



**COMMITTEE OF ADJUSTMENT
PUBLIC NOTICE OF HEARING
SUBMISSION NO. A67/21**

TAKE NOTICE that an application has been received from **MHBC Planning c/o Kory Chisholm on behalf of Vitmont Holdings (Barrie) Inc. c/o Vito Montesano** 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 2 PT MARKET BLOCK RP 51R39976 PARTS 2 TO 6 and known municipally as **79 Collier Street** in the City of Barrie.

This property is zoned Central Area Commercial - 2 (C1-2).

This application, if granted by the Committee of Adjustment, will serve to permit exceeding the allowable height and gross floor area, a reduced amount of required minimum lot coverage of commercial uses, a reduction in parking spaces and deficient landscape buffer area to facilitate the construction of a 17-storey mixed use residential building. The property is subject to Site Plan application D11-023-2020. Information can be found on the City of Barrie website under Proposed Developments, [Ward 2 – 79 Collier Street](#).

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

1. **To permit a maximum gross floor area of 725% of lot area, whereas the Comprehensive Zoning By-law 2009-141, under Section 6.3.1, permits a maximum gross floor area of 600% of lot area.**
2. **To permit a building height of 15 metres within 3 metres of the front lot line and the lot flankage, whereas the Comprehensive Zoning By-Law 2009-141, under Section 6.3.2, permits a maximum building height of 10 metres within 5 metres of the front lot line and the lot flankage.**
3. **To permit a building height of 55 metres beyond 3 metres of the front lot line and the lot flankage, whereas the Comprehensive Zoning By-Law 2009-141, under Section 6.3.2, permits a maximum building height of 45 metres beyond 5 metres of the front lot line and the lot flankage.**
4. **To permit a minimum lot coverage of 30.43% for commercial uses, whereas the Comprehensive Zoning By-law 2009-141, under Section 6.3.2, requires a minimum lot coverage of 50% for commercial uses.**
5. **To permit a minimum of 0.86 parking spaces per dwelling unit in the Urban Growth Centre, whereas the Comprehensive Zoning By-law 2009-141, under Table 4.6.1, requires a minimum of 1 parking space per dwelling unit in the Urban Growth Centre.**
6. **To permit a side and rear yard landscape buffer strip with a width of 0 metres, whereas the Comprehensive Zoning By-Law 2009-141, under Section 6.3.7.1, requires a landscape buffer strip with a minimum width of 3 metres.**
7. **To permit a drive aisle (driveway) width of 5 metres to permit the encroachment of a fire escape, whereas the Comprehensive Zoning By-law 2009-141, under Section 4.6.2.5, requires a minimum drive aisle width of 6.4 metres.**

TAKE FURTHER NOTICE that the Committee of Adjustment public hearing has been scheduled for **Wednesday, April 27, 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.

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.

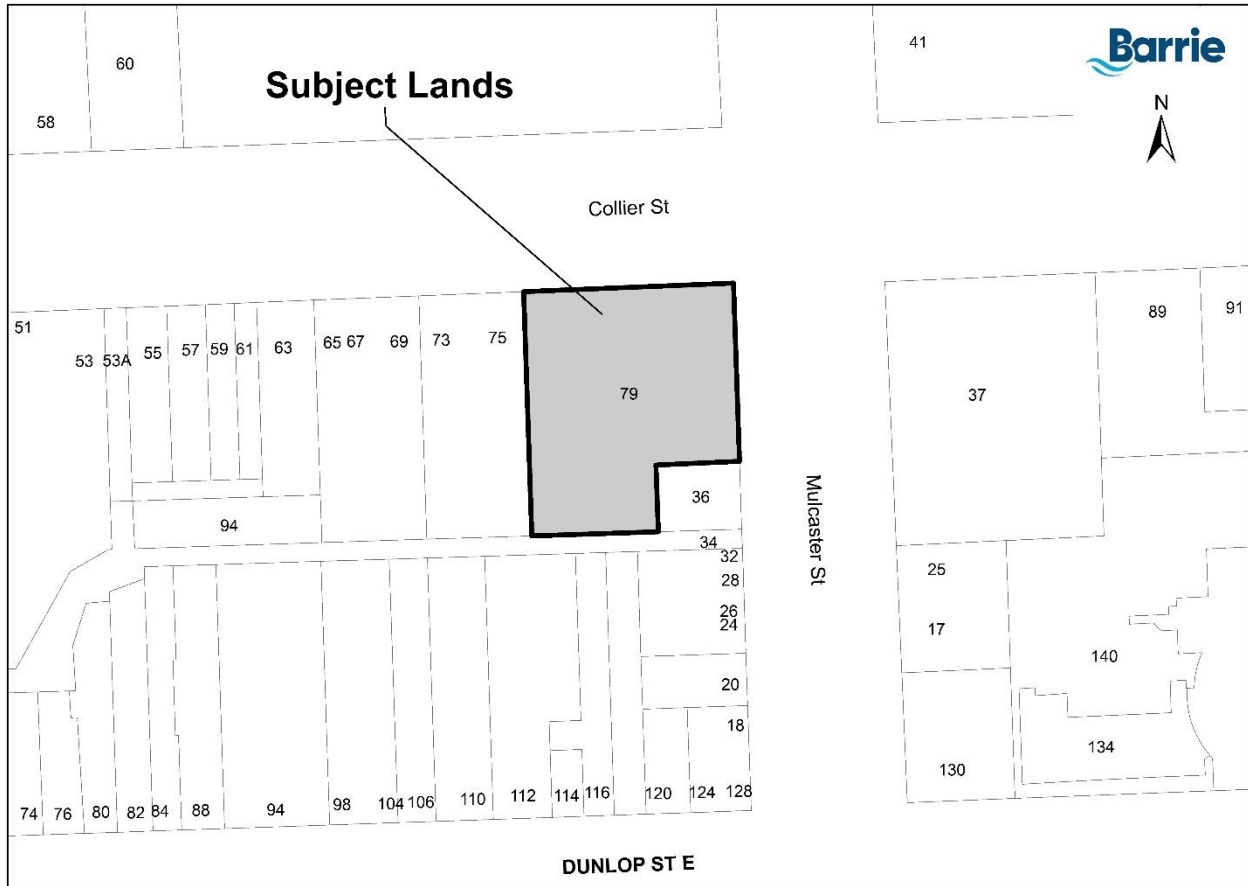
To view this notice online, please visit our website at www.barrie.ca/cofa

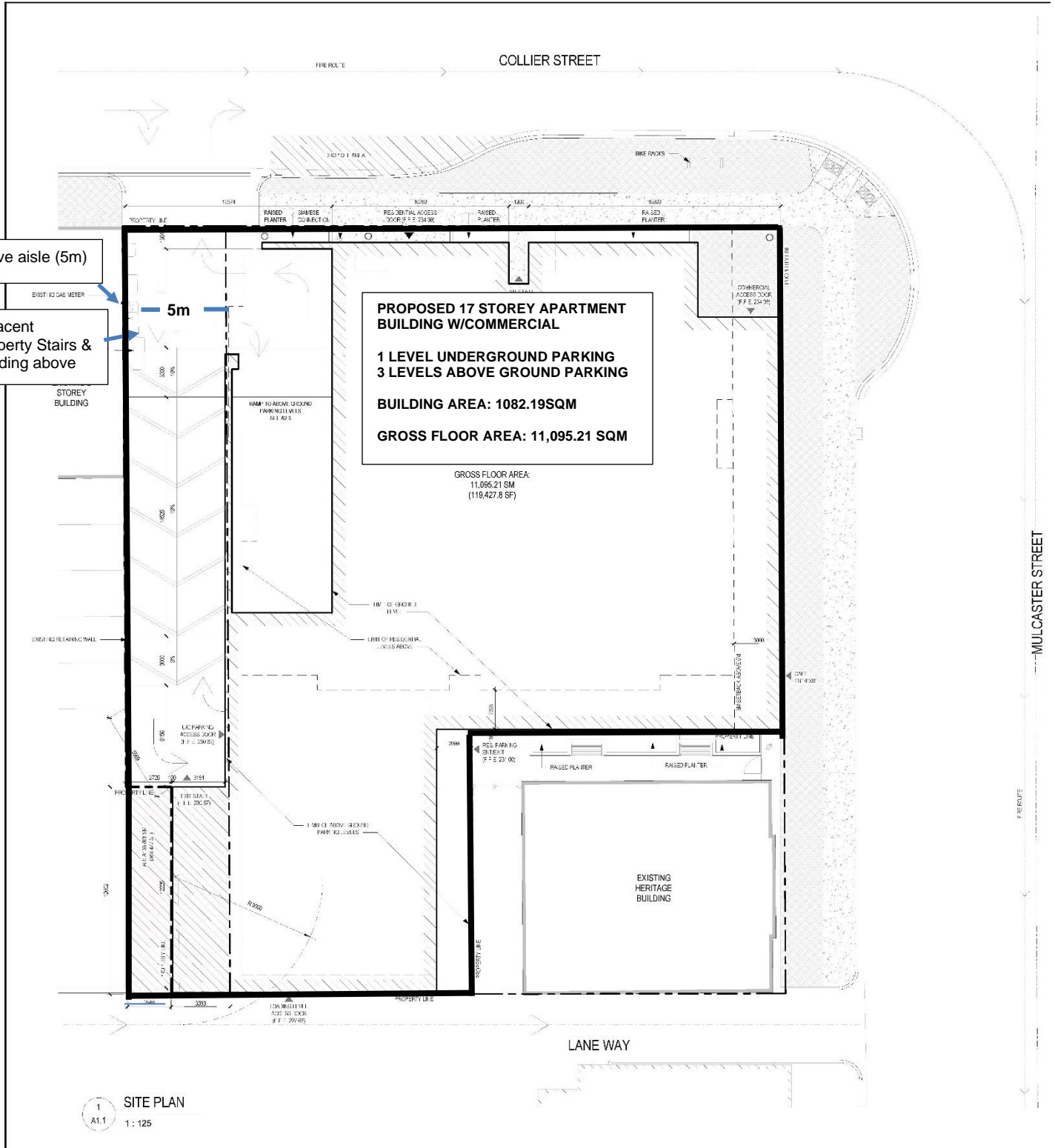
Dated: April 12, 2022

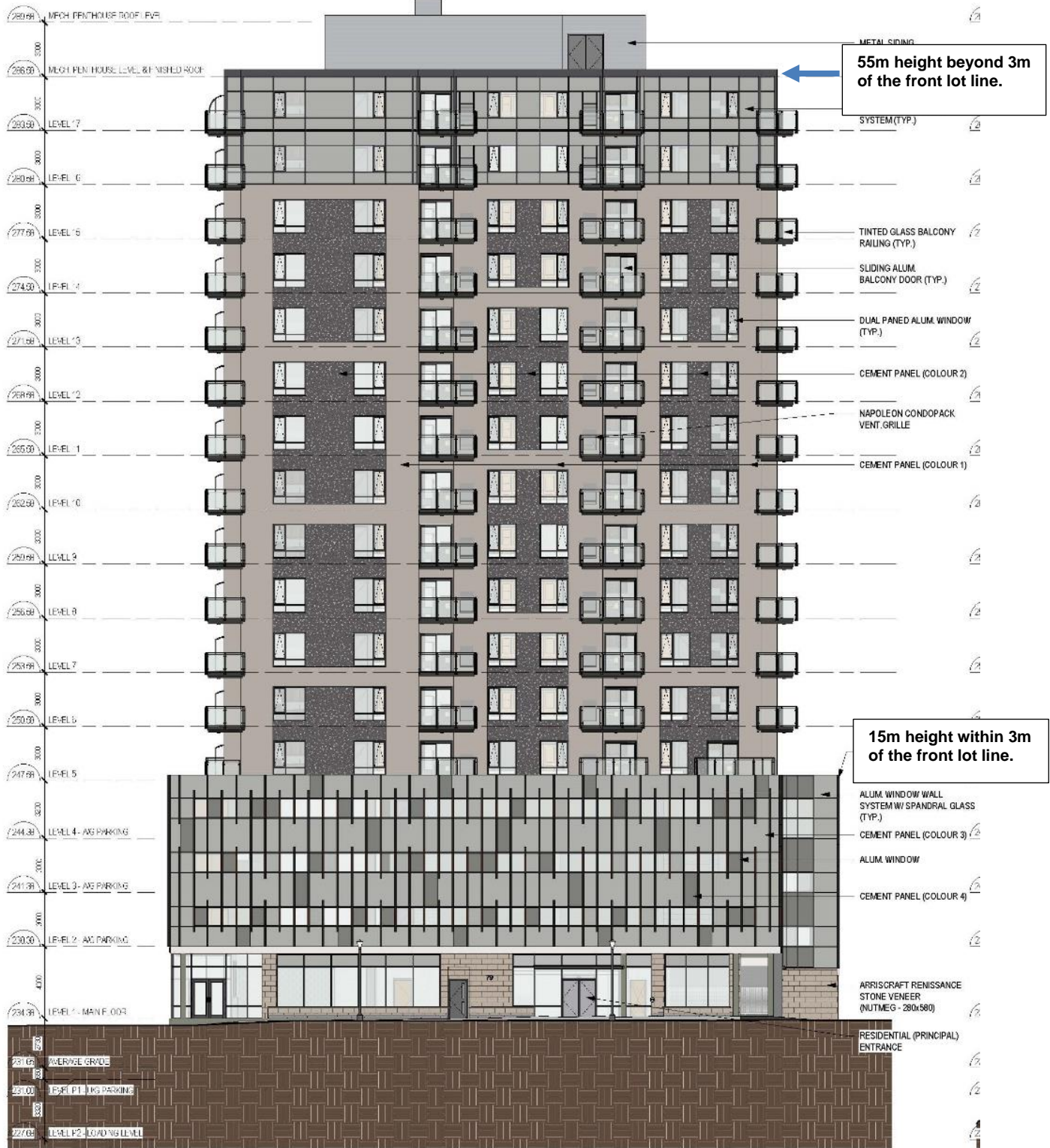
Janice Sadgrove
Secretary-Treasurer



COMMITTEE OF ADJUSTMENT
KEY MAP
A67/21 – 79 COLLIER STREET







1 NORTH ELEVATION
A3.1 1:150