



**COMMITTEE OF ADJUSTMENT  
PUBLIC NOTICE OF HEARING  
SUBMISSION NOS. B39/24 to B54/24 and  
A59/24 to A68/24 and A70/24 to A91/24**

**TAKE NOTICE** that an application has been received from **Pratt Hansen Group Inc. on behalf of Pratt Development Inc. c/o The Jones Consulting Group Ltd.** for a minor variance from Zoning By-law 2009-141 and 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 **LOTS 126, 125, 124, 119, 123, 120, 122, 121, 144, 145, 146, 147, 150, 153, 139 and 140 PLAN 51M1224** and known municipally as **14, 16, 18, 19, 20, 21, 22, and 23 Gouda Lane, and 8, 10, 12, 14, 20, 26, 43 and 45 Shiraz Trail** in the City of Barrie.

The property is zoned Neighbourhood Residential (R5).

**Purpose of the applications:**

**B39/24 (Lot 122 - 22 Gouda Lane)**

The application, if granted by the Committee of Adjustment, will serve to permit the creation of a new residential lot to facilitate the construction of a semi-detached dwelling.

**The severed and retained lands propose to have a lot area of 154 square metres and a proposed lot frontage of 5.50 metres on Gouda Lane.**

This application is being considered concurrently with Minor Variance Applications A61/24 and A85/24.

**Variance Requests:**

**A61/24 and A85/24**

These applications, if granted by the Committee of Adjustment, will serve to permit a deficient lot frontage on the severed and retained lands should consent application B39/24 be approved.

The applicant is seeking the following minor variance:

- 1. A lot frontage of 5.50 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 14.5.6 requires a minimum lot frontage of 7.2 metres.**

**B40/24 (Lot 124 – 18 Gouda Lane)**

The application, if granted by the Committee of Adjustment, will serve to permit the creation of a new residential lot to facilitate the construction of a semi-detached dwelling.

**The severed and retained lands propose to have a lot area of 154 square metres and a proposed lot frontage of 5.50 metres on Gouda Lane.**

This application is being considered concurrently with Minor Variance Applications A63/24 and A87/24.

**Variance Requests:**

**A63/24 and A87/24**

These applications, if granted by the Committee of Adjustment, will serve to permit a deficient lot frontage on the severed and retained lands should consent application B40/24 be approved.

The applicant is seeking the following minor variance:

- 1. A lot frontage of 5.50 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 14.5.6 requires a minimum lot frontage of 7.2 metres.**

**B41/24 (Lot 125 – 16 Gouda Lane)**

The application, if granted by the Committee of Adjustment, will serve to permit the creation of a new residential lot to facilitate the construction of a semi-detached dwelling.

**The severed and retained lands propose to have a lot area of 154 square metres and a proposed lot frontage of 5.50 metres on Gouda Lane.**

This application is being considered concurrently with Minor Variance Applications A64/24 and A81/24.

**Variance Requests:**

**A64/24 and A81/24**

These applications, if granted by the Committee of Adjustment, will serve to permit a deficient lot frontage on the severed and retained lands should consent application B41/24 be approved.

The applicant is seeking the following minor variance:

- 1. A lot frontage of 5.50 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 14.5.6 requires a minimum lot frontage of 7.2 metres.**

**B42/24 (Lot 150 – 20 Shiraz Trail)**

The application, if granted by the Committee of Adjustment, will serve to permit the creation of a new residential lot to facilitate the construction of a semi-detached dwelling.

**The severed and retained lands propose to have a lot area of 157.7 square metres and a proposed lot frontage of 5.63 metres on Shiraz Trail.**

This application is being considered concurrently with Minor Variance Applications A74/24 and A91/24.

**Variance Requests:**

**A74/24 and A91/24**

These applications, if granted by the Committee of Adjustment, will serve to permit a deficient lot frontage on the severed and retained lands should consent application B42/24 be approved.

The applicant is seeking the following minor variance:

- 1. A lot frontage of 5.63 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 14.5.6 requires a minimum lot frontage of 7.2 metres.**

**B43/24 (Lot 147 – 14 Shiraz Trail)**

The application, if granted by the Committee of Adjustment, will serve to permit the creation of a new residential lot to facilitate the construction of a semi-detached dwelling.

**The severed lands propose to have a lot area of 205.8 square metres and a proposed lot frontage of 6.02 metres on Shiraz Trail.**

**The retained lands propose to have a lot area of 221.6 square metres and a proposed lot frontage of 6.02 metres on Shiraz Trail.**

This application is being considered concurrently with Minor Variance Applications A72/24 and A90/24.

**Variance Requests:**

**A72/24 and A90/24**

These applications, if granted by the Committee of Adjustment, will serve to permit a deficient lot frontage on the severed and retained lands should consent application B43/24 be approved.

The applicant is seeking the following minor variance:

- 1. A lot frontage of 6.02 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 14.5.6 requires a minimum lot frontage of 7.2 metres.**

**B44/24 (Lot 146 – 12 Shiraz Trail)**

The application, if granted by the Committee of Adjustment, will serve to permit the creation of a new residential lot to facilitate the construction of a semi-detached dwelling.

**The severed lands propose to have a lot area of 160.2 square metres and a proposed lot frontage of 5.72 metres on Shiraz Trail.**

**The retained lands propose to have a lot area of 183.5 square metres and a proposed lot frontage of 5.72 metres on Shiraz Trail.**

This application is being considered concurrently with Minor Variance Applications A71/24 and A76/24.

**Variance Requests:**

**A71/24 and A76/24**

These applications, if granted by the Committee of Adjustment, will serve to permit a deficient lot frontage on the severed and retained lands should consent application B44/24 be approved.

The applicant is seeking the following minor variance:

1. **A lot frontage of 5.72 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 14.5.6 requires a minimum lot frontage of 7.2 metres.**

**B45/24 (Lot 145 – 10 Shiraz Trail)**

The application, if granted by the Committee of Adjustment, will serve to permit the creation of a new residential lot to facilitate the construction of a semi-detached dwelling.

**The severed and retained lands propose to have a lot area of 154 square metres and a proposed lot frontage of 5.50 metres on Shiraz Trail.**

This application is being considered concurrently with Minor Variance Applications A70/24 and A89/24.

**Variance Requests:**

**A70/24 and A89/24**

These applications, if granted by the Committee of Adjustment, will serve to permit a deficient lot frontage on the severed and retained lands should consent application B45/24 be approved.

The applicant is seeking the following minor variance:

1. **A lot frontage of 5.50 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 14.5.6 requires a minimum lot frontage of 7.2 metres.**

**B46/24 (Lot 144 – 8 Shiraz Trail)**

The application, if granted by the Committee of Adjustment, will serve to permit the creation of a new residential lot to facilitate the construction of a semi-detached dwelling.

**The severed and retained lands propose to have a lot area of 154 square metres and a proposed lot frontage of 5.50 metres on Shiraz Trail.**

This application is being considered concurrently with Minor Variance Applications A68/24 and A77/24.

**Variance Requests:**

**A68/24 and A77/24**

These applications, if granted by the Committee of Adjustment, will serve to permit a deficient lot frontage on the severed and retained lands should consent application B46/24 be approved.

The applicant is seeking the following minor variance:

1. **A lot frontage of 5.50 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 14.5.6 requires a minimum lot frontage of 7.2 metres.**

**B47/24 (Lot 121 – 23 Gouda Lane)**

The application, if granted by the Committee of Adjustment, will serve to permit the creation of a new residential lot to facilitate the construction of a semi-detached dwelling.

**The severed and retained lands propose to have a lot area of 154 square metres and a proposed lot frontage of 5.50 metres on Gouda Lane.**

This application is being considered concurrently with Minor Variance Applications A75/24 and A80/24.

**Variance Requests:**

**A75/24 and A80/24**

These applications, if granted by the Committee of Adjustment, will serve to permit a deficient lot frontage on the severed and retained lands should consent application B47/24 be approved.

The applicant is seeking the following minor variance:

- 1. A lot frontage of 5.50 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 14.5.6 requires a minimum lot frontage of 7.2 metres.**

**B48/24 (Lot 120 – 21 Gouda Lane)**

The application, if granted by the Committee of Adjustment, will serve to permit the creation of a new residential lot to facilitate the construction of a semi-detached dwelling.

**The severed and retained lands propose to have a lot area of 154 square metres and a proposed lot frontage of 5.50 metres on Gouda Lane.**

This application is being considered concurrently with Minor Variance Applications A59/24 and A84/24.

**Variance Requests:**

**A59/24 and A84/24**

These applications, if granted by the Committee of Adjustment, will serve to permit a deficient lot frontage on the severed and retained lands should consent application B48/24 be approved.

The applicant is seeking the following minor variance:

- 1. A lot frontage of 5.50 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 14.5.6 requires a minimum lot frontage of 7.2 metres.**

**B49/24 (Lot 123 – 20 Gouda Lane)**

The application, if granted by the Committee of Adjustment, will serve to permit the creation of a new residential lot to facilitate the construction of a semi-detached dwelling.

**The severed and retained lands propose to have a lot area of 154 square metres and a proposed lot frontage of 5.50 metres on Gouda Lane.**

This application is being considered concurrently with Minor Variance Applications A62/24 and A86/24.

**Variance Requests:**

**A62/24 and A86/24**

These applications, if granted by the Committee of Adjustment, will serve to permit a deficient lot frontage on the severed and retained lands should consent application B49/24 be approved.

The applicant is seeking the following minor variance:

- 1. A lot frontage of 5.50 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 14.5.6 requires a minimum lot frontage of 7.2 metres.**

**B50/24 (Lot 140 – 45 Shiraz Trail)**

The application, if granted by the Committee of Adjustment, will serve to permit the creation of a new residential lot to facilitate the construction of a semi-detached dwelling.

**The severed and retained lands propose to have a lot area of 154 square metres and a proposed lot frontage of 5.50 metres on Shiraz Trail.**

This application is being considered concurrently with Minor Variance Applications A66/24 and A78/24.

**Variance Requests:**

**A66/24 and A78/24**

These applications, if granted by the Committee of Adjustment, will serve to permit a deficient lot frontage on the severed and retained lands should consent application B50/24 be approved.

The applicant is seeking the following minor variance:

- 1. A lot frontage of 5.50 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 14.5.6 requires a minimum lot frontage of 7.2 metres.**

**B51/24 (Lot 119 – 19 Gouda Lane)**

The application, if granted by the Committee of Adjustment, will serve to permit the creation of a new residential lot to facilitate the construction of a semi-detached dwelling.

**The severed and retained lands propose to have a lot area of 154 square metres and a proposed lot frontage of 5.50 metres on Gouda Lane.**

This application is being considered concurrently with Minor Variance Applications A60/24 and A83/24.

**Variance Requests:**

**A60/24 and A83/24**

These applications, if granted by the Committee of Adjustment, will serve to permit a deficient lot frontage on the severed and retained lands should consent application B51/24 be approved.

The applicant is seeking the following minor variance:

- 1. A lot frontage of 5.50 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 14.5.6 requires a minimum lot frontage of 7.2 metres.**

**B52/24 (Lot 126 – 14 Gouda Lane)**

The application, if granted by the Committee of Adjustment, will serve to permit the creation of a new residential lot to facilitate the construction of a semi-detached dwelling.

**The severed and retained lands propose to have a lot area of 154 square metres and a proposed lot frontage of 5.50 metres on Gouda Lane.**

This application is being considered concurrently with Minor Variance Applications A65/24 and A79/24.

**Variance Requests:**

**A65/24 and A79/24**

These applications, if granted by the Committee of Adjustment, will serve to permit a deficient lot frontage on the severed and retained lands should consent application B52/24 be approved.

The applicant is seeking the following minor variance:

- 1. A lot frontage of 5.50 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 14.5.6 requires a minimum lot frontage of 7.2 metres.**

**B53/24 (Lot 139 – 43 Shiraz Trail)**

The application, if granted by the Committee of Adjustment, will serve to permit the creation of a new residential lot to facilitate the construction of a semi-detached dwelling.

**The severed and retained lands propose to have a lot area of 154 square metres and a proposed lot frontage of 5.50 metres on Shiraz Trail.**

This application is being considered concurrently with Minor Variance Applications A67/24 and A88/24.

**Variance Requests:**

**A67/24 and A88/24**

These applications, if granted by the Committee of Adjustment, will serve to permit a deficient lot frontage on the severed and retained lands should consent application B53/24 be approved.

The applicant is seeking the following minor variance:

- 1. A lot frontage of 5.50 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 14.5.6 requires a minimum lot frontage of 7.2 metres.**

**B54/24 (Lot 153 – 26 Shiraz Trail)**

The application, if granted by the Committee of Adjustment, will serve to permit the creation of a new residential lot to facilitate the construction of a semi-detached dwelling.

**The severed lands propose to have a lot area of 286.5 square metres and a proposed lot frontage of 6.39 metres on Shiraz Trail.**

**The retained lands propose to have a lot area of 334.6 square metres and a proposed lot frontage of 6.39 metres on Shiraz Trail.**

This application is being considered concurrently with Minor Variance Applications A73/24 and A82/24.

**Variance Requests:**

**A73/24 and A82/24**

These applications, if granted by the Committee of Adjustment, will serve to permit a deficient lot frontage on the severed and retained lands should consent application B54/24 be approved.

The applicant is seeking the following minor variance:

- 1. A lot frontage of 6.39 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 14.5.6 requires a minimum lot frontage of 7.2 metres.**

**TAKE FURTHER NOTICE** that the Committee of Adjustment public hearing has been scheduled for **Tuesday, November 19, 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](http://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](mailto: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](mailto: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](http://www.barrie.ca/cofa).


Dated: November 4, 2024

Janice Sadgrove  
Secretary-Treasurer



# KEY MAP



 Subject Lands

14, 16, 18, 19, 20, 21, 22 & 23 Gouda Lane and  
8, 10, 12, 14, 20, 26, 43 & 45 Shiraz Trail  
BARRIE - ON

Development Services - Planning  
10/28/2024



# SEVERANCE SKETCH



**Severance Sketch**  
 Hewitt's Haven Subdivision – Phase K5-A  
 Original City Subdivision file D12-426  
 Registered Plan 51M-1224  
 Semi-Dwelling Units Sketch  
 2024

— Lands to be Severed  
— Lands to be Retained

Mapland Number	Size	Frontage (feet)	Area (sqm)
119	A	5.50	154.0
	B	5.50	154.0
120	A	5.50	154.0
	B	5.50	154.0
121	A	5.50	154.0
	B	5.50	154.0
122	A	5.50	154.0
	B	5.50	154.0
123	A	5.50	154.0
	B	5.50	154.0
124	A	5.50	154.0
	B	5.50	154.0
125	A	5.50	154.0
	B	5.50	154.0
126	A	5.50	154.0
	B	5.50	154.0
139	A	5.50	154.0
	B	5.50	154.0
140	A	5.50	154.0
	B	5.50	154.0
144	A	5.50	154.0
	B	5.50	154.0
145	A	5.50	154.0
	B	5.50	154.0
146	A	5.72	180.2
	B	5.72	183.5
147	A	6.02	205.8
	B	6.02	221.6
150	A	5.63	157.7
	B	5.63	157.7
153	A	6.39	286.5
	B	6.39	334.6

SCALE: 1:2000 (at A11)  
 HEWITT'S HAVEN SUBDIVISION  
 SEVERANCE SKETCH

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Date Issued: OCT 15, 2024  
 Checked By: RD  
 Project No.: RA-12180  
 Drawing No.: m/c

**JONES**  
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