



**COMMITTEE OF ADJUSTMENT  
PUBLIC NOTICE OF HEARING  
SUBMISSION NO. A8/23**

**TAKE NOTICE** that an application has been received from **Design Plan Services Inc. c/o David Ingelman on behalf of Mario Napoli** 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 257 LOT 9 & PT LOT 10 and known municipally as **66 Tiffin 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 facilitate the construction of a four-storey walk-up apartment building with four units.

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

- 1. An internal private roadway width of 6 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.**
- 2. A maximum gross floor area of 67% of lot area, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 Table 5.3, permits a maximum gross floor area of 60%.**
- 3. A side yard setback of 1.5 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 Table 5.3, requires a minimum side yard setback of 1.8m.**

**TAKE FURTHER NOTICE** that the Committee of Adjustment public hearing has been scheduled for **Tuesday, April 25, 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](http://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](mailto: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](mailto:cofa@barrie.ca).

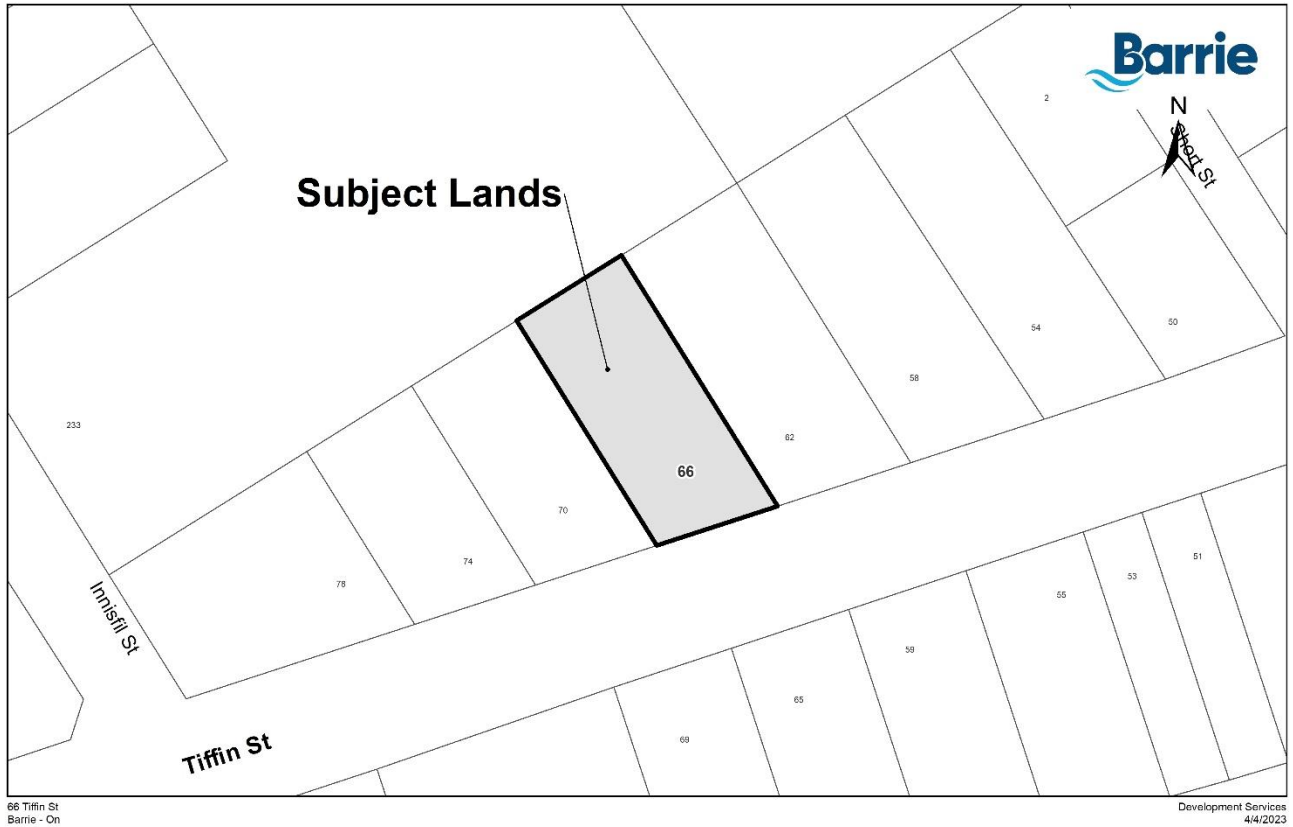
Inquiries by phone can be made through Service Barrie at (705) 726-4242 during regular business hours. If you require any language interpreters, the City of Barrie, upon request, will provide language interpreters at the public hearing.

This notice is available via [www.barrie.ca/CouncilAndCommittees](http://www.barrie.ca/CouncilAndCommittees).

Dated: April 11, 2023

Janice Sadgrove  
Secretary-Treasurer

**KEY MAP**



# SITE PLAN

## SIMCOE CONDOMINIUM NO. 4 BLOCK 590G4

### SITE STATISTICS

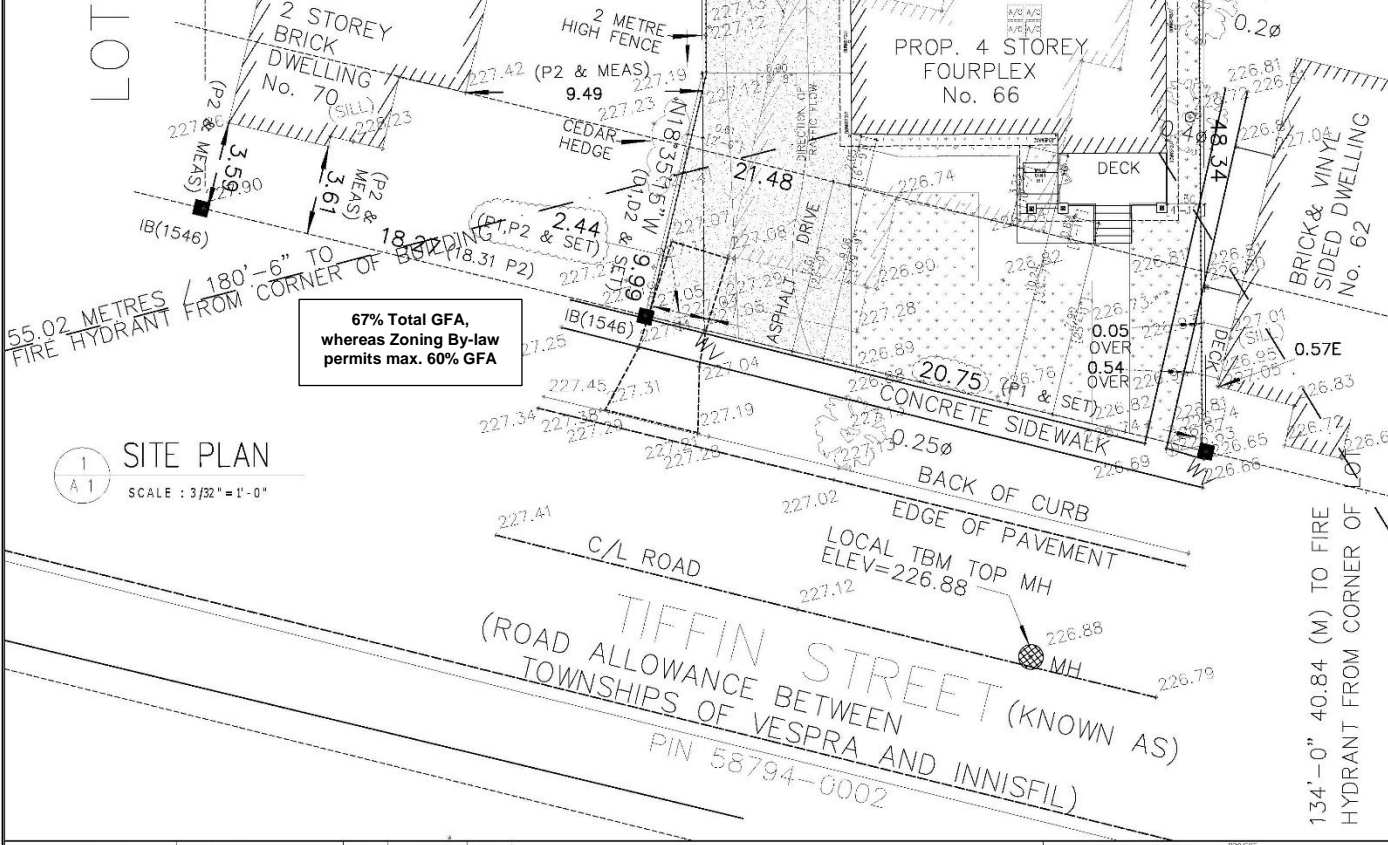
EXISTING LOT AREA =	836.24 SQ M
PROPOSED LOT AREA =	779.65 SQ M
(+M + REDUCTION PROPOSED BY CH)	
ALL TREES TO BE UNAFFECTED	
EX. LOT FRONTAGE =	20.75 METRES + 2.44 METRES = 23.19 METRES
PROP. LOT FRONTAGE =	21.48 METRES
INTERIOR SIDE YARD =	1.80 METRES
REAR BUFFER STRIP =	1.30 METRES
DWELLING UNIT AREA =	59 SQ M + 10 SQ M PER BEDROOM COMPLEX
35% MAX COVERAGE =	272.87 SQ M
PROP. COVERAGE =	187.59 SQ M (21.49%)
PROP. GREEN TOTAL =	253.35 SQ M (32.49%)
OPEN LANDSCAPE AREA =	33.18 (WALKWAYS) - 233.35 = 286.45 SQ M (36.14%)
ZONING INFO	35 SQ M PER UNIT
FIRST FLOOR AREA	130.58 SQ M (INCLUDES 3.91 SQ M EXPANSION 11.74 SQ M OF STAIRWELL)
SECOND FLOOR AREA	130.58 SQ M (INCLUDES 3.91 SQ M EXPANSION 11.14 SQ M OF STAIRWELL)
THIRD FLOOR AREA	130.58 SQ M (INCLUDES 3.91 SQ M EXPANSION 11.14 SQ M OF STAIRWELL)
FOURTH FLOOR AREA	130.58 SQ M (INCLUDES 3.91 SQ M EXPANSION 11.14 SQ M OF STAIRWELL)
C.F.A. 60% =	467.79 SQ M
PROPOSED G.T.A. =	522.34 SQ M (66.99%)
AMENITY SPACE PER UNIT =	12.76 SQ M
HEIGHT OF MAIN BUILDING 12.39 M (MAX 20 M) 43 UNITS PER HECTARE	
PARKING SPACES SHALL HAVE A MAXIMUM COVERAGE OF 35%	272.87 SQ M
PROPOSED COVERAGE OF PARKING SPACES	71.47 SQ M
DRIVEWAY ASLE WIDTH =	5.47 METRES
MINIMUM 8-QUICK =	6.4 METRES
1 BARRIER FREE PARKING SPOT TO BE LISTED AS UNIVERSAL PARKING SPOT	
25% OF TOTAL PARKING AREA REQUIRED FOR AN APARTMENT	
BUILDING SHALL BE PERMITTED IN THE FRONT YARD 54.57 SQ M	
LANDSCAPED BUFFER STRIP AS SHOWN ON DRAWING, ONLY REAR DOES NOT COMPLY	
2 METRE HIGH FENCE LABELED ON DRAWINGS	
PROPOSED DENSITY = 81.30 UNITS PER HECTARE	
SECONDARY MEANS OF ACCESS / OPEN LANDSCAPED SPACE HAS BEEN PROVIDED AT REAR	



LOT 11

DOTTED LINES INDICATE EXISTING 2 STOREY DEMOLISHED AND REBUILD A FOUR STOREY FOURPLEX

67% Total GFA, whereas Zoning By-law permits max. 60% GFA



**SITE PLAN**  
SCALE : 3/32" = 1' - 0"

TIFFIN STREET (KNOWN AS)  
(ROAD ALLOWANCE BETWEEN  
TOWNSHIPS OF VESPRE AND INNISFIL)  
PIN 58794-0002

134'-0" 40.84 (M) TO FIRE HYDRANT FROM CORNER OF