



**COMMITTEE OF ADJUSTMENT  
PROVISIONAL DECISION WITH REASONS  
SUBMISSION NO. B6/25**

**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 9 N/S John Street, Plan 213 and known municipally as **138 Peel Street** in the City of Barrie.

**AND IN THE MATTER OF AN APPLICATION** by **Innovative Planning Solutions c/o Cameron Sellers on behalf of Canyon Hill Barrie Developments** 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 residential lot to facilitate the development of a street townhouse dwelling unit.

The severed lands propose to have a lot area of 191 square metres and a proposed lot frontage of 9 metres on Grove Street.

The retained lands propose to have a lot area of 246 square metres and a proposed lot frontage of 12 metres on Grove Street.

**DECISION:** That provisional consent be **DEFERRED**.

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

**REASONS:**

The Committee made a motion to defer the application to allow the owner time to review the development proposal with staff.

**DECISION DATED AT THE CITY OF BARRIE** this 25<sup>th</sup> day of March 2025.

**DATE OF MAILING:** March 26, 2025

**LAST DAY OF APPEAL:** **APRIL 15, 2025**

**DECISION SIGNATURE PAGE**

**FILE NO.:** B6/25

**LOCATION:** 138 Peel Street

We the undersigned concur in the decision and reasons of the Committee of Adjustment for the City of Barrie made on March 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 **April 15, 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](http://www.olt.gov.on.ca). If the e-file portal is down, you can submit your appeal to [OLT.submissions@barrie.ca](mailto: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](http://www.barrie.ca/cofa).

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