



**COMMITTEE OF ADJUSTMENT
PUBLIC NOTICE OF HEARING
SUBMISSION NO. A17/23**

TAKE NOTICE that an application has been received from **Innovative Planning Solutions c/o Tyler Kawall on behalf of LSR Salem Inc. c/o Tim Gilman** 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 CON 11 S PT LOT 1 and known municipally as **500 Salem Road** in the City of Barrie.

This property is zoned Agricultural General (AG).

This application, if granted by the Committee of Adjustment, will serve to permit a deficient lot area and frontage for the retained parcel created by application B25/22 and a reduction in the lot frontage created by application A23/22, which was approved on February 28, 2023, in accordance with Section 10.1.3 of Innisfil Zoning By-law 054-04.

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

- 1. A lot area of 0.50 hectares for the retained parcel, whereas the Innisfil Zoning By-Law 054-04, under subsection 10.1.3 a) ii), requires a minimum lot area of 40 hectares.**
- 2. A lot frontage of 60 metres for the retained parcel, whereas the Innisfil Zoning By-Law 054-04, under subsection 10.1.3 a) i), requires a minimum lot frontage of 150 metres.**
- 3. A lot frontage of 53 metres for the severed parcel, whereas the Innisfil Zoning By-Law 054-04, under subsection 10.1.3 a) i), requires a minimum lot frontage of 150 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.

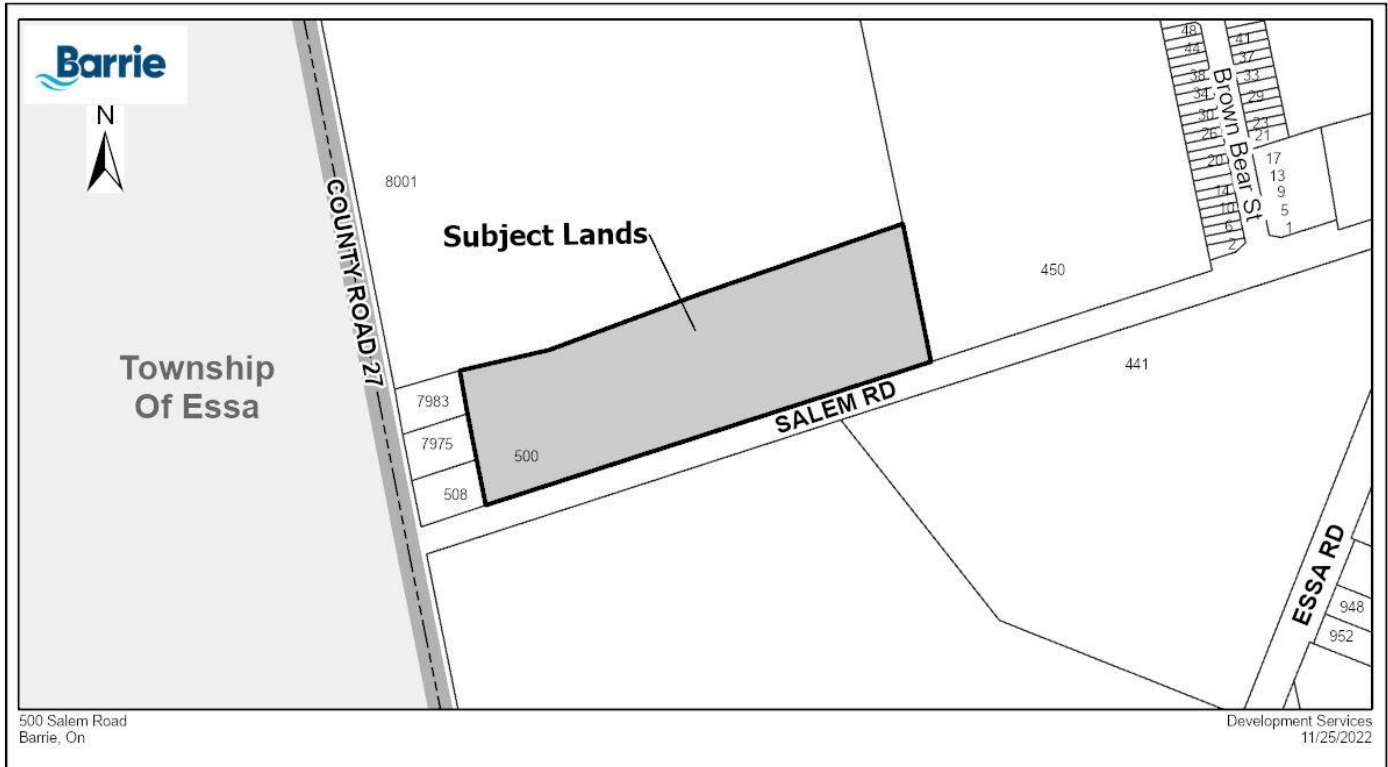
For more information on the application, including plans filed with the application, please email cofa@barrie.ca. Inquiries by phone can be made through Service Barrie at (705) 726-4242 during regular business hours. If you require any language interpreters, the City of Barrie, upon request, will provide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

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

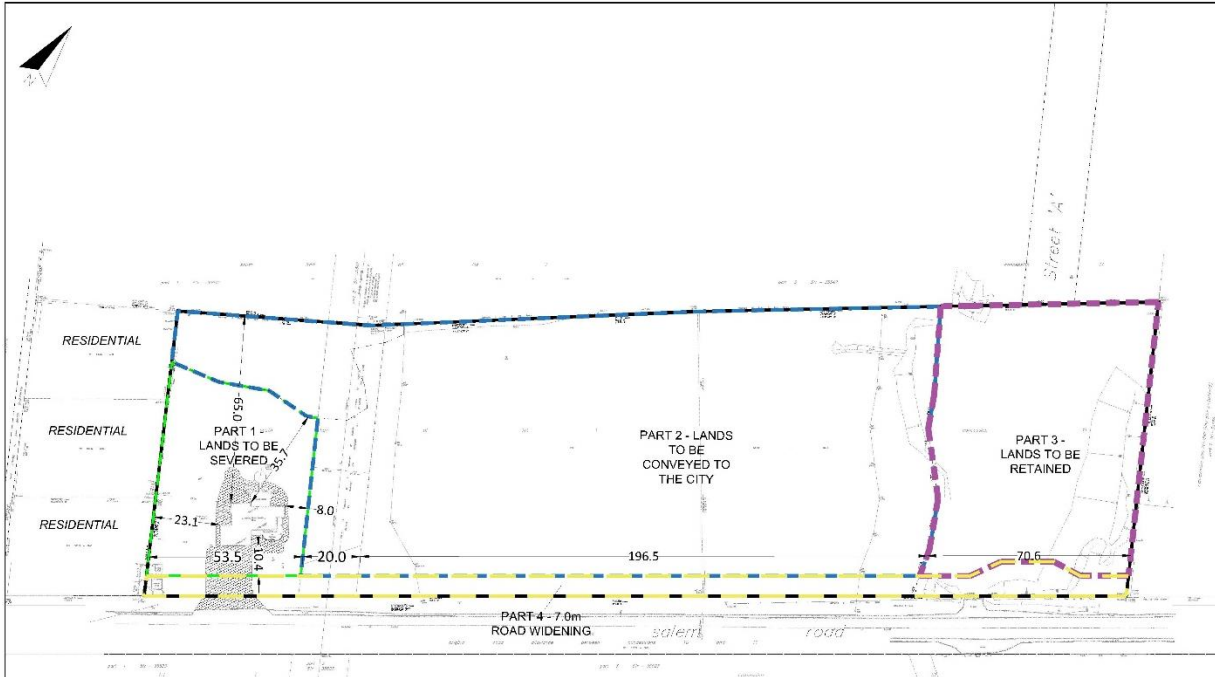
Dated: April 11, 2023

Janice Sadgrove
Secretary-Treasurer

KEY MAP



SITE PLAN



Part 1 – Severed Lands

A23/22 - Frontage approved at 53.5m on February 22, 2023, should be 53m.

Part 3 – Retained Lands

Area = 0.50 ha.
Frontage = 60.0m



SEVERANCE SKETCH

PART OF SOUTH HALF OF LOT 1, CONCESSION 11,
GEOGRAPHIC TOWNS 1P OF N18S7E,
TOWN OF N18S7E,
COUNTY OF SIMCOE



LEGEND

- | | | |
|---|--|--------|
|  | Subject Site | 3.32ha |
|  | Lands to be Severed - Part 1: | |
| | • Lot Area: | 0.34ha |
| | • Lot Frontage: | 53.5m |
|  | Lands to be Conveyed to the City - Part 2: | |
| | • Lot Area (Pipeline): | 0.17ha |
| | • Lot Frontage (Pipeline): | 20.0m |
| | • Lot Area (Environmental): | 1.89ha |
| | • Lot Frontage (Environmental): | 196.5m |
|  | Lands to be Retained - Part 3: | |
| | • Lot Area: | 0.67ha |
| | • Lot Frontage: | 70.6m |
|  | 7.0m Road Widening - Part 4: | |
| | • Area: | 0.24ha |

AGRICULTURAL GENERAL (AG) ZONE

Provisions	Required	Part 1 - Lands to be Severed
Principal Use	Agriculture	Agriculture
Min. Lot Frontage	150.0m	53.5m
Min. Lot Area	40.0ha	0.34ha

Source: The Corporation of the Town of Inverdi Zoning By-Law No. 054-04
Note: Information shown is approximate and subject to change.

SEVERANCE SKETCH
500 SALEM RD, BARRIE

SCHEDULE OF REVISIONS			
No.	Date	Description	By

IPS INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • AND DEVELOPERS
8701 WILSON AVENUE, SUITE 400
DENVER, CO 80231 • 303.755.1100

Date:	March 14, 2023	Drawn By:	A.S.
File:	05-000	Checked:	W.M.