



**COMMITTEE OF ADJUSTMENT
PROVISIONAL DECISION WITH REASONS
SUBMISSION NO. A31/22**

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 **5.2.5.1(c)**, **5.2.5.2(e)**, **5.3.1Table 5.3**, **Section 4.6.1Table 4.6**, and **5.3.7.1**.

AND IN THE MATTER OF the premises described as PLAN 139 LOT 22 and known municipally as **78 Peel Street** in the City of Barrie.

AND IN THE MATTER OF AN APPLICATION by **Glen Schnarr & Associates Inc. c/o Mark Condello on behalf of Daya Holdings Limited c/o Tejdeep Chattha** 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 construction of an addition to facilitate the change of use from a single detached dwelling to a 7-unit walk-up apartment building.

The applicant sought the following minor variance(s):

1. **A maximum density of 67 units per net hectare, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.2.5.1(c), requires a maximum density of 53 units per net hectare.**
2. **An internal private roadway width of 3.0 metres, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.2.5.2(e), requires a minimum internal private roadway width of 6.4 metres.**
3. **To recognize an existing front yard setback of 3.9 metres for the main dwelling, 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.**
4. **To permit a reduced parking ratio of 1.2 spaces per dwelling unit, whereas the Comprehensive Zoning By-law 2009-141, under Section 4.6.1, Table 4.6, requires a minimum of 1.5 spaces per dwelling unit.**
5. **A landscape buffer width of 0 metres on the north side of the lot, whereas the Comprehensive Zoning By-law, under subsection 5.3.7.1, requires a minimum width of 3 metres.**
6. **A landscape buffer width of 1.8 metre on the south side of the lot, whereas the Comprehensive Zoning By-law, under subsection 5.3.7.1, requires a minimum width of 3 metres.**

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

1. That the approval of the subject variance be granted as reflected on the site plan provided in Appendix "A" of the Planning report and that any further development or redevelopment of the property be required to comply with the City's Comprehensive Zoning By-law.
2. The applicant shall propose a painted turnaround space at the north-west corner of the subject site to permit yield of entering vehicles.
3. The applicant shall be required to install appropriate signage to notify motorist the internal private roadway cannot accommodate two-way travel and to yield right of way.
4. The Owner shall be required to provide a Tree Inventory, Canopy Survey, Assessment and Preservation Plan, with focus on boundary trees and trees impacted on private property.
5. Where boundary trees are proposed to be impacted, written authorization from the adjacent landowner(s) is required to cause harm and/or to remove boundary trees and is to be included in the Tree Preservation Submission.

Committee had regard for the oral submissions received on this application when making their decision. No written submissions were received on this application.

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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 23rd day of May 2023.

DATE OF MAILING: May 24, 2023

LAST DAY OF APPEAL: JUNE 12, 2023

DECISION SIGNATURE PAGE

FILE NO.: A31/22
LOCATION: 78 Peel Street

We the undersigned concur in the decision and reasons of the Committee of Adjustment for the City of Barrie made on May 23, 2023.


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 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.

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