



**COMMITTEE OF ADJUSTMENT
PUBLIC NOTICE OF HEARING
SUBMISSION NO. A38/21**

TAKE NOTICE that an application has been received from **MHBC Planning Limited, c/o James Newlands on behalf of 1911940 Ontario Inc., c/o Jamie Salter** 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 VESPRA CON 5 PT LOT 25 RP and known municipally as **164 Innisfil Street** in the City of Barrie.

This property is zoned General Industrial (GI).

This application, if granted by the Committee of Adjustment, will serve to permit a reduced parking ratio to facilitate the construction of an addition. This property is subject to Site Plan application D11-012-2021.

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

- 1. A minimum of 1 parking space per 63 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 **Wednesday, September 22, 2021**. With the current restrictions on public gatherings due to COVID-19, 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.

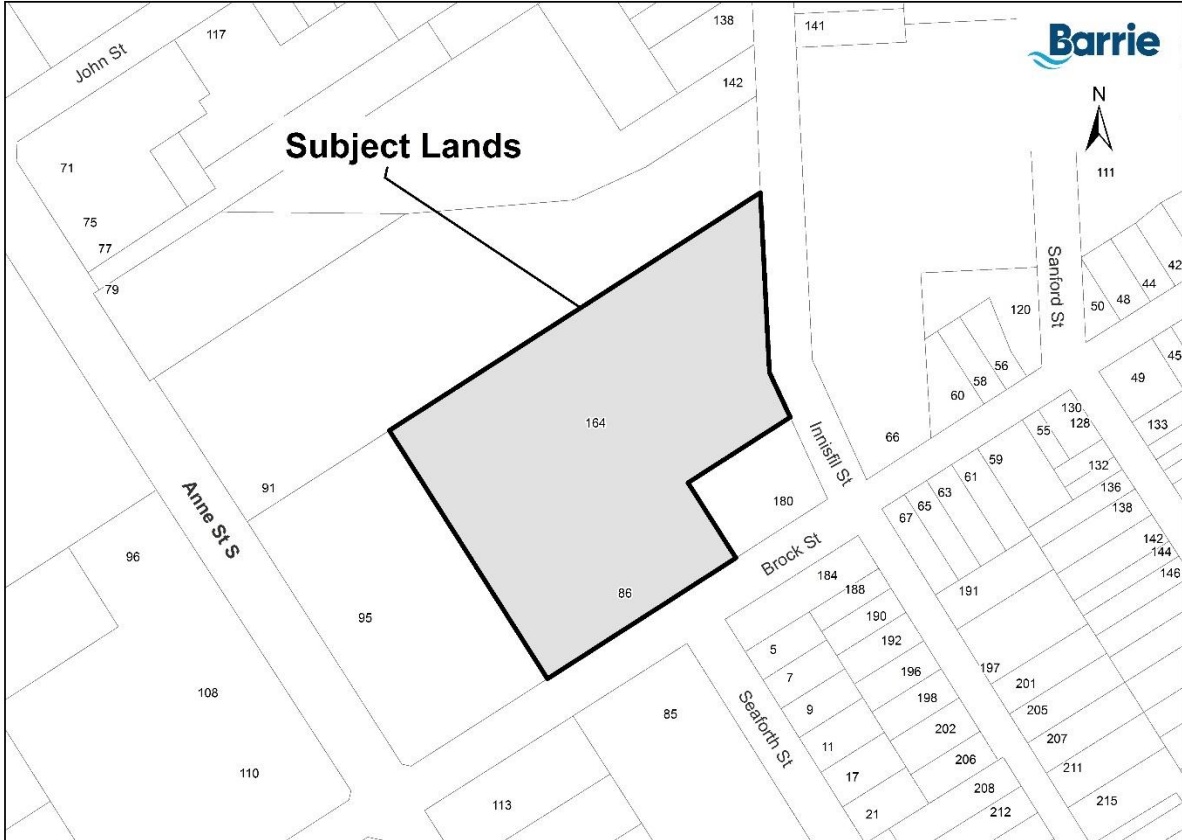
To view this notice online, please visit our website at www.barrie.ca/cofa

Dated: September 7, 2021

Janice Sadgrove
Secretary-Treasurer



COMMITTEE OF ADJUSTMENT
KEY MAP
A38/21 – 164 INNISFIL STREET

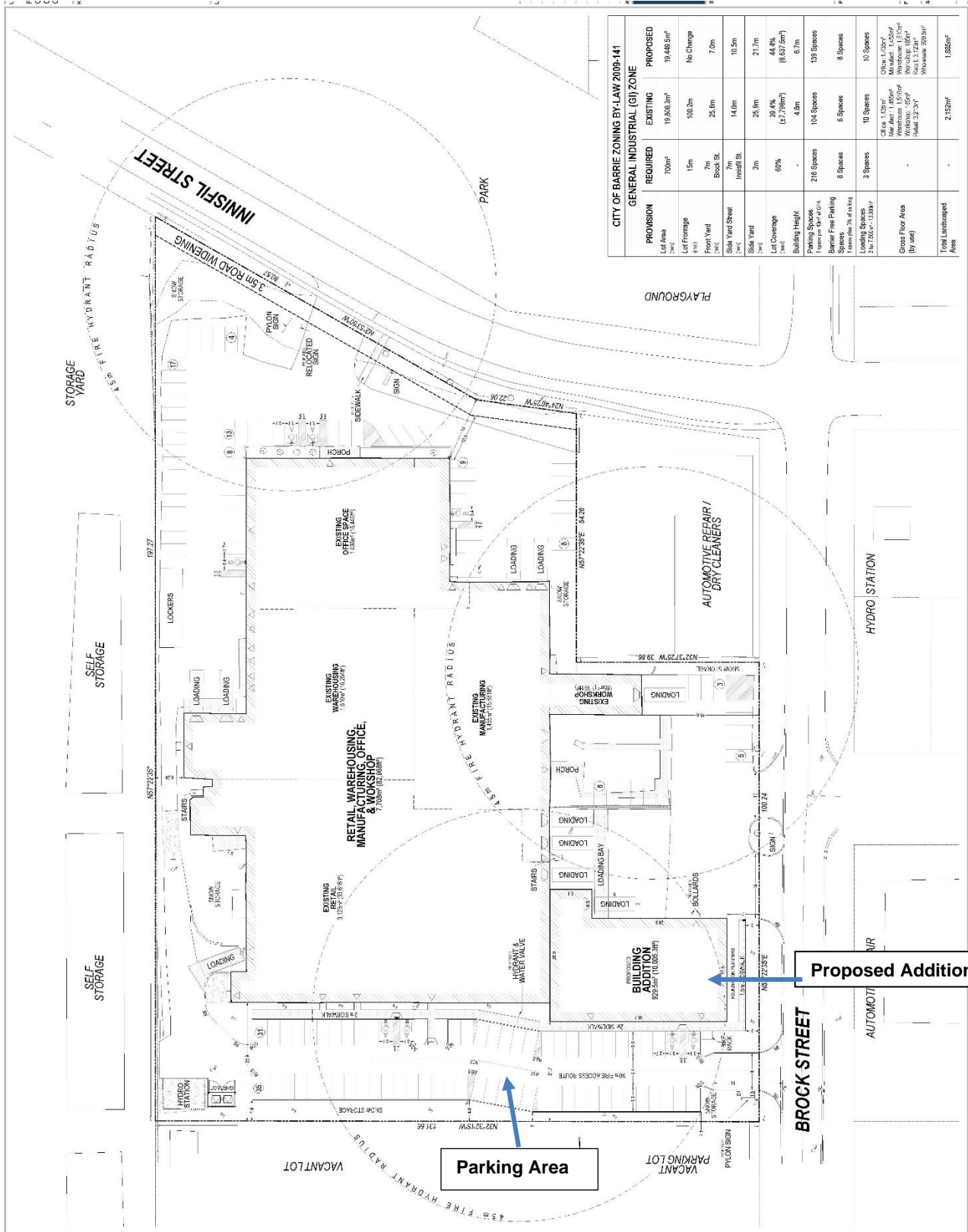


164 Innisfil St & 86 Brock St
Barrie, On.

Development Services
6/24/2021



COMMITTEE OF ADJUSTMENT
DRAWING/SKETCH
A38/21 – 164 INNISFIL STREET



CITY OF BARRIE ZONING BY-LAW 2008-141			
GENERAL INDUSTRIAL (GI) ZONE			
PROMISION	REQUIRED	EXISTING	PROPOSED
Lot Area	700m ²	19,868.3m ²	19,448.5m ²
Lot Frontage	15m	100.2m	No Change
Front Yard	7m	25.6m	7.0m
Side Yard	7m	14.0m	10.5m
Stack Yard	3m	25.9m	21.7m
Lot Coverage	60%	39.4% (±17,96m ²)	44.9% (±17,96m ²)
Building Height	-	4.8m	6.7m
Parking Spaces	216 Spaces	104 Spaces	139 Spaces
Barrier Free Parking Spaces	6 Spaces	6 Spaces	8 Spaces
Gross Floor Area (by use)	3 Spaces	10 Spaces	10 Spaces
Total Landscaped Area	-	2,152m ²	1,988m ²