



**COMMITTEE OF ADJUSTMENT  
PROVISIONAL DECISION WITH REASONS  
SUBMISSION NO. A64/21**

**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 5.3.1 Table 5.3.

**AND IN THE MATTER OF** the premises described as PLAN 959 PT LOTS 58 & 59 RP and known municipally as **214 Phillips Street** in the City of Barrie.

**AND IN THE MATTER OF AN APPLICATION** by **Jason Stuart** 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 deficient lot area for a new single detached dwelling on the severed lands.

The applicant sought the following minor variance(s):

1. **A deficient lot area of 415.43 square metres, whereas the Comprehensive Zoning By-Law, under Section 5.3.1. Table 5.3, requires a minimum lot area of 500 square metres.**

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

**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 24<sup>th</sup> day of November 2021.

**DATE OF MAILING:** November 25, 2021

**LAST DAY OF APPEAL: DECEMBER 14, 2021**

**DECISION SIGNATURE PAGE**

**FILE NO.:** A64/21  
**LOCATION:** 214 Phillips Street

We the undersigned concur in the decision and reasons of the Committee of Adjustment for the City of Barrie made on November 24, 2021.



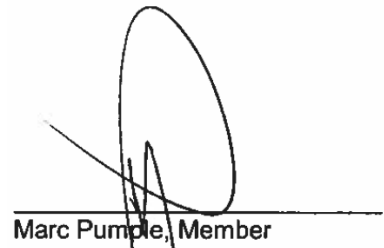
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Steve Trotter, Chair



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Jay Dolan, Member



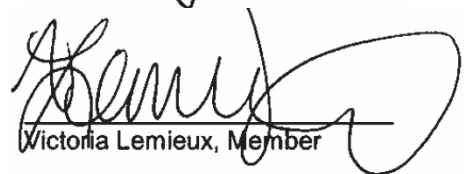
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Marc Pumple, Member



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Andy Thomson, 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.



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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 <https://olt.gov.on.ca/appeals-process/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.