



**COMMITTEE OF ADJUSTMENT
PUBLIC NOTICE OF HEARING
SUBMISSION NO. A66/23**

TAKE NOTICE that an application has been received from **Matthew Ward on behalf of Jesse Bowman** 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 30 LOT 1 W/S ESSA RD and known municipally as **107 Essa Road** in the City of Barrie.

This property is zoned Residential Multiple Dwelling Second Density (RM2).

This application, if granted by the Committee of Adjustment, will serve to permit the construction of a detached accessory dwelling unit that exceeds the maximum permitted lot coverage.

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

- 1. To permit a lot coverage of 14% for a proposed detached accessory dwelling unit, whereas the Comprehensive Zoning By-law 2009-141, under Sections 5.2.9.2(l) and 5.3.5(h), permits a maximum total lot coverage of 10% for all accessory buildings.**

TAKE FURTHER NOTICE that the Committee of Adjustment public hearing has been scheduled for **Tuesday, December 12, 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/cofa.

Dated: November 27, 2023

Janice Sadgrove
Secretary-Treasurer

KEY MAP



Site Plan Details:

- Lot Dimensions:** 20.13 m (width) x 50.48 m (depth).
- Proposed Detached Accessory Dwelling Unit:** 755 S.F. (70.0 m²).
- Setbacks:**
 - Front Yard Setback: 22' - 11 1/2" (7.0 m)
 - Side Yard Setback: 9' - 10" (3.0 m)
 - Rear Yard Setback: 22' - 11 1/2" (7.0 m)
- Existing Structures:**
 - Existing Shed to be Removed: 1560 S.F. (7.5 m²)
 - Existing Two-Story Dwelling: 3944 S.F. (71.5 m²)
 - Existing Covered Porch: 154 S.F. (14.27 m²)
 - Existing Boardwalk
 - Existing Driveway
 - Existing Tree to be Removed
- Proposed Features:**
 - Principal Entrance Detached Accessory Dwelling
 - Grass Area
 - Limiting Distance
 - 4' - 5" (1.2 m) Wide Unrestricted Path
 - Parking Space: 8' - 10 1/2" (2.70 m)
 - Driveway Length: 39' - 7 1/2" (10.4 m)
 - Driveway Width: 20' - 1" (6.1 m)
- Other Notes:**
 - Hatching denotes 8'-10" (3.0 m) landscape buffer at rear & sides of lot adjacent detached accessory dwelling.
 - Line of Engineered Slab Foundation
 - Existing Boardwalk
 - Existing Tree
 - Existing Driveway
 - Existing Driveway