



**COMMITTEE OF ADJUSTMENT  
PUBLIC NOTICE OF HEARING  
SUBMISSION NO. A50/25**

**TAKE NOTICE** that an application has been received from **Innovative Planning Solutions (Cameron Sellers) on behalf of MK & Company (James Murphy)** for a minor variance from Zoning By-law 2009-141, pursuant to Section 45 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

**IN THE MATTER OF** the premises legally described as LOT 26 S/S CHARLOTTE ST. PLAN 18 and known municipally as **159 Collier Street** in the City of Barrie.

This property is zoned Residential Multiple Dwelling Second Density (RM2).

**This application, if granted by the Committee of Adjustment, will serve to permit an existing lot frontage, reduced front yard setback, landscape buffer strips, parking, drive aisle width, and outdoor amenity area, and an increase in density to facilitate the development of a 3-storey walk-up apartment building.**

The applicant is seeking the following minor variance(s):

- 1. To recognize a lot frontage of 20 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 Table 5.3 requires a minimum lot frontage of 21 metres.**
- 2. A front yard setback of 3 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 Table 5.3 requires a minimum front yard setback of 7 metres.**
- 3. A landscape buffer width of 1.8 metres, whereas the Comprehensive Zoning By-law 2009-141, under Sections 5.3.7.1 and 5.3.7.2, requires a landscape buffer with a minimum width of 3 metres adjacent to a parking area and along the side and rear lot lines of any lot occupied by an Apartment Dwelling.**
- 4. An unconsolidated outdoor amenity area of 0 square metres, whereas the Comprehensive Zoning By-Law, under subsection 5.2.5.2(b), requires a minimum consolidated outdoor amenity area of 120 square metres.**
- 5. A parking standard of 1 space per dwelling unit (10 spaces), whereas the Comprehensive Zoning By-Law, under Section 4.6.1, requires a minimum parking standard of 1.5 parking spaces per dwelling unit (15 spaces).**
- 6. An internal private roadway width of 5.4 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.2.5.2(e), requires a minimum internal private roadway width of 6.4 metres.**
- 7. A maximum density of 99 units per net hectare, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.2.5.1(c), permits a maximum density of 53 units per net hectare.**

**TAKE FURTHER NOTICE** that the Committee of Adjustment public hearing has been scheduled for **Tuesday, September 23, 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](http://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](mailto: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](mailto:cofa@barrie.ca).

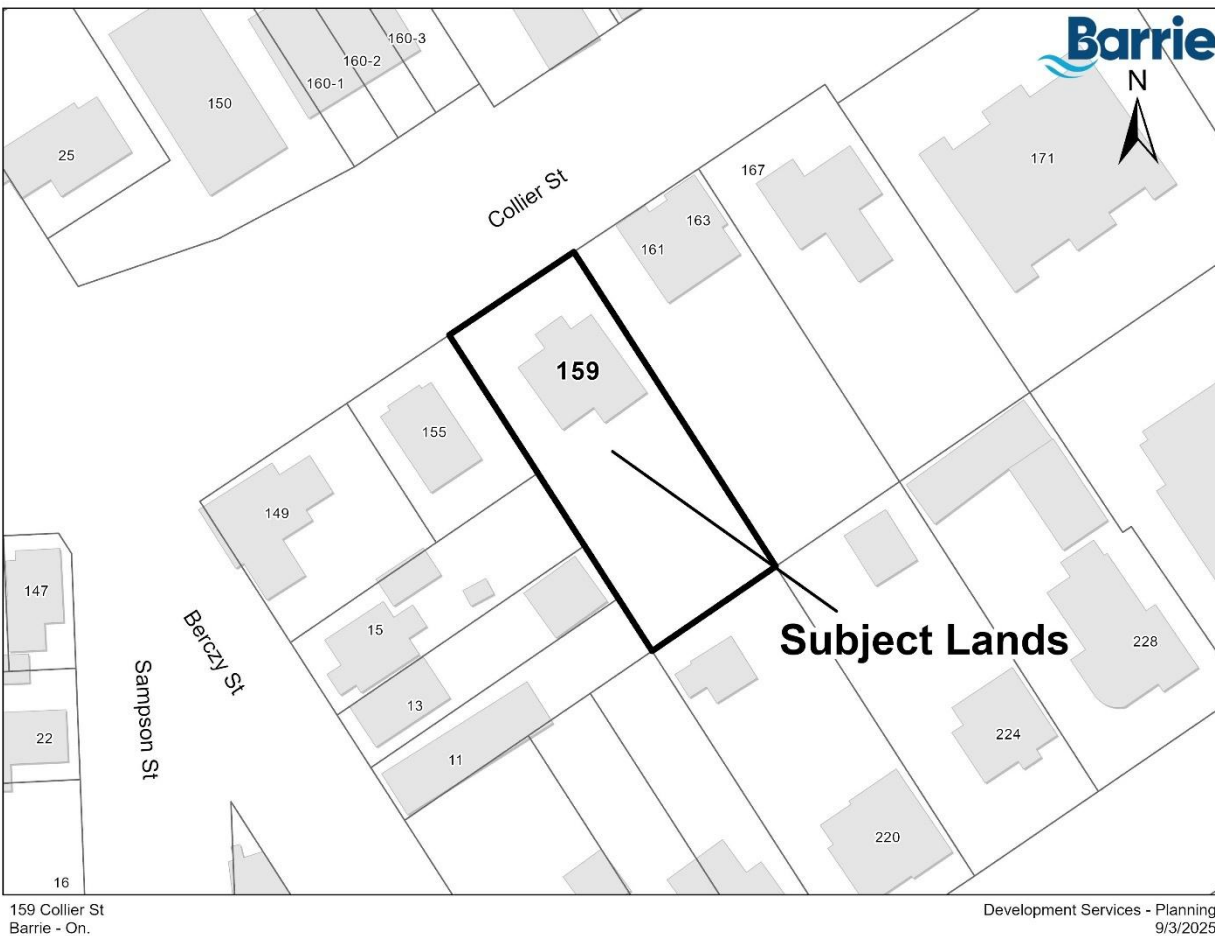
Inquiries by phone can be made through Service Barrie at (705) 726-4242 during regular business hours. If you require any language interpreters, the City of Barrie, upon request, will provide language interpreters at the public hearing.

This notice is available via [www.barrie.ca/cofa](http://www.barrie.ca/cofa).

Dated: September 8, 2025

Janice Sadgrove  
Secretary-Treasurer

## KEY MAP



## SITE PLAN

