



**COMMITTEE OF ADJUSTMENT  
PROVISIONAL DECISION WITH REASONS  
SUBMISSION NO. A27/21**

**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 5.3.5(a).

**AND IN THE MATTER OF** the premises described as PLAN 2 PT LOT 123 and known municipally as **61 McDonald Street** in the City of Barrie.

**AND IN THE MATTER OF AN APPLICATION** by **Bk Real Estate Investing, c/o Brady McDonald on behalf of Larry Badley** 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 a detached accessory building to exceed the maximum allowable height to accommodate the creation of a detached accessory dwelling unit.

The applicant sought the following minor variance(s):

1. **To permit a height of 6 metres for a proposed detached accessory building, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.5(a), restricts the height of an accessory building to a maximum of 4 metres.**

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

**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 26<sup>th</sup> day of May 2021

**DATE OF MAILING: May 27, 2021**

**LAST DAY OF APPEAL: JUNE 15, 2021**

**DECISION SIGNATURE PAGE**


**FILE NO.:** A27/21

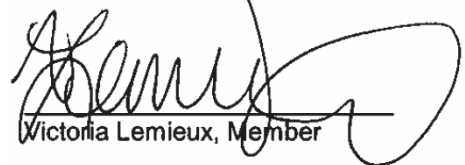
**LOCATION:** 61 McDonald Street

We the undersigned concur in the decision and reasons of the Committee of Adjustment for the City of Barrie made on May 26, 2021.


  
\_\_\_\_\_  
Steve Trotter, Chair

  
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Jay Dolan, Member

  
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Marc Pumble, Member

  
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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 Local Planning Appeal Tribunal (LPAT), a copy of an appeal form is available for download in Microsoft Word and Adobe Acrobat versions from the LPAT website at <http://olt.gov.on.ca/tribunals/lpat/forms/>.

Please fill out the A1 Appeal Form and follow the instructions as provided by the LPAT 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 Local Planning Appeal Tribunal (LPAT), please contact them at <https://olt.gov.on.ca/tribunals/lpat/lpat-process/> 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 contact us via email at [planneroftheday@barrie.ca](mailto:planneroftheday@barrie.ca) (please put Committee of Adjustment in the subject line) or calling Service Barrie at 705-726-4242.