



**COMMITTEE OF ADJUSTMENT  
PUBLIC NOTICE OF HEARING  
SUBMISSION NO. A46/21**

**TAKE NOTICE** that an application has been received from **Glen Schnarr & Associates Inc., c/o Mark Condello on behalf of Sovereign Mapleview & Huronia Limited** 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 213 LOT 32 and known municipally as **118 Peel Street** in the City of Barrie.

This property is zoned Residential Multiple Dwelling Second Density (RM2).

This application, if granted by the Committee of Adjustment, will serve to permit an increased building density, to exceed the maximum front yard parking coverage allowed, a reduction in parking spaces, to recognize a deficient lot frontage and permission for tandem parking for a proposed six unit stacked townhouse development.

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

1. **To permit a maximum density of 60 units per net hectare, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.2.5.1(c), requires a maximum density of 53 units per net hectare.**
2. **To recognize an existing lot frontage of 20.44 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1, Table 5.3, requires a minimum lot frontage of 21 metres.**
3. **To permit a reduced parking ratio of 1 space per dwelling unit, whereas the Comprehensive Zoning By-law 2009-141, under Section 4.6.1, Table 4.6, requires a minimum of 1.5 spaces per dwelling unit.**
4. **To permit tandem parking in a residential building containing more than 3 dwelling units, whereas the Comprehensive Zoning By-law 2009-141, under Section 4.6.1, Table 4.6, tandem parking is not permitted.**
5. **To permit a front yard parking coverage for a stacked townhouse of 55.2%, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.3.6.1, permits a maximum front yard coverage of 50%.**

**TAKE FURTHER NOTICE** that the Committee of Adjustment public hearing has been scheduled for **Wednesday, February 23, 2022**. 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](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.

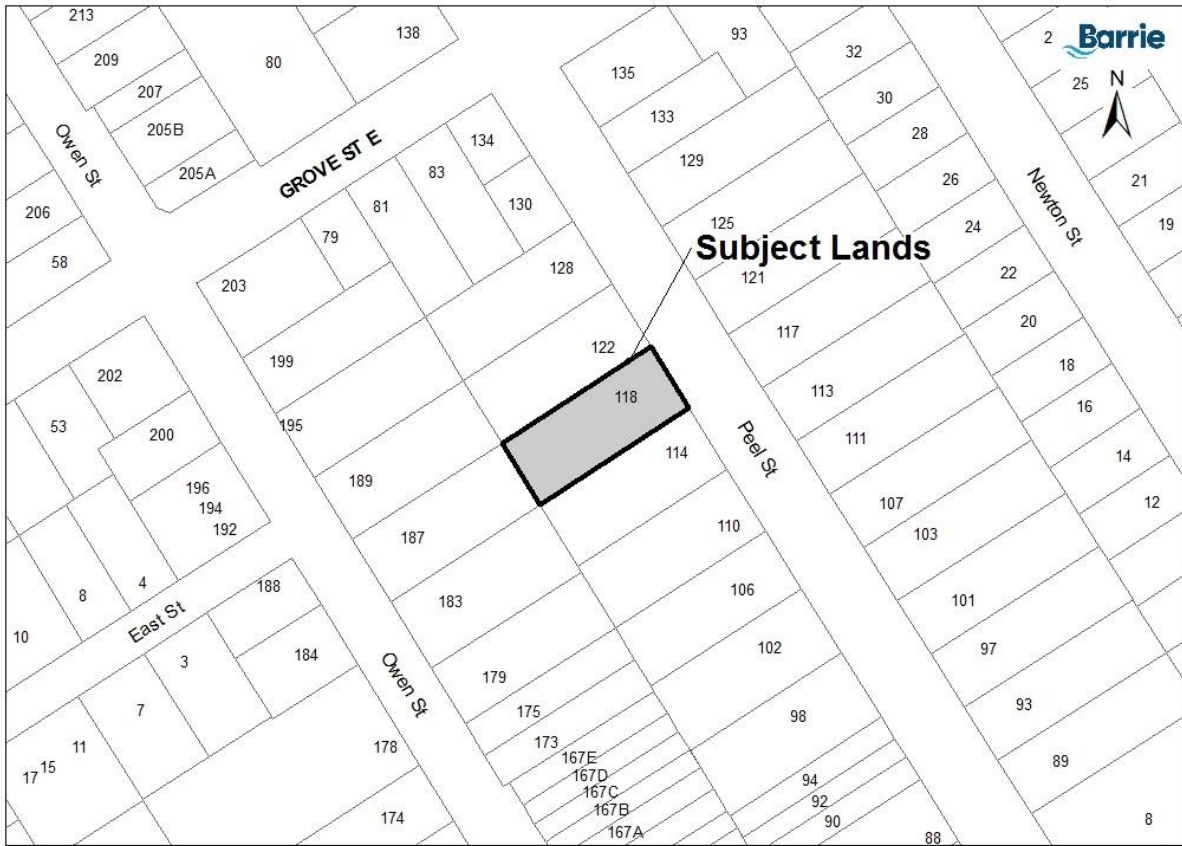
For more information on the application, including plans filed with the application, please email [cofa@barrie.ca](mailto:cofa@barrie.ca).

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.

To view this notice online, please visit our website at [www.barrie.ca/cofa](http://www.barrie.ca/cofa)

Dated: February 8, 2022

Janice Sadgrove  
Secretary-Treasurer

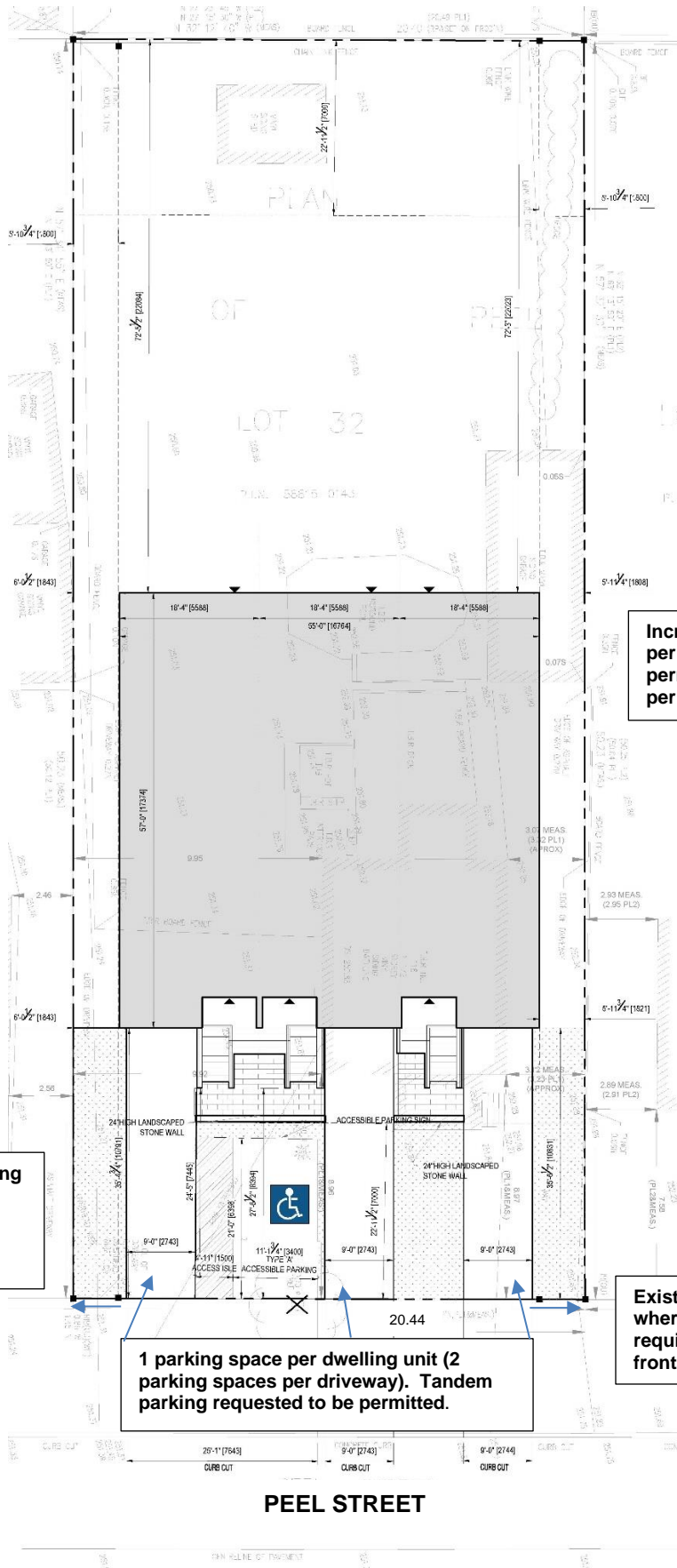


118 Peel Street  
Barrie, On

Development Services  
2/2/2022



COMMITTEE OF ADJUSTMENT  
DRAWING/SKETCH  
A46/21 – 118 PEEL STREET



Total front yard parking coverage of 55.2%. Zoning By-law limits front yard parking coverage to 50%

Increase in density of 60 units per net hectare. Zoning By-law permits a maximum of 53 units per net hectare.

1 parking space per dwelling unit (2 parking spaces per driveway). Tandem parking requested to be permitted.

Existing lot frontage of 20.44m whereas the Zoning By-law requires a minimum lot frontage of 21m.

PEEL STREET