



**COMMITTEE OF ADJUSTMENT
PUBLIC NOTICE OF HEARING
SUBMISSION NO. A49/23**

TAKE NOTICE that an application has been received from **Baldwin Planning and Development Consultants c/o Angela Baldwin on behalf of First Gulf c/o Daniel Ash** 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 7 PT LOT 24 RP 51R5945 and known municipally as **545 Dunlop Street West** in the City of Barrie.

This property is zoned General Commercial (C4), General Industrial (GI) and General Industrial (SWM).

This application, if granted by the Committee of Adjustment, will serve to permit a deficient parking ratio to facilitate the construction of a warehouse with office space. The property is subject to Site Plan Application D11-001-2023.

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

1. **A minimum of 1 parking space per 140 square metres of gross floor area, whereas the Comprehensive Zoning By-law 2009-141, under Section 4.6.2.3(a), requires a minimum of 1 parking space per 40 square metres of gross floor area.**

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.

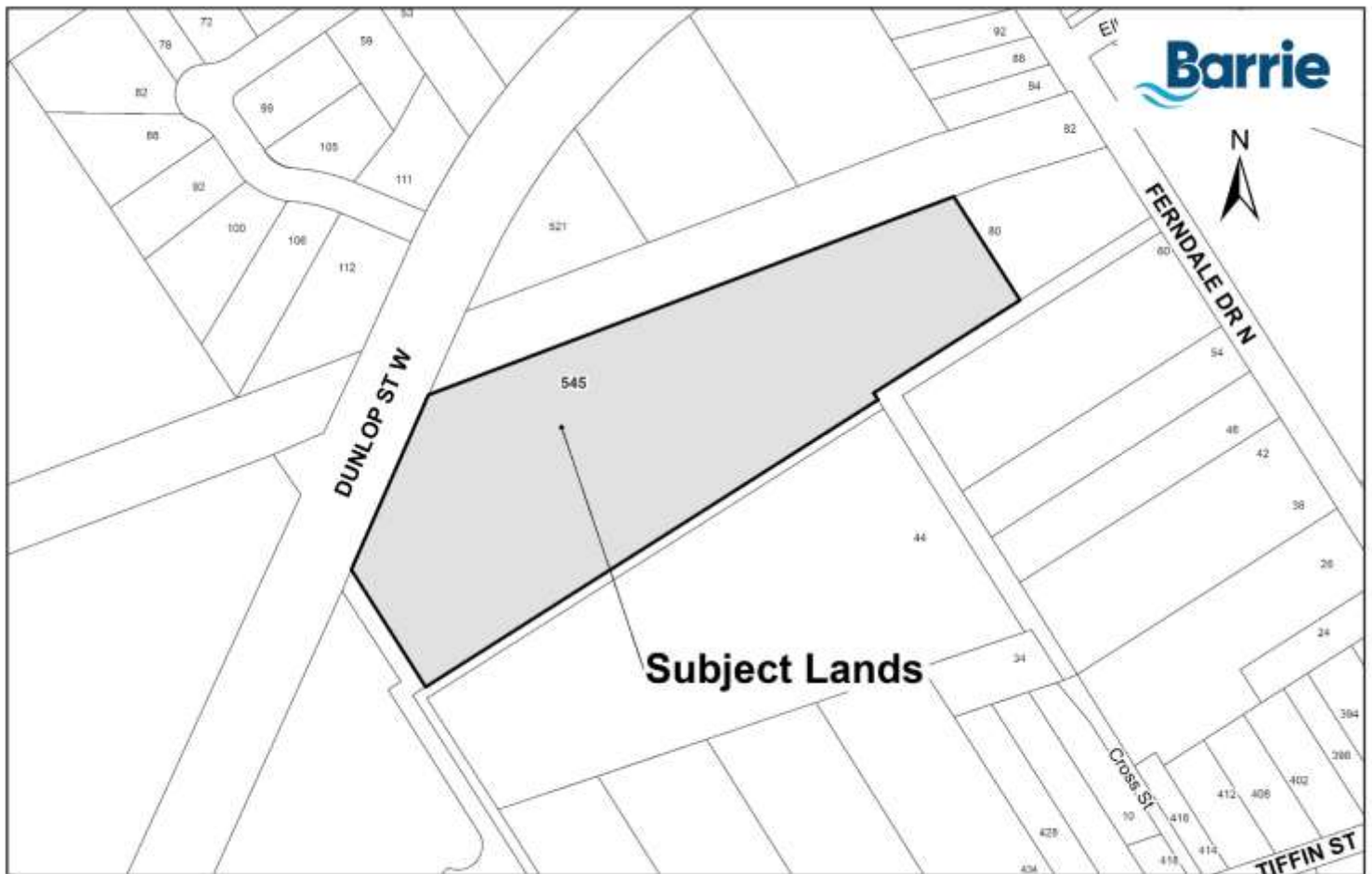
Inquiries by phone can be made through Service Barrie at (705) 726-4242 during regular business hours. If you require any language interpreters, the City of Barrie, upon request, will provide language interpreters at the public hearing.

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

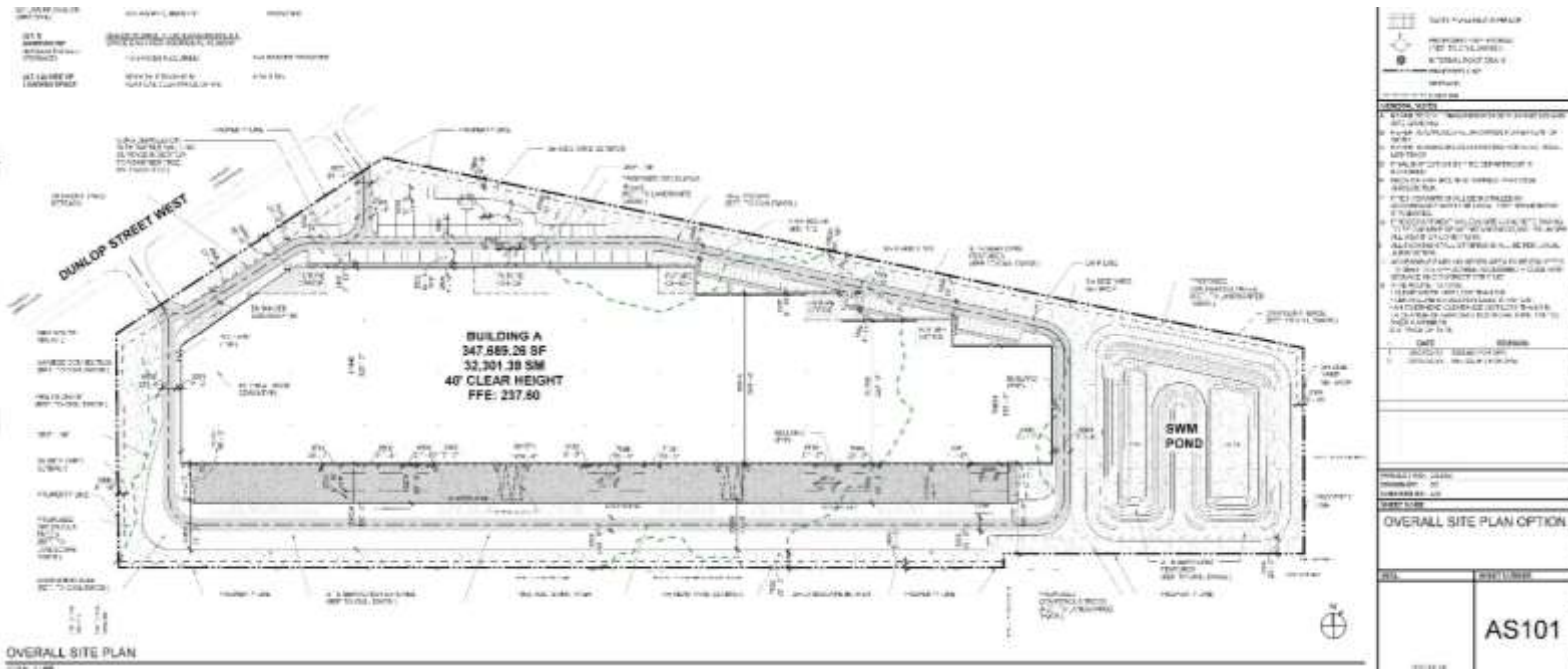
Dated: September 11, 2023

Janice Sadgrove
Secretary-Treasurer

KEY MAP



SITE PLAN



SITE INFORMATION

SITE STATISTIC

ZONING BY-LAW 2009-141

ZONE: GI (GENERAL INDUSTRIAL)

BY-LAW PROVISION (SECTION)	BY-LAW REQUIREMENT	PROVIDED
(7.3) MIN. LOT AREA	700 km	80,132.85 km / 882,542.81 sf
(7.3) MIN. LOT FRONTAGE	30 m	148.72 m
(7.3) MIN. FRONT YARD	7 m	19.00 m
(7.3) MIN. SIDE YARD	3 m	18.53 m
(7.3) MIN. REAR YARD	7 m	41.73 m
(7.3) MAX LOT COVERAGE	60%	40.31%
(7.3) MAX BUILDING HEIGHT	—	14.10m / 46.25'

LOT AREA	=	80,132.85 km / 882,542.81 sf
BUILDING GFA	=	32,301.39 km / 347,885.28 sf
LANDSCAPE AREA	=	23,302.23 km / 250,933.11 sf
LANDSCAPE COVERAGE	=	29.08%

BUILDING		
WAREHOUSE	=	30,947.86 km / 333,119.99 sf
FUTURE OFFICE	=	1,353.53 km / 14,669.27 sf
TOTAL	=	32,301.39 km / 347,885.28 sf

(4.7) LOADING SPACE REQUIREMENT

BY-LAW PROVISION (SECTION)	BY-LAW REQUIREMENT	PROVIDED
(4.7.1) WAREHOUSE (EXCLUDING SELF STORAGE)	GFA OF 20,000m ² PLUS 4 SPACES PLUS 1 SPACE EACH PER ADDITIONAL 10,000m ² = 5 SPACES REQUIRED	= 45 SPACES PROVIDED
(4.7.1.2) SIZE OF LOADING SPACE	MIN = 3m X 9m W/ MIN VERTICAL CLEARANCE OF 4m	= 3m X 9m

(4.0) CAR PARKING REQUIREMENT

BY-LAW PROVISION (SECTION)	BY-LAW REQUIREMENT	PROVIDED
(4.0) WAREHOUSE (EXCLUDING SELF STORAGE)	1 SPACE PER 1,000m ² OF GROSS FLOOR AREA 30,947.86m ² / 1000 = 31 SPACE	
(4.0) OFFICE	1 SPACE PER 30m ² OF GROSS FLOOR AREA MIN. 2 SPACES 1,353.53m ² / 30m ² = 45 SPACE	
TOTAL	= 77 SPACES REQUIRED	= 231 SPACES PROVIDED
(4.0.4) BARRIER FREE PARKING	BARRIER FREE PARKING REQUIREMENT (75 TO 100 SPACES) = 2 SPACES OF TYPE A = 3 SPACES OF TYPE B = 4 SPACES REQUIRED	= 8 SPACES PROVIDED
(4.0.2.5) PARKING SPACE DIMENSION	MN = 2.7m X 5.5m MN = 3.4m X 5.5m (TYPE A BARRIER FREE) MN = 3.1m X 5.5m (TYPE B BARRIER FREE)	= 2.7m X 5.5m = 3.4m X 5.5m = 3.1m X 5.5m