



**COMMITTEE OF ADJUSTMENT
PUBLIC NOTICE OF HEARING
SUBMISSION NOS. B5/24, B12/24, A9/24, A13/24**

TAKE NOTICE that applications have been received from **Innovative Planning Solutions c/o Greg Barker on behalf of Konstantin Shukhman** 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 PT LT 1 E/S MULCASTER ST PL 31, PT LT 38 E/S MULCASTER ST PL 78, PT 3 51R-31104 and known municipally as **135 Mulcaster Street** in the City of Barrie.

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

Purpose of the applications:

B5/24

The application, if granted by the Committee of Adjustment, will serve to permit a lot addition by conveying a portion of land to be added to the abutting property known municipally as 133 Mulcaster Street.

The severed lands propose to have a lot area of 115.50 square metres and a proposed lot frontage of 2.40 metres on Mulcaster Street and merge with abutting lands known municipally as 133 Mulcaster Street.

The retained lands propose to have a lot area of 826.69 square metres and a proposed lot frontage of 17.89 metres on Mulcaster Street.

B12/24

The application, if granted by the Committee of Adjustment, will serve to permit the creation of a new residential lot to facilitate the construction of a semi-detached dwelling.

The severed lands propose to have a lot area of 413.28 square metres and a proposed lot frontage of 8.94 metres on Mulcaster Street.

The retained lands propose to have a lot area of 413.41 square metres and a proposed lot frontage of 8.95 metres on Mulcaster Street.

These applications are being considered concurrently with Minor Variance applications A9/24 and A13/24.

Variance Requests:

A9/24

This application, if granted by the Committee of Adjustment, will serve to permit a new lot with a deficient lot frontage and to exceed the maximum front yard parking coverage allowed on the severed lands should consent application B12/24 be approved.

The applicant is seeking the following minor variance:

- 1. A lot frontage of 8.94 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.4.1 requires a minimum lot frontage of 9 metres.**
- 2. A maximum front yard parking coverage of 65%, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.6.1, permits a maximum front yard parking coverage of 60%.**

A13/24

This application, if granted by the Committee of Adjustment, will serve to permit a new lot with a deficient lot frontage and to exceed the maximum front yard parking coverage allowed on the retained lands should consent application B12/24 be approved.

The applicant is seeking the following minor variance:

- 1. A lot frontage of 8.95 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.4.1 requires a minimum lot frontage of 9 metres.**
- 2. A maximum front yard parking coverage of 65%, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.6.1, permits a maximum front yard parking coverage of 60%.**

TAKE FURTHER NOTICE that the Committee of Adjustment public hearing has been scheduled for **Tuesday, May 28, 2024**. 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/cofa.

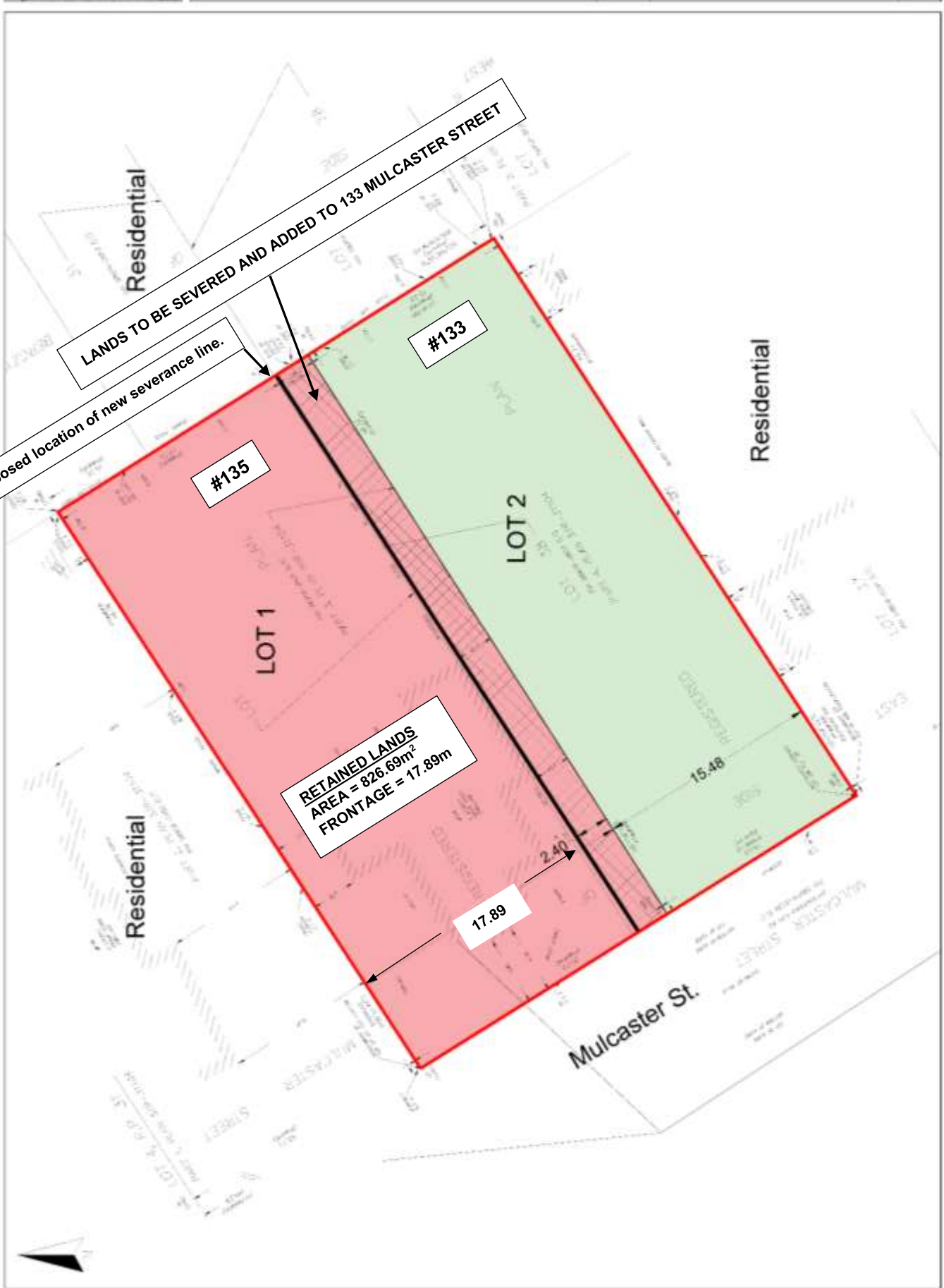
Dated: May 13, 2024

Janice Sadgrove
Secretary-Treasurer

KEY MAP



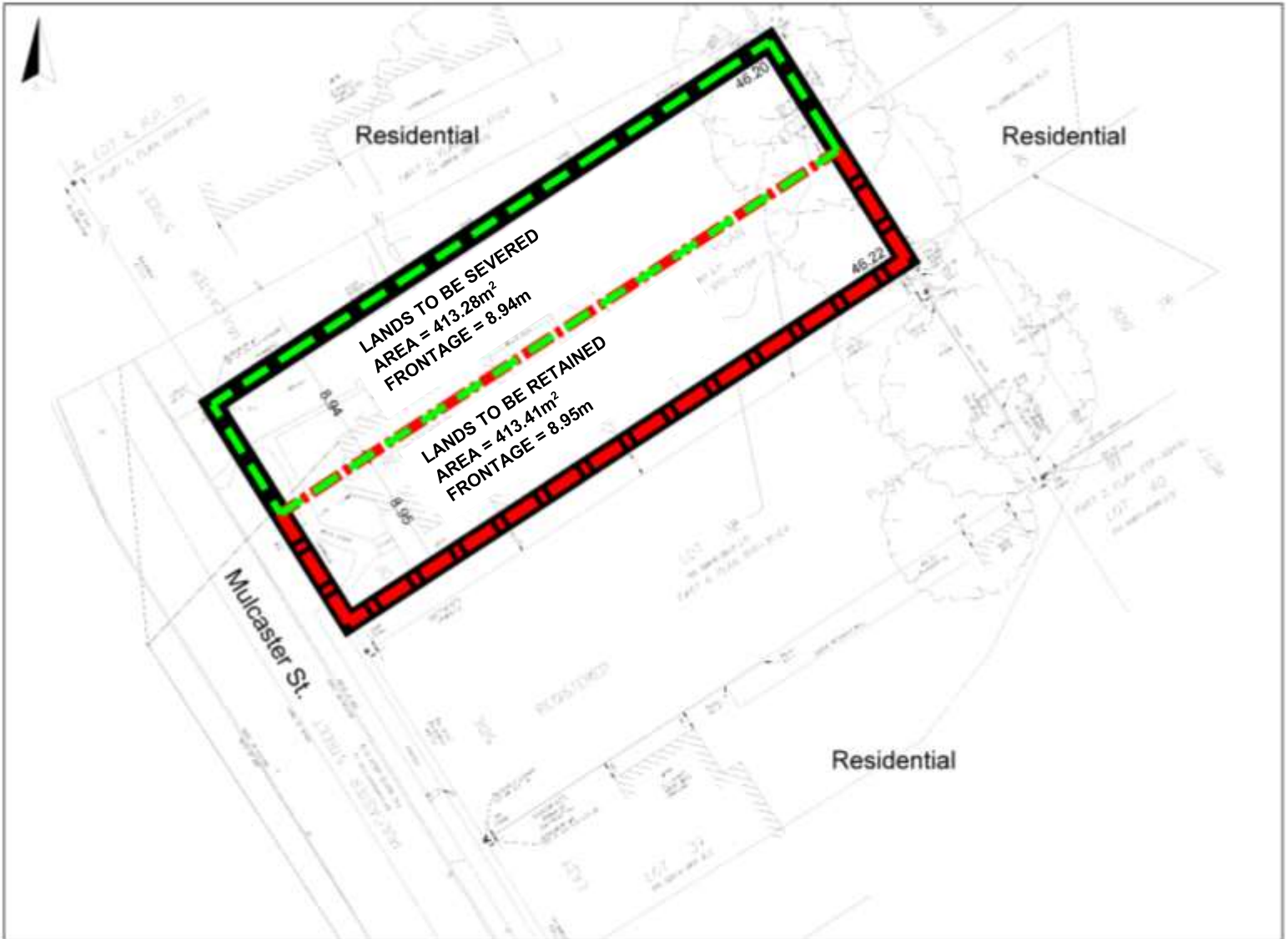
LOT ADDITION SKETCH



SCHEDULE OF REVISIONS		
No.	Date	Description

BOUNDARY ADJUSTMENT SKETCH
133 - 135 MULCASTER ST., BARRIE

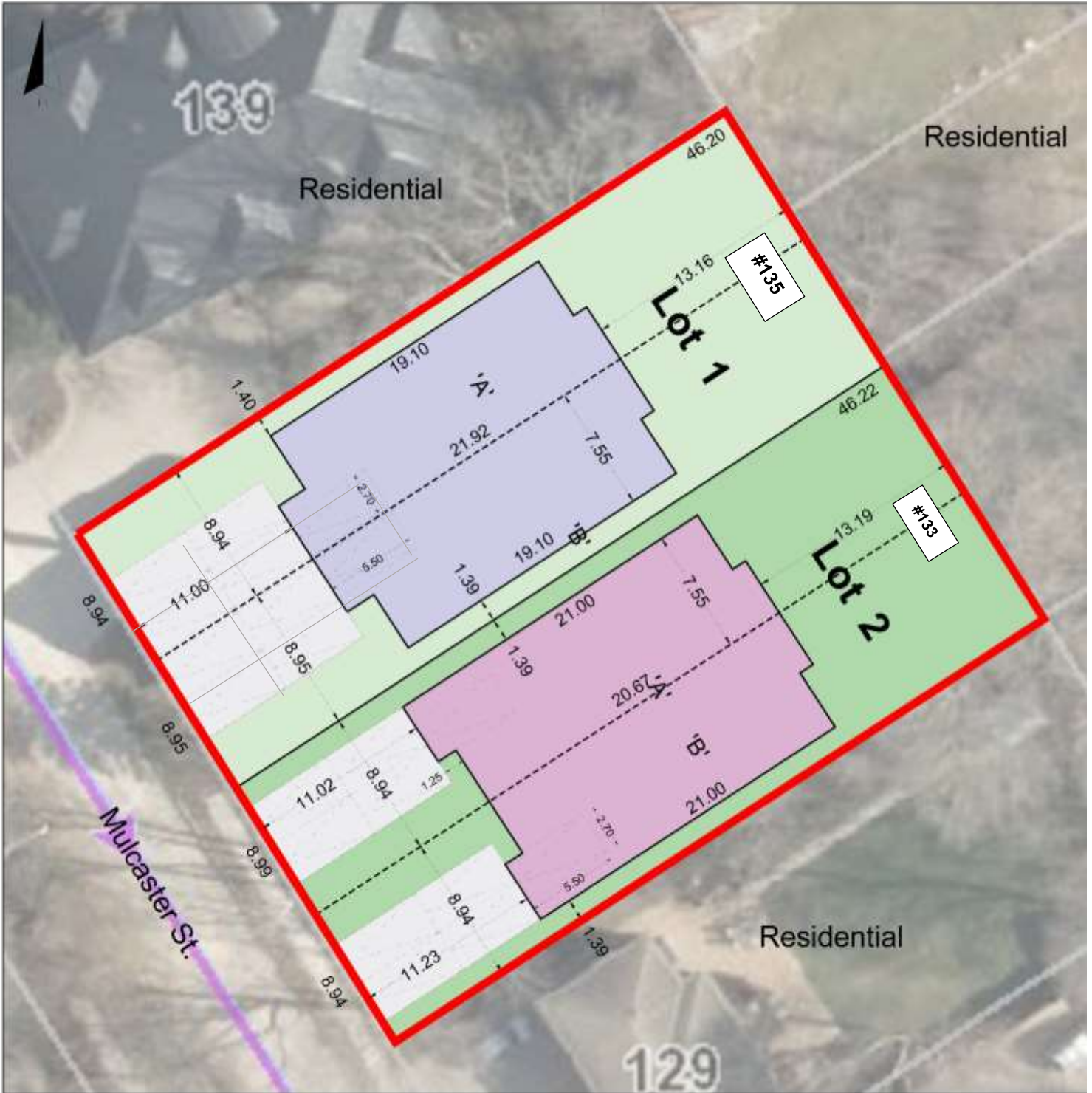
SEVERANCE SKETCH
LOT 1 – 135 MULCASTER STREET



SEVERANCE SKETCH
135 MULCASTER ST., BARRIE

SCHEDULE OF REVISIONS			
No.	Date	Description	By

OVERALL SITE PLAN
133 & 135 MULCASTER STREET



CONCEPTUAL SITE PLAN
133 - 135 MULCASTER ST., BARRIE