



**COMMITTEE OF ADJUSTMENT
PUBLIC NOTICE OF HEARING
SUBMISSION NO. A29/23**

TAKE NOTICE that an application has been received from **Innovative Planning Solution c/o Greg Barker on behalf of Andrew DeBeer** 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 described as PLAN 1213 LOT 44 and known municipally as **207 Montgomery Drive** in the City of Barrie.

This property is zoned Residential Single Detached Dwelling First Density (R1).

This application, if granted by the Committee of Adjustment, will serve to permit a deficient lot area to facilitate the construction of a single detached dwelling on the severed lands should consent application B13/23 be approved.

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

- 1. A deficient lot area of 750 square metres, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.3.1, Table 5.3, requires a minimum lot area of 900 square metres.**

The subject application is being considered concurrently with application B13/23.

TAKE FURTHER NOTICE that the Committee of Adjustment public hearing has been scheduled for **Tuesday, May 23, 2023**. 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.

Notices are sent to all property owners shown on the last assessment records within 60m of the subject property.

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/CouncilAndCommittees.

Dated: May 8, 2023

Janice Sadgrove
Secretary-Treasurer

KEY MAP



SEVERANCE PLAN



SEVERED LANDS
 AREA = 756.36m²
 FRONTAGE = 30.54m

RETAINED LANDS
 AREA = 904.64m²
 FRONTAGE = 29.10m



LEGEND

- Subject Lands (1,661.00m² - zoning)
- Proposed Retained Lot (201,444m²)
- Proposed Severed Lot (756.36m²)

Numbered Item (N/S) Size	Proposed (Severed) Area		
	Permitted	Proposed (Retained Lot)	Proposed (Severed)
001 - Lot Area	1661.00m ²	1661.00m ²	1661.00m ²
002 - Lot Frontage	22.00m	29.10m	30.54m
003 - Front Yard Setback	4.00m	4.00m	4.00m
004 - Side Yard Setback	1.50m	1.50m	1.50m
005 - Backyard Setback	9.00m	9.00m	9.00m
006 - Max. Building Height	10.00m	10.00m	10.00m
007 - Max. Lot Coverage	40%	40%	40%
Restrictions for Severance (Minimum Building Code (B.C.))			
008 - Max. Height (m)	10.00m	10.00m	10.00m
009 - Max. Floor Area (m ²)	672.40m ²	672.40m ²	672.40m ²
010 - Max. Floor Area (m ²)	672.40m ²	672.40m ²	672.40m ²
011 - Max. Floor Area (m ²)	672.40m ²	672.40m ²	672.40m ²
012 - Max. Floor Area (m ²)	672.40m ²	672.40m ²	672.40m ²

Scale: 1:500
 Date: May 20, 2024
 Drawn By: JH
 Checked By: JH

IPS INNOVATIVE PLANNING SOLUTIONS
 70 COLLIER STREET, BARRIE, ONTARIO L4M 4T5
 TEL: (705) 726-4242 FAX: (705) 739-4270

CONCEPTUAL SEVERANCE PLAN
 207 MONTGOMERY DRIVE, BARRIE, ONTARIO