



**COMMITTEE OF ADJUSTMENT
PUBLIC NOTICE OF HEARING
SUBMISSION NO. B13/23**

TAKE NOTICE that an application has been received from **Innovative Planning Solutions c/o Greg Barker on behalf of Andrew DeBeer** for consent under Section 53 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended for a consent to a conveyance of property for residential purposes.

IN THE MATTER OF the premises described as PLAN 1213 LOT 44 and known municipally as **207 Montgomery Drive** in the City of Barrie.

This property is zoned Residential Single Detached Dwelling First Density (R1).

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 756.36 square metres and a proposed lot frontage of 30.54 metres on Montgomery Drive.

The retained lands propose to have a lot area of 904.64 square metres and a proposed lot frontage of 29.10 metres on Montgomery Drive.

The subject application is being considered concurrently with application A29/23.

TAKE FURTHER NOTICE that the Committee of Adjustment public hearing has been scheduled for **Tuesday, May 23, 2023**. 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.

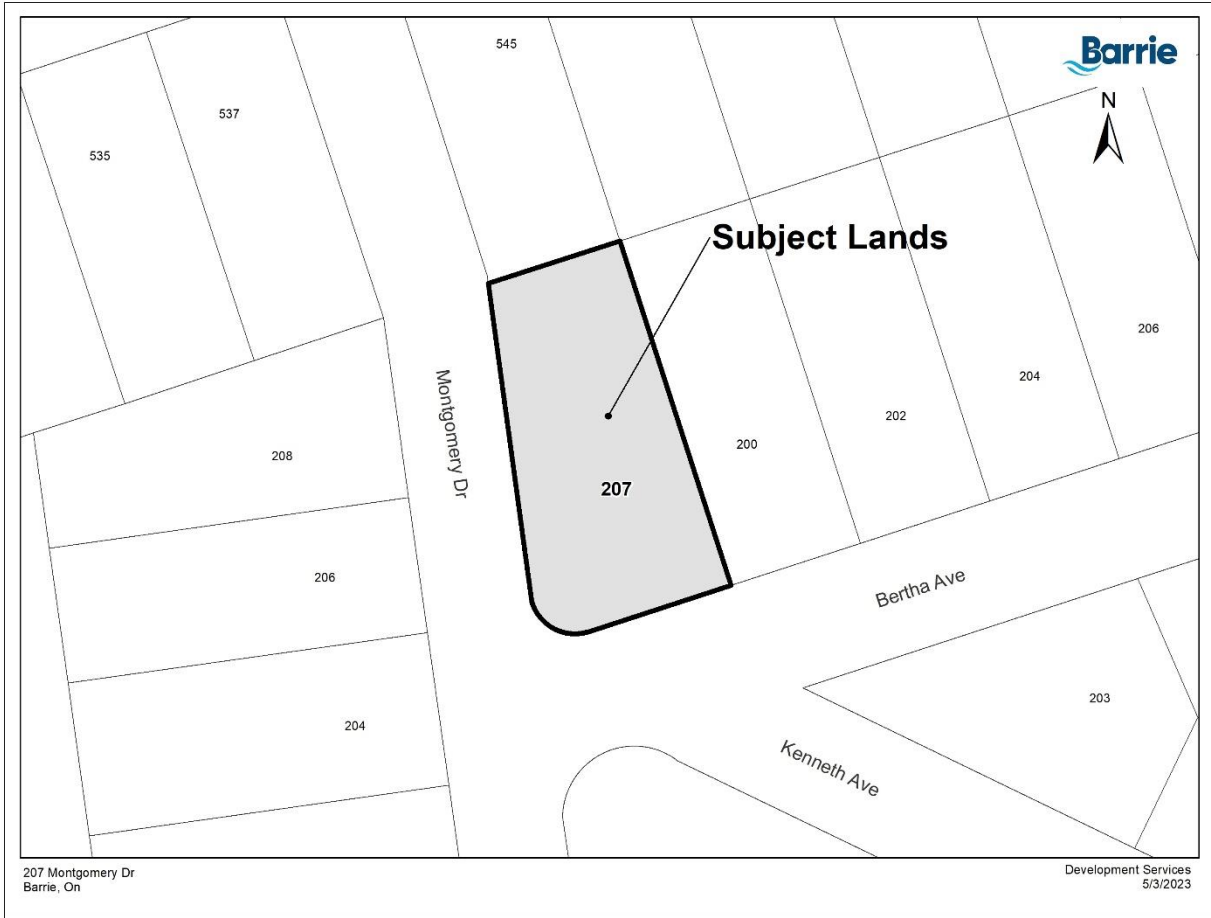
For more information on the application, including plans filed with the application, please email cofa@barrie.ca. Inquiries by phone can be made through Service Barrie at (705) 726-4242 during regular business hours. If you require any language interpreters, the City of Barrie, upon request, will provide language interpreters at the public hearing.

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

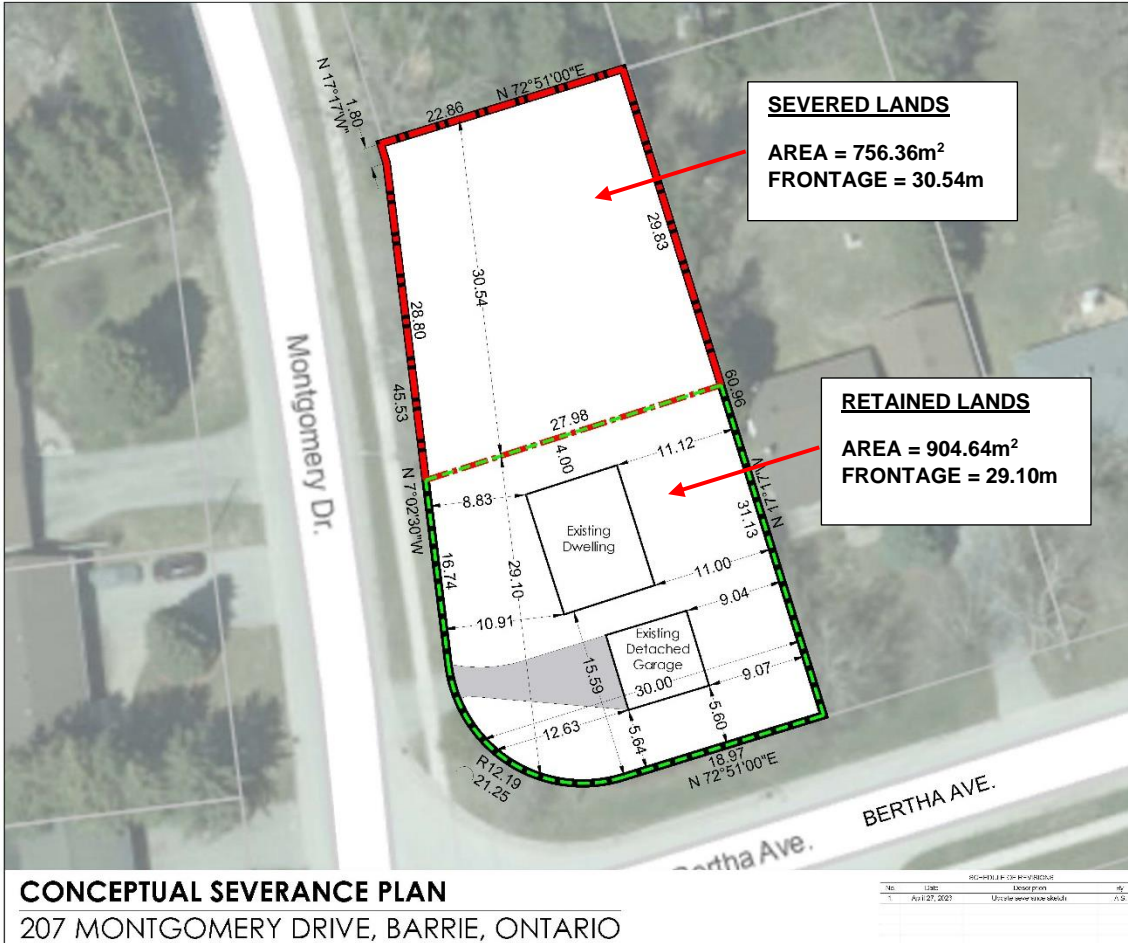
Dated: May 8, 2023

Janice Sadgrove
Secretary-Treasurer

KEY MAP



SEVERANCE SKETCH



LEGEND

- Subject Lands (1,661.00m² - survey)
- Proposed Retained Lot (904.64m²)
- Proposed Severed Lot (756.36m²)

	Residential One (R1) Zone		
	Permitted	Provided (Retained Lot)	Provided (Severed Lot)
Min. Lot Area	900.0m ²	904.64m ²	756.36m ²
Min. Lot Frontage	22.0m	29.10m (29.10m x 2)	30.54m (30.54m x 2)
Min. Front Yard (to dwelling)	4.5m	8.00m (4.00m x 2)	4.50m (4.50m x 2)
Min. Interior Side Yard	1.2m	4.00m	>1.20m
Min. Exterior Side Yard	3.0m	5.00m (sideline setback)	>3.00m
Min. Rear Yard	7.0m	9.00m (detached garage)	>7.00m
Max. Building Height	10.0m	<10.00m	<10.00m
Max. Lot Coverage	45%	18.50% (18.50% incl. detached garage)	<45.00%
Standards for Detached Accessory Dwelling Units (S.D.U.)			
Max. Height (m)	Exceeds a height of 4.00m	<4.00m	<4.00m
Exterior Side Yard Setback (m)	Be setback closer than the 2.00m from the exterior lot line in the case of a corner lot	5.00m (setback)	>3.00m
Rear Yard Setback (m)	1.00m	9.00m	>1.00m
Front Yard Setback (m)	Be setback closer than 7.00m from the front lot line	12.00m (4.00m x 3)	>7.00m
A Detached accessory dwelling unit lot coverage (%)	10.00%	5.91% (5.91%)	<10.00%

Source: City of Barrie Comprehensive Zoning By-Law 2009-141, Consolidated Jan. 2023
County of Simcoe Interactive Mapping, 2022 Imagery
P. J. Mansfield, O.L.S.

Note: This drawing is for discussion purposes only. The information shown is approximate and subject to change.

Scale: 0 5 10 15 20m

Date: May 31, 2022
Drawn By: JV
File: 22-1221
Checked By: CS

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