



**COMMITTEE OF ADJUSTMENT  
PUBLIC NOTICE OF HEARING  
SUBMISSION NO. A19/24**

**TAKE NOTICE** that an application has been received from **SD Consultants Corp. c/o Sherri-Lynn McDowell on behalf of Benjamin Oakes** 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 CON 5 VESPRa PT LOT 25 and known municipally as **134 Innisfil 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 to exceed the maximum density, gross floor area and lot coverage allowed and a reduction in parking spaces, lot frontage, front yard setback and landscape buffer width to facilitate the construction of a four-storey, ten-unit, walk-up apartment building.

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

1. **To recognize an existing lot frontage of 18.20 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. **A front yard setback of 3.0 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.**
3. **A maximum lot coverage of 57%, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1, Table 5.3, permits a maximum lot coverage of 35%.**
4. **A maximum gross floor area of 148% of 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% of lot area.**
5. **A maximum density of 125 units per net hectare, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.2.5.1(c), requires a maximum density of 53 units per net hectare.**
6. **A reduced parking ratio of 1 space per 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.**
7. **A maximum lot coverage of 49.35% for parking spaces including aisles, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.6.2(a), permits a maximum lot coverage of 35%.**
8. **A landscape buffer width of 1.8 metres, whereas the Comprehensive Zoning By-law 2009-141, under Sections 5.3.7.1 and 5.3.7.2, requires a minimum 3 metre landscape buffer width adjacent to a parking area and along the side and rear lot lines of any lot occupied by an Apartment Dwelling.**

**TAKE FURTHER NOTICE** that the Committee of Adjustment public hearing has been scheduled for **Tuesday, June 25, 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](http://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](mailto: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](mailto: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](http://www.barrie.ca/cofa).

Dated: June 10, 2024

Janice Sadgrove  
Secretary-Treasurer

## KEY MAP



## SITE PLAN

