



**COMMITTEE OF ADJUSTMENT
PUBLIC NOTICE OF HEARING
SUBMISSION NOS. B19/25 and A31/25**

TAKE NOTICE that applications have been received from **Civil Construction and Environmental Engineering c/o A K M Saiduz Zaman on behalf of Vintage Developments Partner c/o Zahid Mizan** for a minor variance from Zoning By-law 2009-141 and consent to a conveyance of property pursuant to Sections 45 and 53 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, respectively.

IN THE MATTER OF the premises legally described as PT LOT 12 PLAN 108, PART 3 51R-32897 and known municipally as **40 Penetang Street** in the City of Barrie.

The property is zoned Residential Multiple Dwelling Second Density (RM2).

Purpose of the applications:

B19/24

The application, if granted by the Committee of Adjustment, will serve to permit the creation of an easement over 40 Penetang Street in favour of 42 Penetang Street for the purpose of mutual access, servicing and drainage, and the shared storage of waste, recycling and organics.

The proposed easement (shown on the attached sketch) will have an area of 272.58 square metres.

This application is being considered concurrently with Minor Variance application A31/25.

Variance Requests:

A31/25

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 two (2) storey walk-up apartment building containing ten (10) residential units.

The applicant is seeking the following minor variance:

- 1. To permit a reduced parking ratio of 1 space per residential dwelling unit, whereas the Comprehensive Zoning By-law 2009-141, under Section 4.6.1, Table 4.6, requires a minimum of 1.5 spaces per dwelling unit.**

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



40 & 42 Penetang Street
Barrie - On.

Development Services - Planning
6/3/2025

EASEMENT SKETCH/SITE PLAN

