COMMITTEE OF ADJUSTMENT
PUBLIC NOTICE OF HEARING
SUBMISSION NO. A26/22

TAKE NOTICE that an application has been received from **Robert Hall on behalf of Peter and Gillian Hanks** 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 M674 LOT 234 and known municipally as **31 Player Drive** in the City of Barrie.

This property is zoned Residential Single Detached Dwelling Second Density Wide Shallow with Special Provision No. 199 (R2-WS)(SP-199).

This application, if granted by the Committee of Adjustment, will serve to permit a reduction in the minimum required rear yard setback to a dwelling to facilitate the construction of a sunroom.

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

1. **A rear yard setback of 3.7 metres, whereas the Comprehensive Zoning By-law 2009-141, under subsection 13.1.70, requires a minimum rear yard setback of 7.0 metres.**

TAKE FURTHER NOTICE that the Committee of Adjustment public hearing has been scheduled for **Wednesday, November 9, 2022.** 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.

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.

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.

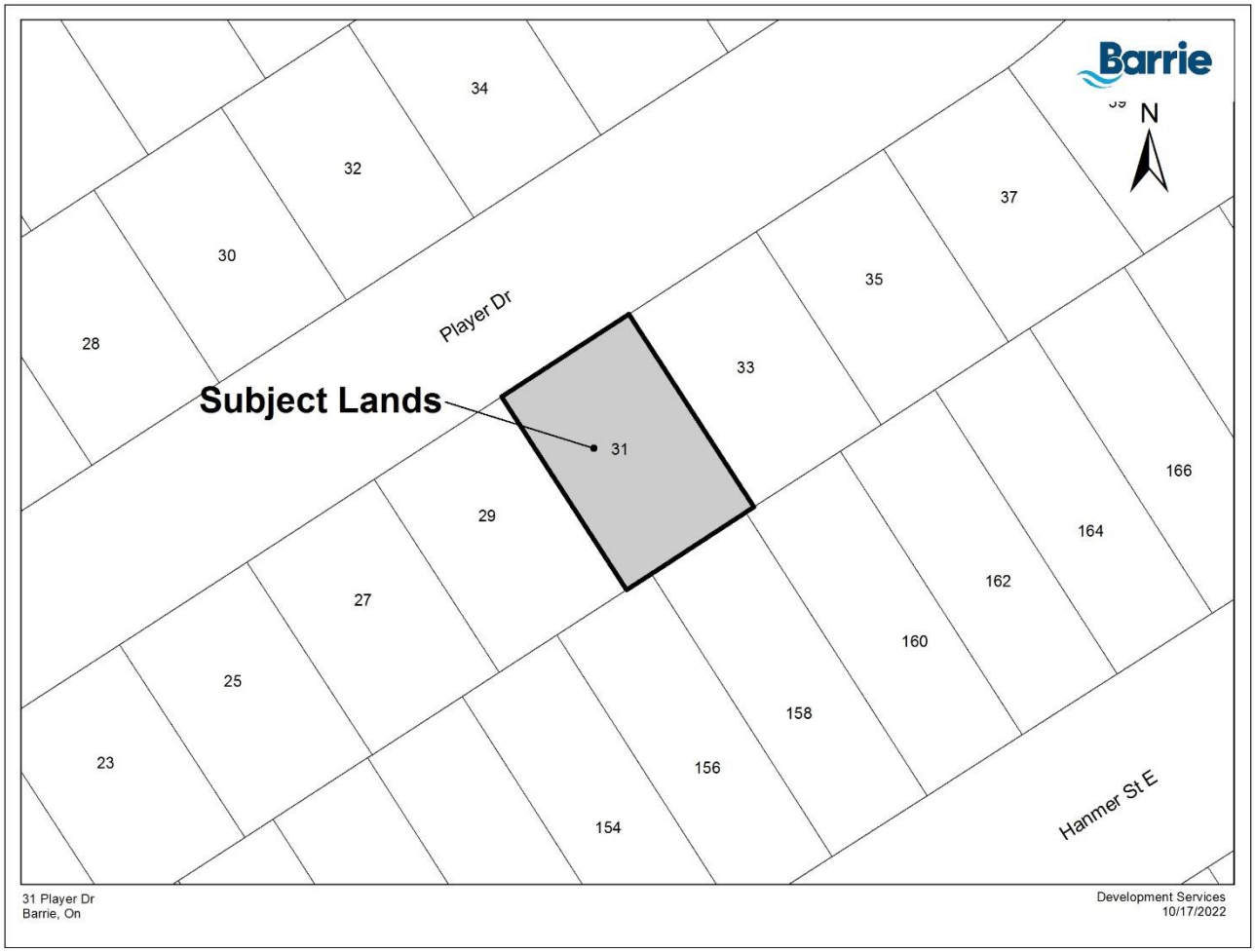
To view this notice online, please visit our website at www.barrie.ca/cofa

Dated: October 25, 2022

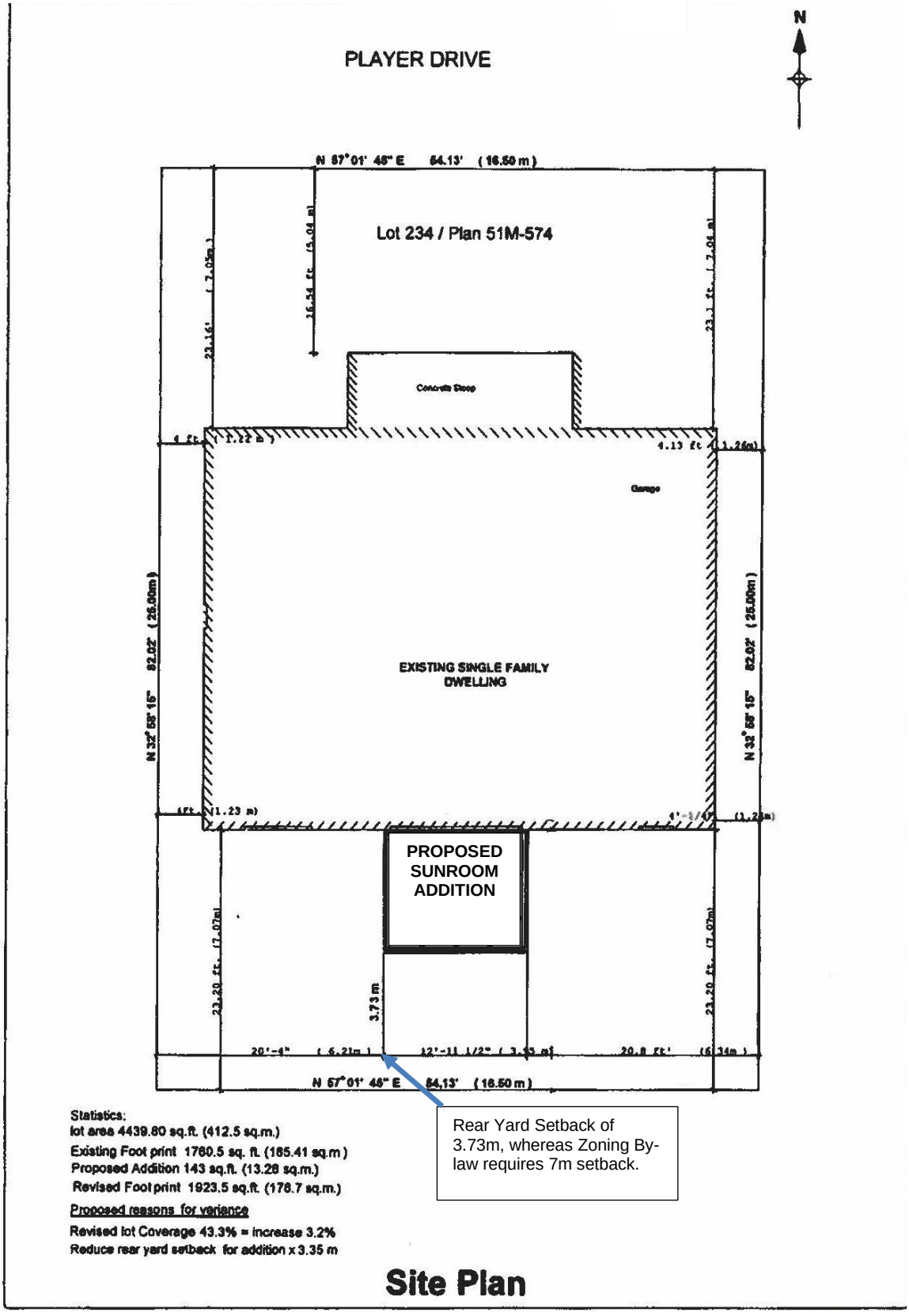
Janice Sadgrove
Secretary-Treasurer

Committee of Adjustment
70 Collier Street, P.O. Box 400
Barrie, Ontario L4M 4T5

COMMITTEE OF ADJUSTMENT
KEY MAP
A26/22 – 31 PLAYER DRIVE



COMMITTEE OF ADJUSTMENT
DRAWING/SKETCH
A26/22 – 31 PLAYER DRIVE



Rear Yard Setback of 3.73m, whereas Zoning By-law requires 7m setback.

Statistics:
lot area 4439.80 sq.ft. (412.5 sq.m.)
Existing Foot print 1760.5 sq. ft. (165.41 sq.m)
Proposed Addition 143 sq.ft. (13.28 sq.m.)
Revised Foot print 1923.5 sq.ft. (178.7 sq.m.)

Proposed reasons for variance

Revised lot Coverage 43.3% = increase 3.2%
Reduce rear yard setback for addition x 3.35 m

Site Plan