



**COMMITTEE OF ADJUSTMENT
PUBLIC NOTICE OF HEARING
SUBMISSION NO. A10/23**

TAKE NOTICE that an application has been received from **EST Design Consultants Inc. c/o Emilia Tsimmerman on behalf of 1000347117 Ontario Inc. c/o Konstantin Shukhman** 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 191 LOT 9 and known municipally as **99 Sophia Street West** in the City of Barrie.

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

This application, if granted by the Committee of Adjustment, will serve to permit a reduction in the side yard setback to facilitate construction of three street townhouse units.

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

- 1. A side yard setback of 1.3 metres, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.3.1 Table 5.3, requires a minimum side yard setback of 1.8 metres.**

The subject application is being considered concurrently with applications B3/23, B5/23, A12/23 and A13/23.

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

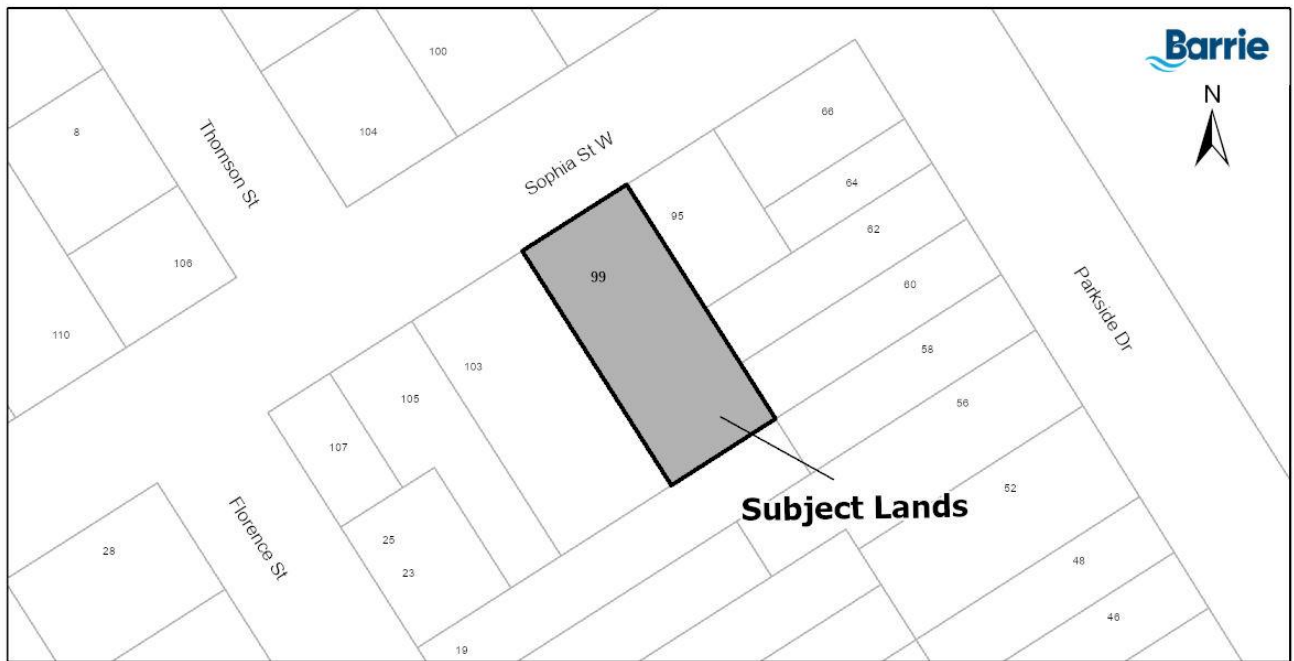
To view this notice online, please visit our website at www.barrie.ca/cofa

Dated: March 13, 2023

Janice Sadgrove
Secretary-Treasurer



COMMITTEE OF ADJUSTMENT
KEY MAP
A10/23 – 99 SOPHIA STREET WEST

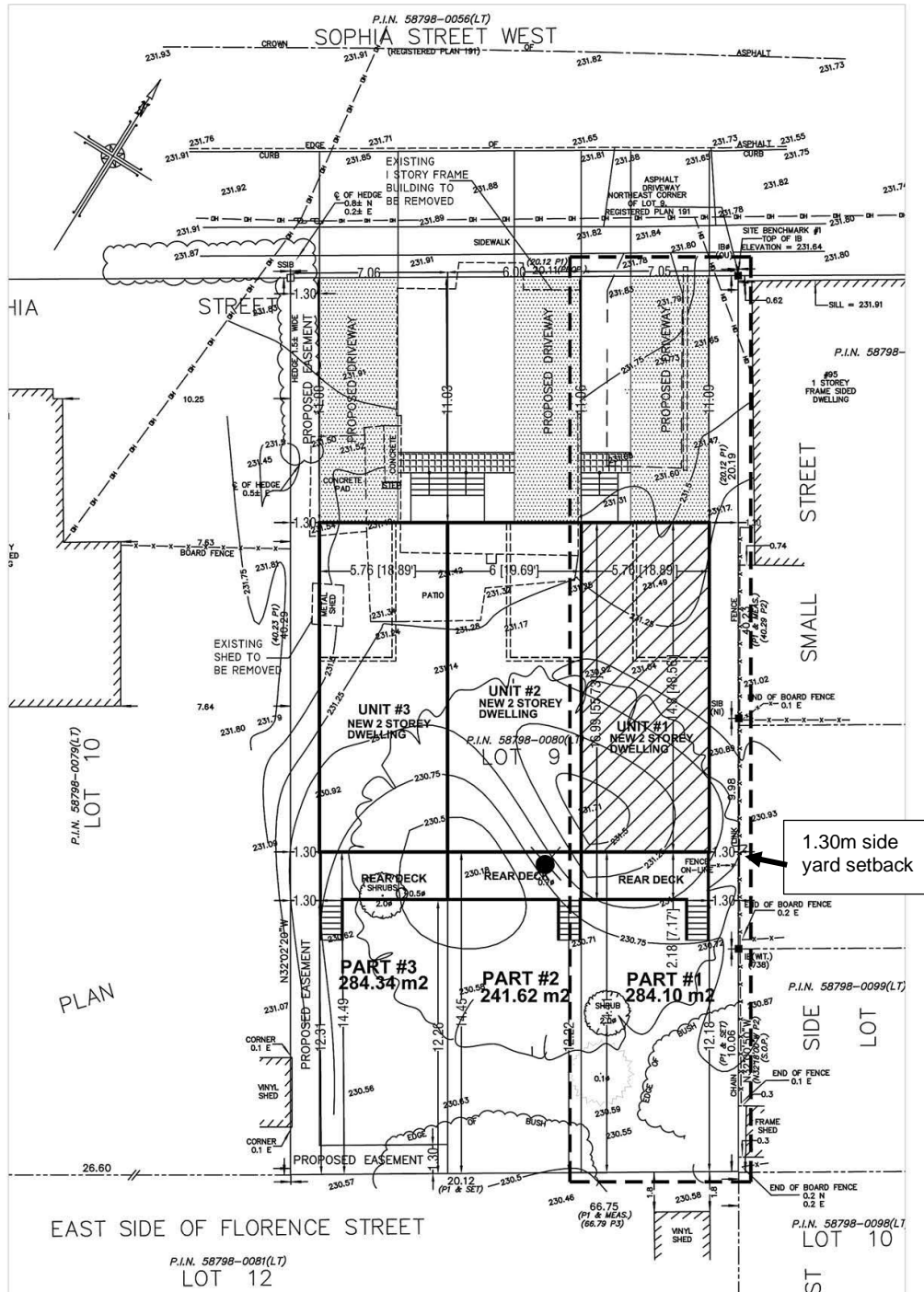


99 Sophia St W
Barrie, On

Development Services
3/10/2023



COMMITTEE OF ADJUSTMENT
SITE PLAN
A10/23 – 99 SOPHIA STREET WEST



Firm Name and Address
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NORTH YORK, ONTARIO, M2R 3E3
PHONE: 416 - 667 1140

Project Name and Address
New Street Townhouses
99 Sophia Street W
Barrie, Ontario
UNIT #1

Project
SITE PLAN & LANDSCAPING
Date
Feb. 15, 2023
Scale
1:200

Sheet
A1