



**COMMITTEE OF ADJUSTMENT
PUBLIC NOTICE OF HEARING
SUBMISSION NO. B23/25, B24/25 and A34/25**

TAKE NOTICE that an application has been received from **Dorion Drafting & Design (c/o Jessica Dorion) on behalf of Bamulekwa Investments Ltd. (c/o Henry Lukenge)** for a minor variance from Zoning By-law 2009-141 and consent to a conveyance of property, pursuant to Section 45 and 53 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

IN THE MATTER OF the premises legally described as PLAN 115 LOT 55 E/S MARY ST and PLAN 17 S PART LOT 1 and known municipally as **77 and 79 Mary Street** in the City of Barrie.

This property is zoned Transition Centre Commercial (C2-1).

Purpose of applications:

B23/25 & B24/25

The applications, if granted by the Committee of Adjustment, will serve to permit the creation of easements (shown as Part 1 and Part 2 on the attached sketch) over both 77 and 79 Mary Street for the purpose of mutual access.

These applications are being considered concurrently with Minor Variance application A34/25.

Variance requests:

A34/25

This application, if granted by the Committee of Adjustment, will serve to permit a reduction in parking spaces for an existing office building and to recognize a reduced side yard setback to the existing dwelling unit located within a detached accessory building on the property located at 77 Mary Street.

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

- 1. To recognize an existing side yard setback of 0.26 metres, whereas the Comprehensive Zoning By-law, under Section 6.3.1 (Table 6.3), requires a minimum side yard setback of 3 metres.**
- 2. To permit a drive aisle width of 1.20 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 4.6.2.5, requires a minimum drive aisle width of 6.4 metres.**
- 3. A parking rate of 1 space per 60 square metres of gross floor area (4 spaces) for an office use, whereas the Comprehensive Zoning By-law 2009-141, under Section 4.6.1 (Table 4.6), requires a minimum parking rate of 1 space per 30 square metres of gross floor area (8 spaces).**

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

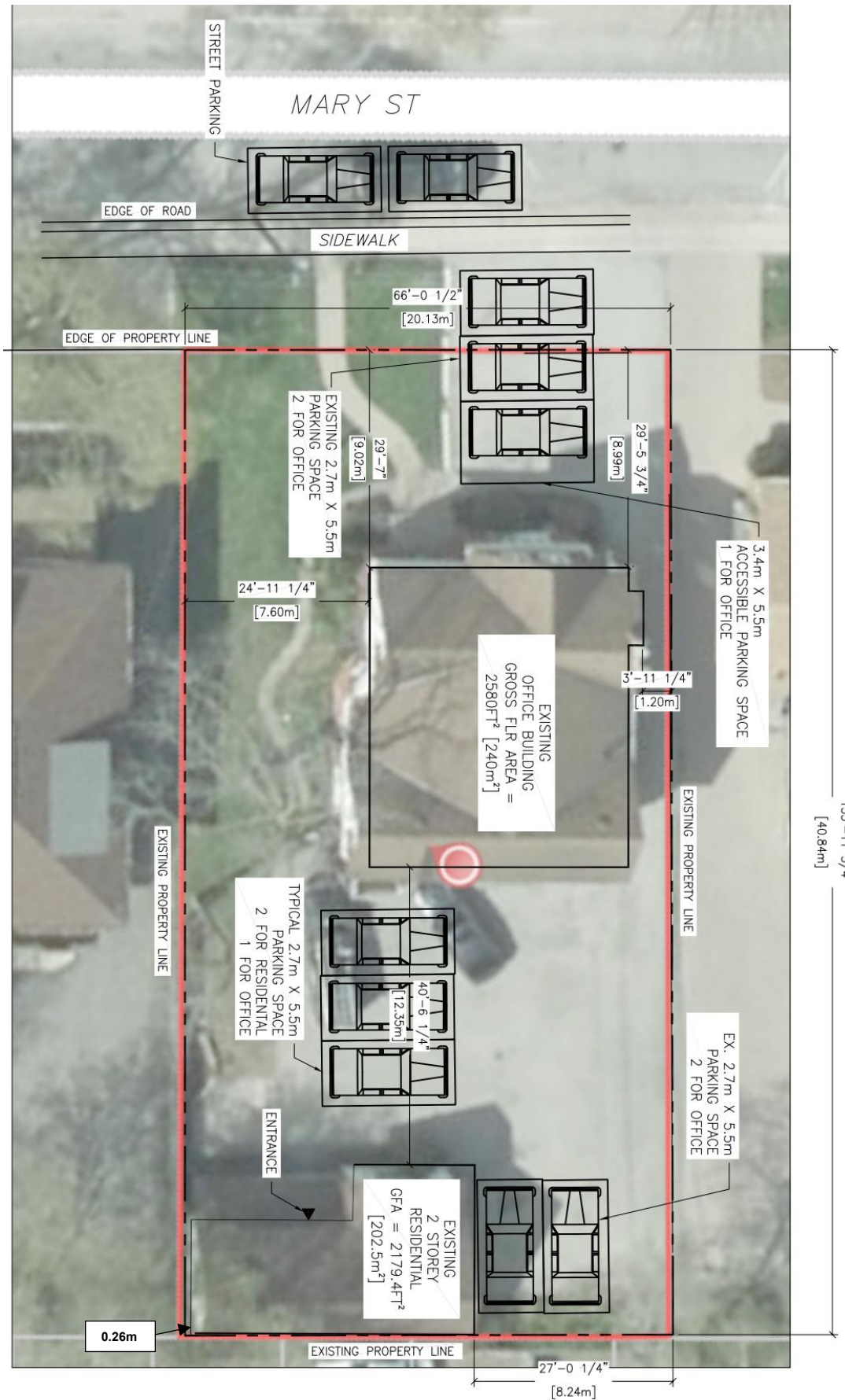
KEY MAP



77 & 79 Mary Street
Barrie - On.

Development Services - Planning
7/29/2025

SITE PLAN
77 MARY STREET



EASEMENT SKETCH

