



**COMMITTEE OF ADJUSTMENT  
PUBLIC NOTICE OF HEARING  
SUBMISSION NOS. B11/25, B12/25, B13/25 and  
A20/25, A21/25, A22/25**

**TAKE NOTICE** that applications have been received from **Corbett Land Strategies Inc. c/o Alicia Monteith on behalf of 102 Peel Street c/o Adrian Pannozzo** 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 LOT 28 PT LOT 29 PLAN 139 and known municipally as **102 Peel 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 a total of three lots (two severed and one retained) with a blanket easement for pedestrian access to facilitate the construction of three street townhouse dwelling units, each with three additional dwelling units.

**Purpose of the applications:**

**B11/25**

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 405.5 square metres and a proposed lot frontage of 7.8 metres on Peel Street.

The retained lands propose to have a lot area of 714.3 square metres and a proposed lot frontage of 13.9 metres on Peel Street.

**B12/25**

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 313 square metres and a proposed lot frontage of 6.1 metres on Peel Street.

The retained lands propose to have a lot area of 400.7 square metres and a proposed lot frontage of 7.8 metres on Peel Street.

**B13/25**

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

These applications are being considered concurrently with Minor Variance applications A20/25, A21/25 and A22/25.

**Variance Requests:**

**A20/25**

This application, if granted by the Committee of Adjustment, will serve to permit exceedance to the front yard parking coverage and a reduced side yard setback for a proposed street townhouse on the severed lands should consent application B11/25 be approved.

The applicant is seeking the following minor variances:

1. **A side yard setback of 2.2 metres on one side of the lot, 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.**

2. To permit a front yard parking coverage of 61 percent for a street townhouse, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.3.6.1, permits a maximum front yard parking coverage of 50 percent.

#### **A21/25**

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 lot coverage and front yard parking coverage for a proposed street townhouse on the severed lands should consent application B12/25 be approved.

The applicant is seeking the following minor variance:

1. A landscaped open space of 24 percent 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 percent of lot area.
2. A maximum lot coverage of 54 percent 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 percent of lot area.
3. To permit a front yard parking coverage of 77 percent for a street townhouse, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.3.6.1, permits a maximum front yard parking coverage of 50 percent.

#### **A22/25**

This application, if granted by the Committee of Adjustment, will serve to permit an exceedance to the front yard parking coverage and a reduced side yard setback for a proposed street townhouse on the retained lands should consent applications B11/25 and B12/25 be approved.

The applicant is seeking the following minor variances:

1. A side yard setback of 2.2 metres on one side of the lot, 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.
2. To permit a front yard parking coverage of 60 percent for a street townhouse, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.3.6.1, permits a maximum front yard parking coverage of 50 percent.

**TAKE FURTHER NOTICE** that the Committee of Adjustment public hearing has been scheduled for **Tuesday, May 27, 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](http://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](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).

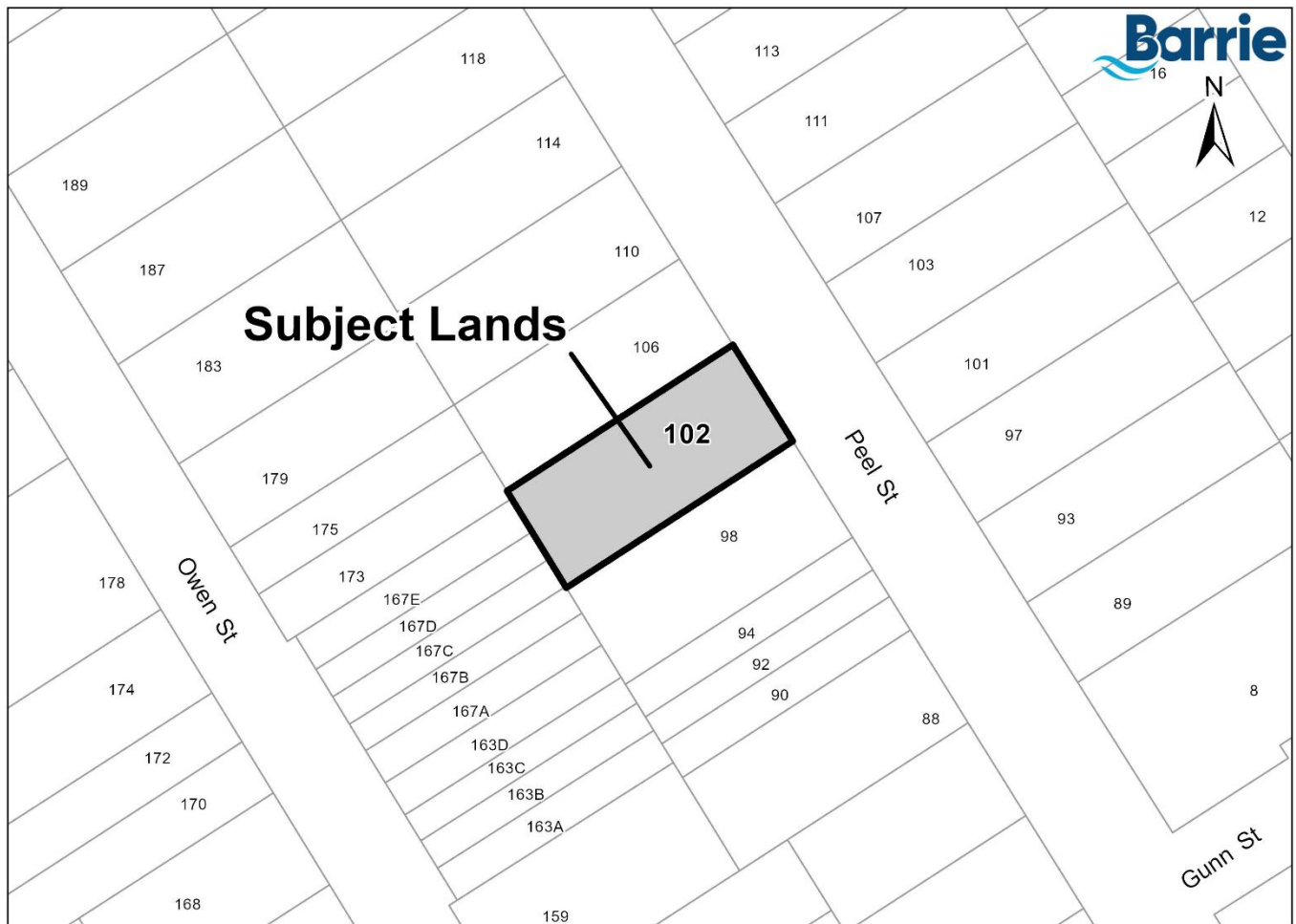
Inquiries by phone can be made through Service Barrie at (705) 726-4242 during regular business hours. If you require any language interpreters, the City of Barrie, upon request, will provide language interpreters at the public hearing.

This notice is available via [www.barrie.ca/cofa](http://www.barrie.ca/cofa).

Dated: May 12, 2025

Janice Sadgrove  
Secretary-Treasurer

## KEY MAP



102 Peel Street  
Barrie - On.

Development Services - Planning  
4/30/2025

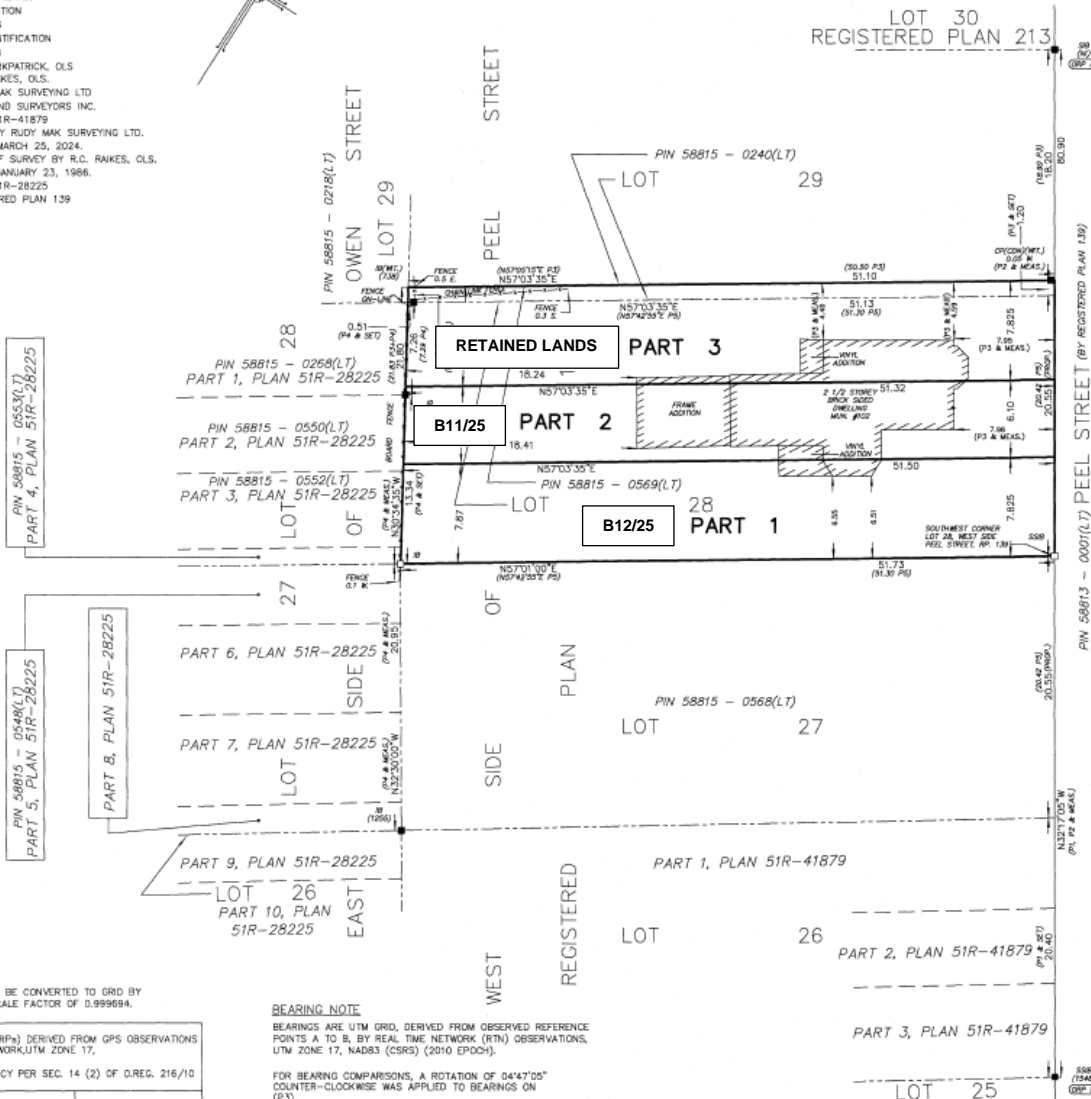
# DRAFT R-PLAN

## LEGEND

|        |  |
|--------|--|
| •      | DENOTES FOUND SURVEY MONUMENT              |
| ◊      | DENOTES PLANTED SURVEY MONUMENT            |
| SIB    | DENOTES STANDARD IRON BAR                  |
| SSIB   | DENOTES SHORT STANDARD IRON BAR            |
| IB     | DENOTES IRON BAR                           |
| CP     | DENOTES CONCRETE PIN                       |
| PROP.  | DENOTES PROPORTION                         |
| WIT.   | DENOTES WITNESS                            |
| NI     | DENOTES NO IDENTIFICATION                  |
| —      | DENOTES FENCING                            |
| (738)  | DENOTES R.C. KIRKPATRICK, OLS              |
| (1255) | DENOTES R.C. RAKES, OLS                    |
| (1546) | DENOTES RUDY MAK SURVEYING LTD             |
| (C040) | DENOTES CON LAND SURVEYORS INC.            |
| (P1)   | DENOTES PLAN 51R-41879                     |
| (P2)   | DENOTES SRPR BY RUDY MAK SURVEYING LTD.    |
|        | DATED MARCH 25, 2024.                      |
| (P3)   | DENOTES PLAN OF SURVEY BY R.C. RAKES, OLS. |
|        | DATED JANUARY 23, 1966.                    |
| (P4)   | DENOTES PLAN 51R-28225                     |
| (P5)   | DENOTES REGISTERED PLAN 139                |

## SCHEDULE

| PART | LOT            | REGISTERED PLAN | P.I.N.                       | AREA (sq.m.) |
|------|----------------|-----------------|------------------------------|--------------|
| 1    | PART OF LOT 28 | 139             | ALL OF P.I.N. 58815-0569(LT) | 405.5        |
| 2    | PART OF LOT 28 |                 |                              | 313.6        |
| 3    | LOTS 28 & 29   |                 |                              | 400.7        |



PLAN OF SURVEY:  
LOT 28 ANI  
WEST SIDE OF PEEL  
REGISTERED  
CITY OF BARR  
COUNTY OF SI  
SCALE 1 : 25  
RUDY MAK SURV  
THE INTENDED P  
610MM IN WID  
WHEN PLOT

METRIC  
DISTANCES AND COORDINATES  
AND CAN BE CONVERTED  
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CONVERTED TO IMPERIAL  
1 Ha. = 10,000 Sq.m.  
1 Ac. = 43,560 Sq.ft

SURVEYOR'S CER  
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1) THIS SURVEY AND PL  
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2) THE SURVEY WAS CO  
2025.

DATE

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SUBMISSION F



BARR

DRAWN BY: TM&CTF CHECK

## DISTANCES

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY  
MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999694.

OBSERVED REFERENCE POINTS (ORP<sub>s</sub>) DERIVED FROM GPS OBSERVATIONS  
USING THE LEICA SMARTNET NETWORK, UTM ZONE 17,  
NAD 83 (CSRS) (2010 EPOCH).  
COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.R.E.G. 216/10

| POINT ID | NORTHING   | EASTING   |
|----------|------------|-----------|
| ORP A    | 4916881.97 | 604283.76 |
| ORP B    | 4916813.61 | 604326.96 |

COORDINATES CANNOT, IN THEMSELVES, BE USED TO  
RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THE PLAN.

## BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE  
POINTS A TO B, BY REAL TIME NETWORK (RTN) OBSERVATIONS,  
UTM ZONE 17, NAD83 (CSRS) (2010 EPOCH).

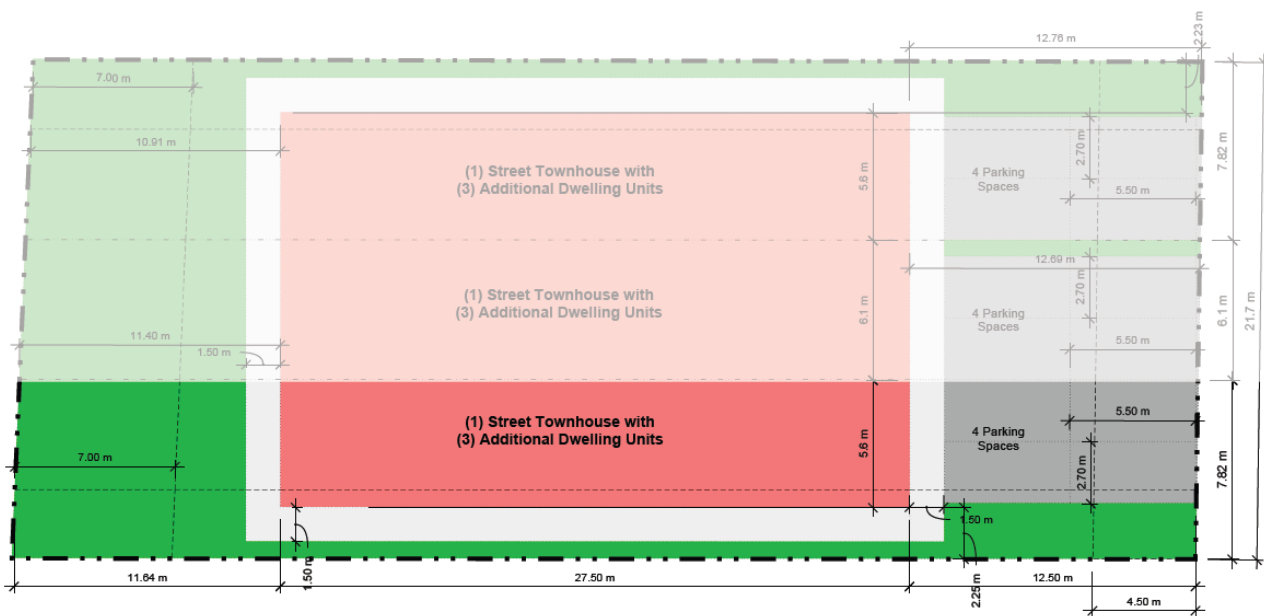
FOR BEARING COMPARISONS, A ROTATION OF 04°47'05"  
COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON  
(P3).

FOR BEARING COMPARISONS, A ROTATION OF 04°49'15"  
COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON  
(P4).

FOR BEARING COMPARISONS, A ROTATION OF 04°17'05"  
COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON  
(P5).

| REVISION    | BY | DATE |
|-------------|----|------|
| FIRST ISSUE |    |      |
|             |    |      |
|             |    |      |
|             |    |      |

## SITE PLAN – A2025



## Peel Street

### Minor Variance Sketch

102 Peel Street, Barrie

**PART 1 - #A20/25**

| Proposed<br>Existing Zoning   | Sheet Townhouse with 3 ADUs<br>RMC |                 |
|-------------------------------|------------------------------------|-----------------|
| <b>Regulation</b>             | <b>Required</b>                    | <b>Proposed</b> |
| Min. Lot Area                 | 200sq'                             | 405sq'          |
| Dwelling Units                | N/A                                | 4               |
| Max. Accessory Dwelling Units | 3                                  | 3               |
| ADU Floor Area                | 1,2m                               | 1.5             |
| Min. Lot Frontage             | 8m                                 | 7.825m          |
| Min. Front Yard               | 4.5m                               | 12.5m           |
| Min. Side Yard                | 3m/5m                              | 2.3m/10m        |
| Min. Rear Yard                | 7m                                 | 11.6m           |
| Min. Landscaped Open Space    | 35%                                | 48%             |
| Max. Lot Coverage             | 45%                                | 37%             |
| Max. GFA as % of Lot Area     | N/A**                              | N/A             |
| Max. Building Height          | 10m                                | <10m            |
| Min. Parking Spaces           | 1 space/unit                       | 1 space/unit    |
| Max. Front Yard Parking       | 50%                                | 81%*            |

(\*) Denotes non-compliance

(\*\*\*) As per Ontario Regulation 290/19, there is no limit on the floor space index (gross floor area as percentage of lot area) on parcels of urban residential land on which additional residential units are located.

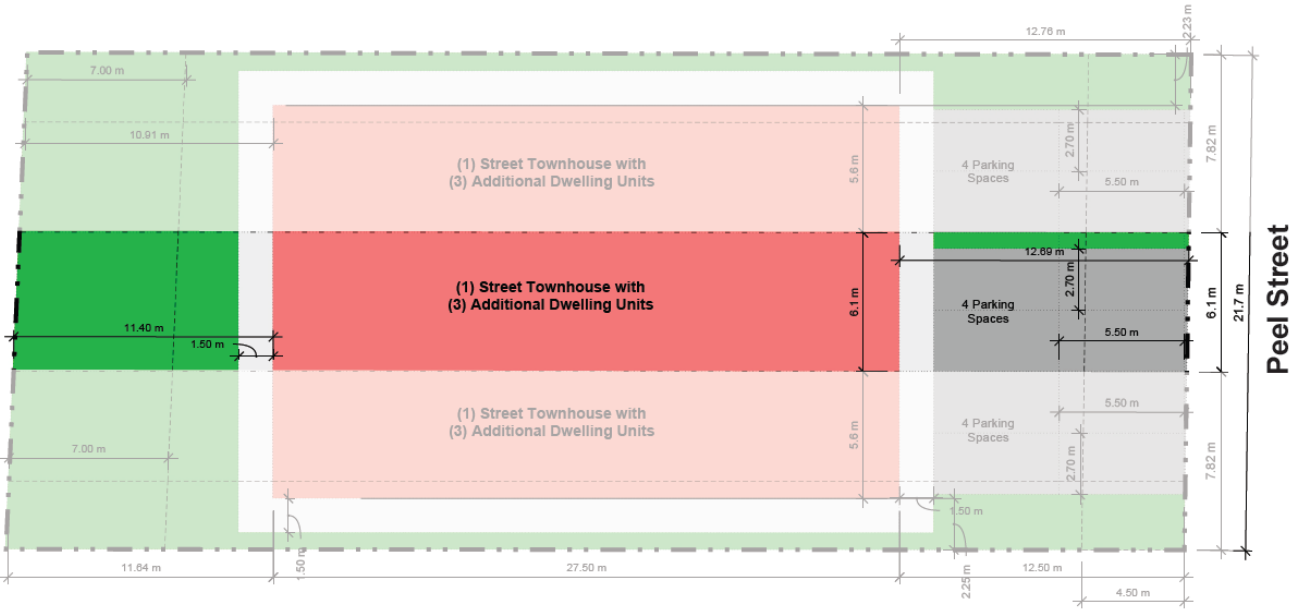
|               |                  |
|---------------|------------------|
| Drawn By: AM  | Checked By: NW   |
| Scale: N.T.S. | Date: April 2025 |

Notes:



5645 South Service Road, Suite 301  
Burlington, Ontario  
L7R 5Y7

SITE PLAN – A21/25



Minor Variance Sketch  
102 Peel Street, Barrie  
PART 2 - #A21/25

|                 |                              |
|-----------------|------------------------------|
| Proposal        | Street Townhouse with 3 ADUs |
| Existing Zoning | RM2                          |

| Regulation                    | Required          | Proposed          |
|-------------------------------|-------------------|-------------------|
| Min. Lot Area                 | 250m <sup>2</sup> | 315m <sup>2</sup> |
| Dwelling Units                | N/A               | 4                 |
| Max. Accessory Dwelling Units | 3                 | 3                 |
| ADU Path of Travel            | 1.2m              | 1.5               |
| Min. Lot Frontage             | 6m                | 6.1m              |
| Min. Front Yard               | 4.5m              | 12.66m            |
| Min. Side Yard                | 0m/0m             | 0m/0m             |
| Min. Rear Yard                | 7m                | 11.4m             |
| Min. Landscaped Open Space    | 35%               | 24%*              |
| Max. Lot Coverage             | 45%               | N/A*              |
| Max. GFA as % of Lot Area     | N/A**             | N/A               |
| Max. Building Height          | 10m               | <10m              |
| Min. Parking Spaces           | 1 space/unit      | 1 space/unit      |
| Max. Front Yard Parking       | 55%               | 77%*              |

(\*) Denotes non-compliance  
(\*\*) As per Ontario Regulation 250/10, there is no limit on the floor space index (gross floor area as percentage of lot area) on parcels of other residential land on which additional residential units are located.

|              |                |
|--------------|----------------|
| Drawn By: AM | Checked By: NW |
|--------------|----------------|

|               |                  |
|---------------|------------------|
| Scale: N.T.S. | Date: April 2025 |
|---------------|------------------|

Notes:

CORBETT LAND STRATEGIES INC.

3440 South Service Road, Suite 201  
Burlington, Ontario  
L7R 6T7

SITE PLAN – A22/25

Minor Variance Sketch  
102 Peel Street, Barrie  
PART 3- #A22/25

| Proposed<br>Existing Zoning   | Street Townhouse with 3 ADUs<br>RMZ |                    |
|-------------------------------|-------------------------------------|--------------------|
| Regulation                    | Required                            | Proposed           |
| Min. Lot Area                 | 2030m <sup>2</sup>                  | 4900m <sup>2</sup> |
| Dwelling Units                | N/A                                 | 4                  |
| Max. Accessory Dwelling Units | 3                                   | 3                  |
| ADU Path of Travel            | 1.2m                                | 1.5                |
| Min. Lot Frontage             | 6m                                  | 7.625m             |
| Min. Front Yard               | 4.5m                                | 12.75m             |
| Min. Side Yard                | 3m/5m                               | 2.2m/5m            |
| Min. Rear Yard                | 7m                                  | 10.6m              |
| Min. Landscaped Open Space    | 30%                                 | 53%                |
| Max. Lot Coverage             | 40%                                 | 53%                |
| Max. GFA as % of Lot Area     | 40%*                                | 64%                |
| Max. Building Height          | 10m                                 | <10m               |
| Min. Parking Spaces           | 1 space/unit                        | 1 space/unit       |
| Min. Front Yard Parking       | 50%                                 | 60%*               |

(\*) Denotes non-compliance  
(\*\*) As per Ontario Regulation 250/10, there is no limit on the floor-to-ceiling height of a four-storey or less building on a lot area of 4,000 m<sup>2</sup> or more.

|               |                  |
|---------------|------------------|
| Drawn By: AM  | Checked By: MW   |
| Scale: N.T.S. | Date: April 2025 |

Notes:

