



**COMMITTEE OF ADJUSTMENT  
PROVISIONAL DECISION WITH REASONS  
SUBMISSION NO. B22/21**

**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 PLAN 25 N PT LOT 48 and known municipally as **142 Sanford Street** in the City of Barrie.

**AND IN THE MATTER OF AN APPLICATION** by **Innovative Planning Solutions, c/o Karla Tamayo on behalf of 5019129 Ontario Inc., c/o Lou Kelly** 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 the creation of an easement.

This application, if granted by the Committee of Adjustment, will serve to permit the creation of an easement for access purposes.

The proposed easement will have an area of 179.76 square metres and a lot frontage of 4 metres on **Sanford Street**.

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

1. That a parking plan be submitted to the satisfaction of the City which accurately reflects the required parking for both properties (4 spaces) and a minimum 6.4 metre drive aisle width for the full extent of the easement. If a 6.4 metre drive aisle width cannot be accommodated, the applicant shall secure a minor variance for the deficiency.
2. The owner acknowledges that no parking will be permitted within the identified easement to ensure safe vehicular access to both 142 and 144 Sanford Street.
3. That all taxes, local improvements, and/or other charges, both current and in arrears, be paid to the satisfaction of the City Treasurer.
4. 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.
5. 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 one year 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.

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**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 14, 2021**

**DECISION SIGNATURE PAGE**

**FILE NO.:** B22/21  
**LOCATION:** 142 Sanford 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.



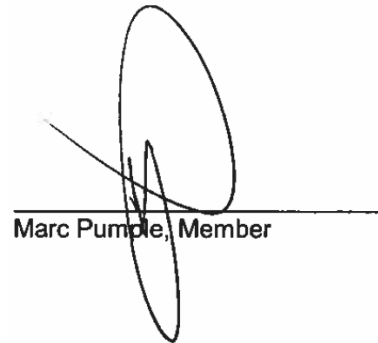
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Steve Trotter, Chair



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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 Appeal 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/tribunals/lpat/forms/appellant-applicant-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 contacting 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.