



**COMMITTEE OF ADJUSTMENT  
PROVISIONAL DECISION WITH REASONS  
SUBMISSION NO. A11/25**

**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 5.3.1, 5.3.3.2(a) and 5.3.6.1.

**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 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 exceedance to the maximum allowable gross floor area and front yard parking coverage and a reduced rear yard and side yard setback and reduced front yard setback to attached garage for a proposed street townhouse on the retained lands should consent applications B5/25 and B6/25 be approved.

The applicant sought the following minor variance(s):

1. A front yard setback to attached garage of 5.5 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 Table 5.3 requires a minimum front yard setback of 7 metres.
2. A rear yard setback of 5 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 Table 5.3 requires a minimum rear yard setback of 7 metres.
3. A maximum gross floor area of 75% of lot area, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 Table 5.3, permits a maximum gross floor area of 60% of lot area.
4. A side yard setback abutting a street of 1.8 metres, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.3.3.2(a), requires a minimum side yard setback of 3 metres where any side yard abuts a street.
5. A front yard parking coverage for a street townhouse of 55%, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.3.6.1, permits a maximum front yard parking coverage of 50%.

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

1. That applications B5/25 and B6/24 be approved.
2. That the approval of the subject variance be granted as reflected on the concept plan/sketch provided in Appendix 'A' of the Planning staff report and that any further development of the property be required to comply with the City's Comprehensive Zoning By-law, as amended, or any successor thereto, failing which subsequent approvals may be required.

**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 27<sup>th</sup> day of May 2025.

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**DATE OF MAILING:** May 28, 2025

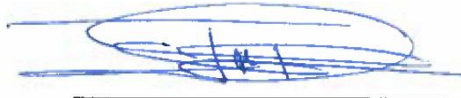
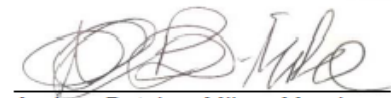
**LAST DAY OF APPEAL:** **JUNE 16, 2025**

**DECISION SIGNATURE PAGE**

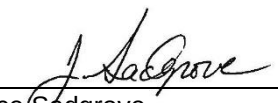
**FILE NO.:** A11/25

**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 May 27, 2025.

  
Steve Trotter, Chair  
Jay Dolan, Member  
Andrea Butcher-Milne, 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 **June 16, 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 \(gov.on.ca\)](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](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.