



**COMMITTEE OF ADJUSTMENT
PROVISIONAL DECISION WITH REASONS
SUBMISSION NO. A37/25**

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 4.6.1 (Table 4.6), 4.6.2.5, 5.3.1 (Table 5.3), 5.3.6.1(a), and 5.3.7.1.

AND IN THE MATTER OF the premises legally described as West Part Lot 2 and East Part Lot 2 on Plan 13, and Part 1 on Plan 51R-18097 and known municipally as **24-26 North Street** in the City of Barrie.

AND IN THE MATTER OF AN APPLICATION by **MORGAN Planning & Development (c/o Vanessa Simpson) on behalf of Northern Diversified Ltd. (c/o Bruce North)** 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 reductions to lot frontage, parking, vehicular drive aisle width, and the width of landscape buffer strips, together with an increase in front yard parking coverage for an existing boarding, lodging, and rooming house proposed to be maintained on the retained lot should Application B21/25 be approved.

The applicant sought the following minor variance(s):

1. A lot frontage of 17.5 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 (Table 5.3), requires a minimum lot frontage of 21 metres.
2. 0.46 parking spaces for every two (2) tenants accommodated in a large boarding, lodging and rooming house (10 spaces), whereas the Comprehensive Zoning By-law 2009-141, under Section 4.6.1 (Table 4.6), requires a minimum of 1 parking space for every 2 tenants accommodated (22 spaces).
3. A vehicular drive aisle width of 5.3 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 4.6.2.5, requires a minimum vehicular drive aisle width of 6.4 metres.
4. A front yard parking coverage of 72 percent of the front yard area, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.6.1(a), permits a maximum front yard parking coverage of 60 percent of the front yard area.
5. A 0.4 metre wide landscape buffer strip around a parking area containing more than four (4) parking spaces adjacent to a residential zone, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.7.1, requires a minimum landscape buffer strip with a width of 3 metres.

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

1. Approval of the associated Consent Application B21/25.
2. Approval of the associated Minor Variance Application A36/25.

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

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.: A37/25
LOCATION: 24-26 North Street

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 \(gov.on.ca\)](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.

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