



**COMMITTEE OF ADJUSTMENT
PUBLIC NOTICE OF HEARING
SUBMISSION NO. B20/25**

TAKE NOTICE that an application has been received from **MHBC Planning c/o Jillian Sparrow on behalf of Caplan-Barrie Holdings Limited c/o Jens Zentil** for consent under Section 53 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended for a consent to a conveyance of property.

IN THE MATTER OF the premises legally described as PART BLOCK A PLAN 51M-495, BEING PART 7 PLAN 51R-42643 and known municipally as **150 Caplan Avenue** in the City of Barrie.

The property is zoned Business Park – Special Provision No. 338 (BP)(SP-338).

The application, if granted by the Committee of Adjustment, will serve to permit the creation of a new lot.

The severed lands propose to have a lot area of 13,909.61 square metres and a proposed lot frontage of 81.5 metres on Caplan Avenue.

The retained lands propose to have a lot area of 13,956.22 square metres and a proposed lot frontage of 86.7 metres on Caplan Avenue.

TAKE FURTHER NOTICE that the Committee of Adjustment public hearing has been scheduled for **Tuesday, June 24, 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.

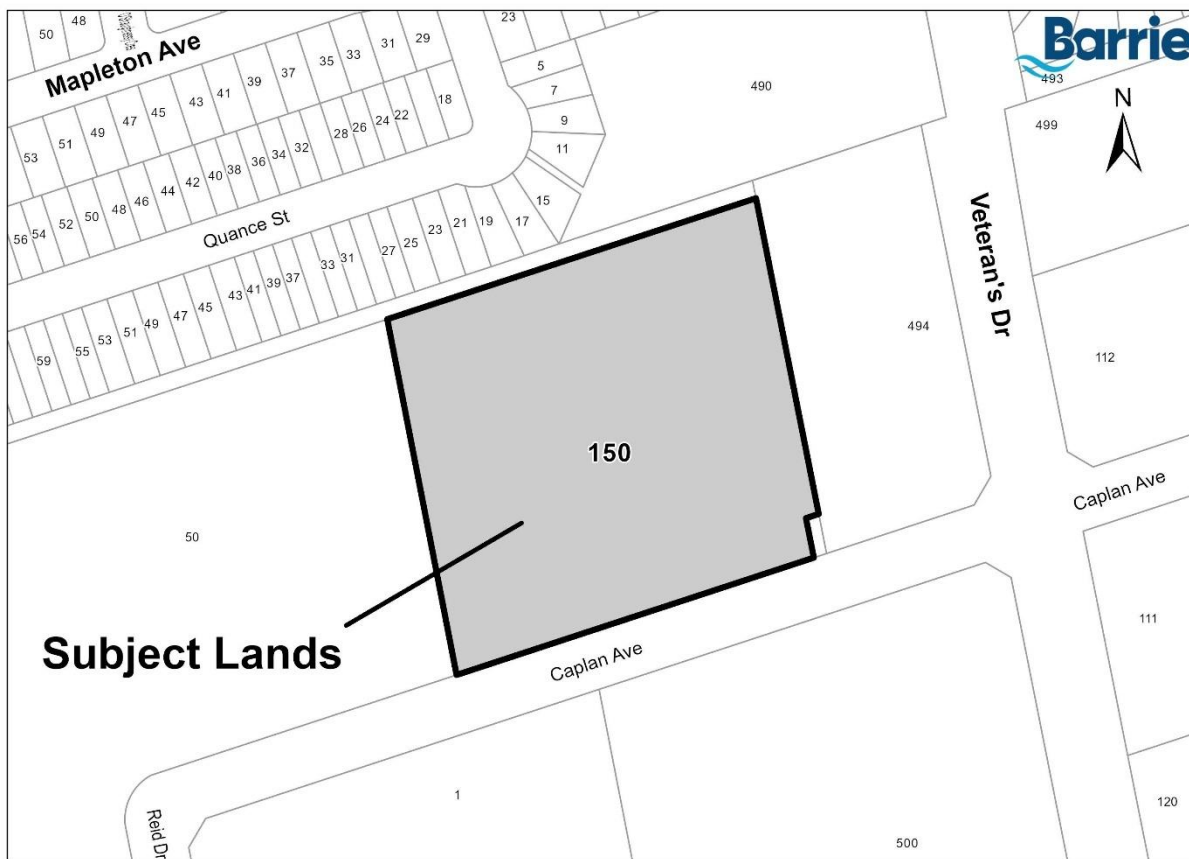
Inquiries by phone can be made through Service Barrie at (705) 726-4242 during regular business hours. If you require any language interpreters, the City of Barrie, upon request, will provide language interpreters at the public hearing.

This notice is available via www.barrie.ca/cofa.

Dated: June 10, 2025

Janice Sadgrove
Secretary-Treasurer

KEY MAP



150 Caplan Avenue
Barrie - On.

Development Services - Planning
6/2/2025

SEVERANCE SKETCH

