



**COMMITTEE OF ADJUSTMENT  
PUBLIC NOTICE OF HEARING  
SUBMISSION NO. A25/25**

**TAKE NOTICE** that an application has been received from **Monterra Planning (c/o Alicia Monteith) on behalf of 183 Dunlop Inc. (c/o Adrian Pannozzo)** 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 4 on Plan 27, known municipally as **183 Dunlop Street West** in the City of Barrie.

This property is zoned Residential Multiple Dwelling Second Density – Special Provision No. 189 (RM2)(SP-189).

This application, if granted by the Committee of Adjustment, will serve to recognize an existing lot frontage condition and to permit reductions to residential parking, the drive aisle width, front yard setback, width of landscape buffer strips, and landscaped open space; together with increases to lot coverage, gross floor area, and density to facilitate the development of a three (3) storey, ten (10) unit walk-up apartment building.

The applicant is seeking the following minor variances:

1. **A vehicular drive aisle width of 6 metres, whereas the Comprehensive Zoning By-law 2009-141, under Sections 4.6.2.5 and 5.2.5.2(e), requires a minimum vehicular drive aisle width of 6.4 metres.**
2. **A residential parking rate of 1 space per 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 unit.**
3. **To recognize an existing lot frontage of 20.25 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.**
4. **A lot coverage of 37 percent of the lot area, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 (Table 5.3), permits a maximum lot coverage of 35 percent of the lot area.**
5. **A gross floor area (GFA) of 98 percent of the lot area, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 (Table 5.3), permits a maximum GFA of 60 percent of the lot area.**
6. **A front yard setback of 3.5 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 (Table 5.3), requires a minimum of 7 metres.**
7. **A landscaped open space of 24 percent of the lot area, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 (Table 5.3), requires a minimum of 35 percent of the lot area.**
8. **Landscaped buffer strips with a width ranging from 0 metres to 2.8 metres, whereas the Comprehensive Zoning By-law 2009-141, under Sections 5.3.7.1 and 5.3.7.2, requires a minimum landscape buffer width of 3 metres.**
9. **A residential density of 98 units per hectare, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.2.5.1, permits a maximum residential density of 53 units per hectare.**

**TAKE FURTHER NOTICE** that the Committee of Adjustment public hearing has been scheduled for **Tuesday, August 26, 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: August 11, 2025

Janice Sadgrove  
Secretary-Treasurer

## KEY MAP



183 Dunlop Street West  
Barrie - On.

Development Services - Planning  
4/29/2025

## SITE PLAN

