



**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.

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.

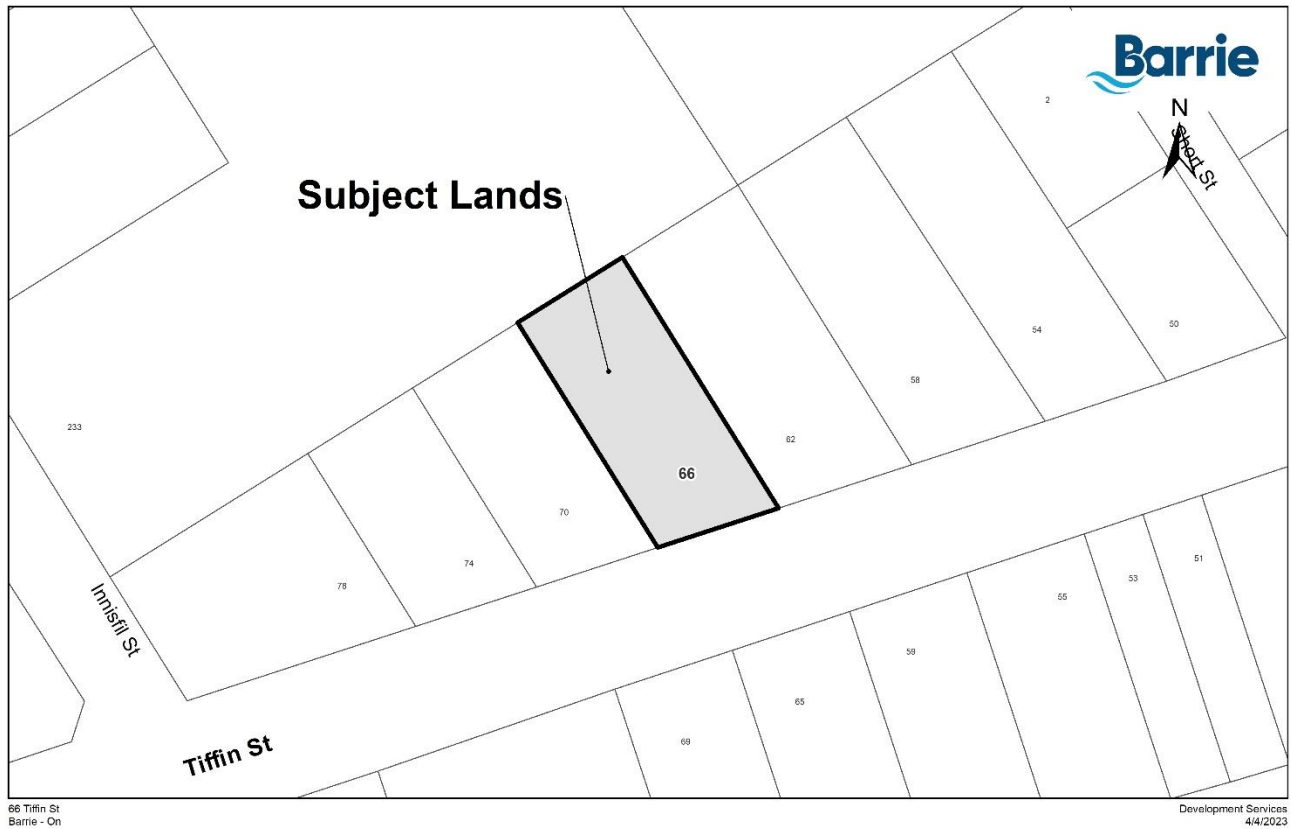
Inquiries by phone can be made through Service Barrie at (705) 726-4242 during regular business hours. If you require any language interpreters, the City of Barrie, upon request, will provide language interpreters at the public hearing.

This notice is available via www.barrie.ca/CouncilAndCommittees.

Dated: April 11, 2023


Janice Sadgrove
Secretary-Treasurer

KEY MAP



SITE PLAN

SITE STATISTICS

PAVING LOT AREA = PROPOSED LOT AREA = (+/-) ADDITION PROPOSED BY CITY ALL TREES TO BE UNCHANGED	936.74 SQ M 779.65 SQ M	
EX. LOT FRONTAGE = PROP. LOT FRONTAGE = INTERIOR SIDE YARD = REAR YARD = REAR BUFFER STRIP = DWELLING UNIT AREA = 15% MAX COVERAGE = PROP. COVER-AGE = PROP. GREEN TOTAL = OPEN LANDSCAPE AREA = ZONING INFO	20.75 METRES + 2.44 METRES = 23.19 METRES 21.45 METRES 1.80 METRES 23.19 METRES 1.50 METRES 55 SQ M + 10 SQ M PER BEDROOM COMPLEXES 272.87 SQ M 78.69 SQ M (21.49%) 253.35 SQ M (32.49%) 53.15 (WALKWAYS)-235.55 = 286.65 SQ M (36.74%) 35 SQ M PER UNIT 10 SQ M PER BEDROOM	
FIRST FLOOR AREA SECOND AREA THIRD FLOOR AREA FOURTH FLOOR AREA C.F.A. 50% PROPOSED G.C.A. = AMINITY SPACE PER UNIT = HEIGHT OF MAIN BUILDING 12.30 M (MAX 20 M) 43 UNITS PER HECTARE PARKING SPACES SHALL HAVE A MAXIMUM COVERAGE OF 35% PROPOSED COVERAGE OF PARKING SPACES DRIVEWAY ASIDE WIDTH = MINIMUM 4-8 METRE	130.58 SQ M (INCLUDES 3.81 SQ M EXPANSION 11.14 SQ M OF STARMILL) 130.58 SQ M (INCLUDES 3.81 SQ M EXPANSION 11.14 SQ M OF STARMILL) 130.58 SQ M (INCLUDES 3.81 SQ M EXPANSION 11.14 SQ M OF STARMILL) 130.58 SQ M (INCLUDES 3.81 SQ M EXPANSION 11.14 SQ M OF STARMILL) 522.34 SQ M (65.99%) 12.76 SQ M HEIGHT OF MAIN BUILDING 12.30 M (MAX 20 M) 43 UNITS PER HECTARE PARKING SPACES SHALL HAVE A MAXIMUM COVERAGE OF 35% PROPOSED COVERAGE OF PARKING SPACES DRIVEWAY ASIDE WIDTH = MINIMUM 4-8 METRE	772.87 SQ M 71.47 SQ M 5.47 METRES 5.47 METRES
1. PARKING LOT PARKING SPOT TO BE USED AS UNIVERSAL PARKING SPOT 20% OF C.A. PARKING AREA REQUIRED FOR AN APARTMENT BUILDING SHALL BE PERMITTED IN THE FRONT YARD 54.57 SQ M LANDSCAPED BUFFER STRIP AS SIGN ON DRAWING. ONLY REAR DOES NOT COMPLY 2 METRE HIGH FENCE LABELLED ON DRAWINGS PROPOSED DENSITY = 81.30 UNITS PER HECTARE SECONDARY MEANS OF ACCESS / OPEN LANDSCAPED SPACE HAS BEEN PROVIDED AT REAR		

