



**COMMITTEE OF ADJUSTMENT  
PUBLIC NOTICE OF HEARING  
SUBMISSION NO. A29/25**

**TAKE NOTICE** that an application has been received from **Springwater Engineering c/o Ana Torres on behalf of Chris Yanch** 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 LOT 6 & PT BLK B PLAN M6 AND PT LOT 12 CON 14 and known municipally as **8 Royal Oak Drive** in the City of Barrie.

This property is zoned Residential Single Detached Dwelling First Density (R1).

This application, if granted by the Committee of Adjustment, will serve to permit an increase to the maximum allowable height for a detached accessory building as well as the maximum permitted distance from the structure to the front lot line to facilitate the construction of a detached garage with an additional residential unit in the second storey.

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

- 1. A building height of 5.1 metres for a proposed additional residential unit (ARU) within an accessory building (detached garage), whereas the Comprehensive Zoning By-law 2009-141, under Section 5.2.9.2(a), restricts the building height to a maximum of 4.5 metres.**
- 2. A maximum distance of 61.3 metres between the front lot line and the primary entrance to an additional residential unit within an accessory building, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.2.9.2(i), permits a maximum distance of 40 metres.**

**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](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).

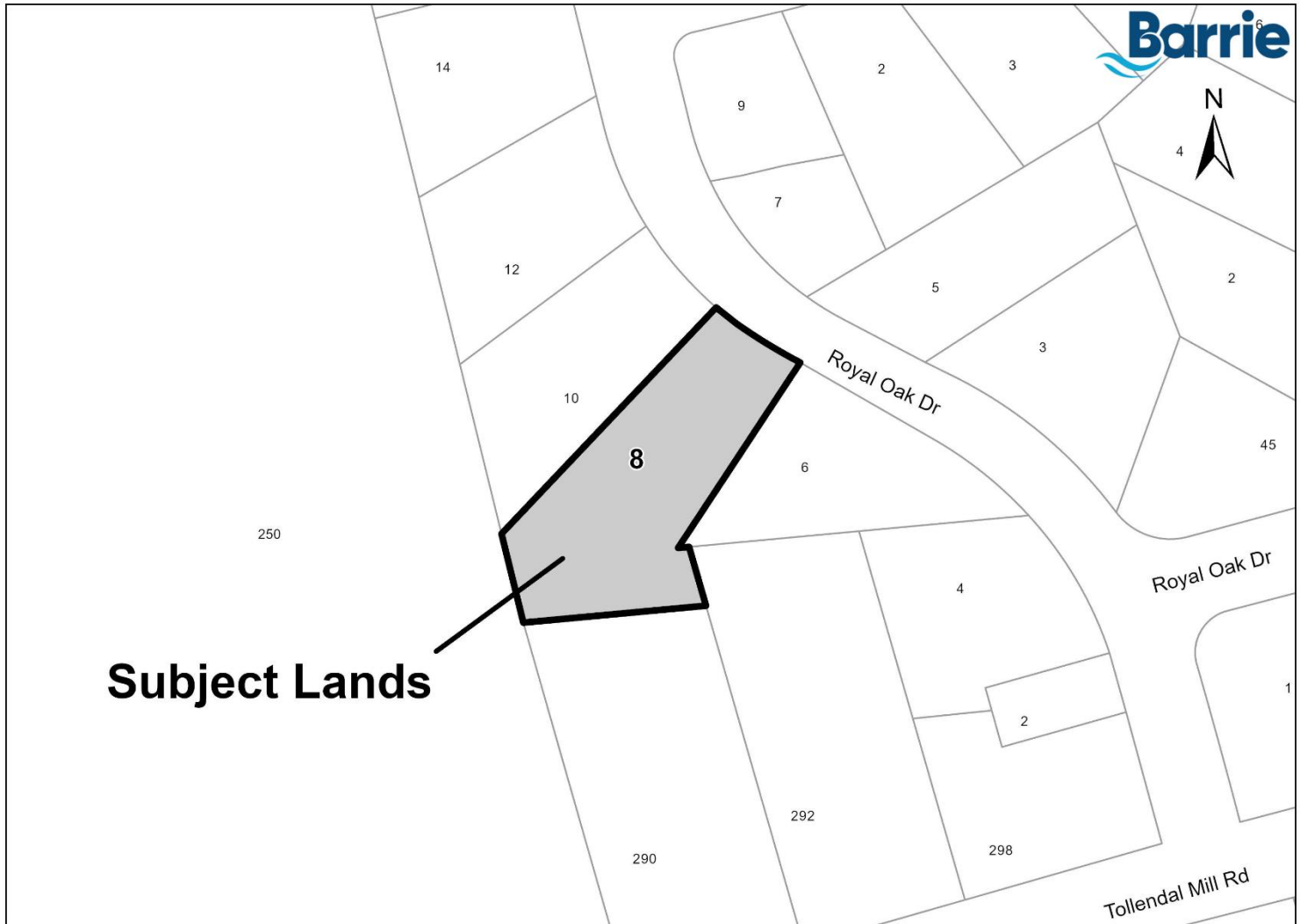
Inquiries by phone can be made through Service Barrie at (705) 726-4242 during regular business hours. If you require any language interpreters, the City of Barrie, upon request, will provide language interpreters at the public hearing.

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

Dated: June 10, 2025

Janice Sadgrove  
Secretary-Treasurer

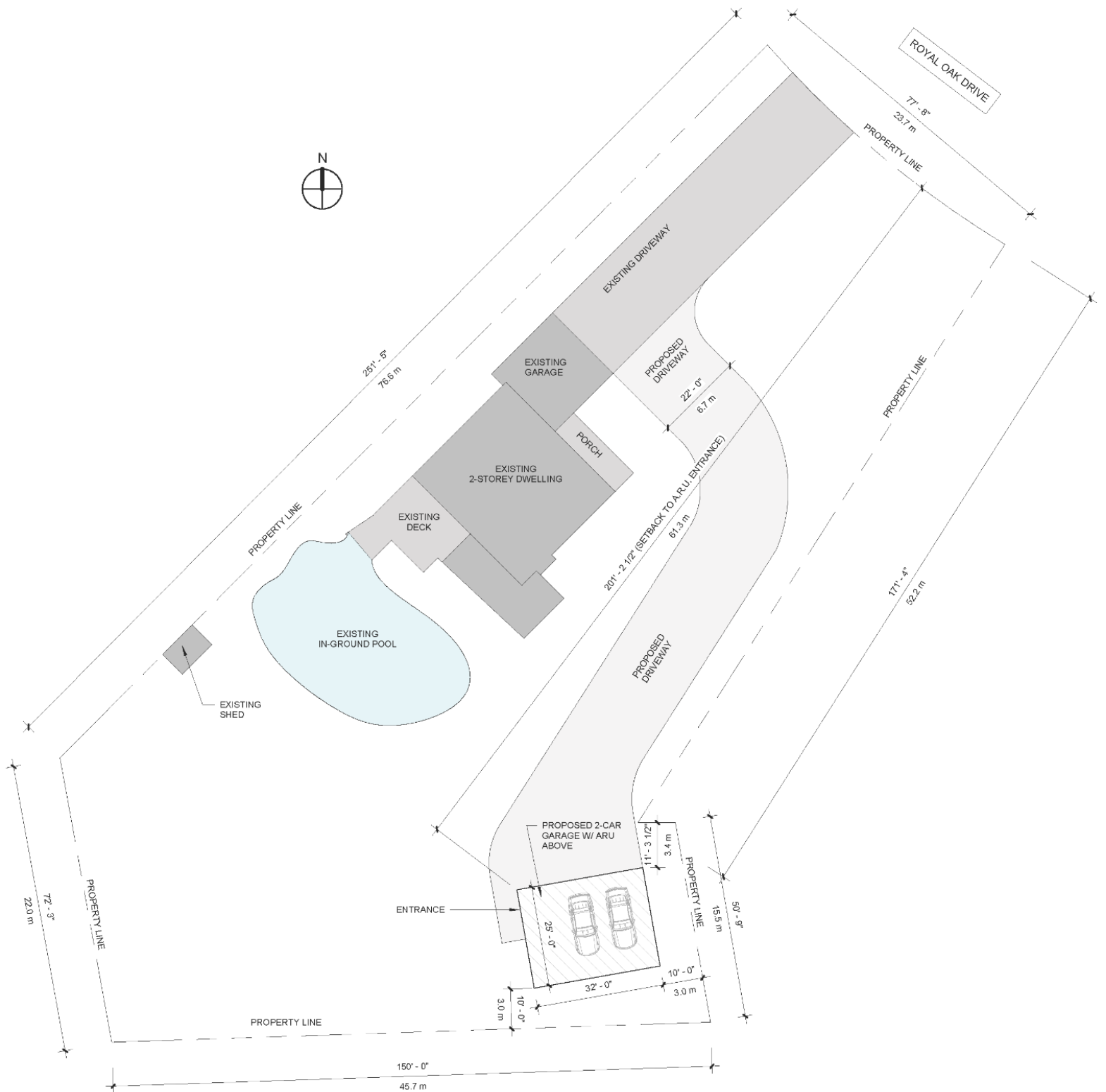
## KEY MAP



8 Royal Oak Drive  
Barrie - On.

Development Services - Planning  
6/2/2025

# SITE PLAN



ZONING IN

ELEVATIONS



1 NORTH ELEVATION  
A200 3/16" = 1'-0"