



**COMMITTEE OF ADJUSTMENT  
PUBLIC NOTICE OF HEARING  
SUBMISSION NO. A17/25**

**TAKE NOTICE** that an application has been received from **Paul Ojo on behalf of Lori Brown** 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 LOTS 11 & 12 N/S SOPHIA ST PL 621 and known municipally as **38 Sophia Street West** 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 a reduced driveway and landscape buffer width to facilitate the construction of three additional residential units (ARUs) within an existing single detached dwelling (four residential units in total).

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

- 1. A driveway width of 2.7 metres, whereas the Comprehensive Zoning By-law, under Section 5.2.9.3, requires a minimum driveway width of 3.7 metres.**
- 2. A landscape buffer width of 1.2 metres on the west side of the lot, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.3.7.1, requires a minimum width of 3 metres.**

**TAKE FURTHER NOTICE** that the Committee of Adjustment public hearing has been scheduled for **Tuesday, May 27, 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).

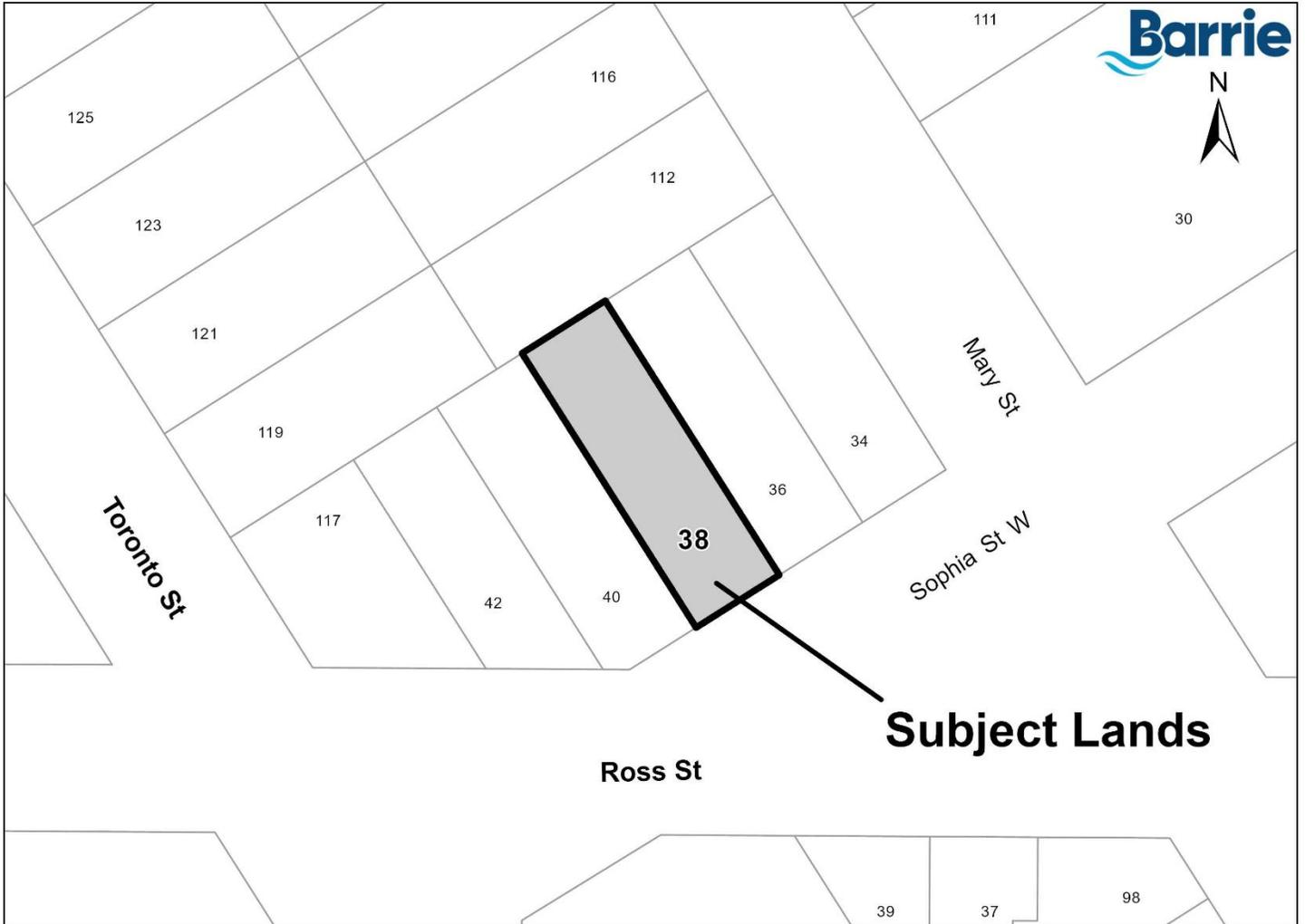
Inquiries by phone can be made through Service Barrie at (705) 726-4242 during regular business hours. If you require any language interpreters, the City of Barrie, upon request, will provide language interpreters at the public hearing.

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

Dated: May 12, 2025

Janice Sadgrove  
Secretary-Treasurer

**KEY MAP**



38 Sophia Street West  
Barrie - On.

Development Services - Planning  
4/29/2025

# SITE PLAN

