



**COMMITTEE OF ADJUSTMENT
PROVISIONAL DECISION WITH REASONS
SUBMISSION NO. A35/21**

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 1023 LOT 2 and known municipally as **236 Codrington 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 2168366 Ontario Inc., c/o Glenn Sturdy** 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 lot coverage for accessory structures to facilitate the construction of a detached accessory dwelling unit.

The applicant sought the following minor variance(s):

1. **A maximum lot coverage of 11.7%, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.5(h) permits a maximum lot coverage of 10%.**

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

1. That the variance apply only to the existing conditions on the site as reflected on Appendix "B" of the Planning report and that any future development or redevelopment of the lands shall be subject to the provisions of Zoning By-law 2009-141, as amended, or any successor thereto.
2. That Application B28/21 be approved.

Committee had regard for the written and oral submissions received on this application when making their decision.

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 28th day of July 2021

DATE OF MAILING: July 30, 2021

LAST DAY OF APPEAL: AUGUST 17, 2021

DECISION SIGNATURE PAGE

FILE NO.: A35/21

LOCATION: 236 Codrington Street

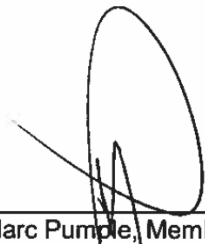
We the undersigned concur in the decision and reasons of the Committee of Adjustment for the City of Barrie made on July 28, 2021.



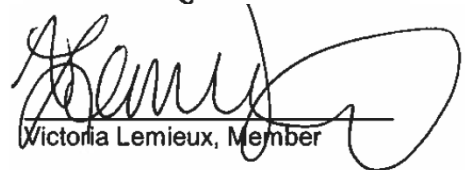
Steve Trotter, Chair



Jay Dolan, Member



Marc Pumple, Member



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 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.

Additional information regarding this Decision is available by contact us via email at planneroftheday@barrie.ca (please put Committee of Adjustment in the subject line) or calling Service Barrie at 705-726-4242.