



**COMMITTEE OF ADJUSTMENT
PUBLIC NOTICE OF HEARING
SUBMISSION NOS. B39-25, B40-25, A74-25 & A75-25**

TAKE NOTICE that applications have been received from **Innovative Planning Solutions (c/o Greg Barker) on behalf of Russ Grenon** 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 Lot 9 on Plan 321 and Parts 1 to 3 on Plan 51R-34483, known municipally as **369 Tollendal Mill Road** in the City of Barrie.

The property is zoned 'Residential Single Detached Dwelling First Density' (R1) in Comprehensive Zoning By-law 2009-141.

These applications, if granted by the Committee of Adjustment, will serve to permit the creation of three (3) separately conveyable parcels of land. One (1) parcel will remain occupied by an existing single-detached dwelling, while the other two (2) parcels are proposed for development with new single-detached dwellings.

Purpose of the applications:

B39-25

The application, if granted by the Committee of Adjustment, will serve to permit the creation of a new residential lot.

The severed lands (Lot 3) propose to have a lot area of 707.6 square metres and a proposed lot frontage of 13.1 metres on Tollendal Mill Road.

The retained lands (Lots 1 and 2) propose to have a lot area of 2,209.3 square metres and a proposed lot frontage of 46.6 metres on Tollendal Mill Road.

B40-25

The application, if granted by the Committee of Adjustment, will serve to permit the creation of a new residential lot.

The severed lands (Lot 2) propose to have a lot area of 667.0 square metres and a proposed lot frontage of 13.1 metres on Tollendal Mill Road.

The retained lands (Lot 1) propose to have a lot area of 1,542.2 square metres and a proposed lot frontage of 33.5 metres on Tollendal Mill Road.

These applications are being considered concurrently with Minor Variance applications A74/25 and A75/25.

Variance Requests:

A74-25

This application, if granted by the Committee of Adjustment, will serve to permit reductions to lot area and frontage for the severed lot (Lot 3).

The applicant is seeking the following minor variances:

1. **A lot area of 707.6 square metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 (Table 5.3), requires a minimum lot area of 900 square metres.**
2. **A lot frontage of 13.1 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 (Table 5.3), requires a minimum lot frontage of 22 metres.**

A75-25

This application, if granted by the Committee of Adjustment, will serve to permit reductions to lot area and frontage for the severed lot (Lot 2).

The applicant is seeking the following minor variances:

- 3. A lot area of 667.0 square metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 (Table 5.3), requires a minimum lot area of 900 square metres.**
- 4. A lot frontage of 13.1 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 (Table 5.3), requires a minimum lot frontage of 22 metres.**

TAKE FURTHER NOTICE that the Committee of Adjustment public hearing has been scheduled for **Tuesday, December 16, 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.

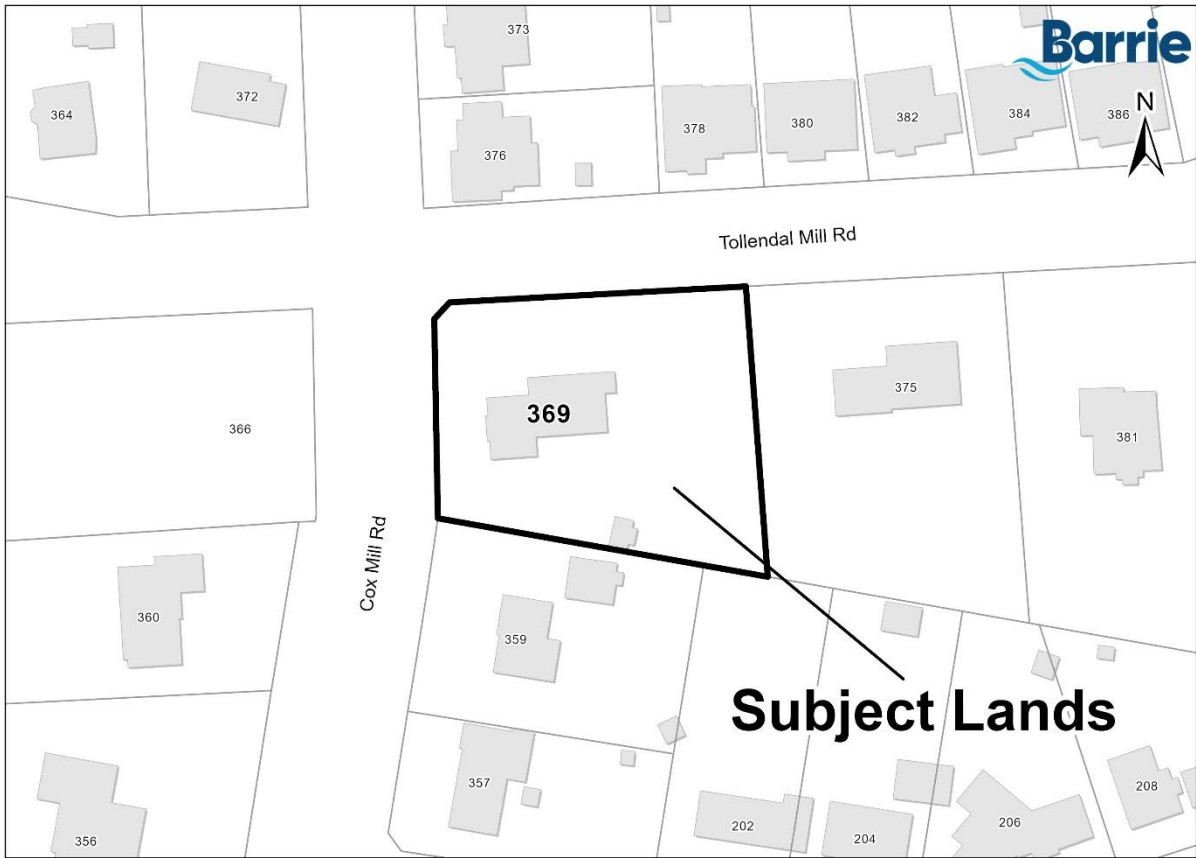
Inquiries by phone can be made through Service Barrie at (705) 726-4242 during regular business hours. If you require any language interpreters, the City of Barrie, upon request, will provide language interpreters at the public hearing.

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

Dated: December 1, 2025

Janice Sadgrove
Secretary-Treasurer

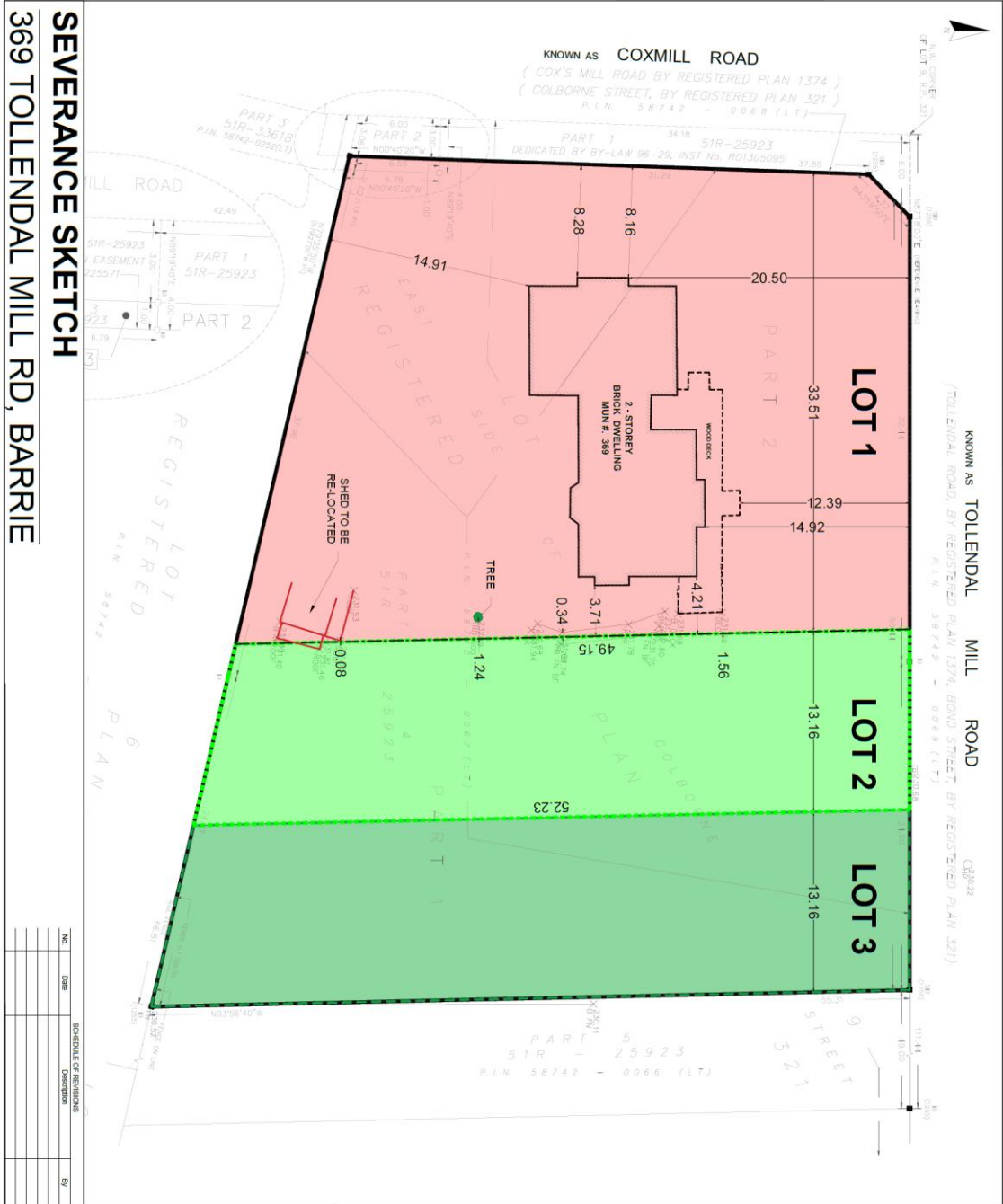
KEY MAP



369 Tollendal Mill Rd
Barrie - On

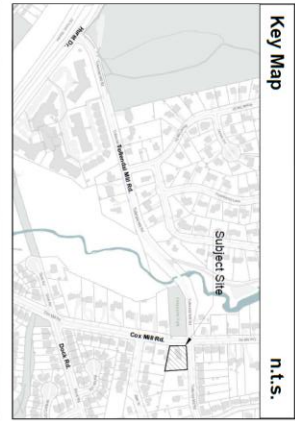
Development Services - Planning
11/21/2025

CONSENT (SEVERANCE) PLAN



SEVERANCE SKETCH
369 TOLLENDAL MILL RD, BARRIE

No.	Date	Dimensions	By



LEGEND

- Subject Site (2,916.96m² / 0.29 ha)
- Lot 1 - Lands to be Retained
 - Area: 1,542.25m²
 - Frontage: 33.51m
- Lot 2 - Lands to be Sewered:
 - Area: 667.07m²
 - Frontage: 13.16m
- Lot 3 - Lands to be Sewered:
 - Area: 667.07m²
 - Frontage: 13.16m

RESIDENTIAL SINGLE DETACHED DWELLING FIRST TIER ZONE

Provisions	Required	Lot 1 Proposed (Lands to be Retained)	Lot 2 Proposed (Lands to be Sewered)	Lot 3 Proposed (Lands to be Sewered)
Permitted Uses	Permitted	Permitted	Permitted	Permitted
Lot Area (m ²)	900.0m ²	1,542.25m ²	667.07m ²	787.8m ²
Lot Frontage (m)	22.50m	33.51m	13.16m	13.16m
Front Yard to Dwelling Unit (m)	4.50m	14.50m	>= 4.50m	>= 4.50m
Front Yard to Attached Garage (m)	2.00m	20.50m	>= 2.00m	>= 2.00m
Side Yard (m)	1.20m	3.71m	>= 1.20m	>= 1.20m
Minimum Side Yard to Attached Garage (m)	0.60m	N.A.	>= 0.60m	>= 0.60m
Side Yard Behind a Street (m)	3.00m	8.16m	N.A.	N.A.
Rear Yard (m)	7.00m	14.91m	>= 7.00m	>= 7.00m
Building Height (m)	45%	3%	<= 45%	<= 45%
Maximum Building Height (m)	10.00m	<= 10.00m	<= 10.00m	<= 10.00m
Required Parking	1.5 spaces / dwelling unit	1.5 spaces / dwelling unit	1.5 spaces / dwelling unit	1.5 spaces / dwelling unit
Required Parking	1.5 spaces / dwelling unit	1.5 spaces / dwelling unit	1.5 spaces / dwelling unit	1.5 spaces / dwelling unit

IPS INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPMENT

3600 STEELES AVE. W. SUITE 2000, VAINKOVA, ON L4R 4G9
Tel: (905) 917-1752
info@innovativeplanning.com / www.innovativeplanning.com

SCHEDULE OF FEES

No.	Date	Dimensions	By

DATE: Nov. 11, 2025
DRAWN BY: A.S.
CHECKED BY: G.B.