COMMITTEE OF ADJUSTMENT
PUBLIC NOTICE OF HEARING
SUBMISSION NO. A9/23

TAKE NOTICE that an application has been received from **Ouellet and Associates Design Inc. c/o Sean Ouellet on behalf of 4396031 Canada Inc.** for a minor variance from Zoning By-law 2009-141, pursuant to Section 45 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.
IN THE MATTER OF the premises described as PLAN 27 E PT LOT 14 and known municipally as **223 Dunlop Street West** in the City of Barrie.

This property is zoned Residential Multiple Dwelling Second Density with Special Provision No. 189 (RM2)(SP-189).

This application, if granted by the Committee of Adjustment, will serve to permit a reduction in the drive aisle width to facilitate the change of use from a single detached dwelling to a tri-plex. The property is subject to Site Plan Exemption Application D11-EXE-047-2022.

The applicant is seeking the following minor variance(s):

1. **A drive aisle width of 3.4 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 4.6.2.5, requires a minimum aisle width of 6.4 metres.**

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

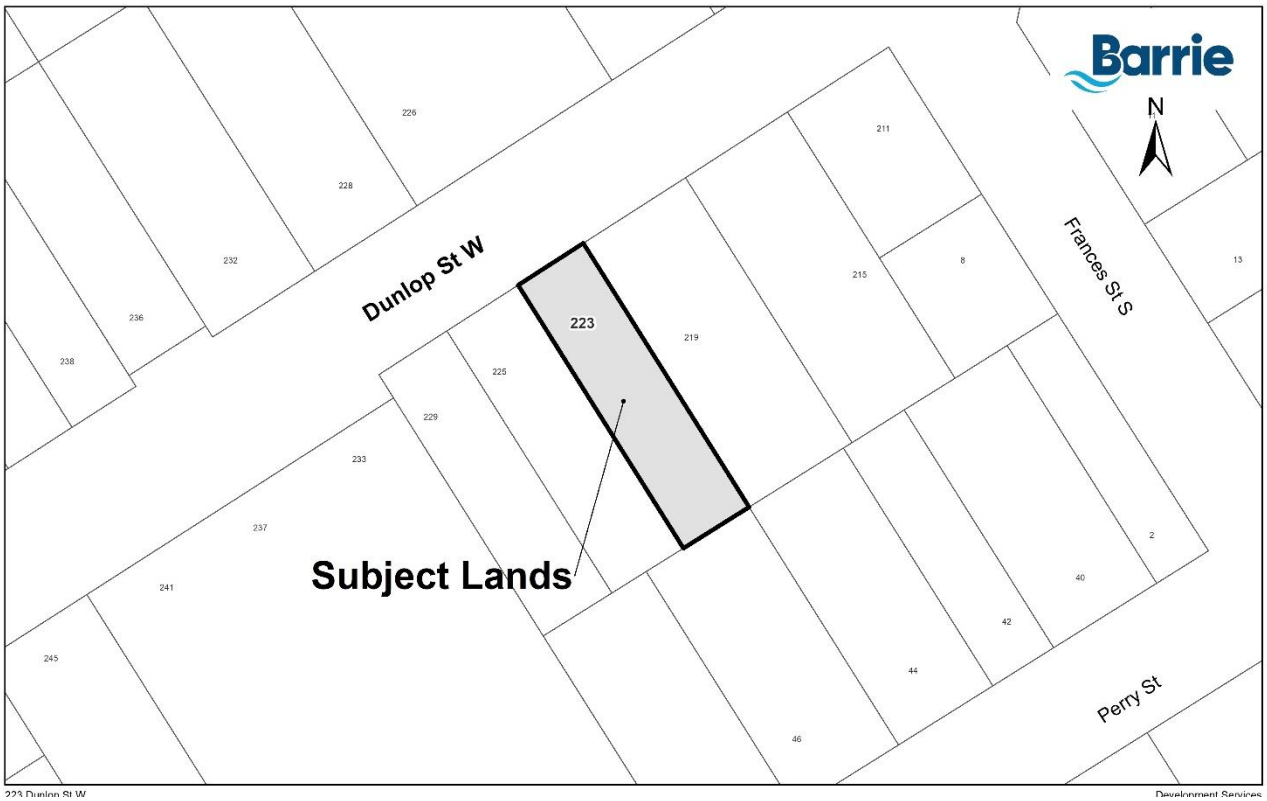
Inquiries by phone can be made through Service Barrie at (705) 726-4242 during regular business hours. If you require any language interpreters, the City of Barrie, upon request, will provide language interpreters at the public hearing.

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

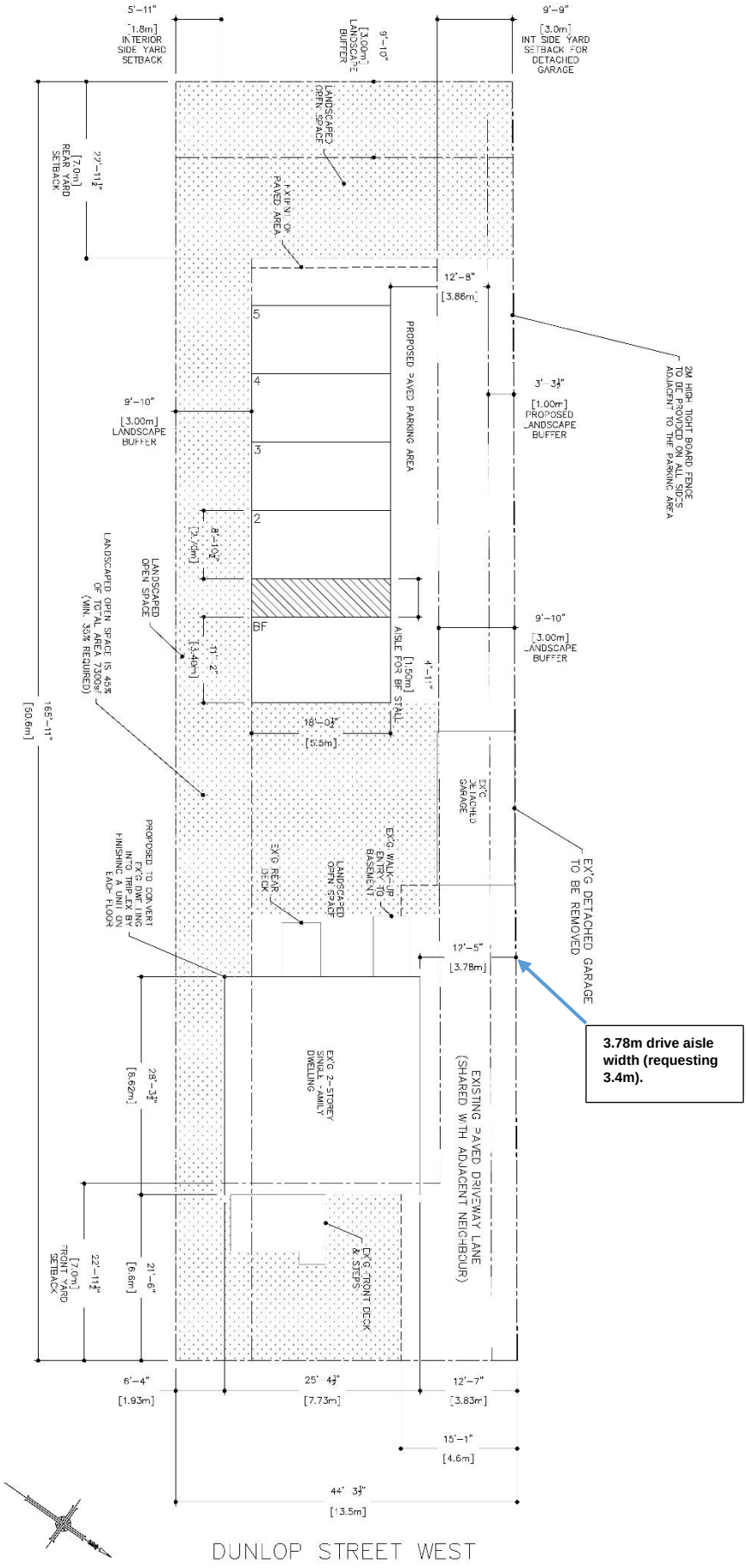
Dated: April 11, 2023

Janice Sadgrove
Secretary-Treasurer

KEY MAP


Barrie
N
Dunlop St W
Frances St S
Perry St
Subject Lands
223
226
228
232
236
238
211
215
8
13
219
225
229
233
237
241
245
2
40
42
44
46
223 Dunlop St W
Development Services

SITE PLAN


5'-11"
[1.8m]
INTERIOR SIDE YARD SETBACK
9'-10"
[3.00m]
LANDSCAPE BUFFER
9'-9"
[3.0m]
INT SIDE YARD SETBACK FOR DETACHED GARAGE
LANDSCAPED OPEN SPACE
EXIST'N OF PAVED AREA
22'-11½"
[7.0m]
REAR YARD SETBACK
12'-8"
[3.86m]
PROPOSED PAVED PARKING AREA
2M HIGH TIGHT BOARD FENCE TO BE PROVIDED ON ALL SIDES ADJACENT TO THE PARKING AREA
3' 3¾"
[1.00m]
PROPOSED LANDSCAPE BUFFER
9'-10"
[3.00m]
LANDSCAPE BUFFER
8'-10¾"
[2.7m]
LANDSCAPED OPEN SPACE
11' 2"
[3.40m]
LANDSCAPED OPEN SPACE IS 45% OF TOTAL AREA 7300sf (MIN. 35% REQUIRED)
BF
4'-11"
[1.50m]
AISLE FOR BF STALL
9'-10"
[3.00m]
LANDSCAPE BUFFER
18' 0¼"
[5.5m]
165'-11"
[50.6m]
EXG DETACHED GARAGE
EXG WALK-UP TO BASEMENT
LANDSCAPED OPEN SPACE
EXG REAR DECK
PROPOSED TO CONVERT EXISTING DWELLING INTO TRIPLEX BY FINISHING A UNIT ON EACH FLOOR
EXG DETACHED GARAGE TO BE REMOVED
12'-5"
[3.78m]
3.78m drive aisle width (requesting 3.4m).
EXG 2-STOREY SINGLE-FAMILY DWELLING
28'-3½"
[8.62m]
EXISTING PAVED DRIVEWAY LANE (SHARED WITH ADJACENT NEIGHBOUR)
EXG. FRONT DECK & STEPS
22'-11½"
[7.0m]
FRONT YARD SETBACK
21'-6"
[6.6m]
6'-4"
[1.93m]
25' 4¾"
[7.73m]
12'-7"
[3.83m]
15'-1"
[4.6m]
44' 3¾"
[13.5m]
DUNLOP STREET WEST