



**COMMITTEE OF ADJUSTMENT  
PUBLIC NOTICE OF HEARING  
SUBMISSION NO. B2/24**

**TAKE NOTICE** that an application has been received from **MHBC Planning, c/o Oz Kemal, on behalf of Sobeys Capital Inc.** for a consent to the conveyance of property under Section 53 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

**IN THE MATTER OF** the premises described as Part Lot 15, Concession 11 Innisfil, Part 1 51R40113, Parts 1, 2, 3 & 4 51R35251 and Part 8 51R-21563 and known municipally as **651, 659, 665, 669, 673 Mapview Drive East and 888, 892 and 900 Yonge Street** in the City of Barrie.

The property is zoned General Commercial with Special Provision No. 626 (C4)(SP-626) in accordance with the City of Barrie Comprehensive Zoning By-law 2009-141, and Agricultural General (AG), Commercial Rural (CR) and Residential Private Serviced (RPS) in accordance with The Corporation of The Town of Innisfil Zoning By-law 054-04.

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

The severed lands propose to have a lot area of 3.73 hectares and a proposed lot frontage of 131.28 metres on Yonge Street.

The retained lands propose to have a lot area of 4.35 hectares and a proposed lot frontage of 148.44 metres on Yonge Street.

**TAKE FURTHER NOTICE** that the Committee of Adjustment public hearing has been scheduled for **Tuesday, March 26, 2024**. 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](http://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](mailto: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.

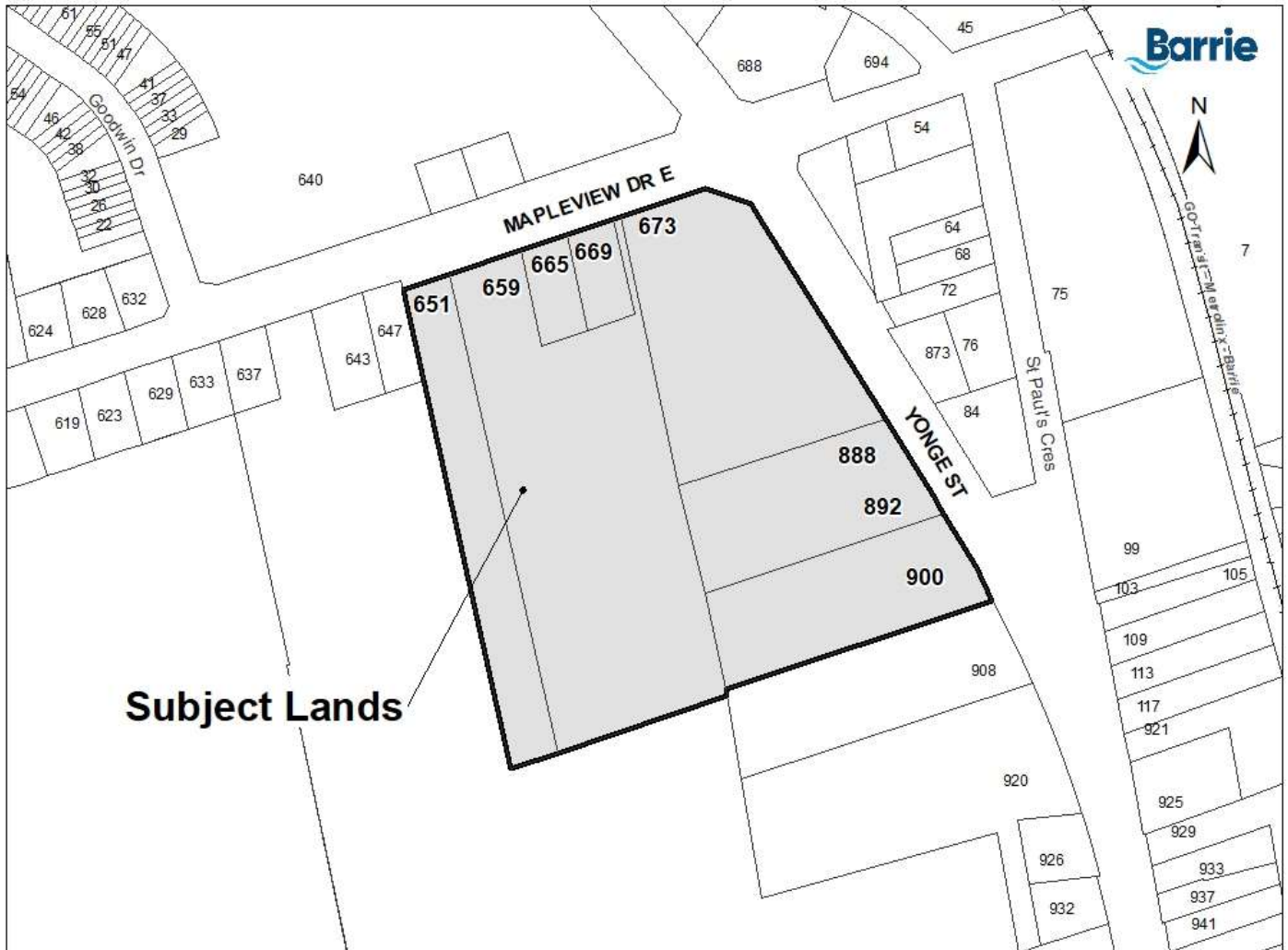
For more information on the application, including plans filed with the application, please email [cofa@barrie.ca](mailto:cofa@barrie.ca). Inquiries by phone can be made through Service Barrie at (705) 726-4242 during regular business hours. If you require any language interpreters, the City of Barrie,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

This notice is available via [www.barrie.ca/cofa](http://www.barrie.ca/cofa).

Dated: March 11, 2024

Janice Sadgrove  
Secretary-Treasurer

**KEY MAP**



**Subject Lands**

651, 659, 665, 669, 673 Mapleview Dr E &  
888, 892, 900 Yonge St.  
Barrie - ON

Development Services  
3/5/2024

# SEVERANCE SKETCH

MAPLEVIEW DR E

**SEVERED LOT**  
**C4 (SP-626)**  
 Area: 3.73 ha  
 Frontage: 131.28 m

**RETAINED LOT**  
**AG**  
 Area: 4.35 ha  
 Frontage (Yonge St): 148.44 m

YONGE ST

## Figure 1 SEVERANCE SKETCH

651 - 673 Mapleview Dr E,  
Barrie, Ontario

### LEGEND

Severed Lot  
 Area: 3.73 ha  
 Frontage: 131.28 m

SEVERED LOT (C4 SP-626)		
PROVISION	REGULATION	PROPOSED
Lot Area (sq m)	400 m <sup>2</sup>	37,218.73
Lot Frontage (m)	10.7	131.28
Front Yard (%)	0.0	50
Side Yard (%)	0.0	50
Set Back	0.0 m	5.0 m
Max. Height (m)	11.0	5.0
Max. Floor Area Ratio (%)	100	50
Max. Floor Area (sq m)	400	18,614
Max. Floor Area (sq m)	400	18,614
Max. Floor Area (sq m)	400	18,614
Max. Floor Area (sq m)	400	18,614

Retained Lot  
 Area: 4.35 ha  
 Frontage: 148.44 m

RETAINED LOT (AG)		
PROVISION	REGULATION	PROPOSED
Lot Area (sq m)	1 ha	4,350
Lot Frontage (m)	30 m	148.44 m
Front Yard (%)	0.0	50
Side Yard (%)	0.0	50
Set Back (m)	0.0	5.0
Max. Height (m)	11.0	5.0

Date: March 1, 2024

Scale: 1:1,000

