



**COMMITTEE OF ADJUSTMENT
PUBLIC NOTICE OF HEARING
SUBMISSION NO. A31/22**

TAKE NOTICE that an application has been received from **Glen Schnarr & Associates Inc. c/o Mark Condello on behalf of Daya Holdings Limited c/o Tejdeep Chattha** 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 139 LOT 22 and known municipally as **78 Peel Street** in the City of Barrie.

This property is zoned Residential Multiple Dwelling Second Density (RM2).

This application, if granted by the Committee of Adjustment, will serve to permit the construction of an addition to facilitate the change of use from a single detached dwelling to a 7-unit walk-up apartment building.

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

1. **A maximum density of 67 units per net hectare, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.2.5.1(c), requires a maximum density of 53 units per net hectare.**
2. **An internal private roadway width of 3.3 metres, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.2.5.2(e), requires a minimum internal private roadway width of 6.4 metres.**
3. **To recognize an existing front yard setback of 5 metres for the main dwelling, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1, Table 5.3, requires a minimum front yard setback of 7 metres.**
4. **To permit a reduced parking ratio of 1.2 spaces per dwelling 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 dwelling unit.**
5. **A landscape buffer width of 0 metres on the north side of the lot, whereas the Comprehensive Zoning By-law, under subsection 5.3.7.1, requires a minimum width of 3 metres.**
6. **A landscape buffer width of 1 metre on the south side of the lot, whereas the Comprehensive Zoning By-law, under subsection 5.3.7.1, requires a minimum width of 3 metres.**

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
A31/22 – 78 PEEL STREET



