



**COMMITTEE OF ADJUSTMENT
PUBLIC NOTICE OF HEARING
SUBMISSION NO. A28/22**

TAKE NOTICE that an application has been received from **SD Consultants c/o Sherri-Lynn McDowell on behalf of Sasso Investments Inc. c/o Vito Colucci** 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 500 PT LOTS 2 AND 3 E and known municipally as **81 Clapperton 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 permit the construction of a four-plex.

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

1. **To recognize an existing lot frontage of 16.2 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 Table 5.3, requires a minimum lot frontage of 21 metres.**
2. **To recognize an existing side yard setback of 1.2 metres, whereas the Comprehensive Zoning By-law, under Section 5.3.1 Table 5.3, requires a minimum side yard setback of 1.8m.**
3. **A landscaped open space of 27% of lot area, whereas the Comprehensive Zoning By-law, under Section 5.3.1 Table 5.3, requires a minimum landscape open space of 35% of lot area.**
4. **An internal private roadway width of 3.0 metres, whereas the Comprehensive Zoning By-law, under subsection 5.2.5.2(e), requires a minimum internal private roadway width of 6.4 metres.**
5. **A building height of 11.5 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 Table 5.3, permits a maximum building height of 10 metres.**
6. **A maximum front yard parking coverage of 60%, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.6.1, permits a maximum front yard parking coverage of 50%.**

TAKE FURTHER NOTICE that the Committee of Adjustment public hearing has been scheduled for **Tuesday, June 20, 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/cofa.

Dated: June 5, 2023

Janice Sadgrove
Secretary-Treasurer

KEY MAP



ELEVATION DRAWING



PROPOSED ELEVATION