



**COMMITTEE OF ADJUSTMENT  
PROVISIONAL DECISION WITH REASONS  
SUBMISSION NO. A30/21**

**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, Section 5.3.5(h).

**AND IN THE MATTER OF** the premises described as PLAN 108 PT LOT 19 and known municipally as **34 Queen Street** in the City of Barrie.

**AND IN THE MATTER OF AN APPLICATION** by **Small Dwellings Inc. c/o Justin Sherry on behalf of Nick Leonienco** 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 increased accessory lot coverage for the construction of the detached accessory dwelling unit.

The applicant sought the following minor variance(s):

1. **A maximum accessory lot coverage of 12.4%, whereas comprehensive Zoning By-law 2009-141, Section 5.3.5(h), permits a maximum accessory lot coverage of 10%.**

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

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

REASONS:

1. The proposal conflicts with the intent and purpose of the City of Barrie Zoning By-law.
2. The proposal is not minor or desirable for the development and use of the land.

**DECISION DATED AT THE CITY OF BARRIE** this 23<sup>rd</sup> day of June 2021

**DATE OF MAILING: June 24, 2021**

**LAST DAY OF APPEAL: JULY 13, 2021**

**DECISION SIGNATURE PAGE**

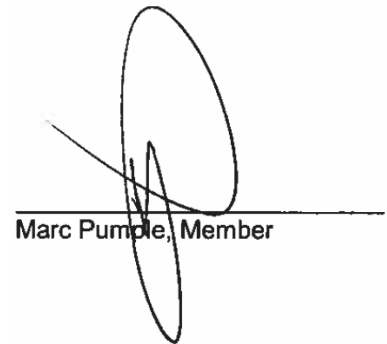
**FILE NO.:** A30/21

**LOCATION:** 34 Queen Street

We the undersigned concur in the decision and reasons of the Committee of Adjustment for the City of Barrie made on June 23, 2021.

  
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Steve Trotter, Chair

  
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Jay Dolan, Member

  
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Marc Pumble, 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.

  
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Janice Sadgrove  
Secretary-Treasurer

## APPEALS

Should you decide to appeal this decision to the Ontario Land Tribunal (OLT), a copy of an appeal form is available for download in Microsoft Word and Adobe Acrobat versions from the OLT 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 OLT 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 Ontario Land Tribunal (OLT), 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.