



**COMMITTEE OF ADJUSTMENT
PUBLIC NOTICE OF HEARING
SUBMISSION NO. A40/21**

TAKE NOTICE that an application has been received from **Bk Real Estate, c/o Brady McDonald on behalf of Ray McKinnon** 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 PLAN 1023 LOT 1 and known municipally as **240 Codrington Street** in the City of Barrie.

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

This application, if granted by the Committee of Adjustment, will serve to recognize an existing side yard setback.

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

- 1. To recognize an existing side yard setback abutting a street of 1.4 metres, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.3.3.2(a), requires a minimum side yard setback of 3 metres.**

The subject application is being considered concurrently with applications B27/21, B28/21 and A35/21.

TAKE FURTHER NOTICE that the Committee of Adjustment public hearing has been scheduled for **Wednesday, July 28, 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: July 13, 2021

Janice Sadgrove
Secretary-Treasu



COMMITTEE OF ADJUSTMENT
KEY MAP
A40/21 – 240 CODRINGTON STREET



240 Codrington St
Barrie, On.

Development Services
7/5/2021



REGISTERED
BLOCK C

PLAN 1196
LOT 1

REGISTERED

PART 4
PLAN 1023

NEW PARCEL TO BE CREATED
510 SQ.M.

RODNEY STREET

LOT 3

EXISTING COACH HOUSE
RETAINED LANDS
511 SQ.M.

RETAINED LANDS
511 SQ.M.

PART 1
EXISTING DWELLING
No. 236

PART 2
EXISTING DWELLING
No. 240

Side Yard
Setback (1.4m)

LOT 2

LOT 1

CODRINGTON STREET

IWG

FOURNIER

726-6201
434-9315

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DATE MAY 26, 2021