



**COMMITTEE OF ADJUSTMENT
PUBLIC NOTICE OF HEARING
SUBMISSION NO. A34/22**

TAKE NOTICE that an application has been received from **MHBC Planning c/o Kory Chisholm on behalf of McCowan and Associates Ltd.** 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 CON 4 PT LOTS 18 AND 19 RP and known municipally as **521 Bayfield Street** in the City of Barrie.

This property is zoned Shopping Centre Commercial (C3).

This application, if granted by the Committee of Adjustment, will serve to facilitate the construction of a multi-unit commercial building and a stand-alone restaurant. The property is subject to Site Plan Application D11-001-2022.

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

- 1. A blended parking ratio of 1 parking space per 24 square metres of gross leasable floor area, whereas the Comprehensive Zoning By-law 2009-141, under Section 4.6.1 Table 4.6, requires a minimum of 1 parking space per 18.6 square metres of gross leasable floor area.**
- 2. A front yard setback of 3.1 metres for the standalone restaurant, whereas the Comprehensive Zoning By-law 2009-141, under Section 6.3.1, Table 6.3 requires a minimum of 15 metres.**
- 3. A side yard setback of 4 metres for a standalone restaurant, whereas the Comprehensive Zoning By-law, under subsection 6.3.1, requires a minimum side yard setback of 5 metres.**
- 4. A front yard setback of 8.5 metres for the proposed multi-unit commercial building, whereas the Comprehensive Zoning By-law 2009-141, under Section 6.3.1, Table 6.3 requires a minimum of 15 metres.**

The subject application is being considered concurrently with application B2/23

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.

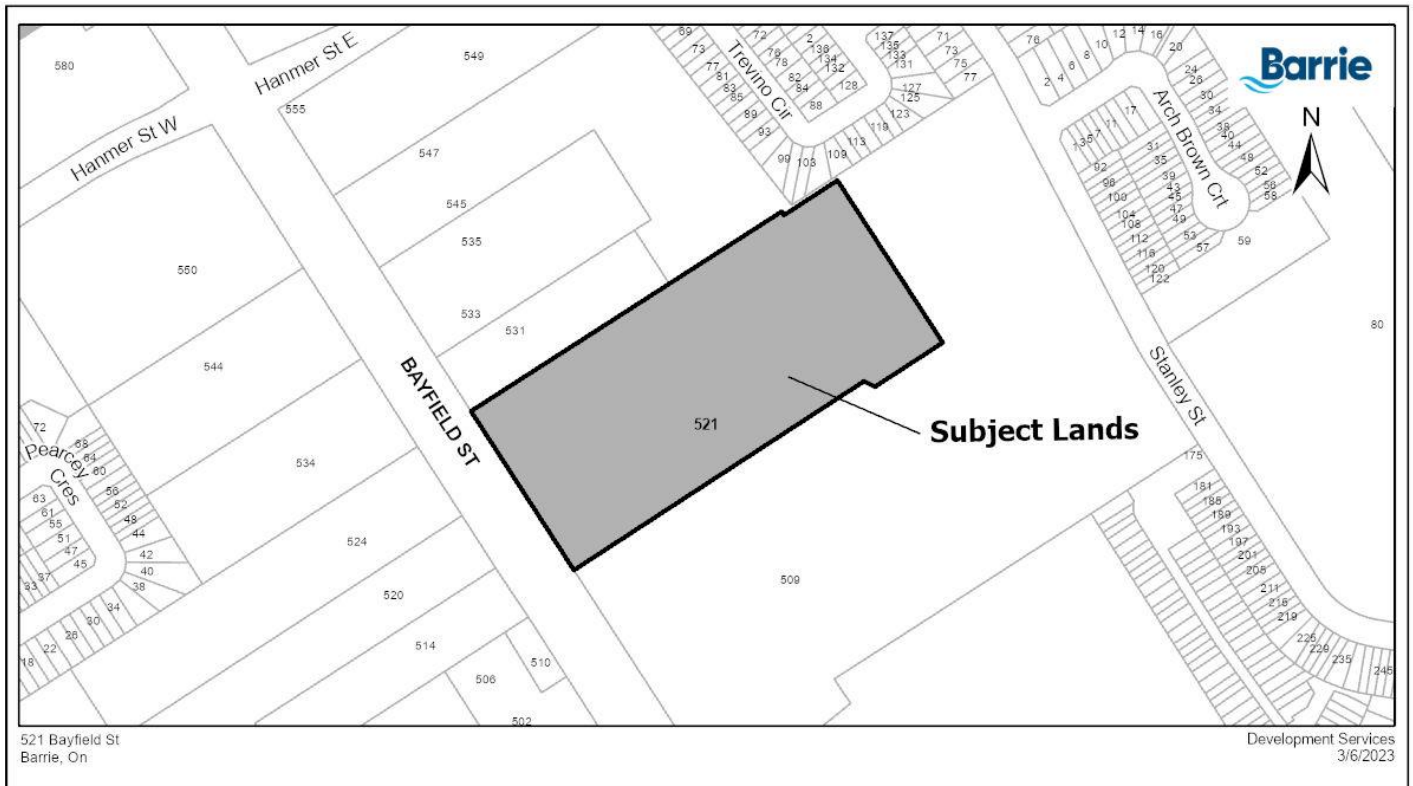
Inquiries by phone can be made through Service Barrie at (705) 726-4242 during regular business hours. If you require any language interpreters, the City of Barrie, upon request, will provide language interpreters at the public hearing.

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

Dated: April 11, 2023

Janice Sadgrove
Secretary-Treasurer

Key Map

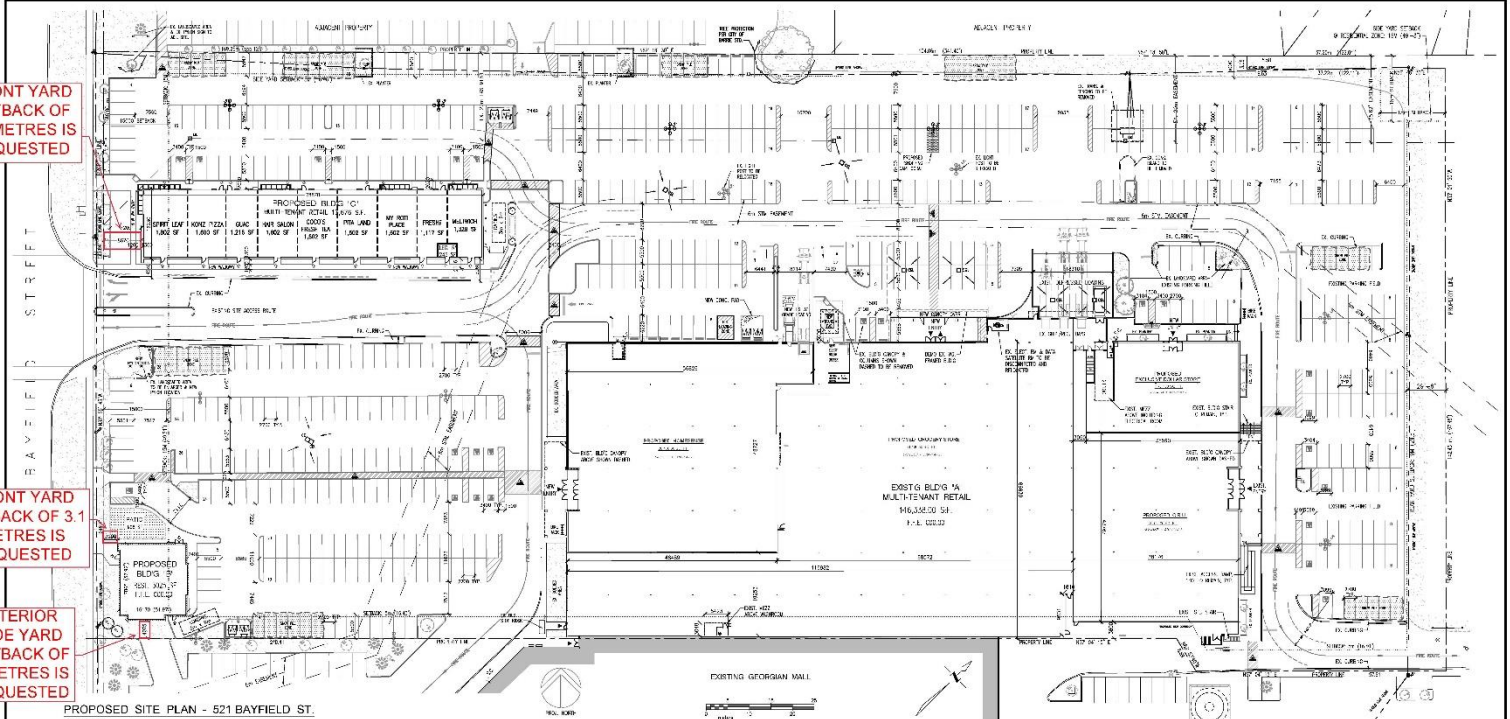


SITE PLAN

FRONT YARD
SETBACK OF
8.5 METRES IS
REQUESTED

FRONT YARD
SETBACK OF 3.1
METRES IS
REQUESTED

INTERIOR
SIDE YARD
SETBACK OF
4 METRES IS
REQUESTED



PROPOSED SITE PLAN - 521 BAYFIELD ST.
SCALE: 1:400

SITE INFORMATION
THE SITE IS AN UNSEVERED CORNER OF A SUBDIVISION OF PART OF 20 W. GEORGIAN CORP. CONSISTING OF 20 LOTS OF 100' X 150' IN THE CITY OF BARRIE. THE SITE IS LOCATED AT THE CORNER OF BAYFIELD ST. AND GEORGIAN CORP.

SITE STATISTICS

MEASURE	EXISTING	PROPOSED
TOTAL YARD SETBACK	18.50 M	18.50 M
TOTAL SIDE YARD SETBACK	18.50 M	18.50 M
TOTAL FRONT YARD SETBACK	18.50 M	18.50 M
TOTAL SIDE YARD SETBACK	18.50 M	18.50 M
TOTAL FRONT YARD SETBACK	18.50 M	18.50 M
TOTAL SIDE YARD SETBACK	18.50 M	18.50 M
TOTAL FRONT YARD SETBACK	18.50 M	18.50 M
TOTAL SIDE YARD SETBACK	18.50 M	18.50 M

LEGEND

[Symbol]	EXISTING SIDE YARD	[Symbol]	EXISTING SIDE YARD
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<p>McCowan & Associates 158 Dundas Street East, Unit 201 Barrie, ON L4M 1B1</p>	<p>PROPOSER: M. J. JONES & ASSOCIATES INC. M. J. JONES & ASSOCIATES INC. M. J. JONES & ASSOCIATES INC. M. J. JONES & ASSOCIATES INC. M. J. JONES & ASSOCIATES INC.</p>	<p>PROJECT: PROPOSED SITE PLAN 521 Bayfield Street</p>	<p>PROJECT INFORMATION: PROJECT NO.: 201 DATE: 2014-02-12 SCALE: AS SHOWN</p> <p>S01</p>
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