



**COMMITTEE OF ADJUSTMENT
PUBLIC NOTICE OF HEARING
SUBMISSION NO. A4/24**

TAKE NOTICE that an application has been received from **Gary and Rhonda Long** 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 M425 Lot 5 and known municipally as **263 Mary Anne Drive** in the City of Barrie.

This property is zoned Residential Single Detached Dwelling Second Density with Special Provision No. 16 (R2) (SP-16).

This application, if granted by the Committee of Adjustment, will serve to permit an addition to a single detached dwelling with a reduced setback to an active rail line.

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

- 1. A rear yard setback of 25.8 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 13.1.3, requires a minimum rear yard setback of 30 metres.**
- 2. To permit a principal use to be permitted within 25.8 metres of a GO Transit active rail line whereas the Comprehensive Zoning By-law 2009-141, under Section 4.5.8, requires the principal use shall not be permitted within 30 metres.**

TAKE FURTHER NOTICE that the Committee of Adjustment public hearing has been scheduled for **Tuesday, March 26, 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: March 11, 2024

Janice Sadgrove
Secretary-Treasurer

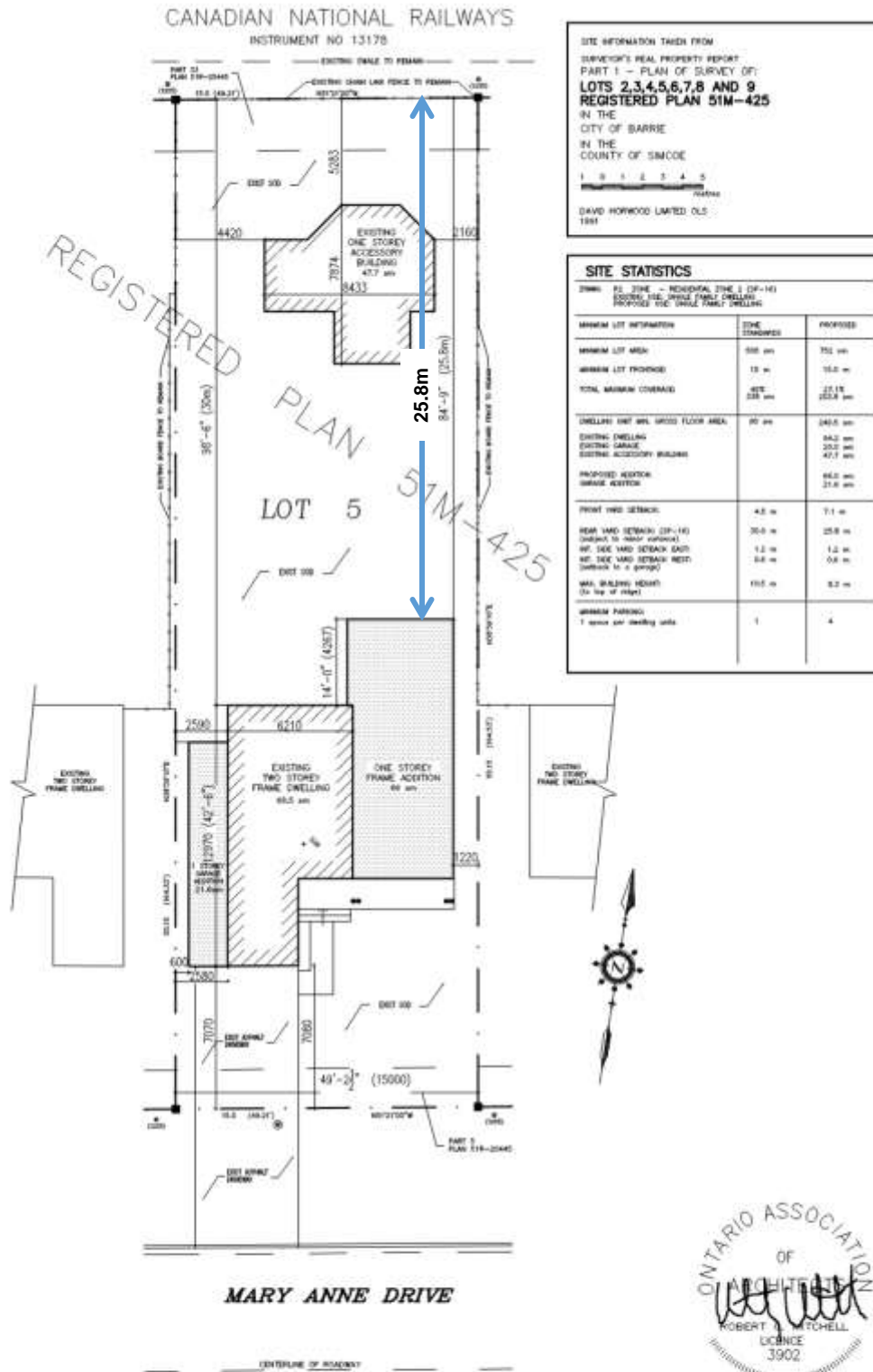
KEY MAP



263 Mary Anne Dr
Barrie - ON

Development Services
2/26/2024

SITE PLAN



Do not scale drawings Check drawings against specifications Report any discrepancies, errors or omissions to contractor before proceeding

<p>CLIENT: Gary and Rhonda Long</p>	<p>DRAWING: PROPOSED SITE PLAN For Minor Variance Application</p>	<p><i>Robert Mitchell</i> Robert Mitchell Licence 3902</p>
<p>PROJECT: ADDITION & RENOVATION at: 263 Mary Anne Dr, Barrie ON</p>	<p>SCALE: NOT TO SCALE DRAWN BY: RM CHECKED BY: RM PROJECT No. 2025</p> <p>DATE: DEC. 4, 2023 REVISIONS: Feb 20, 2024 DRAWING No. SP1</p>	