



**COMMITTEE OF ADJUSTMENT
PUBLIC NOTICE OF HEARING
SUBMISSION NOS. B59/24, A100/24, A104/24**

TAKE NOTICE that applications have been received from **Colby Marshall on behalf of Randall Marshall c/o EC Planning Consultants** for minor variances from Zoning By-law 2009-141 and consent to a conveyance of property for residential purposes pursuant to Sections 45 and 53 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, respectively.

IN THE MATTER OF the premises described as Part Lot 60 Plan 499 and known municipally as **66 Holgate Street** in the City of Barrie.

The property is zoned Residential Single Detached Dwelling Second Density - Special Provision No. 529 (R2)(SP-529-HC).

Purpose of the applications:

B59/24

The application, if granted by the Committee of Adjustment, will serve to permit the creation of a new residential lot.

The severed lands propose to have a lot area of 549 square metres and a proposed lot frontage of 13.5 metres on Holgate Street.

The retained lands propose to have a lot area of 516 square metres and a proposed lot frontage of 13.5 metres on Hogate Street.

This application is being considered concurrently with Minor Variance Applications A100/24 and A104/24.

Variance Requests:

A100/24

This application, if granted by the Committee of Adjustment, will serve to permit a new lot with a deficient lot frontage and reduced parking aisle width on the severed lands should consent application B59/24 be approved.

The applicant is seeking the following minor variance:

- 1. A lot frontage of 13.5 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 Table 5.3, requires a minimum lot frontage of 15 metres.**
- 2. A parking aisle width of 5.89 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 4.6.2.5, requires a minimum parking aisle width of 6.4 metres.**

A104/24

This application, if granted by the Committee of Adjustment, will serve to permit a deficient lot frontage and reduced parking aisle width on the retained lands should consent applications B59/24 and A100/24 be approved.

The applicant is seeking the following minor variance:

- 1. A lot frontage of 13.5 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 Table 5.3, requires a minimum lot frontage of 15 metres.**
- 2. A parking aisle width of 5.89 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 4.6.2.5, requires a minimum parking aisle width of 6.4 metres.**

TAKE FURTHER NOTICE that the Committee of Adjustment public hearing has been scheduled for **Tuesday, January 28, 2025**. This public meeting will be held in a virtual forum with electronic participation. The application and others will be heard commencing at **5:00 p.m. via ZOOM**.

To participate in the virtual planning meeting, you will need access to a computer with internet service or a telephone. For information on how to register for the meeting please go to: www.barrie.ca/cofa.

Although this is a public hearing, you are not required to attend unless you wish to speak to the application. If you have specific comments regarding this application, you may submit comments to the Secretary-Treasurer of the Committee of Adjustment at cofa@barrie.ca.

Every attempt should be made to file your submission six days prior to the Public Hearing date. Notice of the decision will be provided to each person who appeared in person or by authorized representative at the hearing and who files with the Secretary-Treasurer a written request for notice of the decision. If you do not attend, the hearing will proceed in your absence, and you will receive no further notice. You must register and attend the hearing to receive further notice.

For more information on the application, including plans filed with the application, please email cofa@barrie.ca.

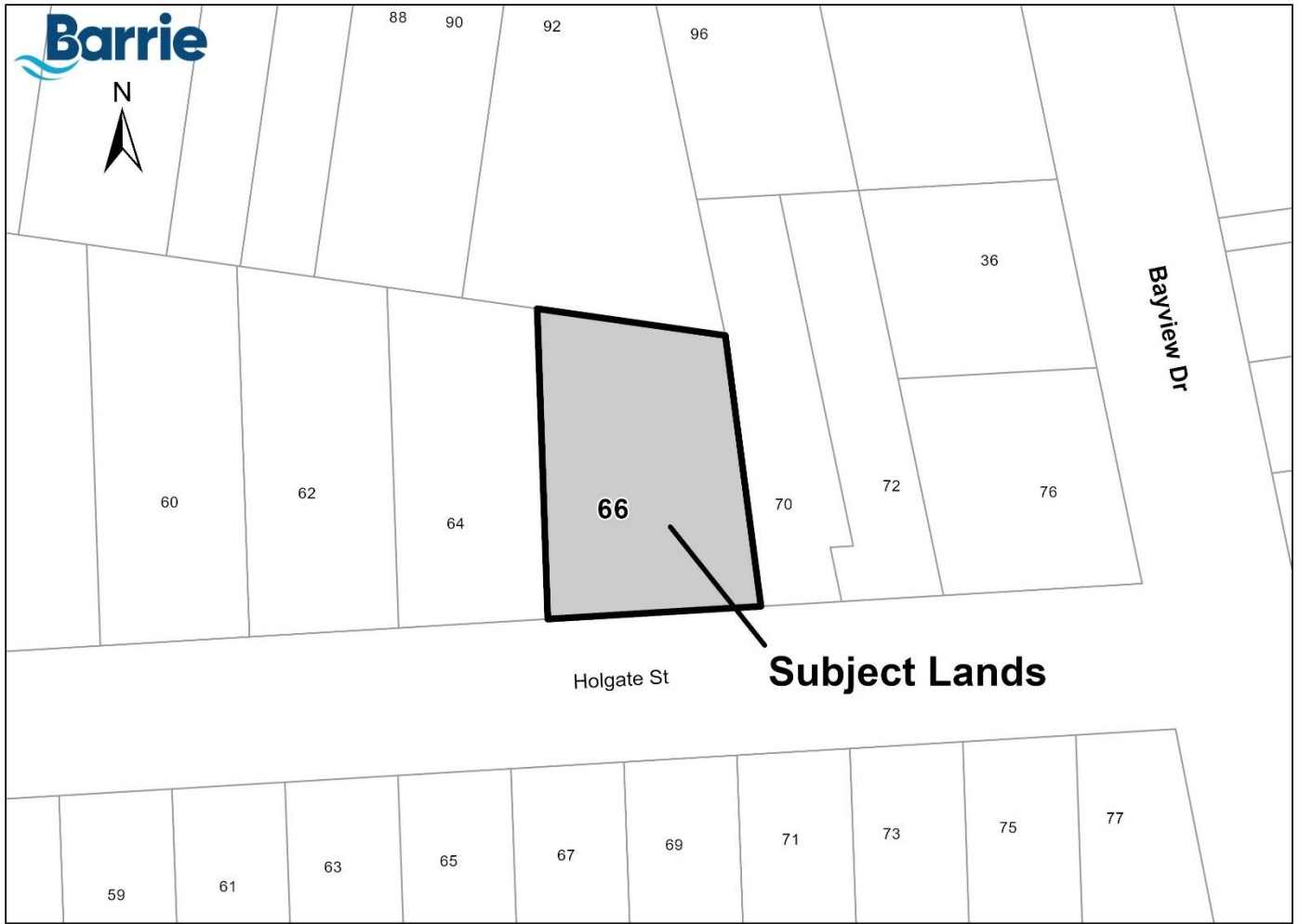
Inquiries by phone can be made through Service Barrie at (705) 726-4242 during regular business hours. If you require any language interpreters, the City of Barrie, upon request, will provide language interpreters at the public hearing.

This notice is available via www.barrie.ca/cofa.

Dated: January 13, 2025

Janice Sadgrove
Secretary-Treasurer

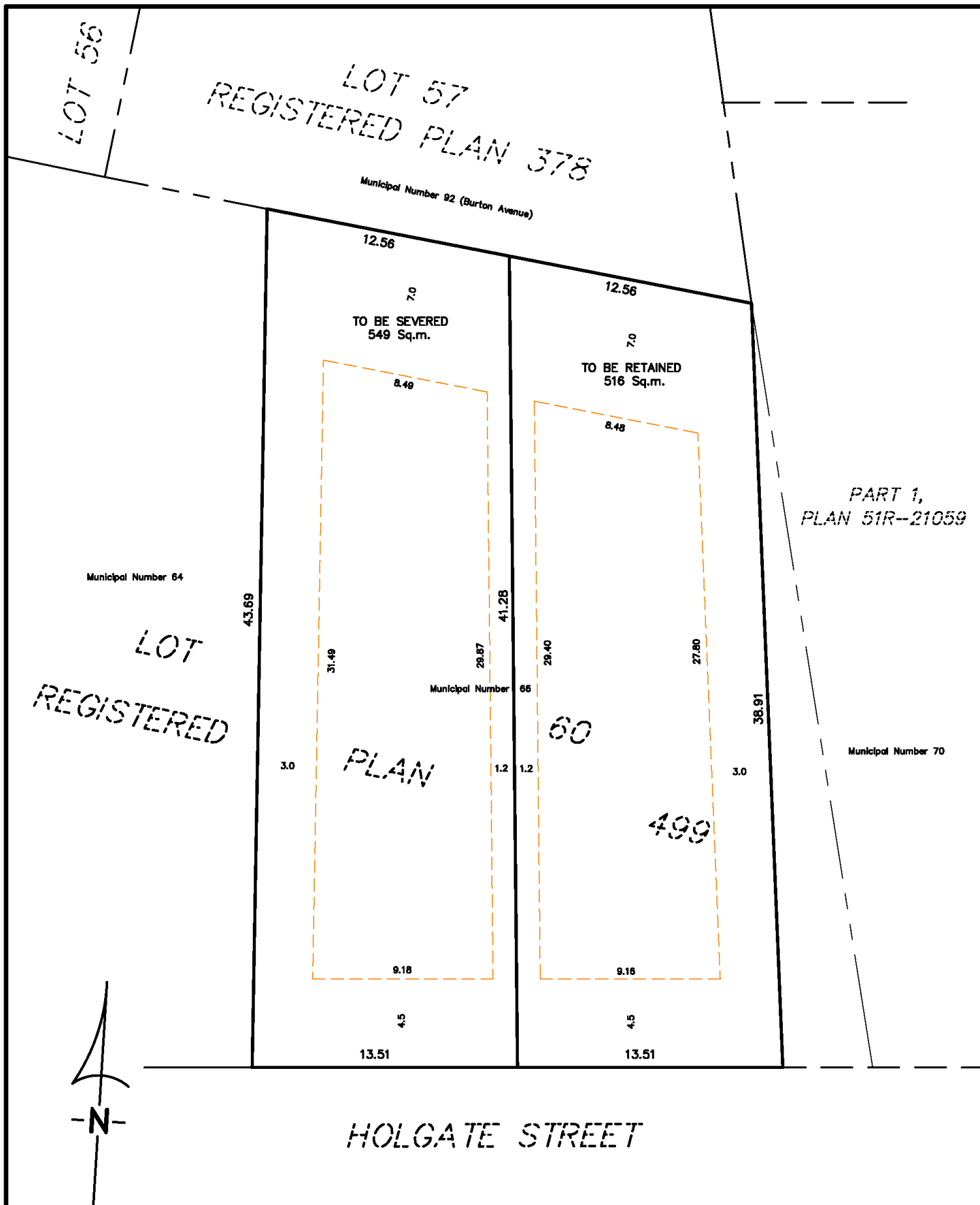
KEY MAP



66 Holgate Street
BARRIE - ON

Development Services - Planning
1/2/2025

SEVERANCE SKETCH



SITE PLAN

