



**COMMITTEE OF ADJUSTMENT  
PUBLIC NOTICE OF HEARING  
SUBMISSION NO. A38/23**

**TAKE NOTICE** that an application has been received from **Alair Homes c/o Ryan Johnson on behalf of Youth Haven c/o Lucy Gowers** 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 121 PT LOTS 15 & 16 RP51R24432 and known municipally as **22 Wellington Street East** 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 facilitate the construction of a social services facility. The property is subject to Site Plan Application D11-004-2023.

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

- 1. A parking rate of 1 space per 99 m<sup>2</sup> of gross floor area, whereas the Comprehensive Zoning By-law 2009-141, under Section 4.6.1, requires a minimum parking rate of 1 space per 30 m<sup>2</sup> of gross floor area.**
- 2. A maximum lot coverage of 35.5%, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 Table 5.3, permits a maximum lot coverage of 35%.**
- 3. A maximum gross floor area of 69% of lot area, whereas the Comprehensive Zoning By-law, under Section 5.3.1 Table 5.3, permits a maximum gross floor area of 60% of lot area.**
- 4. A side yard setback of 1.5 metres, whereas the Comprehensive Zoning By-law, under Section 5.3.3.2(b), requires a minimum side yard setback of 3 metres.**

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

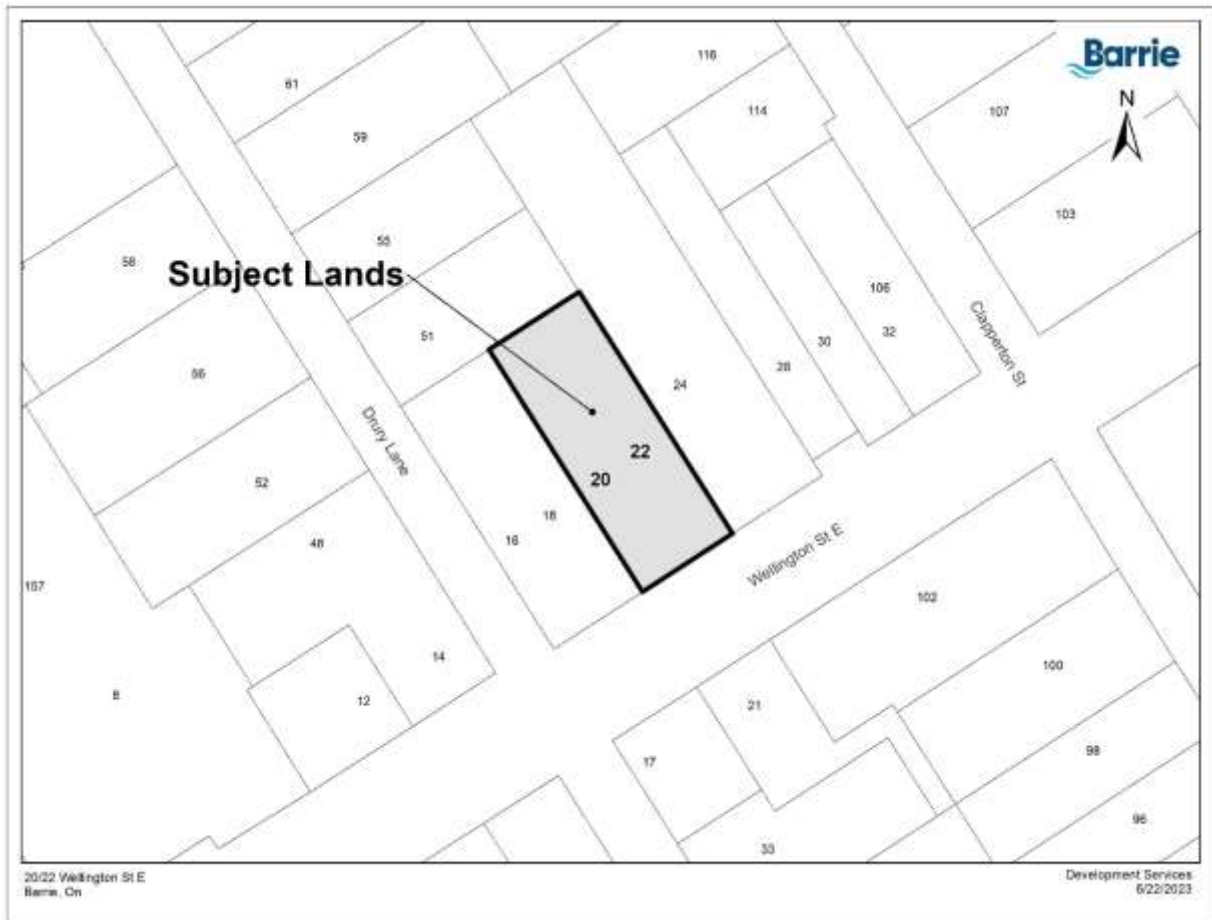
Inquiries by phone can be made through Service Barrie at (705) 726-4242 during regular business hours. If you require any language interpreters, the City of Barrie, upon request, will provide language interpreters at the public hearing.

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

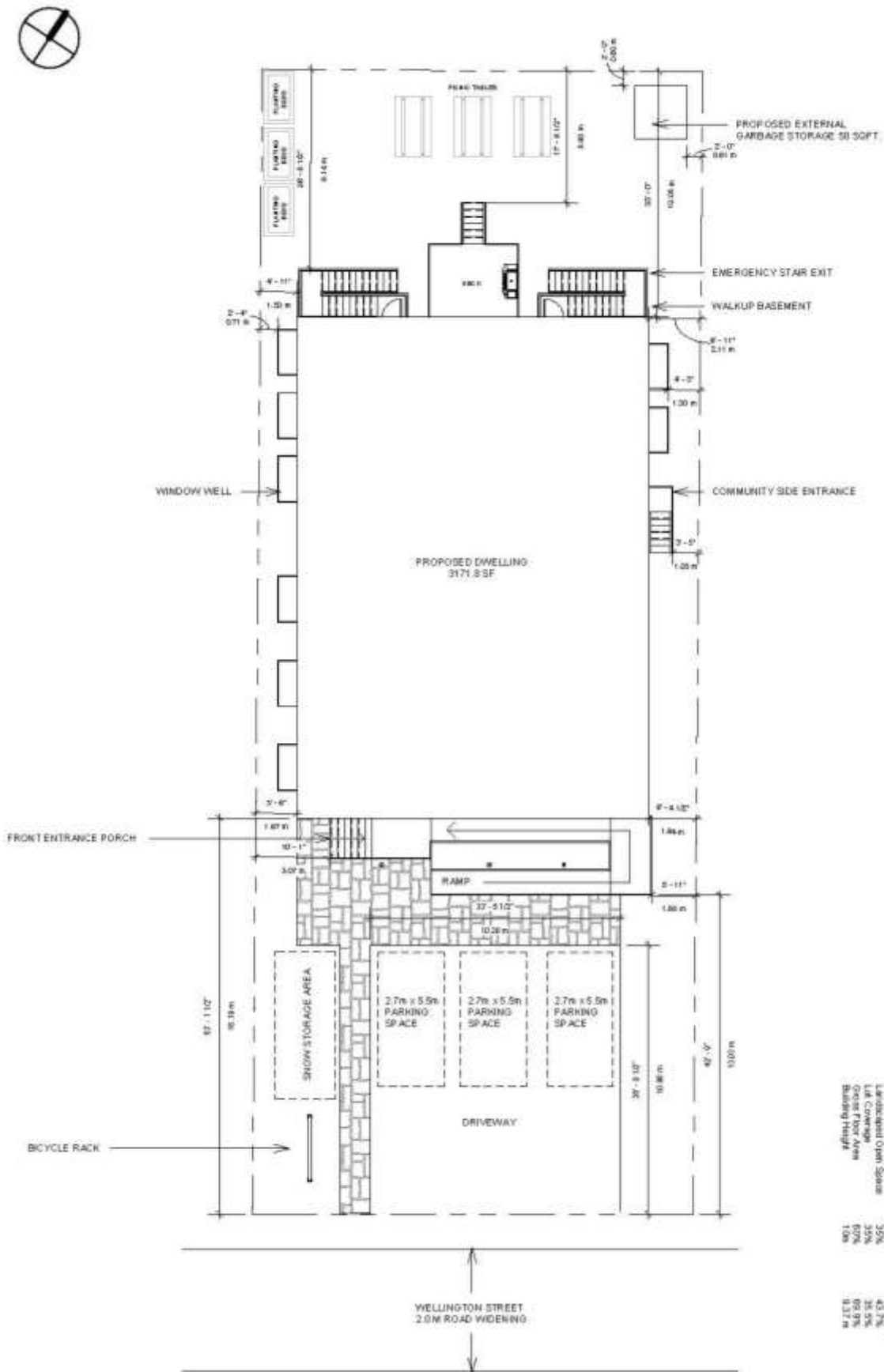
Dated: July 10, 2023

Janice Sadgrove  
Secretary-Treasurer

## KEY MAP



# SITE PLAN



**Zoning Standards Chart, RSC**

|                       | Proposed |
|-----------------------|----------|
| Front Yard Setback    | 7m       |
| Side Yard Setback     | 1.8m     |
| Rear Yard Setback     | 7m       |
| Landscaped Open Space | 35%      |
| Lot Coverage          | 35%      |
| Ground Floor Area     | 60%      |
| Building Height       | 10m      |