



**COMMITTEE OF ADJUSTMENT  
PUBLIC NOTICE OF HEARING  
SUBMISSION NO. A47/21**

**TAKE NOTICE** that an application has been received from **Innovative Planning Solutions, c/o Greg Barker on behalf of Sunrise Acquisitions (Patterson) Inc.** 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 959 LOT 30, 31, 32 AND 33 known municipally as **46, 50, 52 and 56 Patterson Road** in the City of Barrie.

This property is zoned Residential Multiple Second Density – Special Provision 564 (RM2)(SP-564).

This application, if granted by the Committee of Adjustment, will serve to permit exceeding the maximum allowable height to facilitate the construction of a 46-unit block townhouse development. The property is subject to Site Plan Application D11-016-2019.

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

- 1. A building height of 11 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 Table 5.3, permits a maximum building height of 10 metres.**

**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](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: September 7, 2021

Janice Sadgrove  
Secretary-Treasurer



COMMITTEE OF ADJUSTMENT  
KEY MAP  
A47/21 – 46, 50, 52 & 56 PATTERSON ROAD



46, 50, 52, 56 Patterson Road  
Barrie, On

Development Services  
8/31/2021



COMMITTEE OF ADJUSTMENT  
ELEVATIONS  
A47/21 – 46, 50, 52 & 56 PATTERSON ROAD



**FRONT (SOUTH) ELEVATION**

SCALE: 3/16" = 1'-0"