



**COMMITTEE OF ADJUSTMENT  
PUBLIC NOTICE OF HEARING  
SUBMISSION NO. A15/23**

**TAKE NOTICE** that an application has been received from **Canadian Building Design c/o Sharon Creasor on behalf of S. Palmer Properties Inc. c/o Sarah Palmer** 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 436 PT LOTS 39 & 40 PT LOT 45 and known municipally as **111 Queen Street** in the City of Barrie.

This property is zoned Residential Single Detached Dwelling Second Density (R2).

This application, if granted by the Committee of Adjustment, will serve to permit a reduced side yard setback and landscape buffer width to facilitate the construction of a detached accessory dwelling unit.

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

- 1. A side yard setback of 2.06 metres, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.2.9.2(a) requires a minimum side yard setback of 3 metres.**
- 2. A landscape buffer width of 2.06 metres along the side lot line, whereas the Comprehensive Zoning By-law, under subsection 5.2.9.2(n) requires a minimum width of 3 metres.**

**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.

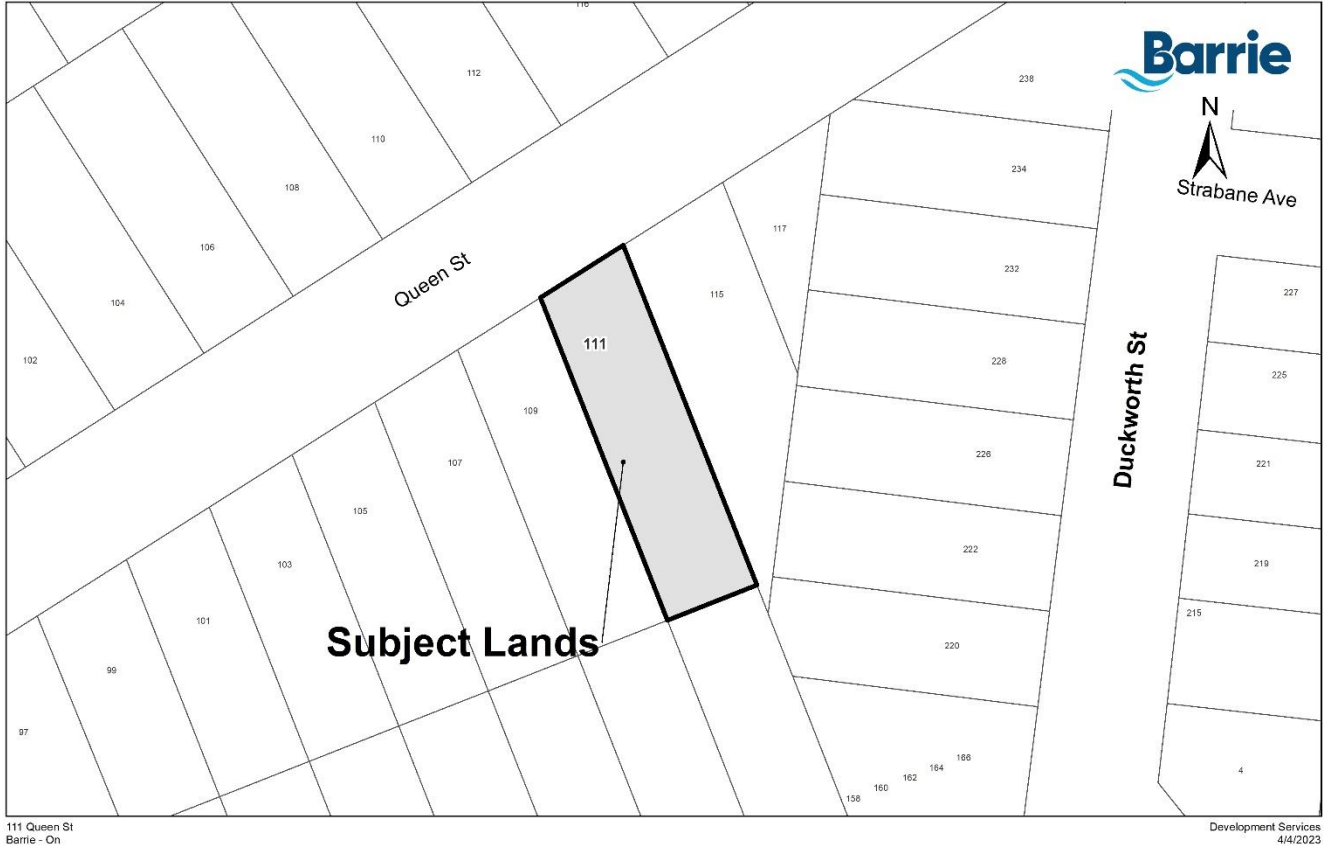
For more information on the application, including plans filed with the application, please email [cofa@barrie.ca](mailto:cofa@barrie.ca). Inquiries by phone can be made through Service Barrie at (705) 726-4242 during regular business hours. If you require any language interpreters, the City of Barrie, upon request, will provide language interpreters at the public hearing.

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

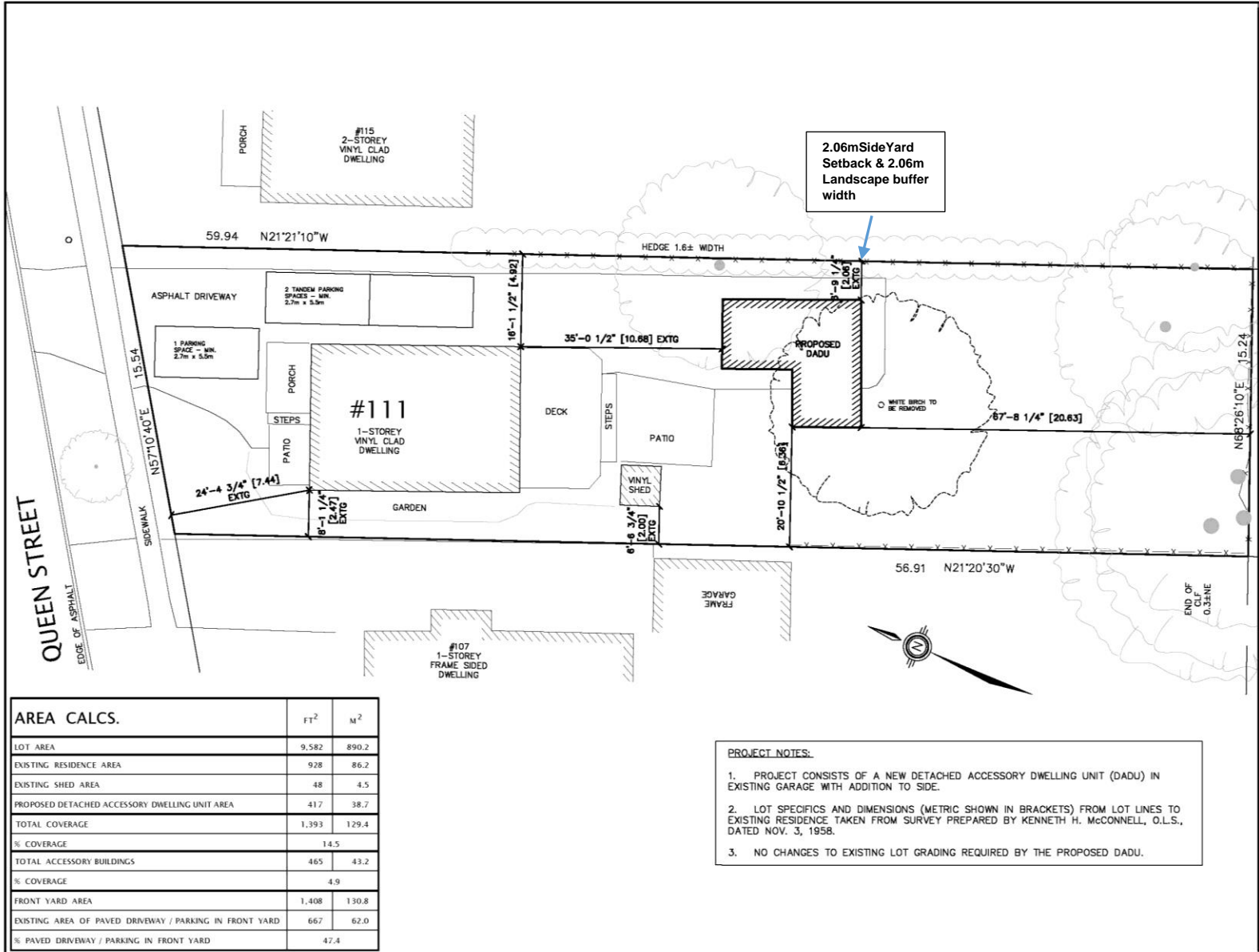
Dated: April 11, 2023

Janice Sadgrove  
Secretary-Treasurer

**KEY MAP**



# SITE PLAN



AREA CALCS.	FT <sup>2</sup>	M <sup>2</sup>
LOT AREA	9,582	890.2
EXISTING RESIDENCE AREA	928	86.2
EXISTING SHED AREA	48	4.5
PROPOSED DETACHED ACCESSORY DWELLING UNIT AREA	417	38.7
TOTAL COVERAGE	1,393	129.4
% COVERAGE		14.5
TOTAL ACCESSORY BUILDINGS	465	43.2
% COVERAGE		4.9
FRONT YARD AREA	1,408	130.8
EXISTING AREA OF PAVED DRIVEWAY / PARKING IN FRONT YARD	667	62.0
% PAVED DRIVEWAY / PARKING IN FRONT YARD		47.4

- PROJECT NOTES:**
- PROJECT CONSISTS OF A NEW DETACHED ACCESSORY DWELLING UNIT (DADU) IN EXISTING GARAGE WITH ADDITION TO SIDE.
  - LOT SPECIFICS AND DIMENSIONS (METRIC SHOWN IN BRACKETS) FROM LOT LINES TO EXISTING RESIDENCE TAKEN FROM SURVEY PREPARED BY KENNETH H. McCONNELL, O.L.S., DATED NOV. 3, 1958.
  - NO CHANGES TO EXISTING LOT GRADING REQUIRED BY THE PROPOSED DADU.