



**COMMITTEE OF ADJUSTMENT
PUBLIC NOTICE OF HEARING
SUBMISSION NO. A48/21**

TAKE NOTICE that an application has been received from **Prycon Custom Building and Renovations, c/o Rick Ecker on behalf of Chris and Claire Lowery** 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 1074 LOT 11 and known municipally as **77 Holgate Street** in the City of Barrie.

This property is zoned Residential Single Detached Dwelling Second Density, Special Provision 529-HC (R2)(SP-529-HC).

This application, if granted by the Committee of Adjustment, will serve to permit the construction of an addition (attached garage), which will serve to permit a deficient front yard setback to an attached garage and to allow the proposed attached garage to protrude past the front façade of the dwelling.

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

- 1. To permit an attached accessory non-living space (garage) with a setback of 0 metres past the front façade of the dwelling, whereas Comprehensive Zoning By-law under Section 13.1.208(e), requires a minimum 4.0 metre setback to a garage from the front façade of the dwelling facing the street.**
- 2. To permit an attached garage with a front yard setback of 5.3 metres whereas Comprehensive Zoning By-law 2009-141 under Section 5.3 metres, Table 5.3 requires a minimum front yard setback of 7 metres to an attached garage.**

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
A48/21 – 77 HOLGATE STREET



77 Bayview Drive
Barrie, On

Development Services
8/30/2021



COMMITTEE OF ADJUSTMENT
SITE PLAN
A48/21 – 77 HOLGATE STREET

Front Yard Setback (5.3m)
Garage protrudes past the front façade of the dwelling.

