



**COMMITTEE OF ADJUSTMENT
PROVISIONAL DECISION WITH REASONS
SUBMISSION NO. A13/25**

IN THE MATTER OF the Planning Act, R.S.O. 1990, c.P.13, as amended, and of Innisfil Zoning By-law 054-04 Sections 3.12.4 and 3.12.9.

AND IN THE MATTER OF the premises legally described as PT N1/2 LT 13 CON 11 INNISFIL and known municipally as **533 Mapleview Drive East** in the City of Barrie.

AND IN THE MATTER OF AN APPLICATION by **Najibeh Khavari on behalf of Korosh Afshar** for relief from the provisions of Zoning By-law No. 2009-141, under Section 45 of the Planning Act, R.S.O. 1990, c. P.13, so as to permit the expansion of an existing home occupation use (dental hygiene clinic) within the single detached dwelling.

The applicant sought the following minor variance(s):

1. To permit a home occupation (dental hygiene clinic) with a gross floor area of 50% of the gross floor area of the dwelling unit, whereas the Innisfil Zoning By-Law 054-04, under Section 3.12.4, permits not more than 25% of the gross floor area of the dwelling unit.
2. To permit two (2) assistants who are not a resident in said dwelling, whereas the Innisfil Zoning By-Law 054-04, under Section 3.12.9, permits not more than one (1) assistant who is not a resident in said dwelling.

DECISION: That the variance(s) noted above be **GRANTED** (with the following conditions):

1. That the approval of the subject variance be granted in accordance with the former Town of Innisfil By-law 054-04, administered by the City of Barrie, and as referenced in Appendix 'B' to the planning report.

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

REASONS:

1. The intent and purpose of the Official Plan is maintained.
2. The intent and purpose of the Zoning By-law is maintained.
3. The variance(s) are desirable for the appropriate development of the lands.
4. The variance(s) is/are minor.

DECISION DATED AT THE CITY OF BARRIE this 22nd day of April 2025.

DATE OF MAILING: April 23, 2025

LAST DAY OF APPEAL: MAY 12, 2025

DECISION SIGNATURE PAGE

FILE NO.: A13/25

LOCATION: 533 Mapleview Drive East

We the undersigned concur in the decision and reasons of the Committee of Adjustment for the City of Barrie made on April 22, 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 **May 12, 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 \(gov.on.ca\)](#) 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.