COMMITTEE OF ADJUSTMENT
PUBLIC NOTICE OF HEARING
SUBMISSION NO. A15/25

TAKE NOTICE that an application has been received from **Bailey Deigns c/o Lyndsey Tkaczuk on behalf of Leisamee Silva** 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 PART LOT 13 & 14 PLAN 22 E/S SANFORD STREET and known municipally as **53 John 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 a reduced side yard setback and to exceed the maximum allowable height for a detached garage with an associated additional residential unit in the second storey.

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

1. **A building height of 5.5 metres for a proposed additional residential unit (ARU) within an accessory structure, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.2.9.2(a), restricts the height of an additional residential unit within an accessory structure to a maximum of 4.5 metres.**

2. **To permit a proposed additional residential unit (ARU) within an accessory structure to exceed the maximum building height of the principal building, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.2.9.2(a), provides that the maximum building height shall not exceed the height of the principal building.**

3. **A side yard setback of 1.50 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.2.9.2(a), requires a minimum side yard setback of 3 metres.**

TAKE FURTHER NOTICE that the Committee of Adjustment public hearing has been scheduled for **Tuesday, May 27, 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: May 12, 2025

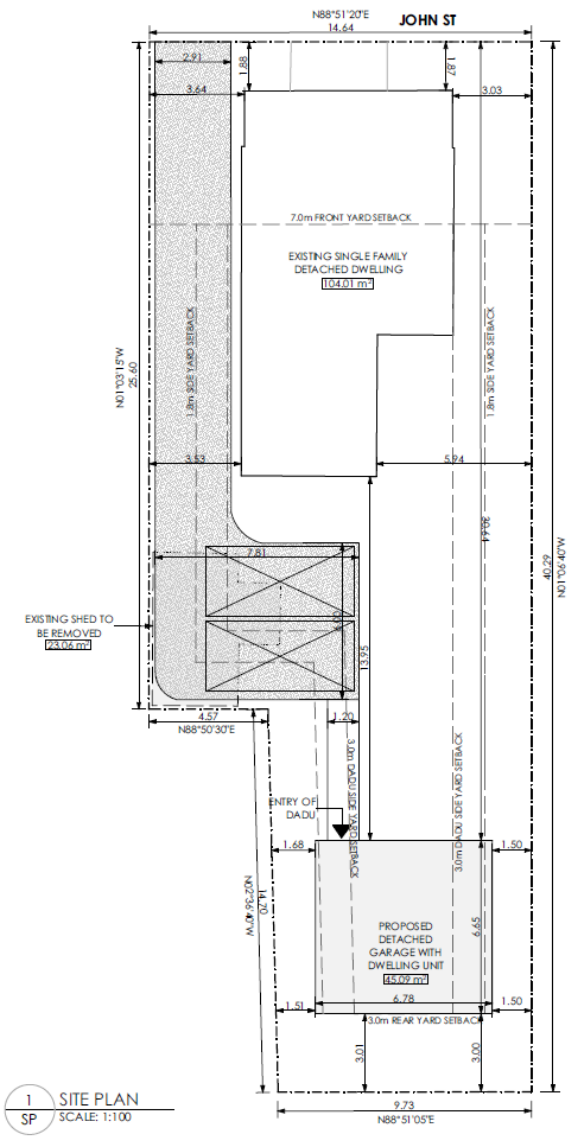
Janice Sadgrove
Secretary-Treasurer

KEY MAP

53 John Street
Barrie - On.

Development Services - Planning
4/29/2025

SITE PLAN



1 SP SITE PLAN
SCALE: 1:100

N

ZONING REQUIREMENTS - RM2

DETACHED ACCESSORY STRUCTURE

PROVISION	STANDARD	PROPOSED
MIN. FRONT YARD	7.0m	30.64m
MIN. SIDE YARD	3.0m	1.50m
MIN. REAR YARD	3.0m	3.0m
MAX. BLDG. HEIGHT	4.5m	5.46m
MAIN BLDG. HEIGHT	-	(EXISTING) 5.05m
MAX. LOT COVERAGE	35%	28.65%
MAX. LOT COVERAGE FOR ACCESSORY STRUCTURES	10%	8.66%
MAX. DISTANCE FROM FRONT LOT LINE TO ENTRANCE	40.0m	30.64m
MIN. LANDSCAPED OPEN AREA	35%	51.13%

SQUARE FOOTAGE CALCS:

ACCESSORY STRUCTURES:

PROPOSED GARAGE W/ DADU 45.09m²

MAIN STRUCTURES:

DWELLING UNIT	104.01m²
TOTAL ALL STRUCTURES	149.10m²
TOTAL LOT AREA	520.46m²

LEGEND

- EXISTING SINGLE FAMILY DWELLING
- PROPOSED DETACHED GARAGE WITH SECONDARY DWELLING UNIT
- PROPOSED DRIVEWAY
- PARKING SPACE (2.7m x 5.5m)
- ENTRANCE

DRAFT

NOT FOR CONSTRUCTION

(INVALID DRAWING IF STAMPS NOT IN COLOUR)

IN ACCORDANCE WITH ARTICLE 2.17.5.1. OF THE ONTARIO BUILDING CODE (OBC), THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN, AND HAS QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION: REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1. OF THE OBC

LYNDSEY TRACEUK	23127
BAILEY DESIGNS INC.	106001

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY ERRORS OR OMMISSIONS TO THE DESIGNER BEFORE PROCEEDING WITH ANY OF THE WORK.

DRAWINGS ARE NOT TO REPLACE ANY REQUIRED ENGINEERED DRAWINGS THAT MAY BE REQUIRED TO BUILD SPECIFIED DESIGN.

LINTEL SPANS

TAKEN FROM:
O.B.C. 2012
TABLE A-15
S.P.F. NO.1 OR NO.2 GRADE
NON-STRUCTURAL SHEATHING
SPECIFIED SNOW LOADS OF 2.0kPa
(IN RUNTARY WIDTH OF 4.9m MAX.)

ROOF + 1 FLOOR

SPAN	SIZE
2'-9"	2-2"x6"
3'-10"	2-2"x8"
4'-6"	2-2"x10"
5'-1"	2-2"x12"
6'-0"	2-2"x10"

EXTERIOR WALLS

ROOF ONLY

SPAN	SIZE
3'-0"	2-2"x6"
3'-6"	2-2"x6"
4'-3"	2-2"x6"
5'-4"	2-2"x8"
6'-7"	2-2"x10"
7'-7"	2-2"x12"

ROOF + 2 FLOORS

SPAN	SIZE
2'-3"	2-2"x6"
2'-8"	2-2"x6"
4'-4"	2-2"x8"
5'-0"	2-2"x10"
5'-11"	2-2"x12"

* WHERE STRUCTURAL SHEATHING IS USED, LISTED SPANS MAY BE INCREASED BY 10%.

REVISIONS:

BAILEY DESIGNS
architecture + design
172 DUNLOP S REET WEST, SUITE A
BARRIE, ONTARIO, L4N 1B3
705-725-0229
INFO@BAILEYDESIGNS.CA

PROJECT NAME:
SILVA DADU
53 John St
Barrie, ON

DRAWING TITLE:
SITE PLAN

SCALE: 1:100	PROJECT NUMBER:
DATE: May 5, 2025	
DRAWN BY: M. DAWBER	DRAWING NUMBER: SP
CHECKED BY: LKDT BCIN: # 23127	