



**COMMITTEE OF ADJUSTMENT  
PUBLIC NOTICE OF HEARING  
SUBMISSION NO. A17/24**

**TAKE NOTICE** that an application has been received from **MHBC Planning c/o Kory Chisholm on behalf of Langley Inc.** 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 67 PT LOT 21 RP 51R42658 PARTS 1 TO 3 and known municipally as **368 Essa Road** in the City of Barrie.

This property is zoned Residential Apartment Dwelling Second Density – 1 with Special Provision No. 532 (RA2-1) (SP-532).

This application, if granted by the Committee of Adjustment, will serve to permit a reduction in required parking spaces to facilitate the development of a seven-storey residential building. The application is subject to site plan application D11-011-2017.

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

- 1. A parking standard of 1.09 spaces per residential dwelling unit (89 spaces), whereas the Comprehensive Zoning By-law 2009-141, under Section 13.1.211(c), requires a minimum parking standard of 1.15 spaces per residential dwelling unit (94 spaces).**

**TAKE FURTHER NOTICE** that the Committee of Adjustment public hearing has been scheduled for **Tuesday, June 25, 2024**. 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.

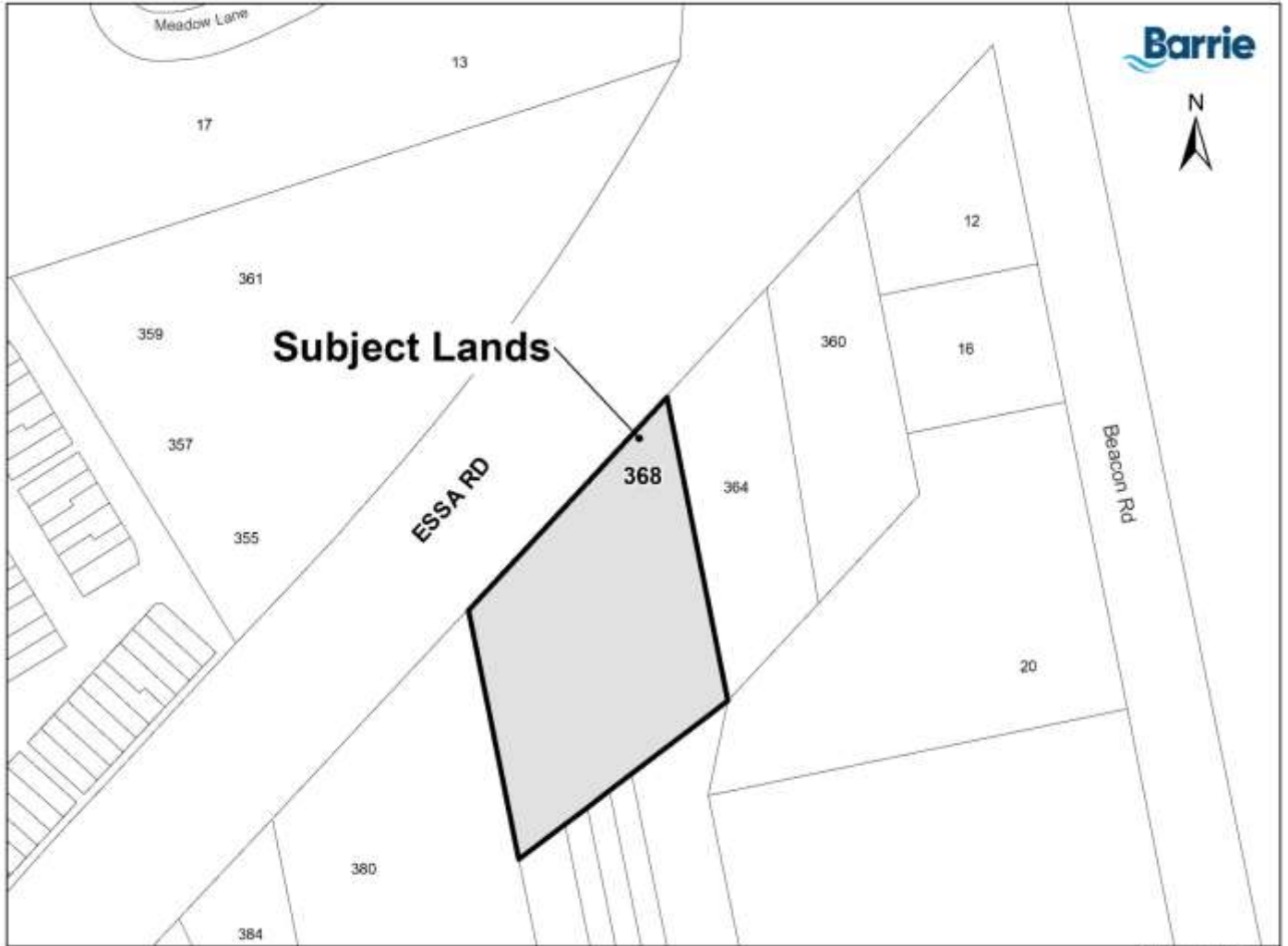
For more information on the application, including plans filed with the application, please email [cofa@barrie.ca](mailto:cofa@barrie.ca). Inquiries by phone can be made through Service Barrie at (705) 726-4242 during regular business hours. If you require any language interpreters, the City of Barrie, 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: June 10, 2024

Janice Sadgrove  
Secretary-Treasurer

**KEY MAP**



368 Essa Rd  
Barrie - ON

Development Services  
6/3/2024

# SITE PLAN

