COMMITTEE OF ADJUSTMENT
PROVISIONAL DECISION WITH REASONS
SUBMISSION NO. A24/22

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, Section 13.1.76.

AND IN THE MATTER OF the premises described as Parts 3 & 4, 51R-43525 (formerly Blocks 485 & 486 Plan 51M781) and known municipally as **7 Unicorn Lane** in the City of Barrie.

AND IN THE MATTER OF AN APPLICATION by **The Jones Consulting Group, c/o Ray Duhamel on behalf of 970 Mapleview Inc.** 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 recognize an existing lot area and permit a deficient front yard setback to attached garage and interior side yard setback to dwelling to facilitate the construction of a single detached dwelling.

The applicant sought the following minor variance(s):

1. To recognize an existing lot area of 280 square metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 13.1.76, requires a minimum lot area of 350 square metres.

2. To permit a deficient front yard setback to attached garage of 6.15 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 13.1.76, requires a minimum front yard setback to attached garage of 7.0 metres.

3. To permit a deficient interior side yard setback of 0.6 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 13.1.76, requires a minimum interior side yard setback of 1.2 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 concept 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.

Committee had regard for the written submissions received on this application when making their decision.

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 19th day of October 2022.

DATE OF MAILING: October 20, 2022

LAST DAY OF APPEAL: **NOVEMBER 8, 2022**

DECISION SIGNATURE PAGE

FILE NO.: A24/22
LOCATION: 7 Unicorn Lane

We the undersigned concur in the decision and reasons of the Committee of Adjustment for the City of Barrie made on October 19, 2022.

Steve Trotter, Chair

Jay Dolan, Member

Marc Pumple, Member

Andy Thomson, Member

Victoria Lemieux, 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

APPEALS

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: The *Planning Act* provides for appeals to be filed by "persons". Groups or associations, such as residents or ratepayer groups which do not have incorporated status may not be considered "persons" for the purpose of the Act. Groups or associations wishing to appeal this decision should do so in the name of individual members, and not in the name of the group/association.

For more information on the appeal process to the Ontario Land Tribunal (OLT), please contact them at 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 contact us via email at plannerоftheday@barrie.ca (please put Committee of Adjustment in the subject line) or calling Service Barrie at 705-726-4242.