



**COMMITTEE OF ADJUSTMENT  
PROVISIONAL DECISION WITH REASONS  
SUBMISSION NO. A48/25**

**IN THE MATTER OF** the Planning Act, R.S.O. 1990, c.P.13, as amended, and of Zoning By-law No. 2009-141, of the City of Barrie, Sections 4.6.1 and 7.3.1 (Table 7.3).

**AND IN THE MATTER OF** the premises legally described as PART LOT 3, PLAN 51M870, PART 3 PLAN 51R43088 and known municipally as **41 Mills Road** in the City of Barrie.

**AND IN THE MATTER OF AN APPLICATION** by **The Jones Consulting Group (c/o Ray Duhamel) on behalf of Chayell Hotels Barrie Ltd. (c/o Ali Rehman)** 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 an increased building height, as well as reductions to the front yard setback and required parking to facilitate the development of a five (5) storey hotel.

The applicant sought the following minor variance(s):

1. **A building height of 17 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 7.3.1 Table 7.3, permits a maximum building height of 14 metres.**
2. **A front yard setback of 6.5 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 7.3.1 Table 7.3, requires a minimum front yard setback of 7 metres.**
3. **A parking rate of .87 spaces per room or suite, whereas the Comprehensive Zoning By-law 2009-141, under Section 4.6.1, requires a minimum parking rate of 1 space per room or suite.**

DECISION: That the variance(s) noted above be **GRANTED**.

**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 23<sup>rd</sup> day of September 2025.

**DATE OF MAILING:** September 24, 2025

**LAST DAY OF APPEAL: OCTOBER 13, 2025**

**DECISION SIGNATURE PAGE**

**FILE NO.:** A48/25  
**LOCATION:** 41 Mills Road

We the undersigned concur in the decision and reasons of the Committee of Adjustment for the City of Barrie made on September 23, 2025.



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Steve Trotter, Chair



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Jay Dolan, Member



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Andrea Butcher-Milne, Member



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Graydon Ebert, Member



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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.



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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 **October 13, 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.