



**COMMITTEE OF ADJUSTMENT
PUBLIC NOTICE OF HEARING
SUBMISSION NOS. B16/24, A20/24 & A22/24**

TAKE NOTICE that applications have been received from **Noor Krayem on behalf of Ayham Krayem** for a minor variance from Zoning By-law 2009-141 and for a consent to a conveyance of property for residential purposes pursuant to Sections 45 and 53 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, respectively.

IN THE MATTER OF the premises described as PLAN 914 PART LOT 13 RP 51R-28705 PART 3 and known municipally as **159 Ardagh Road** in the City of Barrie.

The property is zoned Residential Single Detached Dwelling Second Density (R2).

Purpose of the applications:

The applications, if granted by the Committee of Adjustment, will serve to permit the creation of a new lot with a deficient lot area and to recognize an existing rear yard setback on the retained lot.

B16/24

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

The severed lands propose to have a lot area of 481 square metres and a proposed lot frontage of 19.55 metres on Snowshoe Trail.

The retained lands propose to have a lot area of 500 square metres and a proposed lot frontage of 17.75 metres on Snowshoe Trail.

This application is being considered concurrently with Minor Variance applications A20/24 and A22/24.

Variance Requests:

A20/24

This application, if granted by the Committee of Adjustment, will serve to permit a new lot with a deficient lot area on the severed lands should consent application B16/24 be approved.

The applicant is seeking the following minor variance:

1. **A lot area of 481 square metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 Table 5.3 requires a minimum lot area of 500 square metres.**

A22/24

This application, if granted by the Committee of Adjustment, will serve to permit an existing rear yard setback on the retained lands should consent application B16/24 be approved.

The applicant is seeking the following minor variance:

1. **To recognize an existing rear yard setback of 2.2 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 Table 5.3 requires a minimum rear yard setback of 7 metres.**

TAKE FURTHER NOTICE that the Committee of Adjustment public hearing has been scheduled for **Tuesday, June 25, 2024**. 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.

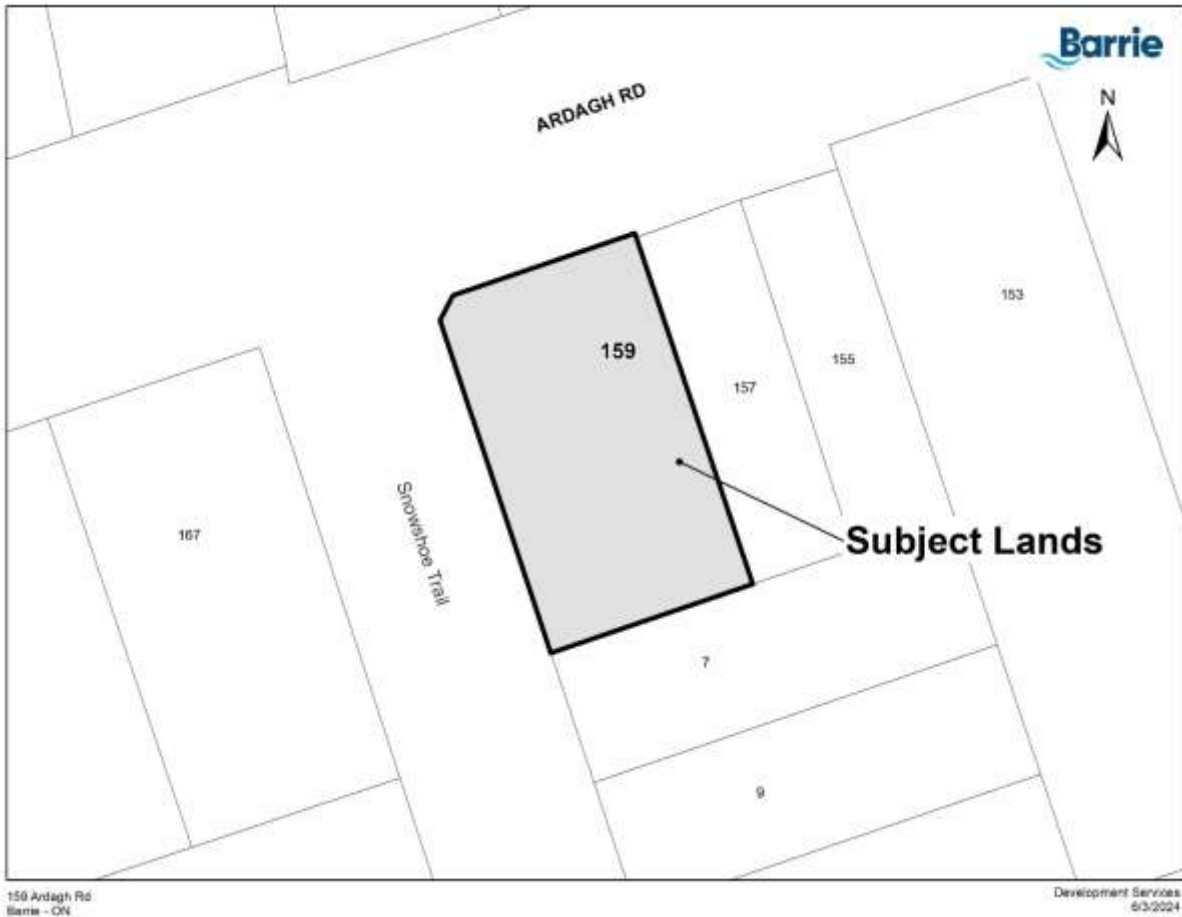
Inquiries by phone can be made through Service Barrie at (705) 726-4242 during regular business hours. If you require any language interpreters, the City of Barrie, upon request, will provide language interpreters at the public hearing.

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

Dated: June 11, 2024

Janice Sadgrove
Secretary-Treasurer

KEY MAP



SEVERANCE/SITE PLAN SKETCH

