



**COMMITTEE OF ADJUSTMENT  
PROVISIONAL DECISION WITH REASONS  
SUBMISSION NO. A58/24**

**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, Section 4.6.1.

**AND IN THE MATTER OF** the premises described as Part of Block B, Plan 51M-1023, Parts 12 and 13, Registered Plan 51R-42639 and known municipally as **52 Lakeside Terrace** in the City of Barrie.

**AND IN THE MATTER OF AN APPLICATION** by **The Jones Consulting Group Ltd. c/o Brandi Clement on behalf of 52 Lakeside Terrace Ltd.** 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 a reduction in required number of parking spaces and number of barrier free parking spaces within the constructed underground parking garage and at-grade parking area within a residential building.

The applicant sought the following minor variance(s):

1. To permit a parking ratio of 0.94 spaces per residential dwelling unit, whereas the Comprehensive Zoning By-law, under subsection 4.6.1, requires a minimum parking ratio of 1.5 spaces per dwelling unit.
2. To permit a reduced barrier free parking standard of 2% of required parking spaces, whereas the Zoning By-Law under subsection 4.6.4 requires 1 space plus 3% of required parking spaces be provided for barrier free parking.

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

1. That a minimum of 514 parking spaces be provided on site, inclusive of 13 barrier free parking spaces, and that 3 of the standard parking spaces be converted to 2 Type B accessible parking spaces with a shared access aisle of 1.5 metres in width in order for the site to comply with AODA standards.

**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 22<sup>nd</sup> day of October 2024.

**DATE OF MAILING:** October 23, 2024

**LAST DAY OF APPEAL: NOVEMBER 11, 2024**

**DECISION SIGNATURE PAGE**

**FILE NO.:** A58/24

**LOCATION:** 52 Lakeside Terrace Ltd.

We the undersigned concur in the decision and reasons of the Committee of Adjustment for the City of Barrie made on October 22, 2024.



---

Steve Trotter, Chair



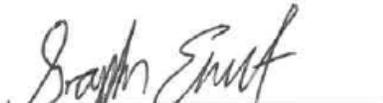
---

Jay Dolan, Member



---

Andrea Butcher-Milne, Member



---

Graydon Ebert, 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.