



**COMMITTEE OF ADJUSTMENT  
PROVISIONAL DECISION WITH REASONS  
SUBMISSION NO. A71-25**

**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 13.1.187 and 4.6.2.5.

**AND IN THE MATTER OF** the premises legally described as Lots 9 to 12 on Plan 1101 and Parts 1 to 6 on Plan 51R-43523 and known municipally as **558 Essa Road** in the City of Barrie.

**AND IN THE MATTER OF AN APPLICATION** by **MHBC Planning (c/o David McKay) on behalf of Saverino Developments 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 permit an increase in density by increasing the unit count from 88 to 104 units in a building that is currently under construction, together with reductions to the minimum required width of vehicular drive aisles.

The applicant sought the following minor variance(s):

1. **To permit a maximum density of 125 units per hectare, whereas the Comprehensive Zoning By-law 2009-141, under Section 13.1.187, permits a maximum density of 106 units per hectare.**
2. **To permit a drive aisle width of 6.0 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 4.6.2.5, requires a minimum drive aisle width of 6.4 metres.**

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 16<sup>th</sup> day of December 2025.

**DATE OF MAILING: December 17, 2025**

**LAST DAY OF APPEAL: JANUARY 5, 2026**

**DECISION SIGNATURE PAGE**

**FILE NO.:** A71-25  
**LOCATION:** 558 Essa Road

We the undersigned concur in the decision and reasons of the Committee of Adjustment for the City of Barrie made on December 16, 2025.



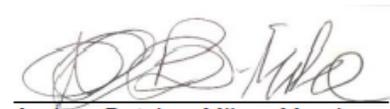
---

Steve Trotter, Chair



---

Jay Dolan, Member



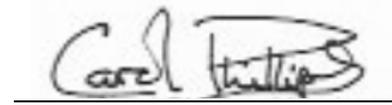
---

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 **January 5, 2026**. 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](http://www.olt.gov.on.ca). If the e-file portal is down, you can submit your appeal to [OLT.submissions@barrie.ca](mailto: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](http://www.barrie.ca/cofa).

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