



**COMMITTEE OF ADJUSTMENT
PUBLIC NOTICE OF HEARING
SUBMISSION NO. A35/23**

TAKE NOTICE that an application has been received from **Springwater Engineering Ltd. c/o Wil Eisses on behalf of Jim and Susan Faulkner** 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 12 N PT LOT 15 PLAN 1592 and known municipally as **225 Hickory Lane** in the City of Barrie.

This property is zoned Residential Single Detached Dwelling First Density (R1) and Environmental Protection Area (EP).

This application, if granted by the Committee of Adjustment, will serve to permit the construction of a detached garage with an accessory dwelling unit above in a front yard that exceeds the maximum allowable height and maximum allowable distance between the front lot line and primary entrance and to recognize an existing detached accessory structure in a front yard.

The applicant has provided a revised gross floor area calculation on the submitted plans. This revised calculation is compliant with Section 5.2.9.2 k) of the Zoning By-law, as the GFA of the proposed DADU is 75 square metres and represents 35% of the primary dwelling's gross floor area.

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

1. **A maximum distance of 66.3 metres between the front lot line and primary entrance to a detached accessory dwelling unit, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.2.9.2(h), permits a maximum distance of 40.0 metres**
2. **A height of 6.3 metres for a proposed detached accessory dwelling unit, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.2.9.2(a), restricts the height of a detached accessory dwelling unit to a maximum of 4.5 metres.**
3. **A detached accessory dwelling unit in a front yard, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.2.9.2(g), does not permit a detached accessory dwelling unit to occupy any part of a front yard.**
4. **To recognize an accessory building (shed) in a front yard, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.3.5(b), does not permit an accessory building to occupy any part of a front yard.**

TAKE FURTHER NOTICE that the Committee of Adjustment public hearing has been scheduled for **Tuesday, September 26, 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.

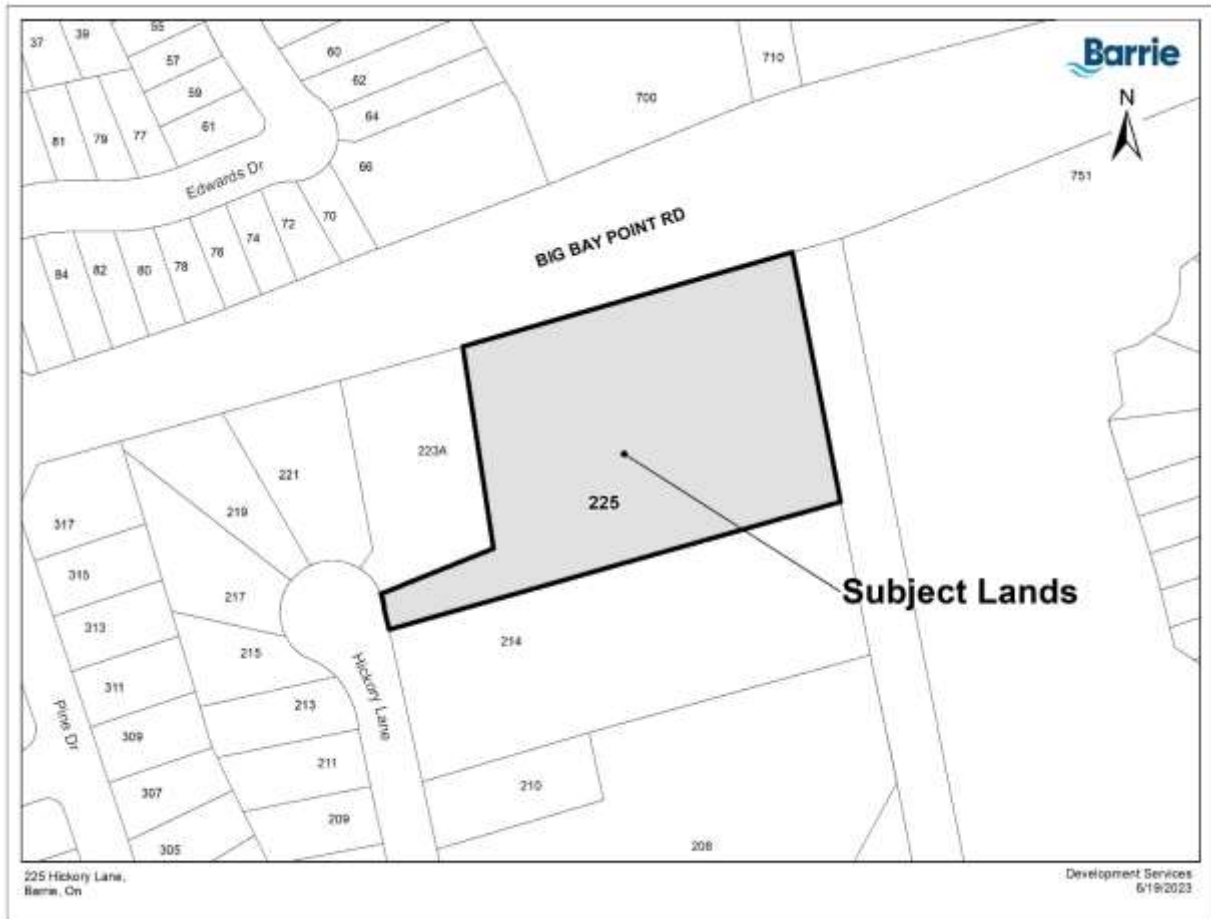
Inquiries by phone can be made through Service Barrie at (705) 726-4242 during regular business hours. If you require any language interpreters, the City of Barrie, upon request, will provide language interpreters at the public hearing.

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

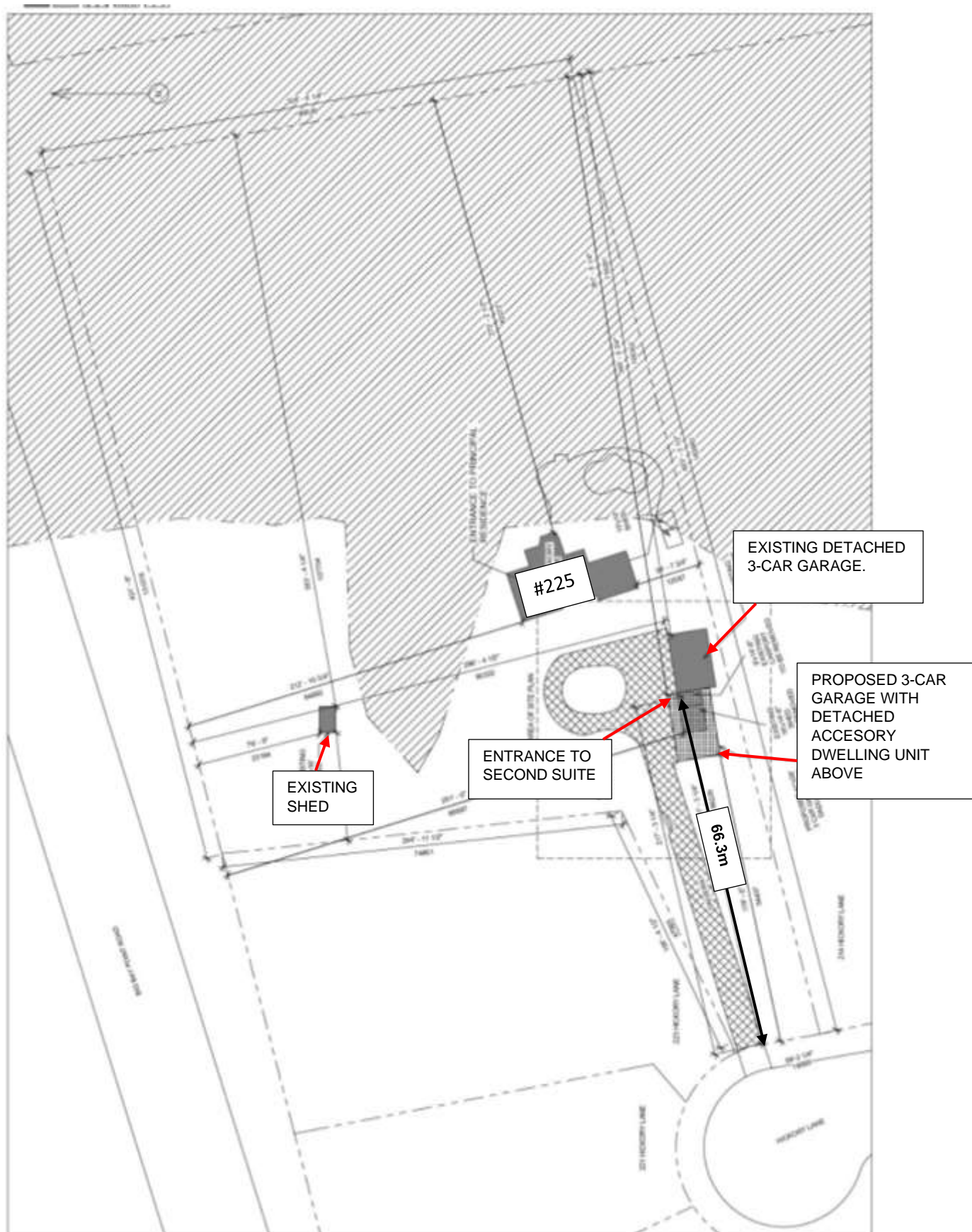
Dated: September 11, 2023

Janice Sadgrove
Secretary-Treasurer

KEY MAP



SITE PLAN



ELEVATIONS



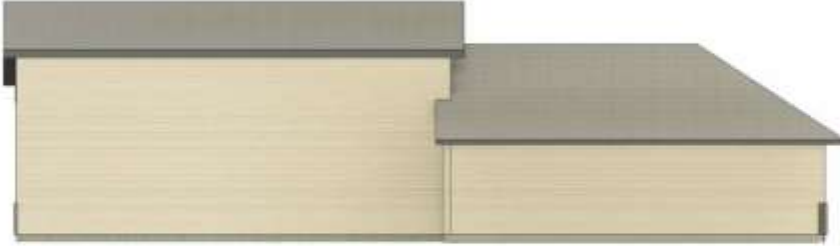
ELEVATIONS



Subjective Well-Being



PHOTO BY STEPHEN W. BELL/REUTERS


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Abstract

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 Springwater Engineering Limited 24 Fairview Court Aurora, ON M7A 1H5 Tel: (905) 721-1239	NO.	DATE	REVISION	ISSUE	ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE COURSE OF WORK. SUPPORT ALL DIMENSIONS ON COMMENCEMENT OF WORK.	CLIENT Jim and Susan Faulkner	LOCATION 225 Hickory Lane Barrie, Ontario L4N 4J9	DRAWINGS Renderings	LUMP SUM A107	Issued By: AWK Date: August 15, 2023 Scale: Job#: 2143
	1	May 2, 2023	Plans for Review							
	2	Jun 18, 2023	Plans for Review							
	3	Jul 11, 2023	Comments and Revise							
	4	Aug 8, 2023	Plans for Review							
	5	Aug 18, 2023	Plans for Review							
	6	July 21, 2023	Plans for Review							