



**COMMITTEE OF ADJUSTMENT
PROVISIONAL DECISION WITH REASONS
SUBMISSION NO. A3/25**

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 5.2.9.1(d).

AND IN THE MATTER OF the premises legally described as Lot 31 on Plan 51M-689 and known municipally as **19 Dunsmore Lane** in the City of Barrie.

AND IN THE MATTER OF AN APPLICATION by **Shafe Inc. c/o Salman Ellahi on behalf of Dikulkumar Patel** 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 the width of the path of travel to the primary entrance to an additional residential unit.

The applicant sought the following minor variance(s):

1. To permit an unobstructed path of travel with a width of 0.6 metres to the primary entrance of an additional residential unit, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.2.9.1(d), requires a minimum of 1.2 metres.

DECISION: That the variance noted above 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 no later than the April meeting to provide the applicant and City staff with an opportunity to discuss and determine the applicability of the Ontario Building Code and the Fire Code, as it relates to an unobstructed exterior path of travel to a second suite.

DECISION DATED AT THE CITY OF BARRIE this 25th day of February 2025.

DATE OF MAILING: February 26, 2025

LAST DAY OF APPEAL: **MARCH 17, 2025**

DECISION SIGNATURE PAGE

FILE NO.: A3/25

LOCATION: 19 Dunsmore Lane

We the undersigned concur in the decision and reasons of the Committee of Adjustment for the City of Barrie made on February 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 **March 17, 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. If the e-file portal is down, you can submit your appeal to 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.

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