



**COMMITTEE OF ADJUSTMENT  
PUBLIC NOTICE OF HEARING  
SUBMISSION NO. A5/25**

**TAKE NOTICE** that an application has been received from **Peter Callaghan** 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 Part Lot 4 E/S of St. Vincent's Square, Plan 6 and known municipally as **75 Blake 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 front yard setback to a porch and to recognize existing lot area, lot frontage, side yard setback and front yard setback to dwelling unit.

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

1. **A front yard setback of 1.9 metres for a front porch, whereas the Comprehensive Zoning By-Law 2009-141, under Section 5.3.5.1, requires a minimum front yard setback of 3 metres for a front porch.**
2. **To recognize a lot area of 254 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 Table 5.3 requires a minimum lot area of 500 square metres.**
3. **To recognize a lot frontage of 10 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 Table 5.3 requires a minimum lot frontage of 15 metres.**
4. **To recognize a front yard setback of 4.3 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 Table 5.3 requires a minimum front yard setback of 4.5 metres.**
5. **To recognize a side yard setback of 2.2 metres, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.3.3.2(b), requires a minimum side yard setback of 3 metres where there is no carport or where a garage is not attached to the main building.**

**TAKE FURTHER NOTICE** that the Committee of Adjustment public hearing has been scheduled for **Tuesday, March 25, 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](http://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](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).

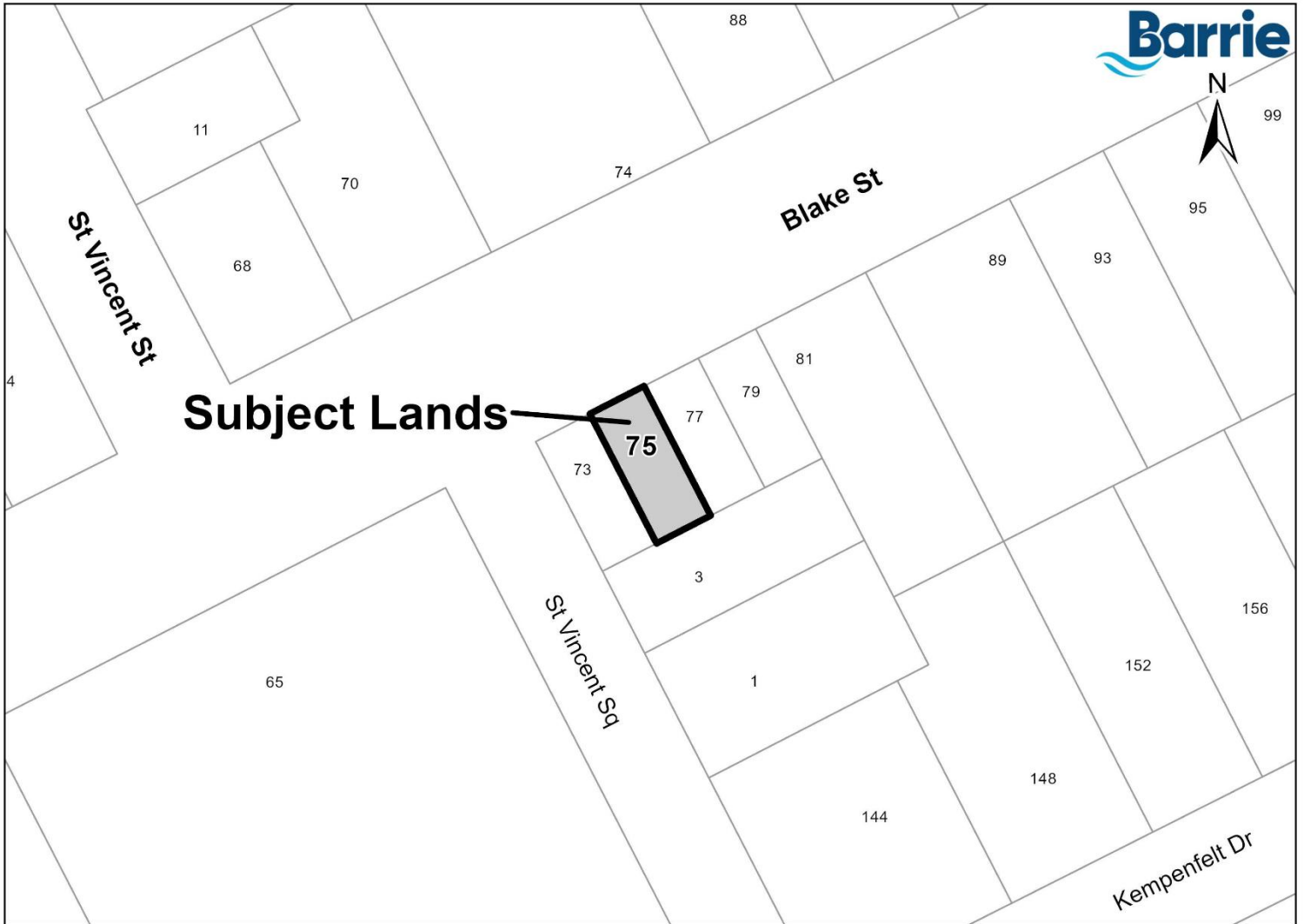
Inquiries by phone can be made through Service Barrie at (705) 726-4242 during regular business hours. If you require any language interpreters, the City of Barrie, upon request, will provide language interpreters at the public hearing.

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

Dated: March 10, 2025

Janice Sadgrove  
Secretary-Treasurer

**KEY MAP**



75 Blake Street  
Barrie - On.

Development Services - Planning  
3/4/2025

SITE PLAN

BLAKE STREET

