



**COMMITTEE OF ADJUSTMENT
PUBLIC NOTICE OF HEARING
SUBMISSION NO. B4/24, B7/24, B8/24, B9/24**

TAKE NOTICE that applications have been received from **2735528 Ontario Inc. c/o Dave Seaman on behalf of The Barrie Free Methodist Church c/o Innovative Planning Solutions Inc.** for consent to a conveyance of property for residential purposes pursuant to Section 53 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, respectively.

IN THE MATTER OF the premises described as BLOCK 12, PLAN 51M-718, BARRIE; T/W PT LT 20 CON 3 VESPREA, PARTS 2 & 3 51R-28229 and known municipally as **290 Cundles Road East** in the City of Barrie.

The property is zoned Institutional (I) and Residential Multiple Dwelling Second Density with Special Provision No. 655 (RM2)(SP-655).

Purpose of the applications:

B4/24

The application, if granted by the Committee of Adjustment, will serve to permit the creation of a new lot.

The severed lands propose to have a lot area of 2,890.24 square metres and a proposed lot frontage of 49.95 metres on Livingstone Street East.

The retained lands propose to have a lot area of 12,854.92 square metres and a proposed lot frontage of 91.18 metres on Cundles Road East.

This application is being considered concurrently with applications B7/24, B8/24 and B9/24.

B7/24

The application, if granted by the Committee of Adjustment, will serve to permit the creation of a temporary access easement over the severed lands in favour of the retained lands.

The proposed easement (shown as Block 1 on the attached sketch) will have an area of 1,027.10 square metres and width of 17.77 metres.

B8/24

The application, if granted by the Committee of Adjustment, will serve to permit the creation of an access easement over the severed lands in favour of the retained lands.

The proposed easement (shown as Block 2 on the attached sketch) will have an area of 369.86 square metres and width of 6.40 metres.

B9/24

The application, if granted by the Committee of Adjustment, will serve to permit the creation of a servicing easement over the retained lands.

The proposed easement (shown as Block 3 on the attached sketch) will have an area of 711.80 square metres and width of 6 to 7.93 metres.

TAKE FURTHER NOTICE that the Committee of Adjustment public hearing has been scheduled for **Tuesday, May 28, 2024**. This public meeting will be held in a virtual forum with electronic participation. The applications 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.

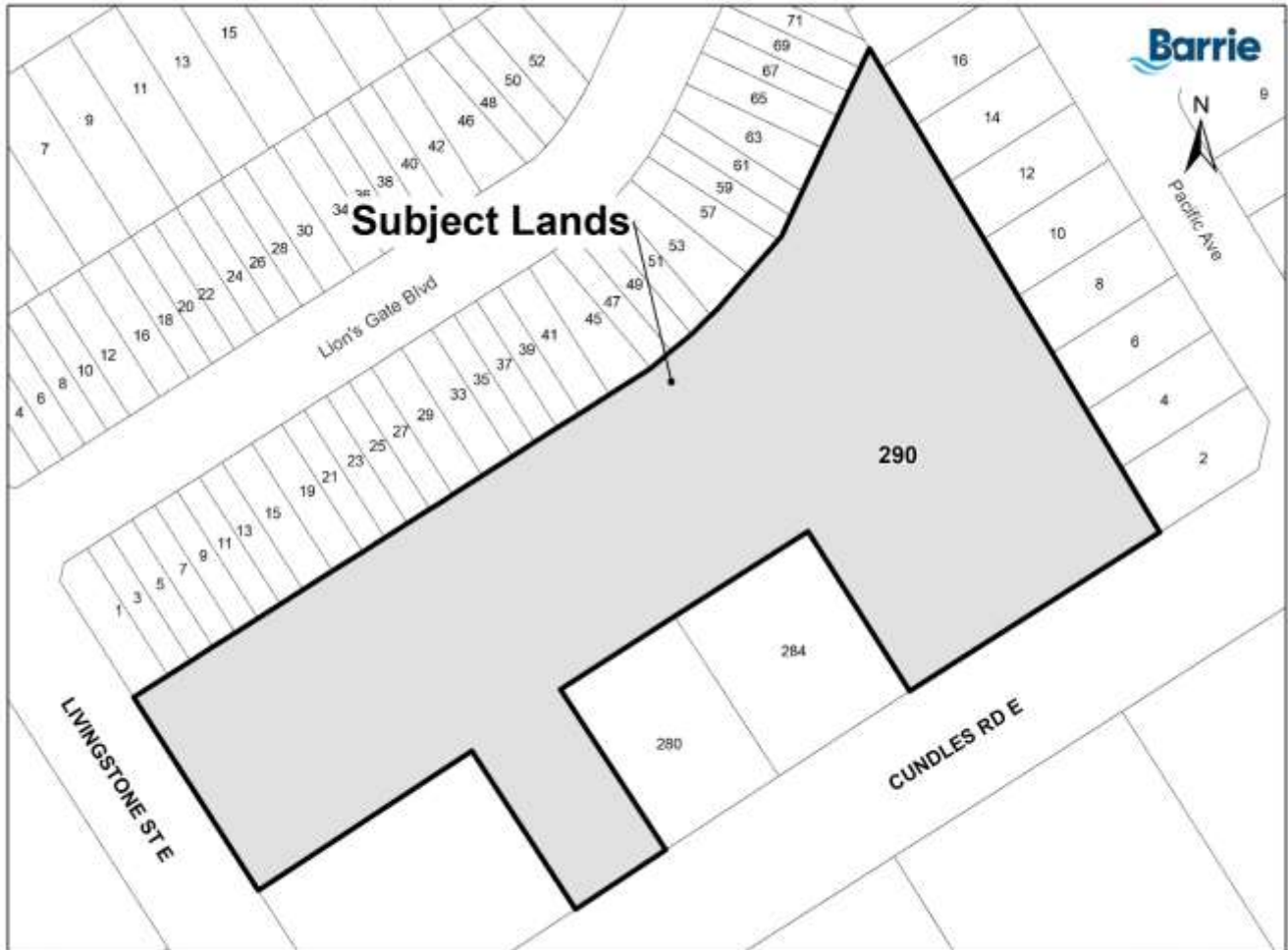
Inquiries by phone can be made through Service Barrie at (705) 726-4242 during regular business hours. If you require any language interpreters, the City of Barrie, upon request, will provide language interpreters at the public hearing.

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

Dated: May 13, 2024

Janice Sadgrove
Secretary-Treasurer

KEY MAP



290 Cundles Rd E
Barrie - ON

Development Services
5/1/2024

SEVERANCE SKETCH



SEVERED LANDS
 AREA = 2,890.24M²
 FRONTAGE = 49.95M

RETAINED LANDS
 AREA = 12,854.92M²
 FRONTAGE = 91.18M

SEVERANCE PLAN 290 CUNDLES EAST, BARRIE

SCHEDULE OF REVISIONS			
No.	Date	Description	By

EASEMENT SKETCH



LEGEND	
	Subject Site
	BLOCK 1 - EXISTING ACCESS LOCATION - 1,027.10m ²
	BLOCK 2 - PROPOSED ACCESS LOCATION - 369.86m ²
	BLOCK 3 - PROPOSED SERVICING LOCATION - 711.80m ²
	LANDS SUBJECT TO SEVERANCE
	LANDS TO BE RETAINED

NOTE: The drawings for discussion purposes only. The information shown is approximate and subject to change.

Date: Nov. 7, 2024	Drawn by: A.S.
File: 24-1104	Checked by: G.S.

IPS INNOVATIVE PLANNING SOLUTIONS
 PLANNERS - PROJECT MANAGERS - LAND DEVELOPERS
 100 WATERLOO ST. UNIT 1000 WINDSOR, ONTARIO
 TEL: 519-253-1000 FAX: 519-253-1001

ACCESS SKETCH - CONCEPTUAL
 290 CUNDLES EAST, BARRIE

NO.	REVISED	DATE