



**COMMITTEE OF ADJUSTMENT
PUBLIC NOTICE OF HEARING
SUBMISSION NO. A13/25**

TAKE NOTICE that an application has been received from **Najibeh Khavari on behalf of Korosh Afshar** for a minor variance from the former Town of Innisfil Zoning By-law 054-04, 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 PT N1/2 LT 13 CON 11 INNISFIL and known municipally as **533 Maplevue Drive East** in the City of Barrie.

This property is zoned Residential Rural (RR).

This application, if granted by the Committee of Adjustment, will serve to permit the expansion of an existing home occupation use (dental office) within the single detached dwelling.

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

1. **To permit a home occupation (dental office) with a gross floor area of 50% of the gross floor area of the dwelling unit, whereas the Innisfil Zoning By-Law 054-04, under Section 3.12.4, permits not more than 25% of the gross floor area of the dwelling unit.**
2. **To permit two (2) assistants who are not a resident in said dwelling, whereas the Innisfil Zoning By-Law 054-04, under Section 3.12.9, permits not more than one (1) assistant who is not a resident in said dwelling.**

TAKE FURTHER NOTICE that the Committee of Adjustment public hearing has been scheduled for **Tuesday, April 22, 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: April 7, 2025

Janice Sadgrove
Secretary-Treasurer

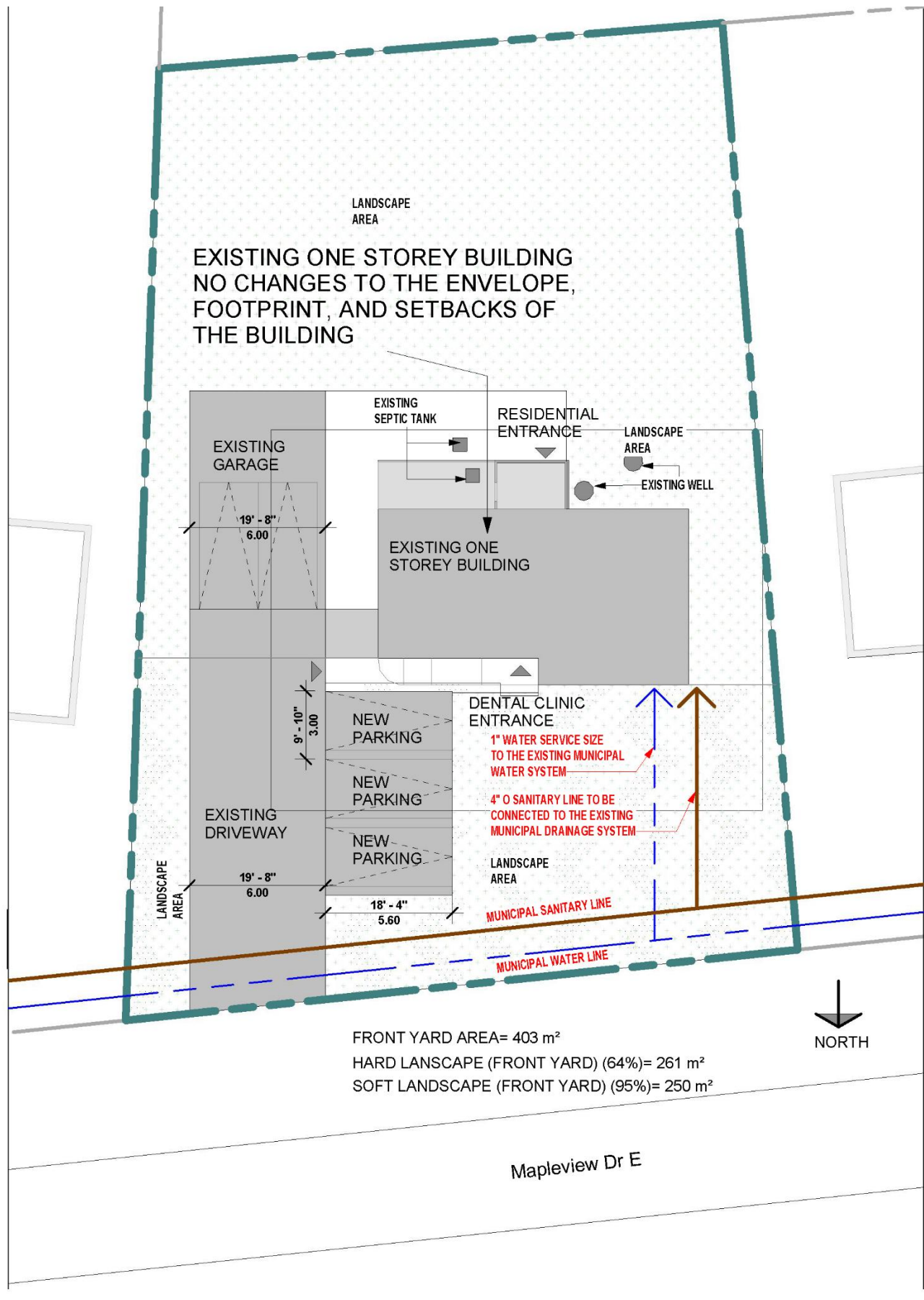
KEY MAP



533 Mapleview Drive East
Barrie - On.

Development Services - Planning
4/1/2025

SITE PLAN



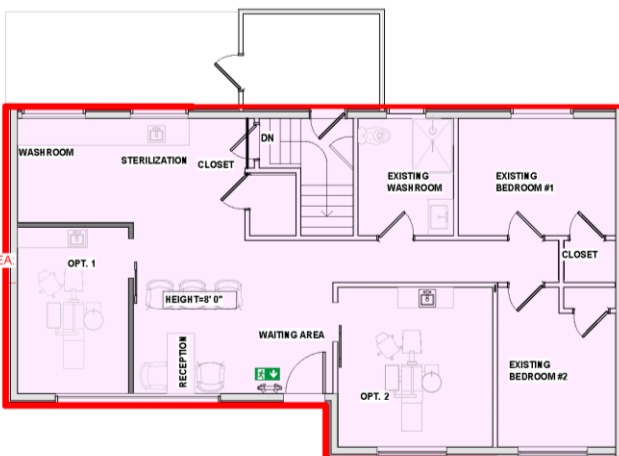
FRONT YARD AREA= 403 m²

HARD LANDSCAPE (FRONT YARD) (64%)= 261 m²

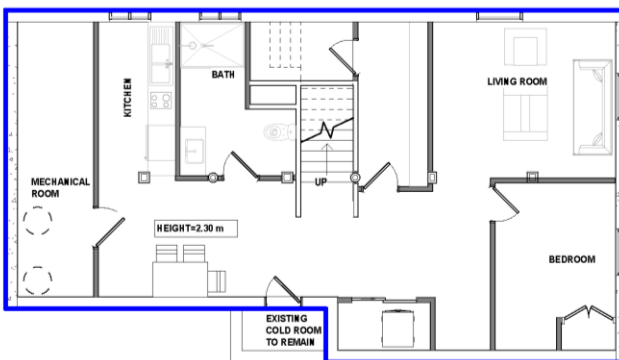
SOFT LANDSCAPE (FRONT YARD) (95%)= 250 m²

FLOOR PLANS

PROPOSED DENTAL OFFICE AREA:
98 m²
1053 ft²



2 GROUND FLOOR PLAN
1/8" = 1'-0"



1 BASEMENT
1/8" = 1'-0"