



**COMMITTEE OF ADJUSTMENT  
PROVISIONAL DECISION WITH REASONS  
SUBMISSION NO. A4/25**

**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, Section 4.2.1.4,

**AND IN THE MATTER OF** the premises legally described as Lot 37 Plan 1213 and known municipally as **218 Ashford Drive** in the City of Barrie.

**AND IN THE MATTER OF AN APPLICATION** by **Innovative Planning Solutions c/o Dafne Gokcen on behalf of DBZ Big Bay Twins Ltd. c/o Victor Godinho** 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 the use of the existing dwelling on the subject property for temporary real estate sales associated with a proposed development on adjacent lands known municipally as 545 to 565 Big Bay Point Road.

The applicant sought the following minor variance(s):

1. To permit temporary real estate sales, including a sales trailer, which is associated with a proposed development on adjacent lands, known municipally as 545, 547, 549, 553, 555, 559, 561 and 565 Big Bay Point Road, whereas the Comprehensive Zoning By-Law 2009-141, under Section 4.2.1.4, requires real estate sales and a temporary sales trailer to be located on the same lot as the proposed development.

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

1. That the approval of the subject minor variance be granted as reflected on the Conceptual Site Plan provided in Appendix 'B' 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 2009-141, as amended, or any successor thereto, failing which subsequent approvals may be required.
2. That the temporary real estate sales office be confined to the main dwelling on the subject property. In this regard, the requested variance shall not apply to the use of trailers or accessory buildings for the purpose of temporary real estate sales.
3. That the temporary real estate sales office shall only be permitted as a primary use on the subject property until first occupancy is issued for the development at 545-565 Big Bay Point Road.
4. That the temporary real estate sales office use shall cease on the subject property if the development at 545-565 Big Bay Point Road is abandoned.
5. The Owner shall satisfy all Metrolinx requirements as outlined in their correspondence dated February 14, 2025.

**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.

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**DECISION DATED AT THE CITY OF BARRIE** this 25<sup>th</sup> day of February 2025.

**DATE OF MAILING:** February 26, 2025

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

**DECISION SIGNATURE PAGE**

**FILE NO.:** A4/25

**LOCATION:** 218 Ashford Drive

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](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.