



**COMMITTEE OF ADJUSTMENT
PUBLIC NOTICE OF HEARING
SUBMISSION NO. A1/25**

TAKE NOTICE that an application has been received from **Vintage Developments Partners Inc. c/o Zahid Mizan** 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 12 Plan 108, Part 3 51R-32897 and known municipally as **40 Penetang Street** 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 permit increased density, and reduced internal private roadway and landscape buffer width, and reduced front yard setback and lot frontage to facilitate the development of a 2 storey, 10-unit walk up apartment building.

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

1. **A maximum density of 81 units per net hectare, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.2.5.1(c), permits a maximum density of 53 units per net hectare.**
2. **An internal private roadway width of 3.4 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.2.5.2(e), requires a minimum internal private roadway width of 6.4 metres.**
3. **A landscape buffer width ranging from 0.0 metres to 2.25 metres, whereas the Comprehensive Zoning By-law 2009-141, under Sections 5.3.7.1 and 5.3.7.2, requires a landscape buffer with a minimum width of 3 metres adjacent to a parking area and along the side and rear lot lines of any lot occupied by an Apartment Dwelling.**
4. **A front yard setback of 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 7 metres.**
5. **To recognize an existing lot frontage of 16.48 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1, Table 5.3, requires a minimum lot frontage of 21 metres.**

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

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.

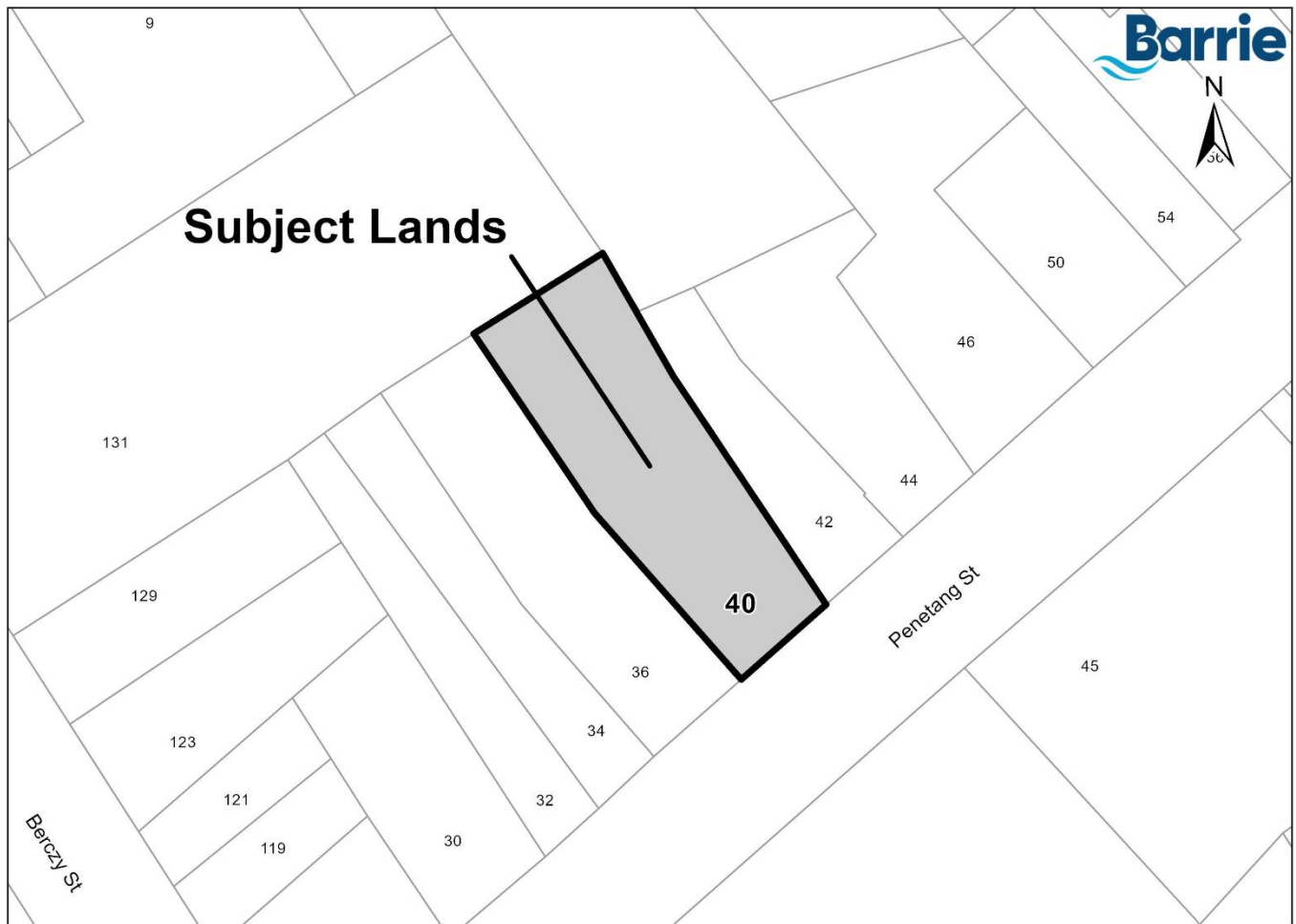
Inquiries by phone can be made through Service Barrie at (705) 726-4242 during regular business hours. If you require any language interpreters, the City of Barrie, upon request, will provide language interpreters at the public hearing.

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

Dated: February 7, 2025

Janice Sadgrove
Secretary-Treasurer

KEY MAP



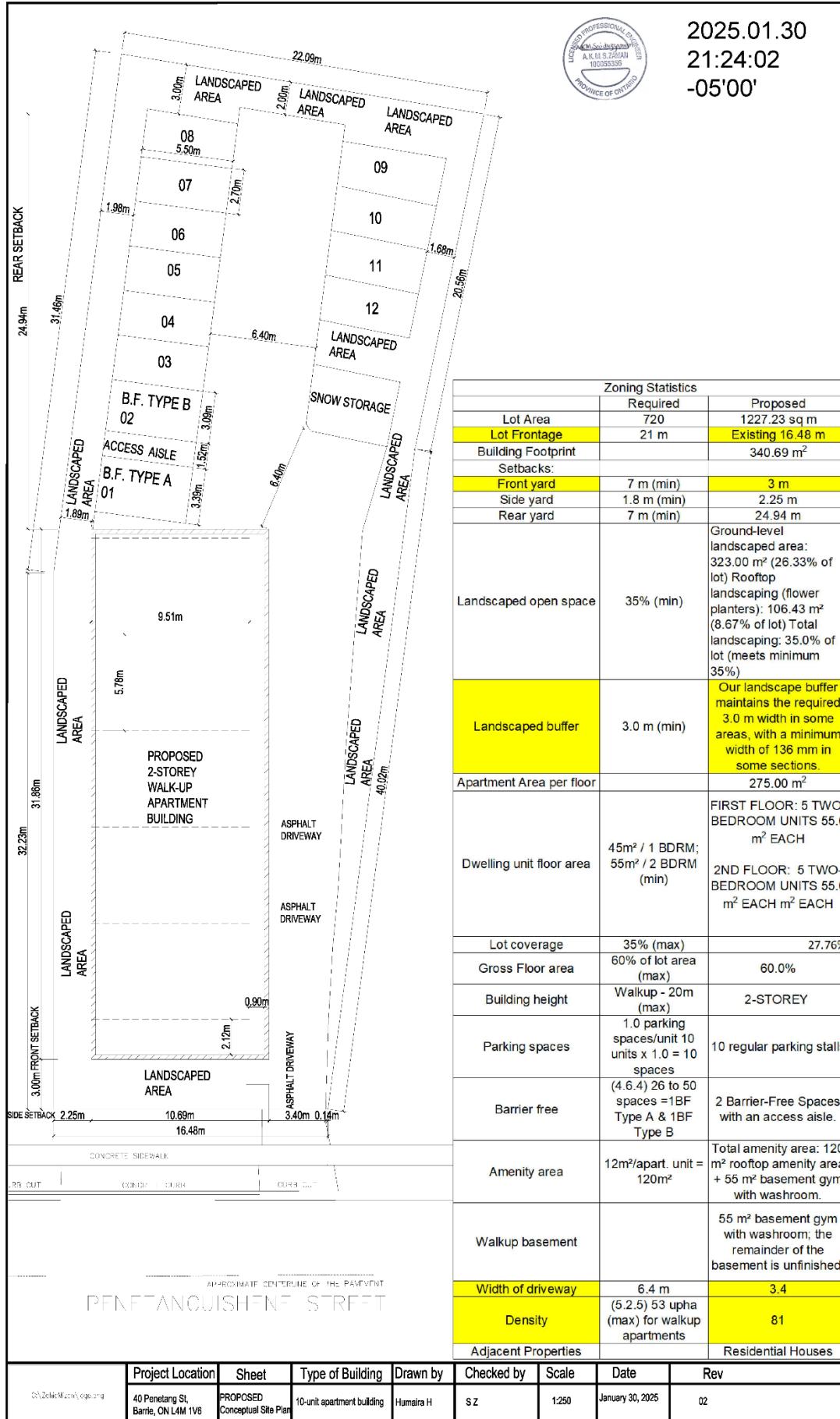
40 Penetang Street
Barrie -On.

Development Services - Planning
2/4/2025

SITE PLAN



2025.01.30
21:24:02
-05'00'



Zoning Statistics		
	Required	Proposed
Lot Area	720	1227.23 sq m
Lot Frontage	21 m	Existing 16.48 m
Building Footprint		340.69 m²
Setbacks:		
Front yard	7 m (min)	3 m
Side yard	1.8 m (min)	2.25 m
Rear yard	7 m (min)	24.94 m
Landscaped open space	35% (min)	Ground-level landscaped area: 323.00 m² (26.33% of lot) Rooftop landscaping (flower planters): 106.43 m² (8.67% of lot) Total landscaping: 35.0% of lot (meets minimum 35%)
Landscaped buffer	3.0 m (min)	Our landscape buffer maintains the required 3.0 m width in some areas, with a minimum width of 136 mm in some sections.
Apartment Area per floor		275.00 m²
Dwelling unit floor area	45m² / 1 BDRM; 55m² / 2 BDRM (min)	FIRST FLOOR: 5 TWO-BEDROOM UNITS 55.0 m² EACH 2ND FLOOR: 5 TWO-BEDROOM UNITS 55.0 m² EACH
Lot coverage	35% (max)	27.76%
Gross Floor area	60% of lot area (max)	60.0%
Building height	Walkup - 20m (max)	2-STOREY
Parking spaces	1.0 parking spaces/unit 10 units x 1.0 = 10 spaces	10 regular parking stalls
Barrier free	(4.6.4) 26 to 50 spaces = 1BF Type A & 1BF Type B	2 Barrier-Free Spaces with an access aisle.
Amenity area	12m²/apart. unit = 120m²	Total amenity area: 120 m² rooftop amenity area + 55 m² basement gym with washroom.
Walkup basement		55 m² basement gym with washroom; the remainder of the basement is unfinished.
Width of driveway	6.4 m	3.4
Density	(5.2.5) 53 upha (max) for walkup apartments	81
Adjacent Properties		Residential Houses

Project Location	Sheet	Type of Building	Drawn by	Checked by	Scale	Date	Rev
40 Penfancushine St, Barrie, ON L4M 1V6	PROPOSED Conceptual Site Plan	10-unit apartment building	Humaira H	S Z	1:250	January 30, 2025	02