



**COMMITTEE OF ADJUSTMENT
PUBLIC NOTICE OF HEARING
SUBMISSION NO. A69/23**

TAKE NOTICE that an application has been received from **Karlyn Shahnazarian on behalf of Anne and Chris Wolnik** 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 6 PT LOT 5 N CODRINGTON and known municipally as **85 Cook Street** in the City of Barrie.

This property is zoned Residential Single Detached Dwelling Second Density (R2).

This application, if granted by the Committee of Adjustment, will serve to permit a deficient side yard setback, and landscape buffer and parking space width to facilitate the construction of a detached accessory dwelling unit in an existing detached accessory building (garage).

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

- 1. A side yard setback of 0.8 metres, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.2.9.2(a) requires a minimum side yard setback of 3 metres.**
- 2. A landscape buffer area width of 0.8 metres along the side lot line, whereas the Comprehensive Zoning By-law, under subsection 5.2.9.2(n) requires a minimum width of 3 metres.**
- 3. A minimum parking space width of 2.6 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 4.6.2.5 requires a minimum width of 2.7 metres.**

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

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: January 8, 2024

Janice Sadgrove
Secretary-Treasurer

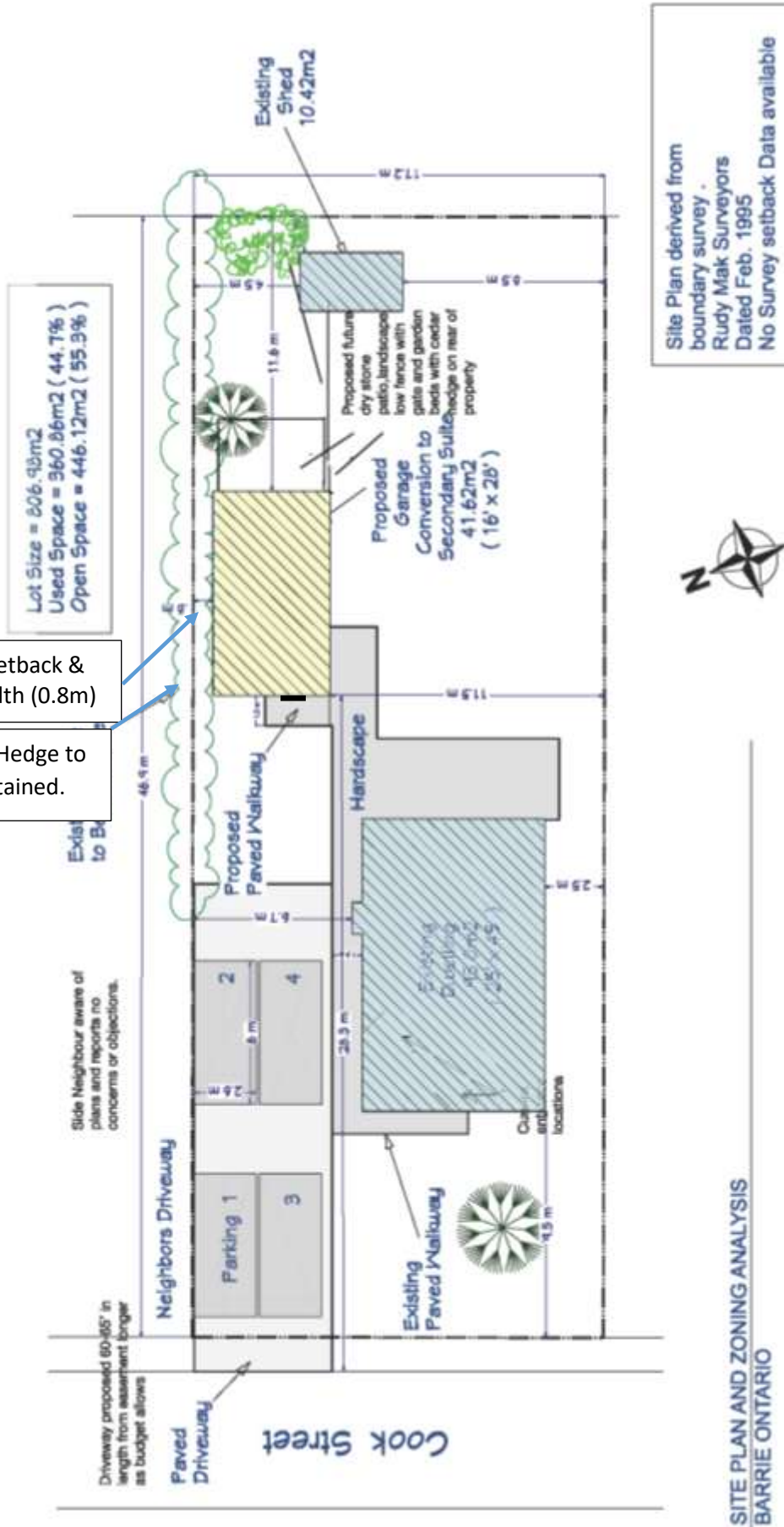
KEY MAP



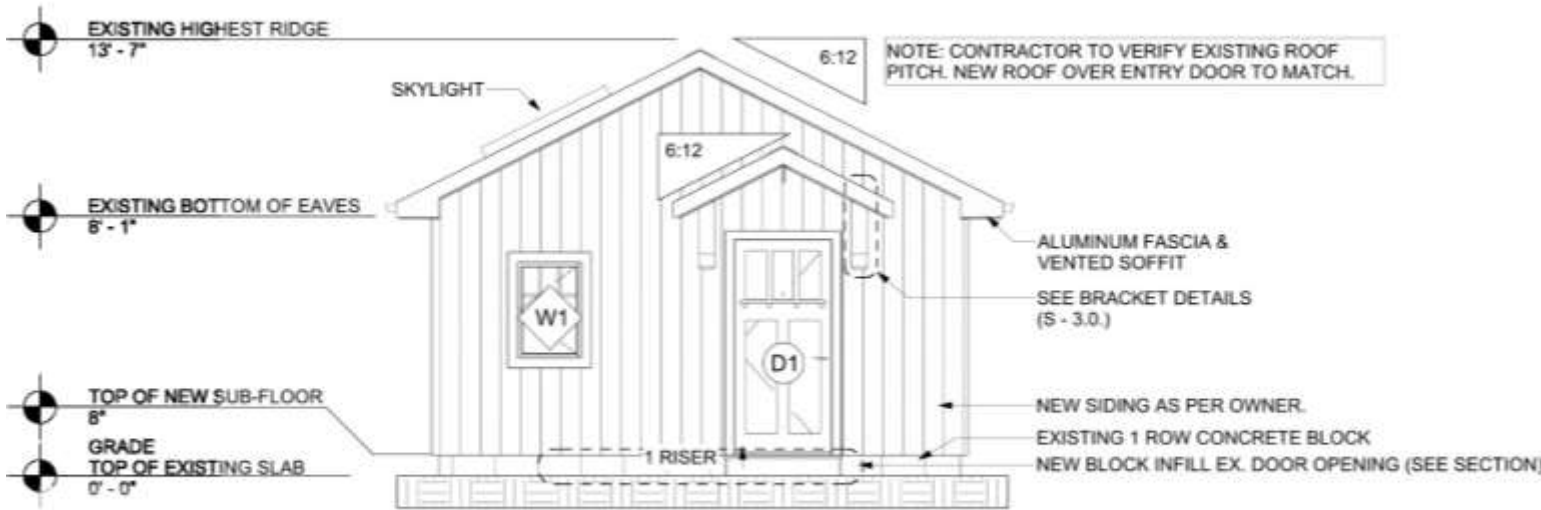
SITE PLAN

Deficient side yard setback & landscape buffer width (0.8m)

Existing Hedge to be Maintained.



ELEVATIONS



EXTERIOR ELEVATION: ROAD SIDE
SCALE: 1/4" = 1' - 0"