



**COMMITTEE OF ADJUSTMENT
PUBLIC NOTICE OF HEARING
SUBMISSION NOS.
B7/25, B8/25, B9/25, A8/25 & A12/25**

TAKE NOTICE that applications have been received from **Benson Properties Inc. c/o Oksana Vialykh** 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 Part Lots 1 and 2 W/S Mary Street Plan 17 AKA 121 and known municipally as **82 and 84-86 Mary Street** in the City of Barrie.

The property is zoned (Transition Centre Commercial (C2-1)).

These applications, if granted by the Committee of Adjustment, will serve to reestablish the lot line between 82 Mary Street and 84-86 Mary Street and establish access easements, together with minor variances to seek relief from the zoning by-law as it relates to side yard setbacks, building height, commercial lot coverage, parking and drive aisle width for two (2) three (3) storey residential buildings.

Purpose of the applications:

B7/25

The application, if granted by the Committee of Adjustment, will serve to reestablish a boundary (lot line).

The severed lands (84 Mary Street) propose to have a lot area of 608.27 square metres and a proposed lot frontage of 15.09 metres on Mary Street.

The retained lands (82 Mary Street) propose to have a lot area of 610.97 square metres and a proposed lot frontage of 15.09 metres on Mary Street.

B8/25

The application, if granted by the Committee of Adjustment, will serve to permit the creation of an easement over 82 Mary Street, in favour of 84-86 Mary Street for access purposes.

The proposed easement (shown on the attached sketch) will have an area of 188.16 m².

B9/25

The application, if granted by the Committee of Adjustment, will serve to permit the creation of an easement over 84-86 Mary Street, in favour of 82 Mary Street for access purposes.

The proposed easement (shown on the attached sketch) will have an area of 138.11 m².

These applications are being considered concurrently with Minor Variance applications A8/25 and A12/25.

Variance Requests:

A8/25

This application, if granted by the Committee of Adjustment, will serve to permit a reduced side yard setback, lot coverage for commercial uses, parking spaces, and drive aisle width and increased building height on the retained lands should consent application B7/25 be approved.

The applicant is seeking the following minor variance:

- 1. To permit a side yard setback of 2.0 metres, whereas the Comprehensive Zoning By-Law 2009-141, under Section 6.3.1, requires a minimum side yard setback of 3 metres.**
- 2. To permit a building height of 10.50 metres within 5 metres of the front lot line and the lot flankage, whereas the Comprehensive Zoning By-Law 2009-141, under Section 6.3.2, permits a maximum building height of 10 metres within 5 metres of the front lot line and the lot flankage.**

3. To permit a minimum lot coverage of 0% for commercial uses, whereas the Comprehensive Zoning By-law 2009-141, under Section 6.3.2, requires a minimum lot coverage of 50% for commercial uses.
4. To permit a minimum of 0.86 parking spaces per dwelling unit in the Urban Growth Centre, whereas the Comprehensive Zoning By-law 2009-141, under Table 4.6.1, requires a minimum of 1 parking space per dwelling unit in the Urban Growth Centre.
5. To permit a drive aisle width of 3 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 4.6.2.5, requires a minimum drive aisle width of 6.4 metres.

A12/25

This application, if granted by the Committee of Adjustment, will serve to permit a reduced side yard setback, lot coverage for commercial uses, parking spaces, and drive aisle width and increased building height on the severed lands should consent application B7/25 be approved.

The applicant is seeking the following minor variance:

1. To permit a side yard setback of 2.0 metres, whereas the Comprehensive Zoning By-Law 2009-141, under Section 6.3.1, requires a minimum side yard setback of 3 metres.
2. To permit a building height of 10.50 metres within 5 metres of the front lot line and the lot flankage, whereas the Comprehensive Zoning By-Law 2009-141, under Section 6.3.2, permits a maximum building height of 10 metres within 5 metres of the front lot line and the lot flankage.
3. To permit a minimum lot coverage of 0% for commercial uses, whereas the Comprehensive Zoning By-law 2009-141, under Section 6.3.2, requires a minimum lot coverage of 50% for commercial uses.
4. To permit a minimum of 0.89 parking spaces per dwelling unit in the Urban Growth Centre, whereas the Comprehensive Zoning By-law 2009-141, under Table 4.6.1, requires a minimum of 1 parking space per dwelling unit in the Urban Growth Centre.
5. To permit a drive aisle width of 3 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 4.6.2.5, requires a minimum drive aisle width of 6.4 metres.

TAKE FURTHER NOTICE that the Committee of Adjustment public hearing has been scheduled for **Tuesday, March 25, 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.

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 10, 2025

Janice Sadgrove
Secretary-Treasurer

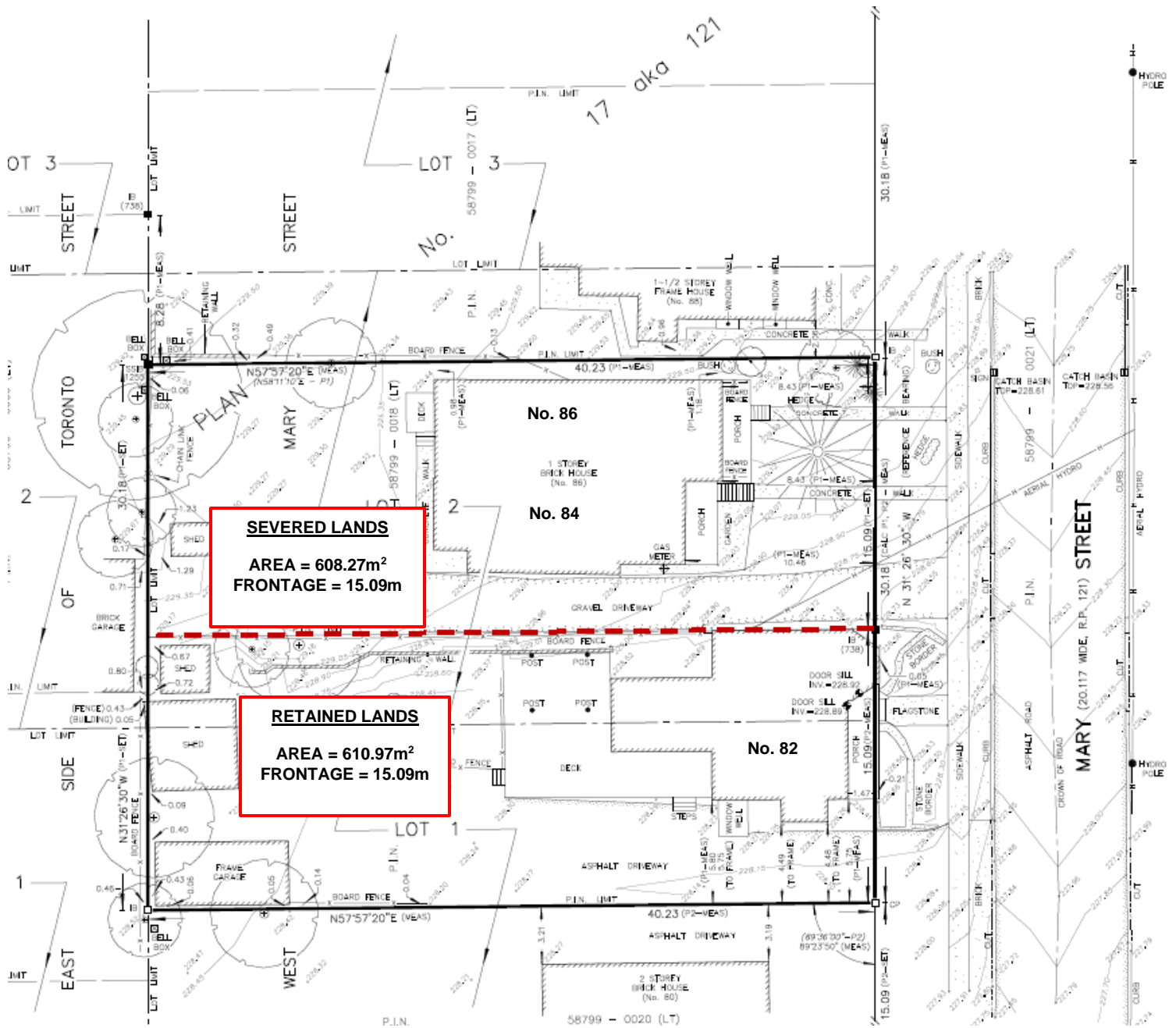
KEY MAP



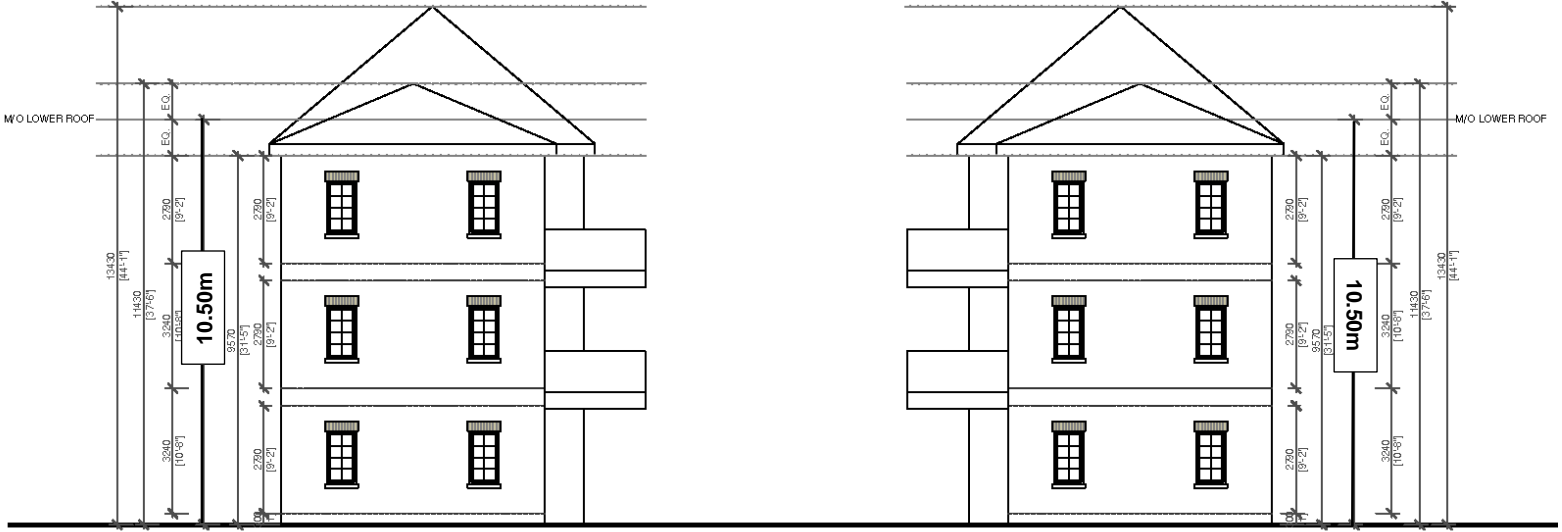
82, 84 & 86 Mary Street
Barrie - On.

Development Services - Planning
3/4/2025

SEVERANCE SKETCH



ELEVATIONS
82 AND 84 MARY STREET



1 FRONT ELEVATION
SCALE: 1:200