



**COMMITTEE OF ADJUSTMENT
PROVISIONAL DECISION WITH REASONS
SUBMISSION NO. B53/24**

IN THE MATTER OF the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

AND IN THE MATTER OF the premises described as Lot 139, Plan 51M1224 and known municipally as **43 Shiraz Trail** in the City of Barrie.

AND IN THE MATTER OF AN APPLICATION by **Pratt Hansen Group Inc. on behalf of Pratt Development Inc. c/o The Jones Consulting Group Ltd.** for consent under Section 53 of the *Planning Act*, R.S.O. 1990, c. P.13, so as to permit the conveyance of land for residential purposes.

This application, if granted by the Committee of Adjustment, will serve to permit the creation of a new residential lot.

The severed lands propose to have a lot area of 154 square metres and a proposed lot frontage of 5.50 metres on Shiraz Trail.

The retained lands propose to have a lot area of 154 square metres and a proposed lot frontage of 5.50 metres on Shiraz Trail.

DECISION: That provisional consent be **GRANTED** subject to the following condition(s):

1. That Minor Variance Applications A67/24 and A88/24 be approved.
2. That the Owner/Applicant shall be responsible for covering the costs associated with re-addressing affected lots within the Plan of Subdivision on the subject lands, as well as affected lots on adjacent draft plans of subdivision/plans of subdivision at a rate \$251.20 per request plus \$5.00 per lot/unit to maximum of \$1,000.00 per plan, in accordance with City of Barrie Fees By-law 2024-024, or any successor thereto.
3. The Owner is to provide a cash contribution of \$400 per new lot (in an amount of no less than \$6,400.00) to the Municipal Street Tree Planting Program through Development Services - Parks Planning.
4. The Owner is to provide revised Landscape Plans to Development Services – Parks Planning, reflecting the required changes due to the above noted Consent applications, in support of the related subdivision development application D12-426.
5. The Owner is to provide a revised Cost Estimate to Development Services – Parks Planning, reflecting the required changes to the plans due to the above noted Consent applications, in support of the related subdivision development application D12-426.
6. The Owner shall satisfy all Metrolinx requirements as outlined in their correspondence dated November 12, 2024.
7. That all taxes, local improvements, and/or other charges, both current and in arrears, be paid to the satisfaction of the City Treasurer.
8. That the owner/applicant agrees to have his/her Ontario Land Surveyor provide to the City an updated reference plan, to the satisfaction of the Secretary-Treasurer.
9. That a copy of the draft transfer/deed for the severed lot are submitted to the Secretary Treasurer, along with a registered copy of the survey plan.

No written or oral submissions were received regarding this application for Committee's consideration.

Pursuant to Subsection 41 of Section 53 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended, all conditions imposed must be fulfilled within two years from the date of the sending of the Notice of Decision or the application is deemed to be refused.

It is a requirement that all conditions imposed be fulfilled prior to the granting of this consent and the giving by the Secretary-Treasurer of the certificate provided for in Subsection 42 of Section 53 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended.

REASONS:

1. The proposal does not conflict with the intent and purpose of the City of Barrie Official Plan.
2. The Committee considers the proposal to be consistent with the development in the area.
3. The Committee is satisfied that a plan of subdivision is not necessary for the proper and orderly development of the lands.

DECISION DATED AT THE CITY OF BARRIE this 19th day of November 2024

DATE OF MAILING: November 21, 2024

LAST DAY OF APPEAL: DECEMBER 11, 2024

DECISION SIGNATURE PAGE

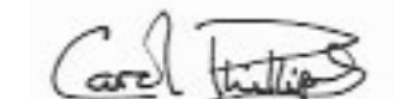
FILE NO.: B53/24
LOCATION: 43 Shiraz Trail

We the undersigned concur in the decision and reasons of the Committee of Adjustment for the City of Barrie made on November 19, 2024.



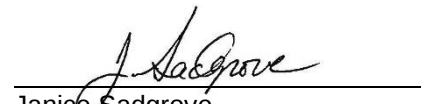
Steve Trotter, Chair

Jay Dolan, Member

Andrea Butcher-Milne, 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 December 11, 2024. 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.