



**COMMITTEE OF ADJUSTMENT
PROVISIONAL DECISION WITH REASONS
SUBMISSION NO. A45/25**

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 3.0 and 4.7.1.1.

AND 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.

AND IN THE MATTER OF AN APPLICATION by **Innovative Planning Solutions (IPS) c/o Darren Vella on behalf of Tonlu Holdings Limited c/o TJ Rinomato** 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 facilitate the construction of an industrial warehouse with administrative support.

The applicant sought 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.

DECISION: That the variance(s) noted above be **GRANTED**.

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.

DECISION DATED AT THE CITY OF BARRIE this 26th day of August 2025.

DATE OF MAILING: August 27, 2025

LAST DAY OF APPEAL: SEPTEMBER 15, 2025

DECISION SIGNATURE PAGE

FILE NO.: A45/25
LOCATION: 51 Landsdown Road

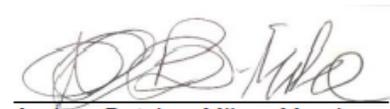
We the undersigned concur in the decision and reasons of the Committee of Adjustment for the City of Barrie made on August 26, 2025.



Steve Trotter, Chair



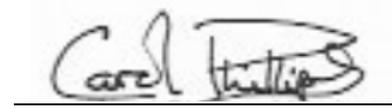
Jay Dolan, Member



Andrea Butcher-Milne, Member

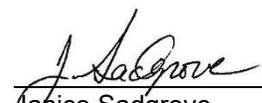


Graydon Ebert, Member



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 **September 15, 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 \(gov.on.ca\)](#) 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.