



**COMMITTEE OF ADJUSTMENT
PUBLIC NOTICE OF HEARING
SUBMISSION NO. A48/25**

TAKE NOTICE that an application has been received from **The Jones Consulting Group (c/o Ray Duhamel) on behalf of Chayell Hotels Barrie Ltd. (c/o Ali Rehman)** 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 LOT 3, PLAN 51M870, PART 3 PLAN 51R43088 and known municipally as **41 Mills Road** in the City of Barrie.

This property is zoned Light Industrial (LI).

This application, if granted by the Committee of Adjustment, will serve to permit an increased building height, as well as reductions to the front yard setback and required parking to facilitate the development of a five (5) storey hotel.

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

- 1. A building height of 17 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 7.3.1 Table 7.3, permits a maximum building height of 14 metres.**
- 2. A front yard setback of 6.5 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 7.3.1 Table 7.3, requires a minimum front yard setback of 7 metres.**
- 3. A parking rate of .87 spaces per room or suite, whereas the Comprehensive Zoning By-law 2009-141, under Section 4.6.1, requires a minimum parking rate of 1 space per room or suite.**

TAKE FURTHER NOTICE that the Committee of Adjustment public hearing has been scheduled for **Tuesday, September 23, 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.

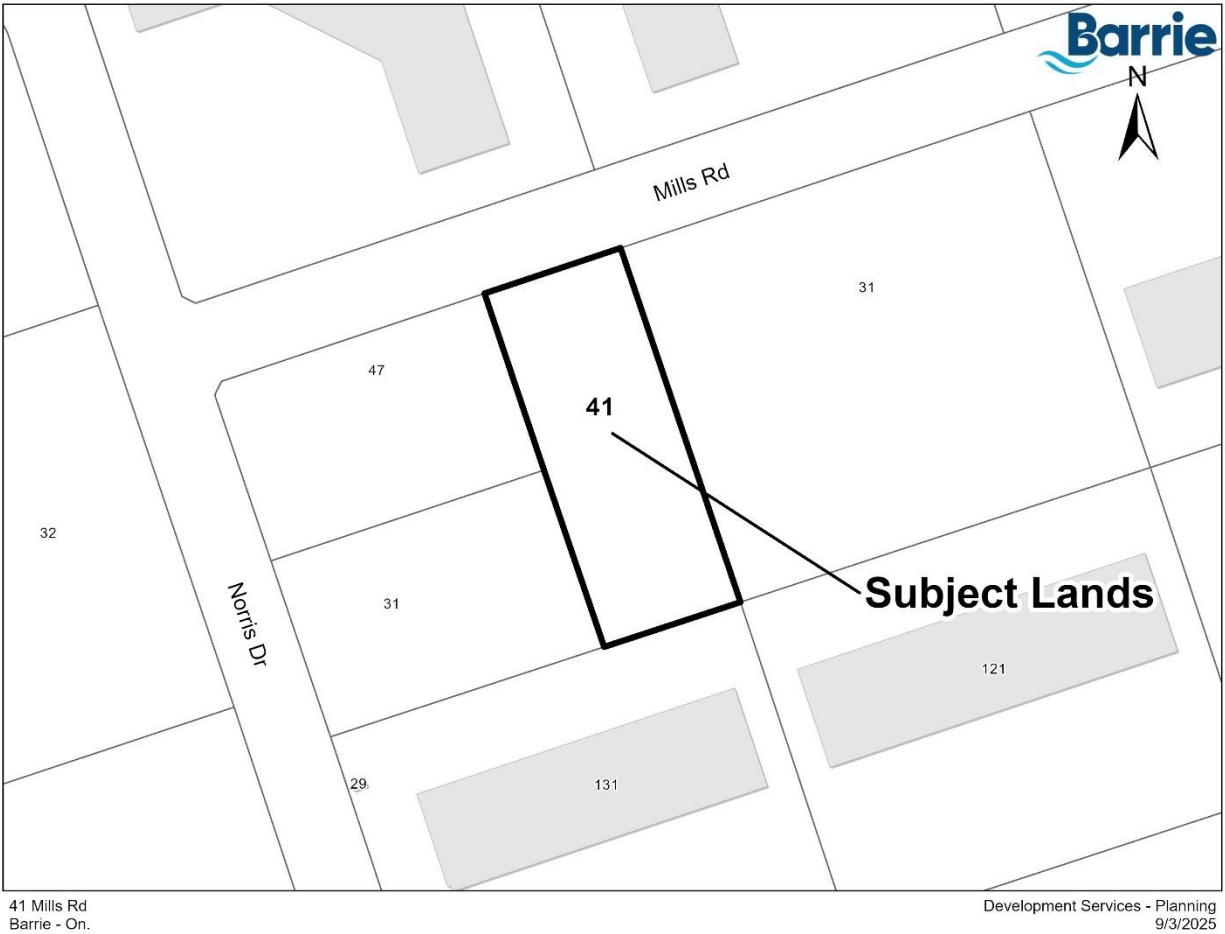
Inquiries by phone can be made through Service Barrie at (705) 726-4242 during regular business hours. If you require any language interpreters, the City of Barrie, upon request, will provide language interpreters at the public hearing.

This notice is available via www.barrie.ca/cofa.

Dated: September 8, 2025

Janice Sadgrove
Secretary-Treasurer

KEY MAP



SITE PLAN

SCHOOL DESCRIPTION	BARTO		
	LE		
	2016-2017	2017-2018	2018-2019
STUDENT DEMOGRAPHICS			
STUDENT POPULATION	1411	1422	1427
STUDENT POPULATION BY ETHNICITY			
WHITE	107	112	114
BLACK	11	12	11
AMERICAN INDIAN	1	1	1
ASIAN	1	1	1
HISPANIC	1	1	1
OTHER	1	1	1
STUDENT ACADEMIC PERFORMANCE			
STUDENT ACADEMIC PERFORMANCE BY GRADE			
GRADE 1	100	100	100
GRADE 2	100	100	100
GRADE 3	100	100	100
GRADE 4	100	100	100
GRADE 5	100	100	100
GRADE 6	100	100	100
GRADE 7	100	100	100
GRADE 8	100	100	100
GRADE 9	100	100	100
GRADE 10	100	100	100
GRADE 11	100	100	100
GRADE 12	100	100	100
STUDENT ACADEMIC PERFORMANCE BY SUBJECT			
ENGLISH	100	100	100
MATH	100	100	100
SCIENCE	100	100	100
SOCIAL STUDIES	100	100	100
ARTS	100	100	100
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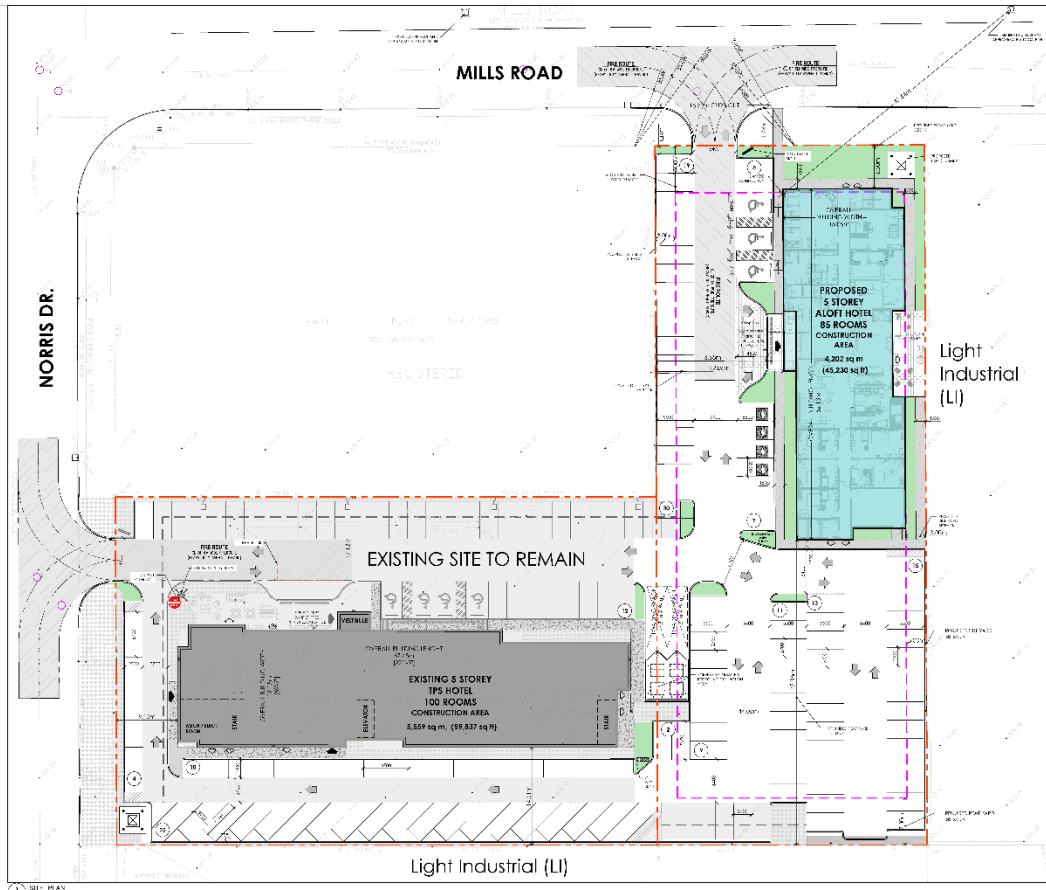
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SELECTED FOR: ISSUED FOR: GRANTING: ENI (E) = SW

11



ALOFT BARRIE
41 MILLS ROAD, BARRIE

Light Industrial (LI)

SITE PLAN



Project Contact:
Eva Mataj
Eva@matajarchitects.com
416.897.2867

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