



**COMMITTEE OF ADJUSTMENT
PUBLIC NOTICE OF HEARING
SUBMISSION NO. A43/25**

TAKE NOTICE that an application has been received from **Melissa Markham Planning Consultants Ltd. (c/o Melissa Markham) on behalf of 13977561 Ontario Inc. (c/o Shahid Iqbal)** 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 legally described as INNISFIL CON 12 PT LOT 17 PLAN 51M1114 PT BLKS 26 AND 27 AND RP 51R43023 PT PARTS, known municipally as **821 Big Bay Point Road** in the City of Barrie.

This property is zoned Residential Multiple Dwelling Second Density – Townhouse – Special Provision No. 607 (RM2)(SP-607).

This application, if granted by the Committee of Adjustment, will serve to permit tandem parking, reductions to the secondary means of access and the width of landscape buffer strips; together with increased building height, density and gross floor area (GFA), and an unconsolidated outdoor amenity area to facilitate the development of a 48-unit condominium townhouse development. The property is subject to Site Plan Application D11-017-2021.

The applicant is seeking the following minor variances:

1. **A density of 65 units per hectare, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.2.5.1(c), permits a maximum residential density of 53 units per hectare.**
2. **An outdoor amenity area of 12 square metres per residential unit in an unconsolidated form, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.2.5.2(b), requires a minimum outdoor amenity area of 12 square metres per residential unit in a consolidated form.**
3. **A gross floor area of 86 percent of the lot area, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 (Table 5.3), permits a maximum gross floor area of 60 percent of the lot area.**
4. **A building height of 11.5 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 (Table 5.3), permits a maximum building height of 10 metres.**
5. **A landscaped buffer area of 1.9 metres in two pinch point locations surrounding a parking area that provides for more than 4 parking spaces adjoining a residentially zoned lot, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.7.1, requires a landscaped buffer area of 3 metres.**
6. **A secondary means of access measuring 6 metres in depth from the face of the building wall for each unit containing a secondary means of access to the exterior at ground level, whereas the Comprehensive Zoning By-law 2009-141, under Section 13.1.258, requires a secondary means of access measuring a minimum of 6.49 metres in depth from the face of the building wall for each unit.**
7. **To permit tandem parking in a residential building containing more than 3 dwelling units, whereas the Comprehensive Zoning By-law 2009-141, under Section 4.6.1, Table 4.6, tandem parking is not permitted.**

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

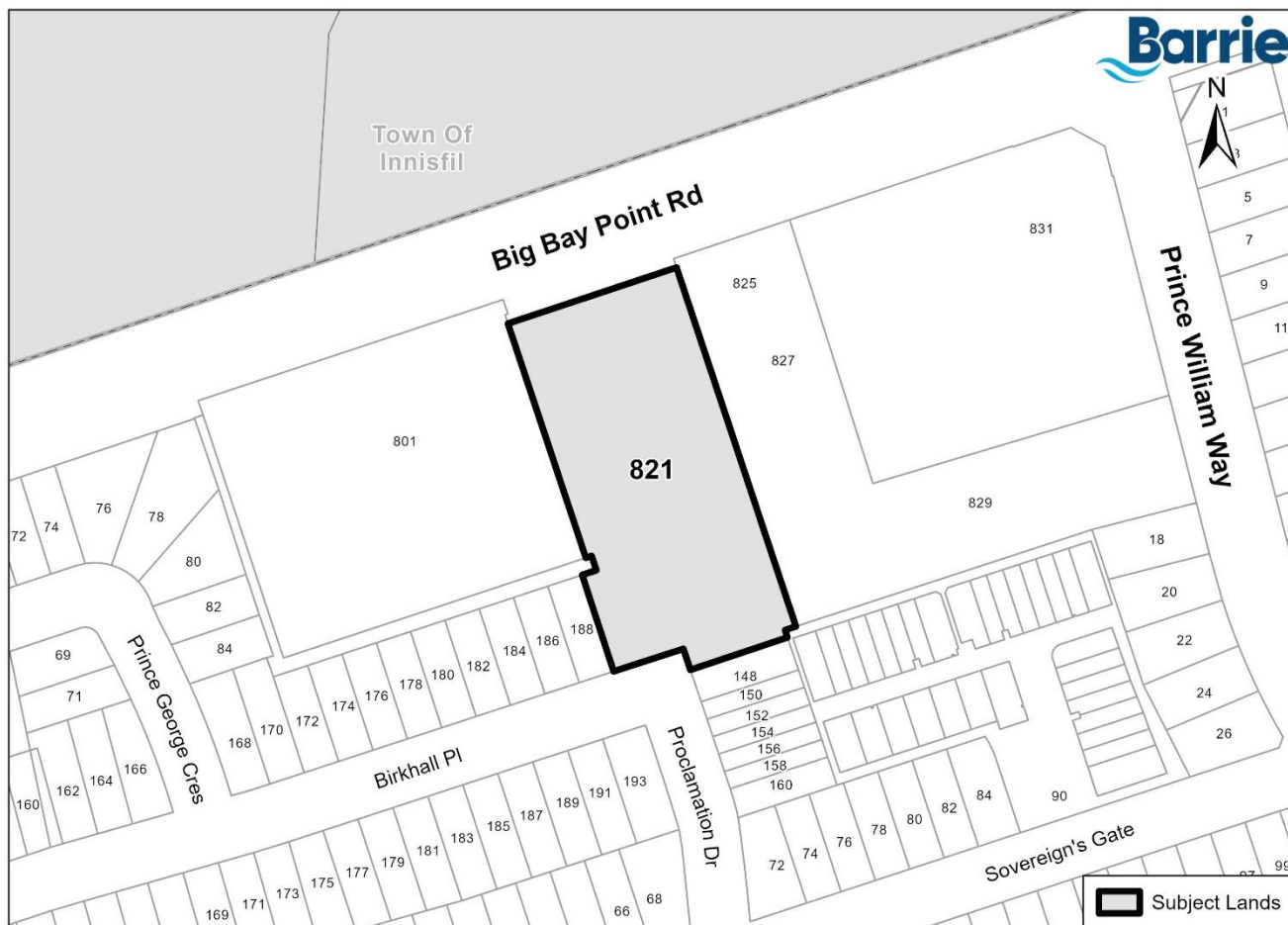
Inquiries by phone can be made through Service Barrie at (705) 726-4242 during regular business hours. If you require any language interpreters, the City of Barrie, upon request, will provide language interpreters at the public hearing.

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

Dated: September 8, 2025

Janice Sadgrove
Secretary-Treasurer

KEY MAP



821 Big Bay Point Road
Barrie - On.

Development Services - Planning
7/29/2025

SITE PLAN

