



**COMMITTEE OF ADJUSTMENT
PUBLIC NOTICE OF HEARING
SUBMISSION NOS. B21/25, A36/25 & A37/25**

TAKE NOTICE that applications have been received from **Morgan Planning & Development (c/o Vanessa Simpson) on behalf of Northern Diversified Ltd. (c/o Bruce North)** 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 legally described as West Part Lot 2 and East Part Lot 2 on Plan 13, and Part 1 on Plan 51R-18097, known municipally as **24-26 North Street** in the City of Barrie.

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

These applications, if granted by the Committee of Adjustment, will serve to permit the creation of two separately conveyable parcels of land. One parcel will contain an existing single-detached dwelling, while the other parcel will contain an existing boarding, lodging, and rooming house.

Purpose of the applications:

B21/25

The application, if granted by the Committee of Adjustment, will serve to permit the creation of a new residential lot.

The severed lands propose to have a lot area of 255.9 square metres and a proposed lot frontage of 10.3 metres on North Street.

The retained lands propose to have a lot area of 1,633.2 square metres and a proposed lot frontage of 17.7 metres on North Street.

This application is being considered concurrently with Minor Variance applications A36/25 and A37/25.

Variance Requests:

A36/25

This application, if granted by the Committee of Adjustment, will serve to permit reductions to lot area and frontage, side yard setbacks, and residential parking for an existing single-detached dwelling proposed to be maintained on the severed lot should Application B21/25 be approved.

The applicant is seeking the following minor variances:

1. **A lot area of 255 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. **A lot frontage of 10 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 side yard setback of 1 metre to an existing single-detached dwelling, whereas the Comprehensive Zoning By-law 2009-141, under Sections 5.2.2.1(b) and 5.3.1 (Table 5.3), requires a minimum side yard setback of 1.2 metres.**
4. **One (1) parking space for a residential building containing not more than three (3) units, whereas the Comprehensive Zoning By-law 2009-141, under Section 4.6.1 (Table 4.6), requires a minimum of 1.5 parking spaces.**

A37/25

This application, if granted by the Committee of Adjustment, will serve to permit reductions to lot frontage, parking, vehicular drive aisle width, and the width of landscape buffer strips, together with an increase in front yard parking coverage (percentage of front yard area) for an existing boarding, lodging, and rooming house proposed to be maintained on the retained lot should Application B21/25 be approved.

The applicant is seeking the following minor variances:

1. **A lot frontage of 17.5 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. **0.46 parking spaces for every two (2) tenants accommodated in a large boarding, lodging and rooming house (10 spaces), whereas the Comprehensive Zoning By-law 2009-141, under Section 4.6.1 (Table 4.6), requires a minimum of 1 parking space for every 2 tenants accommodated (22 spaces).**
3. **A vehicular drive aisle width of 5.3 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 4.6.2.5, requires a minimum vehicular drive aisle width of 6.4 metres.**
4. **A front yard parking coverage of 72 percent of the front yard area, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.6.1(a), permits a maximum front yard parking coverage of 60 percent of the front yard area.**
5. **A 0.4 metre wide landscape buffer strip around a parking area containing more than four (4) parking spaces adjacent to a residential zone, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.7.1, requires a minimum landscape buffer strip with a width of 3 metres.**

TAKE FURTHER NOTICE that the Committee of Adjustment public hearing has been scheduled for **Tuesday, August 26, 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.

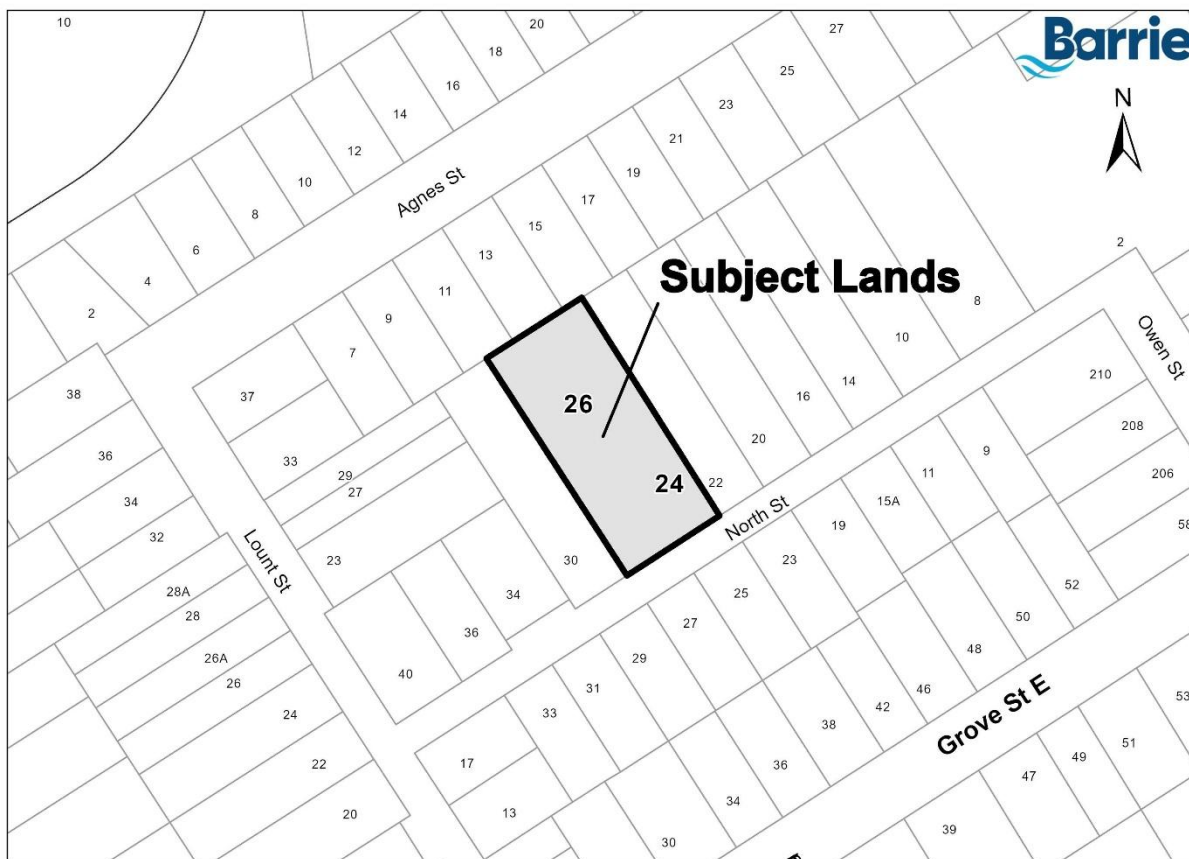
Inquiries by phone can be made through Service Barrie at (705) 726-4242 during regular business hours. If you require any language interpreters, the City of Barrie, upon request, will provide language interpreters at the public hearing.

This notice is available via www.barrie.ca/cofa.

Dated: August 11, 2025

Janice Sadgrove
Secretary-Treasurer

KEY MAP



24 & 26 North Street
Barrie - On.

Development Services - Planning
7/9/2025

SITE PLAN

