



**COMMITTEE OF ADJUSTMENT
PUBLIC NOTICE OF HEARING
SUBMISSION NOS. B18/25 and A30/25**

TAKE NOTICE that applications have been received from **Civil Construction and Environmental Engineering c/o A K M Saiduz Zaman on behalf of Vintage Developments Partner c/o Zahid Mizan** for a minor variance 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 legally described as PT LOTS 12 AND 17 PLAN 108, PARTS 4 AND 5 51R-32897 and known municipally as **42 Penetang Street** in the City of Barrie.

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

Purpose of the applications:

B18/24

The application, if granted by the Committee of Adjustment, will serve to permit the creation of an easement over 42 Penetang Street in favour of 40 Penetang Street for the purpose of mutual access, servicing, drainage, and the shared storage of waste, recycling and organics.

The proposed easement (shown on the attached sketch) will have an area of 113.59 square metres.

This application is being considered concurrently with Minor Variance application A30/25.

Variance Requests:

A30/25

This application, if granted by the Committee of Adjustment, will serve to permit increased density and gross floor area, and reduced landscape buffer width, internal private roadway width, front yard setback, lot area, lot frontage and parking spaces to facilitate the development of a three (3) to four (4) storey multi-residential building containing eight (8) units.

The applicant is seeking the following minor variances:

1. **To recognize a lot area of 562.12 square metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 (Table 5.3) requires a minimum lot area of 720 square metres.**
2. **To recognize an existing lot frontage of 14.86 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.**
3. **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.**
4. **A landscape buffer width ranging from 1.68 metres to 2.82 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.**
5. **A maximum gross floor area of 78.3 percent of the lot area, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 Table 5.3, permits a maximum gross floor area of 60 percent of the lot area.**
6. **An internal private roadway width of 3.4 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 142.3 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.**
8. **To permit a reduced parking ratio of 1 space per residential dwelling unit, whereas the Comprehensive Zoning By-law 2009-141, under Section 4.6.1 (Table 4.6), requires a minimum of 1.5 spaces per dwelling unit.**

TAKE FURTHER NOTICE that the Committee of Adjustment public hearing has been scheduled for **Tuesday, June 24, 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: June 10, 2025

Janice Sadgrove
Secretary-Treasurer

KEY MAP



40 & 42 Penetang Street
Barrie - On.

Development Services - Planning
6/3/2025

EASEMENT SKETCH/SITE PLAN

Planning Notes:

40 Penetang Street

Minor Variance Required:

To permit 1 parking space per unit, whereas 1.5 spaces per unit is required by the Zoning By-law.
Consent Application Required:

For the creation of an easement for cross-access and drainage in favour of 42 Penetang Street.

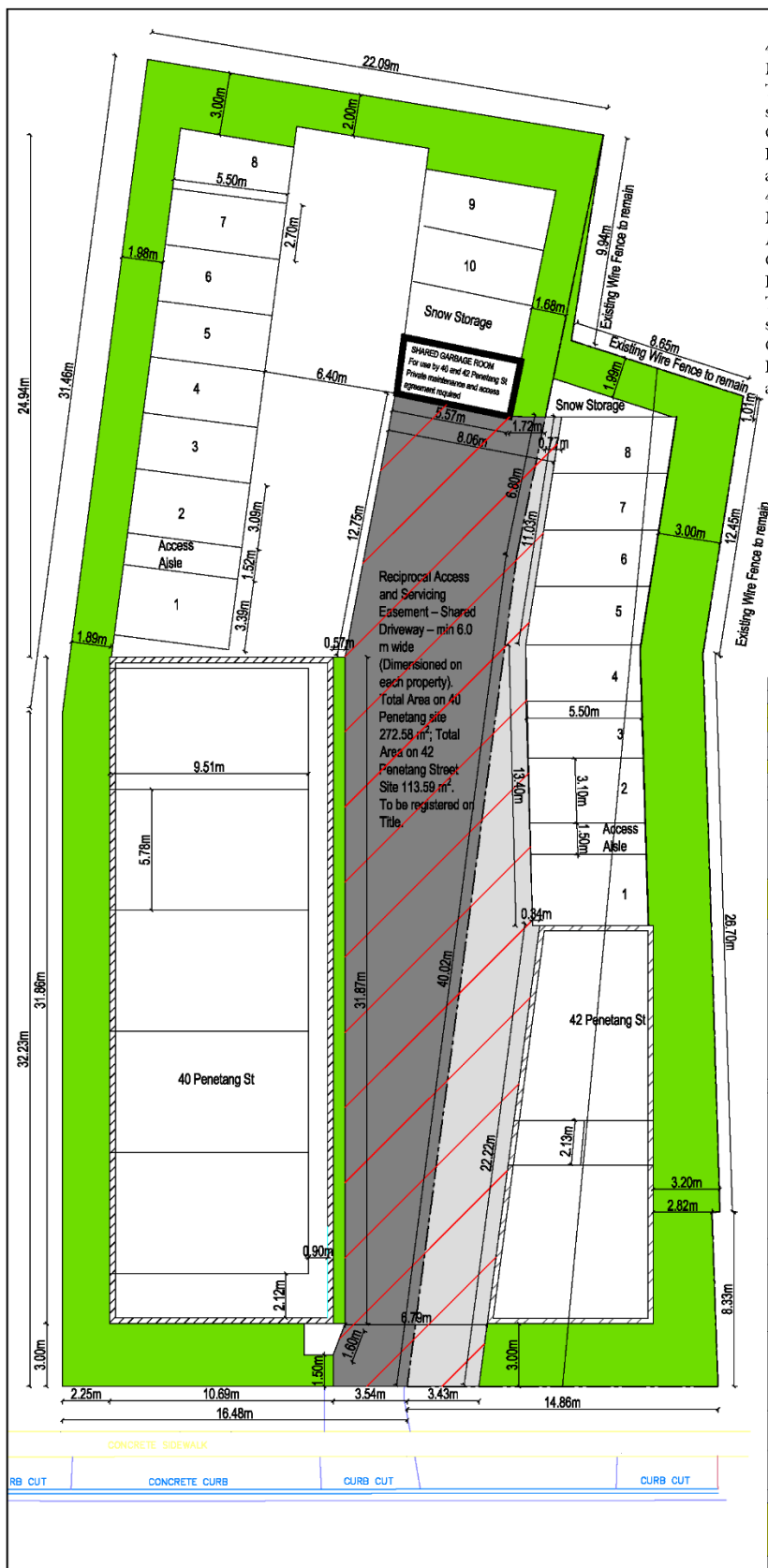
42 Penetang Street
Minor Variances Required:

As identified in the Zoning Statistics Table on this Concept Plan (highlighted).



Parking Variance:

To permit 1 parking space per unit, whereas 1.5 spaces per unit is required by the Zoning By-law.
Consent Application Required:

For the creation of an easement for cross-access and drainage in favour of 40 Penetang Street.



		Zoning Statistics RM2	
		Required	Proposed
	Lot Area	720 m ²	582.12 m ²
	Lot Frontage	21 m	Existing 14.86 m
	Building Footprint		120.84 m ²
	Setbacks:		
	Front yard	7 m (min)	3 m
	Side yard	1.8 m (min)	2.82 m
	Rear yard	7 m (min)	25.29 m
Landscaped open space	35% (min)		Ground-level landscaped area: 182.33 m ² (32.4% of lot) Rooftop landscaping (flower planters): 88 m ² (15.65% of lot) Total landscaping: 48.0% of lot (meets minimum 35%)
Landscaped buffer	3.0 m (min)		Our Landscaped buffer maintains the required 3.0 m width in most areas.
Apartment Area per floor			110.00 m ²
Dwelling unit floor area	45m ² / 1 BDRM; 55m ² / 2 BDRM (1.5 m)		Each Floor: 2 Two-Bedroom Units (55.0 m ² Each) The proposed building may consist of either: Four floors with 2 units per floor (total 8 units), or Three storeys with the third storey containing 4 units (total 8 units) Final building height to be confirmed – either 3 or 4 storeys
Lot coverage	35% (max)		21.50%
Gross Floor area	According to the City of Barrie's Zoning By-law 2009-141, the standard maximum FSI for RM2 zones is 1.0?		78.3%
Building height	Walkup - 20m (max)		3-4 STOREYS
Parking spaces	1.5 parking spaces/unit 8 units x 1.5 = 12 spaces		8 parking stalls
Barrier free	(4.6.4) 28 to 50 spaces =1BF Type A & 1BF Type B		2 Barrier-Free Spaces with an access aisle.
Amenity area	12m ² /apart. unit = 96 m ²		Total amenity area: 96 m ² rooftop amenity area + 55 m ² basement gym with washroom.
Walkup basement			55 m ² basement gym with washroom; the remainder of the basement is unfinished.
Width of driveway	6.4 m		6.4
Density	(5.2.5) 53 upha (max) for walkup apartments		142.3
Adjacent Properties			Residential Houses

APPROXIMATE CENTERLINE OF THE PAVEMENT											2025.05.26 09:23:55 -04'00'
 Civil, Construction, and Environmental Engineering	Project Location	Sheet	Type of Building	Drawn by	Checked by	Scale	Date	Rev	Drawing Status		
	42 Pambato St, Barrio, ON LAM 1Y8	Conceptual Site Plan	8-unit apartment building	Humaira H	SZ	1:200	May 23, 2025	01	Issued for Minor Variance		