



**COMMITTEE OF ADJUSTMENT  
PUBLIC NOTICE OF HEARING  
SUBMISSION NO. A45/25**

**TAKE NOTICE** that an application has been received from **Innovative Planning Solutions (IPS) c/o Darren Vella on behalf of Tonlu Holdings Limited c/o TJ Rinomato** for a minor variance from Zoning By-law 2009-141, pursuant to Section 45 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

**IN THE MATTER OF** the premises legally described as Lot 18 on Plan 51M-1272 and known municipally as **51 Landsdown Road** in the City of Barrie.

This property is zoned General Industrial (GI).

This application, if granted by the Committee of Adjustment, will serve to facilitate the construction of an industrial warehouse with administrative support.

The applicant is seeking the following minor variance(s):

- 1. To establish the lot frontage along Landsdown Road as the front lot line, whereas the Comprehensive Zoning By-law 2009-141, under Section 3.0, defines the front lot line as the shorter lot line that abuts a street (Ironstone Crescent lot frontage).**
- 2. To permit loading spaces in the required minimum front yard where they are visible from a public street or highway, whereas the Comprehensive Zoning By-law 2009-141, under Section 4.7.1.1 does not permit loading spaces to be located within the minimum front yard of any lot and requires loading spaces to be screened from view of any public street or highway.**

**TAKE FURTHER NOTICE** that the Committee of Adjustment public hearing has been scheduled for **Tuesday, August 26, 2025**. This public meeting will be held in a virtual forum with electronic participation. The application and others will be heard commencing at **5:00 p.m. via ZOOM**.

To participate in the virtual planning meeting, you will need access to a computer with internet service or a telephone. For information on how to register for the meeting please go to: [www.barrie.ca/cofa](http://www.barrie.ca/cofa).

Although this is a public hearing, you are not required to attend unless you wish to speak to the application. If you have specific comments regarding this application, you may submit comments to the Secretary-Treasurer of the Committee of Adjustment at [cofa@barrie.ca](mailto:cofa@barrie.ca).

Every attempt should be made to file your submission six days prior to the Public Hearing date. Notice of the decision will be provided to each person who appeared in person or by authorized representative at the hearing and who files with the Secretary-Treasurer a written request for notice of the decision. If you do not attend, the hearing will proceed in your absence, and you will receive no further notice. You must register and attend the hearing to receive further notice.

For more information on the application, including plans filed with the application, please email [cofa@barrie.ca](mailto:cofa@barrie.ca).

Inquiries by phone can be made through Service Barrie at (705) 726-4242 during regular business hours. If you require any language interpreters, the City of Barrie, upon request, will provide language interpreters at the public hearing.

This notice is available via [www.barrie.ca/cofa](http://www.barrie.ca/cofa).

Dated: August 11, 2025

Janice Sadgrove  
Secretary-Treasurer

**KEY MAP**



51 Lansdown Road  
Barrie - On.

Development Services - Planning  
7/28/2025

**SITE PLAN**



