



**COMMITTEE OF ADJUSTMENT
PROVISIONAL DECISION WITH REASONS
SUBMISSION NO. B1/25**

IN THE MATTER OF the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

AND IN THE MATTER OF the premises legally described as Part Lot 23 Concession 6, Part 2 51R-23415 and known municipally as **242 Edgehill Drive** in the City of Barrie.

AND IN THE MATTER OF AN APPLICATION by **Innovative Planning Solutions c/o Kyle Galvin on behalf of 1000493081 Ontario Inc. c/o Rob Vellinga** for consent under Section 53 of the *Planning Act*, R.S.O. 1990, c. P.13, so as to permit the conveyance of land for residential purposes.

This application, if granted by the Committee of Adjustment, will serve to permit the creation of a new lot to facilitate the construction of a street townhouse dwelling unit.

The severed lands propose to have a lot area of 258.74 square metres and a proposed lot frontage of 8.14 metres on Edgehill Drive.

The retained lands propose to have a lot area of 459 square metres and a proposed lot frontage of 15 metres on Edgehill Drive.

DECISION: That provisional consent be **GRANTED** subject to the following condition(s):

1. Approval of associated Consent Application B2/25.
2. A 0.5 metre dedication is required along the entire frontage of Edgehill Drive for both the retained and severed parcel.
3. That the owner pay \$500.00 in Ecological Offsetting Fees prior to the removal of Tree #4, as per the Rezoning Application File D28-058-2023 conditions provided by Parks Planning dated March 26, 2024 and the Tree Inventory/Preservation Plan dated February 8, 2024.
4. The Owner is to provide a cash contribution in the amount of \$400 per new lot to the Municipal Street Tree Planting Program.
5. Municipal Boulevard Tree Removal compensation is to be provided to the Park and Forestry Operations Department through the Right-of-Way Activity (ROWA) permit process as per the stated tree value of \$536.00 in the Tree Preservation Plan.
6. The Owner shall be required to provide and install a minimum 2.0 metre tight-board fencing to accurately delineate the subject property's rear yard lot line. The fencing must be located entirely on private property (including footings) and in accordance with the landscape design guidelines outlined in Section 9.0 of the City of Barrie's Urban Design Manual and City of Barrie standard details.
7. That all taxes, local improvements, and/or other charges, both current and in arrears, be paid to the satisfaction of the City Treasurer.
8. If applicable, the Owner/Applicant shall be responsible for covering the costs associated with assigning municipal addresses to severed and/or retained lot(s), in accordance with City of Barrie Fees by-law 2024-024, or any successor thereto.
9. That the Owner/Applicant agrees to have his/her Ontario Land Surveyor provide to the City an updated reference plan, to the satisfaction of the Secretary-Treasurer.
10. That a copy of the draft transfer/deed for the severed lot are submitted to the Secretary Treasurer, along with a registered copy of the survey plan.

No written or oral submissions were received regarding this application for Committee's consideration.

Pursuant to Subsection 41 of Section 53 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended, all conditions imposed must be fulfilled within two years from the date of the sending of the Notice of Decision or the application is deemed to be refused.

It is a requirement that all conditions imposed be fulfilled prior to the granting of this consent and the giving by the Secretary-Treasurer of the certificate provided for in Subsection 42 of Section 53 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended.

REASONS:

1. The proposal does not conflict with the intent and purpose of the City of Barrie Official Plan.
2. The Committee considers the proposal to be consistent with the development in the area.
3. The Committee is satisfied that a plan of subdivision is not necessary for the proper and orderly development of the lands.

DECISION DATED AT THE CITY OF BARRIE this 25th day of February 2025.

DATE OF MAILING: February 26, 2025

LAST DAY OF APPEAL: MARCH 18, 2025

DECISION SIGNATURE PAGE

FILE NO.: B1/25

LOCATION: 242 Edgehill Drive

We the undersigned concur in the decision and reasons of the Committee of Adjustment for the City of Barrie made on February 25, 2025.


Steve Trotter, Chair


Jay Dolan, Member


Andrea Butcher-Milne, Member


Graydon Ebert, Member


Carol Phillips, Member

I, Janice Sadgrove, Secretary-Treasurer of the Committee of Adjustment for the City of Barrie do hereby certify that this is a true copy of the decision of the Committee of Adjustment handed down at a Public Hearing.


Janice Sadgrove
Secretary-Treasurer

Appealing to The Ontario Land Tribunal

The Planning Act, R.S.O. 1990, as amended, Section 45(12)

The applicant, the Minister or a specified person or public body that has an interest in the matter may within 20 days of the making of the decision appeal to the Tribunal against the decision of the committee 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 Barrie] as the Approval Authority or by mail [City of Barrie, Committee of Adjustment, P.O. Box 400, 70 Collier Street, Barrie, Ontario L4M 4T5], no later than 4:30 p.m. on or before **March 18, 2025**. 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 \$1,100 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 OLT.submissions@barrie.ca.

Note: In accordance with Section 45(12) of the *Planning Act* third party appeals by persons or individuals are not permitted. When no appeal is lodged within twenty days after the giving of notice, the decision becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer.

For more information on the appeal process to the Ontario Land Tribunal (OLT), please contact: [Appeals Process - Tribunals Ontario - Environment & Land Division \(gov.on.ca\)](http://Appeals Process - Tribunals Ontario - Environment & Land Division (gov.on.ca)) or (416) 212-6349 /1-866-448-2248.

You may view the Decision and Minutes of the Hearing at www.barrie.ca/cofa.

Additional information regarding this Decision is available by contacting us via email at CofA@barrie.ca or calling Service Barrie at 705-726-4242.