACTED]	59 FOURTH ST. ORILLIA
14. Terry Richard	[REDACTED]	39 Goldie Dr Orillia
15. Mike Richard	[REDACTED]	39 Goldie Dr
16. Mitch Bull	[REDACTED]	28 First St (sent email)
17. Michelle Rowe	[REDACTED]	184 15 First Street
18. Patrick Kunkel	[REDACTED]	31 First St.
19. Cyndi Kunkel	[REDACTED]	31 First St.
20. Tim Cooley	[REDACTED]	13 First St.
21. Liam Cooley	[REDACTED]	13 First St.
22. Rhannon Madsen	[REDACTED]	13 First St.
23. Cu. Gumsong	[REDACTED]	25 First St
24. Bill Gumsong	[REDACTED]	25 First St
25.		

From: <noreply@orillia.ca>

Sent on: Saturday, May 9, 2026 11:01:04 PM

To: Lorrie Jackson <LJackson@orillia.ca>

Subject: Regulations on demolishing an existing home

Email Sent By: <>

A notice of severance was delivered to my residence (13 First Street) regarding a proposed severance of 16 First Street. There is a legal duplex that was recently renovated on the property now. Is there an issue with demolishing a dwelling that is available for use now in favour of a new construction with a proposed 4 unit structure? Any information you can provide would be greatly appreciated. Our neighbourhood is united in opposition to the proposed severance for many reasons and are going to discuss the issues at an upcoming hearing.

From: Anne Waggoner < >

Sent on: Friday, June 12, 2026 7:35:00 PM

To: Lorrie Jackson <LJackson@orillia.ca>

Subject: COMMENTS FROM ANNE WAGGONER JUNE 12 2026 - OBJECTING TO
TIME OF IN-PERSON HEARING 16 First St

Good afternoon

O am writing to protest the failure to make the in person meeting an evening meeting for those who work. We included in our initial petition how a day time meeting is not inclusive to those who work. It is discriminatory towards them- very exclusive. When the committee made their decision to change to an in person meeting they did not co sided this at all. Two of the people who signed the petition do work days. This is not fair. They do not have an agent to speak for them. They have a right to listen to the discussion and participate directly as tax payers in this community who will be directly affected by the proposed severances and concomitant development.

Sincerely

Anne Waggoner

20 First St. Orillia On

From: Anne Waggoner <>

Sent on: Friday, June 19, 2026 12:56:20 AM

To: Lorrie Jackson <LJackson@orillia.ca>

Subject: COMMENTS ANNE WAGGONER JUNE 19 2026 - Submission for the Committee of Adjustment

Hello

this is just a summary of some of the concerns I wanted to have addressed at the meeting Monday morning. I would also like the opportunity to speak. I read the new update submitted by the planning department and am thankful for how thorough it is.

Thank you

The backyard at 20 First Street floods every spring. How will the building of higher density structures and developing the land to allow the new structures affect the already existing problem?

Are there any guarantees that the building of new units so much closer to my property line, not damage the existing trees there.

If the land is made higher than my yard, where will the rainwater and melting snow go? How can the present conditions be guaranteed?

The street has no sidewalks and is not overly wide. There are significant ditches in front of 20 First St. How will the additional parking on the street (from more visitors) affect the safety of pedestrians?

The street is a small road and not on any bus route. Hence it is a street that does not get cleaned of snow until all the bus routes and arterial roads are finished. How will the extra traffic affect the conditions of the roads as snow is packed down and becomes rutted very quickly as it is?

A statement from the Official Plan: "It is the intent of this plan to ensure that the areas designated stable neighborhood as identified on schedule a are protected from incompatible forms of development and at the same time be permitted to evolve and be enhanced over time. ALL new development shall be compatible with its surrounding context and shall conform with the design policies for a given area."

With the construction of multiple dwellings on 4 lots which will be considerably different from the surrounding homes, how can this part of the Official Plan be satisfactorily upheld?

Four lots with its necessary parking and development will have little land available for recreation by the residents. The city is recommending the developer pay funds in lieu of

parkland. This means the new residents which will most likely involve families have nowhere to play. How can the safety of new residents in this situation be guaranteed?

Having a conversation with the secretary of our premier and viewing past releases, I did not get the impression that the province was trying to uniformly force four plexes in stable neighbourhoods. I think our city needs to consider how the push for intensification looks in each of our different stable neighbourhoods. Personally, I think the allowance of four lots and sixteen dwellings in this particular area is going to change the nature of this stable neighbourhood. It will no longer be stable. It will change the entire nature of this area as other developers will be looking to do the same thing. There will be an intensification but no infrastructures of sidewalks to support it.

Application Number: B04-26
Letter of Concern Regarding 16 First Street Development.

Dear Lorrie Jackson and Committee,

We are writing a letter to share our concerns about the proposed development at 16 First Street. As adjacent neighbours at 12 First Street, we are bringing forward a list of concerns and the impacts that this development will have on our property and the Poplar Subdivision.

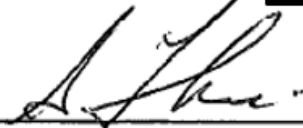
Concerns:

- *Storm Water Management*
 - As the lowest point in our subdivision, at 12 First Street, we are concerned that with this development there will be increased issues with storm water drainage. With heavy rainfall, we accumulate the water drainage from all properties in the Poplar Subdivision. The easement flows towards Lacie Street, resulting in flooding in our basement. The water also accumulates in the ditch on Lacie Street behind our property, not reaching the City of Orillia Drains. With this new development, questions and issues arise about infrastructure and how this impacts our property.
- *Replacement of Break Wall*
 - The property in question, 16 First Street, has a break wall separating the two properties. At this point in time, the break wall is compromised. With cracks and a slant, the break wall separating our properties is a risk to all parties.
- *Property Water Drainage*
 - Water from 16 First Street drains through the compromised break wall and into our property. This contributes to flooding and pooling of water.
- *Parking*
 - With the nearest public school being 800 metres from the property, our street is a high foot traffic area for students and families walking to and from school. Increasing the amount of parking for the proposed development increases vehicular traffic, putting these families and children at a greater risk. Street and overnight parking would also contribute to poor visibility and increased risk.
- *Snow Removal*
 - During the winter months, our street is not a high priority for snow removal. Each winter, our street turns into one lane due to the lack of plowing and efficient work. Increasing the lot amount by 4 times, increases the number of occupants on our street and the risk of vehicular accidents, especially in the winter months. In regards to snow removal on the property of 16 First Street, questions arise about where the snow will be placed.

- *Height Restriction*
 - With the proposed development, there are concerns that the developer may propose a motion to increase the height restriction to increase the number of occupants on the property.
- *Green Space*
 - With this development, there are concerns about the Green space, or lack thereof. The question arises of whether or not this development will meet the required amount of greenspace in the City of Orillia.

Thanking you in advance for these considerations,
Stewart and Janey Thompson
12 First Street, Orillia

Contact: [REDACTED]





From: Anne Waggoner < >

Sent on: Monday, August 17, 2026 2:18:41 AM

To: Lorrie Jackson <LJackson@orillia.ca>

Subject: A submission for this week's meeting re 16 First St

Please accept this letter for this week's meeting. I do hope I can speak for a few minutes.

Thanks so much

Anne Waggoner

The owner of 16 First St is requesting a division of land to create 3 new residential lots. There would therefore be 4 lots and a semi detached house on each lot (4 semi-detached dwellings). The important thing to realize is that with an R2 designation there can be up to 4 units in each semi detached dwelling, totalling 16 units altogether. Also with an R2 designation the dwellings can be up to 11.5 metres high. Each dwelling must have 5 parking spaces and each parking space must be 2.7 m X 6 m. There would therefore be little if any green space and no place in which to pile snow and store 16 blue bins and garbage cans. The street has no sidewalks and no place for children to safely play. Parking would become an enormous problem. There are also some water drainage issues which affect the surrounding properties.

The City of Orillia Official plan states 2 key statements that are not being followed with the proposed plan:

1. *It is the intent of this plan to ensure that the areas designated stable neighborhood as identified on schedule a are protected from incompatible forms of development and at the same time be permitted to evolve and be enhanced over time. ALL new development shall be compatible with its surrounding context and shall conform with the design policies for a given area.*
2. *2. 3.3.4.4. C) the development shall respect the existing character of the surrounding neighbourhood through compatible and complementary building siting, massing, height, and scale. ii) exterior is to be compatible to proposals immediate neighbours.*

I feel this is a trend setting case to ensure that the City Plan is correctly followed.

- a. This is not a compatible form of development (there is only one semi detached home in all of the Poplar Hills Subdivision).
- b. This plan does not respect the existing character of the surrounding neighbourhood through compatible and complementary building siting, massing, height and scale (The few existing 2 story houses are at most 7.5 m and these new dwellings would have to be 11.5 m to accommodate 4 units in each dwelling with each lot only 8-9 m wide)
- c. The City Plan must first look after the needs of the citizens - the taxpayers - before the needs of developers.
- d. This is not a safe place in which to provide affordable housing for families....and with the cost of tearing down the beautiful existing house and constructing 16 new units how can this possibly end up providing affordable housing?
- e. Growing from one residence to 16 residences is not a gradual evolution.