



**COMMITTEE OF ADJUSTMENT
PUBLIC NOTICE OF HEARING
SUBMISSION NO. B49/22**

TAKE NOTICE that an application has been received from **Innovative Planning Solutions Inc., c/o Greg Barker on behalf of Stateview Homes, c/o Nicole Sampogna** for consent under Section 53 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended for a consent to a conveyance of property for residential purposes.

IN THE MATTER OF the premises described as PLAN 51M1167 BLK 76 and known municipally as **189 Summerset Drive** in the City of Barrie.

The property is zoned Residential Multiple Dwelling Second Density with Special Provision No. 612 (RM2) (SP-612).

The application, if granted by the Committee of Adjustment, will serve to permit the creation of a new residential lot.

The severed lands propose to have a lot area of 8,692.07 square metres and a proposed lot frontage of 125.81 metres on Ardagh Road.

The retained lands propose to have a lot area of 31,992.42 square metres and a proposed lot frontage of 159.95 metres on Ardagh Road.

The subject application is being considered concurrently with applications B47/22 and B50/22.

TAKE FURTHER NOTICE that the Committee of Adjustment public hearing has been scheduled for **Tuesday, February 28, 2023**. 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.

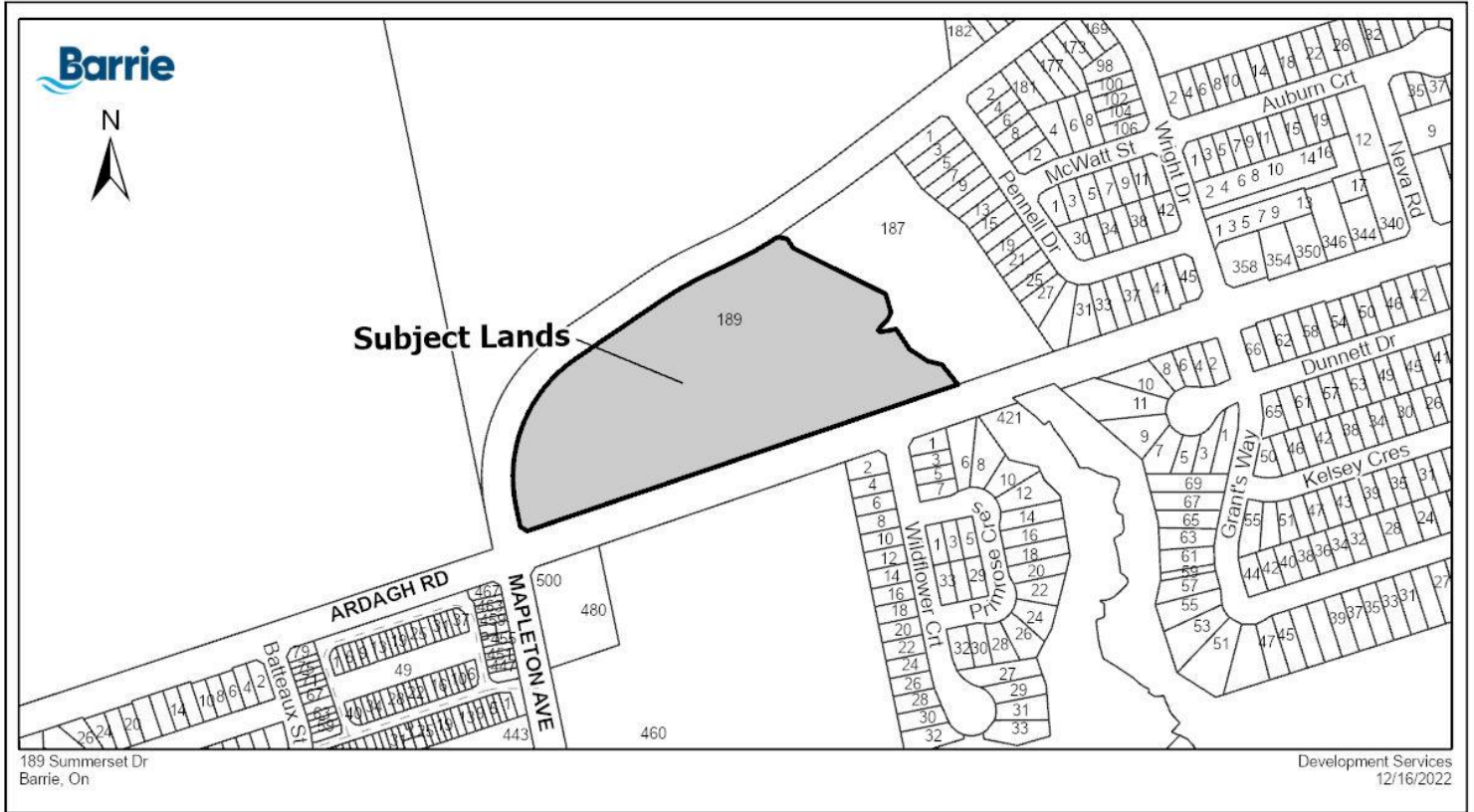
To view this notice online, please visit our website at www.barrie.ca/cofa

Dated: February 13, 2023

Janice Sadgrove
Secretary-Treasurer

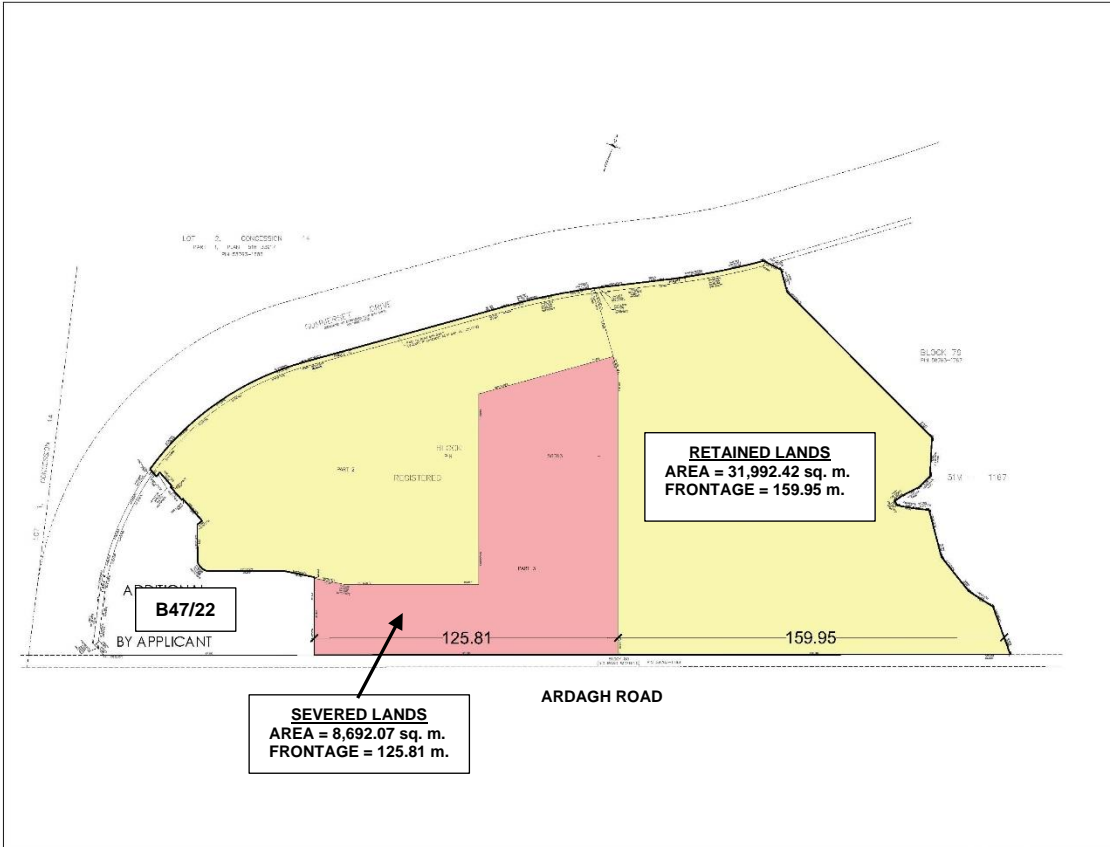


COMMITTEE OF ADJUSTMENT
KEY MAP
SUBMISSION NO. B49/22
189 SUMMERSET DRIVE





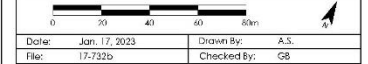
**COMMITTEE OF ADJUSTMENT
SEVERANCE SKETCH
SUBMISSION NO. B49/22
189 SUMMERSET DRIVE**



LEGEND

- Subject Lands
Area: 40,684.49m² / 4.07ha
- Lands to be Severed:
 - Area: 8,692.07m² / 0.87ha
 - Frontage: 125.81m (Ardagh Rd.)
- Lands to be Retained:
 - Area: 31,992.42m² / 3.20ha
 - Frontage: 159.95m (Ardagh Rd.)

Note: This drawing is for discussion purposes only.
The information shown is approximate and subject to change.



Date: Jan. 17, 2023	Drawn By: A.S.
File: 17-732b	Checked By: GB

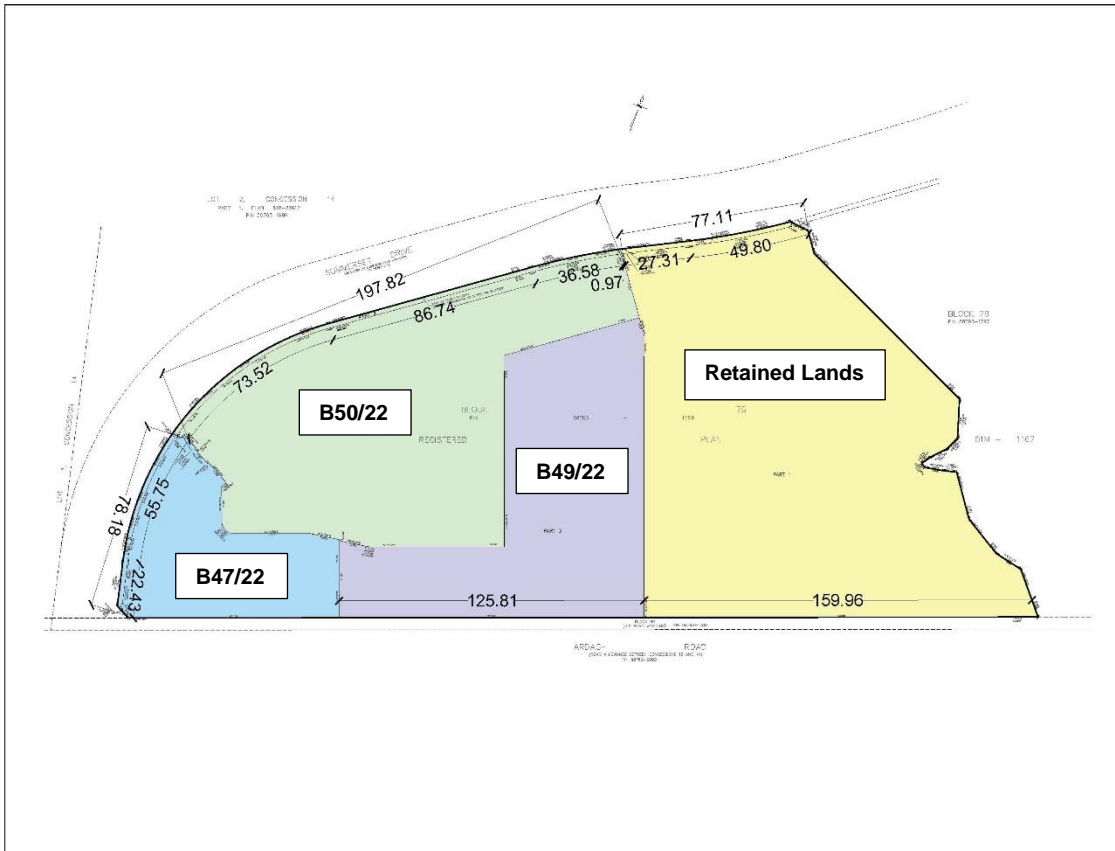
IPS INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
445 MILLIKEN BLVD. SUITE 200, BARRIE, ON L4M 1G1
905-731-1122 • 905-731-1124 • info@ipsplanning.com • www.ipsplanning.com

DRAFT SEVERANCE SKETCH - CONSENT # 2
189 SUMMERSET DRIVE, BARRIE, ON

SCHEDULE OF REVISIONS			
No.	Date	Description	By



**COMMITTEE OF ADJUSTMENT
MASTER SEVERANCE SKETCH
SUBMISSION NO. B49/22
189 SUMMERSET DRIVE**



BLOCK 75, REGISTERED PLAN S1M-1167,
CITY OF BARRIE,
COUNTY OF SIMCOE

LEGEND

- Subject Lands
Area: 44,929.20m² / 4.49ha
- Lands to be Retained (Phase 1)
 - Area: 19,162.94m² / 1.92ha
- Lands to be Severed (Phase 2)
 - Area: 12,829.48m² / 1.28ha
- Lands to be Severed (Phase 3)
 - Area: 8,692.07m² / 0.87ha
- Lands to be Severed (Phase 4)
 - Area: 4,244.71m² / 0.42ha

Note: This drawing is for discussion purposes only.
The information shown is approximate and subject to change.



Date: Jan. 17, 2023	Drawn By: A.S.
File: 17-732b	Checked By: C.B.

DRAFT SEVERANCE SKETCH
189 SUMMERSET DRIVE, BARRIE, ON

SCHEDULE OF REVISIONS			
No.	Date	Description	By

IPS INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
180 WILSON AVENUE, SUITE 100, BARRIE, ONTARIO N6Y 4K6
Tel: 705-972-1353 Fax: 705-972-1352 Email: info@ipsplanning.com Web: www.ipsplanning.com