



**COMMITTEE OF ADJUSTMENT
PUBLIC NOTICE OF HEARING
SUBMISSION NO. A58/24**

TAKE NOTICE that an application has been received from **The Jones Consulting Group Ltd. c/o Brandi Clement on behalf of 52 Lakeside Terrace Ltd.** 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 Part of Block B, Plan 51M-1023, Parts 12 and 13, Registered Plan 51R-42639 and known municipally as **52 Lakeside Terrace** in the City of Barrie.

This property is zoned General Commercial with Special Provision No. 472 (C4)(SP-472).

This application, if granted by the Committee of Adjustment, will serve to permit a reduction in required number of parking spaces and number of barrier free parking spaces within the constructed underground parking garage and at-grade parking area within a residential building (Building C on the attached Site Plan).

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

- 1. To permit a parking ratio of 0.94 spaces per residential dwelling unit, whereas the Comprehensive Zoning By-law, under subsection 4.6.1, requires a minimum parking ratio of 1.5 spaces per dwelling unit.**
- 2. To permit a reduced barrier free parking standard of 2% of required parking spaces, whereas the Zoning By-Law under subsection 4.6.4 requires 1 space plus 3% of required parking spaces be provided for barrier free parking.**

TAKE FURTHER NOTICE that the Committee of Adjustment public hearing has been scheduled for **Tuesday, October 22, 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: October 7, 2024

Janice Sadgrove
Secretary-Treasurer

KEY MAP



52 Lakeside Terrace
BARRIE - ON

Development Services
10/1/2024

SITE PLAN

