



**DECISION OF THE CITY OF BARRIE COMMITTEE OF ADJUSTMENT  
SUBMISSION NO. B20/23**

**IN THE MATTER OF** Section 57(1) of the *Planning Act*, R.S.O. 1990 and an application for **VALIDATION OF TITLE** as described below.

**NAME OF APPLICANT/OWNER:** Baldwin Planning and Development Consultants c/o Angela Baldwin on behalf of Dunlop Ferndale Inc. c/o Bill Greenfield

**MUNICIPAL ADDRESS:** 440 Dunlop Street West

**LEGAL DESCRIPTION:** Plan 51M199 Part Lot 1

The Committee of Adjustment of the City of Barrie hereby approves the issuance of a validation certificate pertaining to lands at 440 Dunlop Street West and/or 125 Ferndale Drive North and described legally as; Part Lot 1 Plan 51M199 Parts 1-5, 11 and 12 Plan 51R43611 and/or Part Lot 24 Concession 6, Parts 18, 20 and 21 Plan 51R-43611, on the basis that it conforms to the prescribed criteria as outlined in Section 57(7) and O. Reg. 144/95 of the Planning Act R.S.O. 1990, c. P. 13, subject to no conditions.

**DECISION DATED AT THE CITY OF BARRIE** this 26<sup>th</sup> day of September 2023.

**DATE OF MAILING:** September 27, 2023

**DECISION SIGNATURE PAGE**

**FILE NO.:** B20/23

**LOCATION:** 125 Ferndale Drive North and 440 Dunlop Street West

We the undersigned concur in the decision and reasons of the Committee of Adjustment for the City of Barrie made on September 26, 2023.

  
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 with the secretary-treasurer of the committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the secretary-treasurer of the fee charged by the Tribunal as payable on an appeal from a committee of adjustment to the Tribunal.

Should you decide to appeal this decision to the Ontario Land Tribunal (OLT), a copy of an appeal form is available for download in Microsoft Word and Adobe Acrobat versions from the OLT website at <https://olt.gov.on.ca/appeals-process/forms>.

Please fill out the A1 Appeal Form and follow the instructions as provided by the OLT and submit your appeal to the City of Barrie, Committee of Adjustment on or before the appeal date noted above. You must enclose the Consent/Minor Variance appeal fee of \$400.00 and a fee of \$25 for each subsequent appeal on related applications, paid by certified cheque or money order made payable to the 'ONTARIO MINISTER OF FINANCE'. Appeals are to be sent by **REGISTERED MAIL** or delivered personally to:

The City of Barrie Committee of Adjustment  
P.O. Box 400, 70 Collier Street  
Barrie, Ontario  
L4M 4T5

**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 \(gov.on.ca\)](https://www.ontario.ca/gov/appeals-process-tribunals-ontario-environment-land-division) 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.