



**COMMITTEE OF ADJUSTMENT
PUBLIC NOTICE OF HEARING
SUBMISSION NOS. B6/24, B10/24, B15/24, A10/24,
A11/24, A12/24**

TAKE NOTICE that applications have been received from **Corbett Land Strategies Inc. c/o Alicia Monteith on behalf of Sustainable Development Group** 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 described as PLAN 139 LOT 25 and known municipally as **88 Peel Street** in the City of Barrie.

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

Purpose of the applications:

The applications, if granted by the Committee of Adjustment, will serve to permit the creation of a total of three residential lots with a blanket easement for pedestrian access to facilitate the construction of three street townhouses, each with three additional residential units.

B6/24

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 365.7 square metres and a proposed lot frontage of 6.83 metres on Peel Street.

The retained lands propose to have a lot area of 689.6 square metres and a proposed lot frontage of 13.89 metres on Peel Street.

B10/24

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 309.6 square metres and a proposed lot frontage of 6.00 metres on Peel Street.

The retained lands propose to have a lot area of 380.0 square metres and a proposed lot frontage of 7.89 metres on Peel Street.

These applications are being considered concurrently with Minor Variance applications A10/24, A11/24, and A12/24.

B15/24

The application, if granted by the Committee of Adjustment, will serve to permit the creation of a blanket easement for shared pedestrian access.

Variance Requests:

A10/24

This application, if granted by the Committee of Adjustment, will serve to permit an exceedance to the maximum allowable gross floor area and front yard parking coverage and a reduced side yard setback for a proposed street townhouse on the severed lands should consent application B6/24 be approved.

The applicant is seeking the following minor variances:

- 1. A maximum gross floor area of 80% 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.**

2. **A side yard setback of 1.43 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 Table 5.3, requires a minimum side yard setback of 1.8 metres.**
3. **A side yard setback of 1.43 metres on one side of the lot where on the same lot there is no carport or where a garage is not attached to the main building, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.3.3.2(b), requires a minimum side yard setback of 3 metres on one side of the lot where on the same lot there is no carport or where a garage is not attached to the main building.**
4. **To permit a front yard parking coverage for a street townhouse of 54.2%, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.3.6.1, permits a maximum front yard parking coverage of 50%.**

A11/24

This application, if granted by the Committee of Adjustment, will serve to permit a reduction in required landscape open space and an exceedance to the maximum allowable gross floor area and lot coverage for a proposed street townhouse on the severed lands should consent application B10/24 be approved.

The applicant is seeking the following minor variance:

1. **A landscaped open space of 27% of lot area, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 Table 5.3, requires a minimum landscape open space of 35% of lot area.**
2. **A maximum gross floor area of 106% 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.**
3. **A maximum lot coverage of 50.9% of lot area, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.4.2(c) permits a maximum lot coverage of 45% of lot area.**
4. **To permit a front yard parking coverage for a street townhouse of 62.3%, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.3.6.1, permits a maximum front yard parking coverage of 50%.**

A12/24

This application, if granted by the Committee of Adjustment, will serve to permit an exceedance to the maximum allowable gross floor area and a reduced side yard setback for a proposed street townhouse on the retained lands should consent applications B6/24 and B10/24 be approved.

The applicant is seeking the following minor variance:

1. **A maximum gross floor area of 80% 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.**
2. **A side yard setback of 1.47 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 Table 5.3, requires a minimum side yard setback of 1.8 metres.**
3. **A side yard setback of 1.47 metres on one side of the lot where on the same lot there is no carport or where a garage is not attached to the main building, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.3.3.2(b), requires a minimum side yard setback of 3 metres on one side of the lot where on the same lot there is no carport or where a garage is not attached to the main building.**

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.

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.

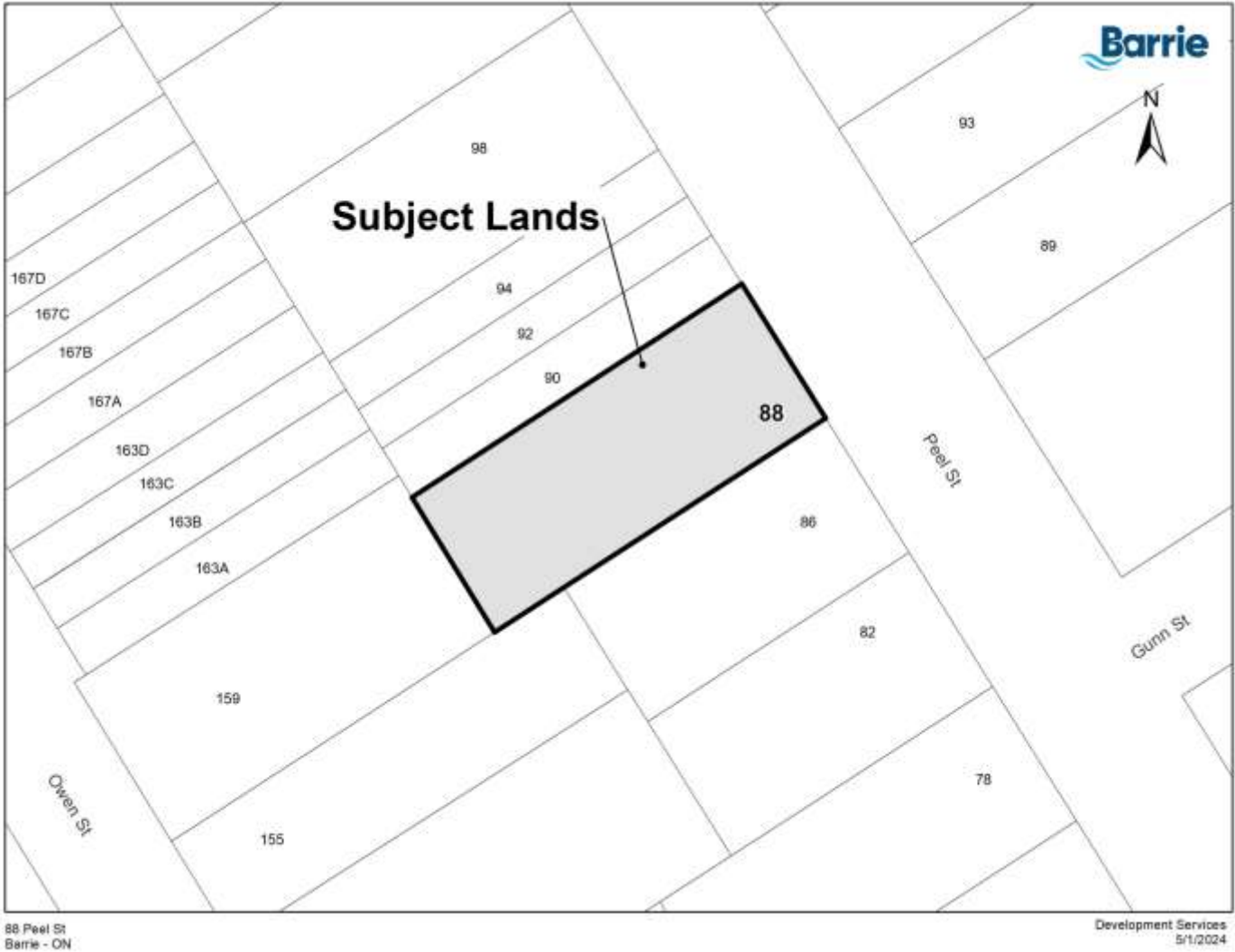
Inquiries by phone can be made through Service Barrie at (705) 726-4242 during regular business hours. If you require any language interpreters, the City of Barrie, upon request, will provide language interpreters at the public hearing.

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

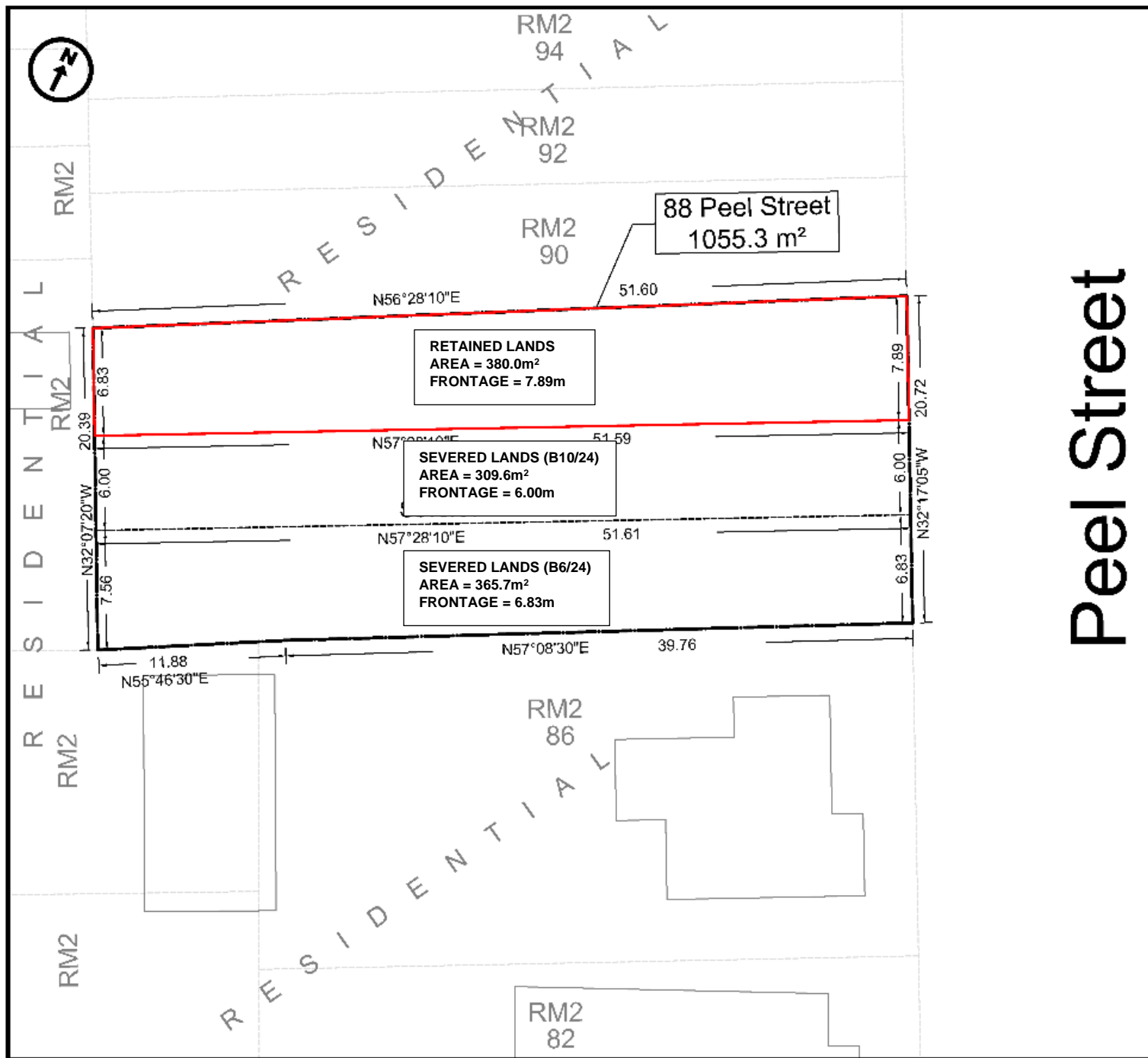
Dated: June 10, 2024

Janice Sadgrove
Secretary-Treasurer

KEY MAP

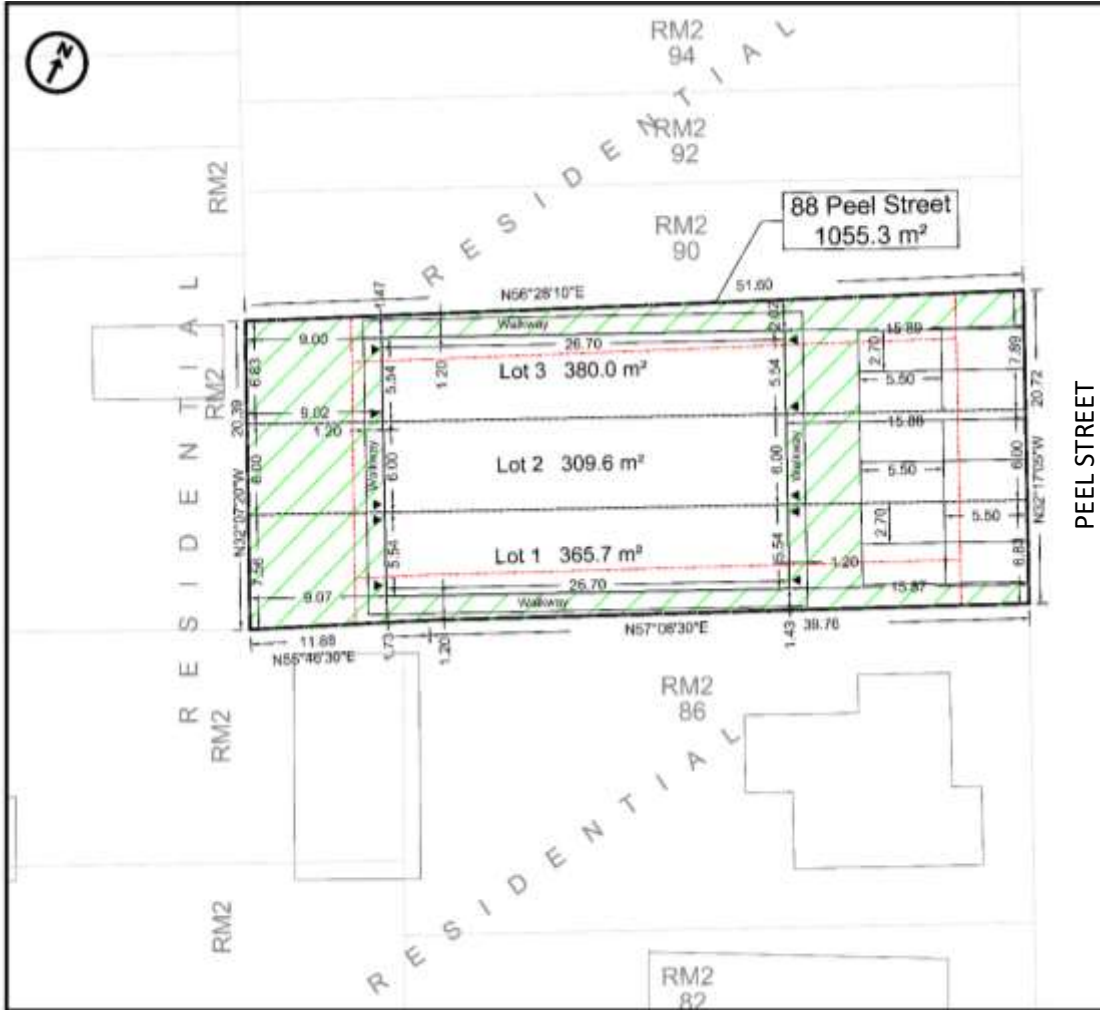


SEVERENCE SKETCH



Peel Street

SITE PLAN



PEEL STREET

88 Peel Street
Barrie, Ontario



LEGEND

- Subject Lands
- Setbacks
- Landscaped Area
- Building Main Entrance

Site Statistics:

Zoning By-law 2009-141: RM2 - Street Townhouse with 3 Accessory Dwelling Units		
	Required	Proposed
Lot Area (min.)	300 m ²	Lot 1: 365.7 m ² Lot 2: 309.6 m ² Lot 3: 380.00 m ²
Lot Frontage (min.)	6 m	Lot 1: 6.83 m Lot 2: 6.00 m Lot 3: 7.89 m
Front Yard to Dwelling Unit (min.)	4.5 m	Lot 1: 15.87m Lot 2: 15.88 m Lot 3: 15.89 m
Side Yards (min.) - where on the same lot there is no carport or garage	3.0 m	Lot 1: 1.43 m * Lot 3: 1.47 m *
Rear Yard (min.)	7 m	Lot 1: 9.07 m Lot 2: 9.02 m Lot 3: 9.00 m
Landscaped Open Space (min % of lot area)	35%	Lot 1: 43.4% Lot 2: 27.0% * Lot 3: 45.4%
Lot Coverage (max. % of lot area)	45%	Lot 1: 39.7% Lot 2: 50.3% * Lot 3: 36.4%
Gross Floor Area (max. % of lot area)	60%	Lot 1: 80% * (292.6 m ²) Lot 2: 106% * (327.6 m ²) Lot 3: 80% * (304.0 m ²)
Height of Main Bldg. (max.)	10 m	10 m
Front Yard Parking Coverage (max % of front yard)	50%	Lot 1: 54.2% * Lot 2: 62.3% * Lot 3: 48.4%

* Minor Variance relief requested

Concept Plan

Scale: 1:250	Drawn by: LG
Date: June, 2024	Checked by: AM

CORBETT LAND STRATEGIES INC.

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