



**COMMITTEE OF ADJUSTMENT
PUBLIC NOTICE OF HEARING
SUBMISSION NO. A69/21**

TAKE NOTICE that an application has been received from **KLM Planning Partners Inc., c/o Keith MacKinnon on behalf of Urban North On The Go Ltd.** 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 BLOCK 23 51M-1193 and known municipally as **720 Mapleview Drive East** in the City of Barrie.

This property is zoned Residential Apartment Dwelling Second Density – 1 with Special Provision No. 491 (RA2-1)(SP-491).

This application, if granted by the Committee of Adjustment, will serve to permit a reduction in parking spaces and rear yard setback for porches to facilitate the construction of a walk-up apartment. The property is subject to site plan application D11-018-2021.

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

- 1. A minimum of 1.25 parking spaces per dwelling unit, whereas the Comprehensive Zoning By-law 2009-141, Special Provision No. 491 under Section 13.1.176(c), requires a minimum of 1.35 parking spaces per dwelling unit.**
- 2. A minimum of 1 parking space per 34 square metres of commercial gross floor area, whereas the Comprehensive Zoning By-law 2009-141, under Section 4.6.2.3(b), requires a minimum of 1 parking space per 24 square metres of commercial gross floor area.**
- 3. A minimum rear yard setback of 2.83 metres for the porch attached to units in sub-Blocks 74 & 75, whereas the Comprehensive Zoning By-law, under subsection 5.3.5.1, requires a minimum setback of 5.0 metres;**

TAKE FURTHER NOTICE that the Committee of Adjustment public hearing has been scheduled for **Wednesday, May 25, 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.

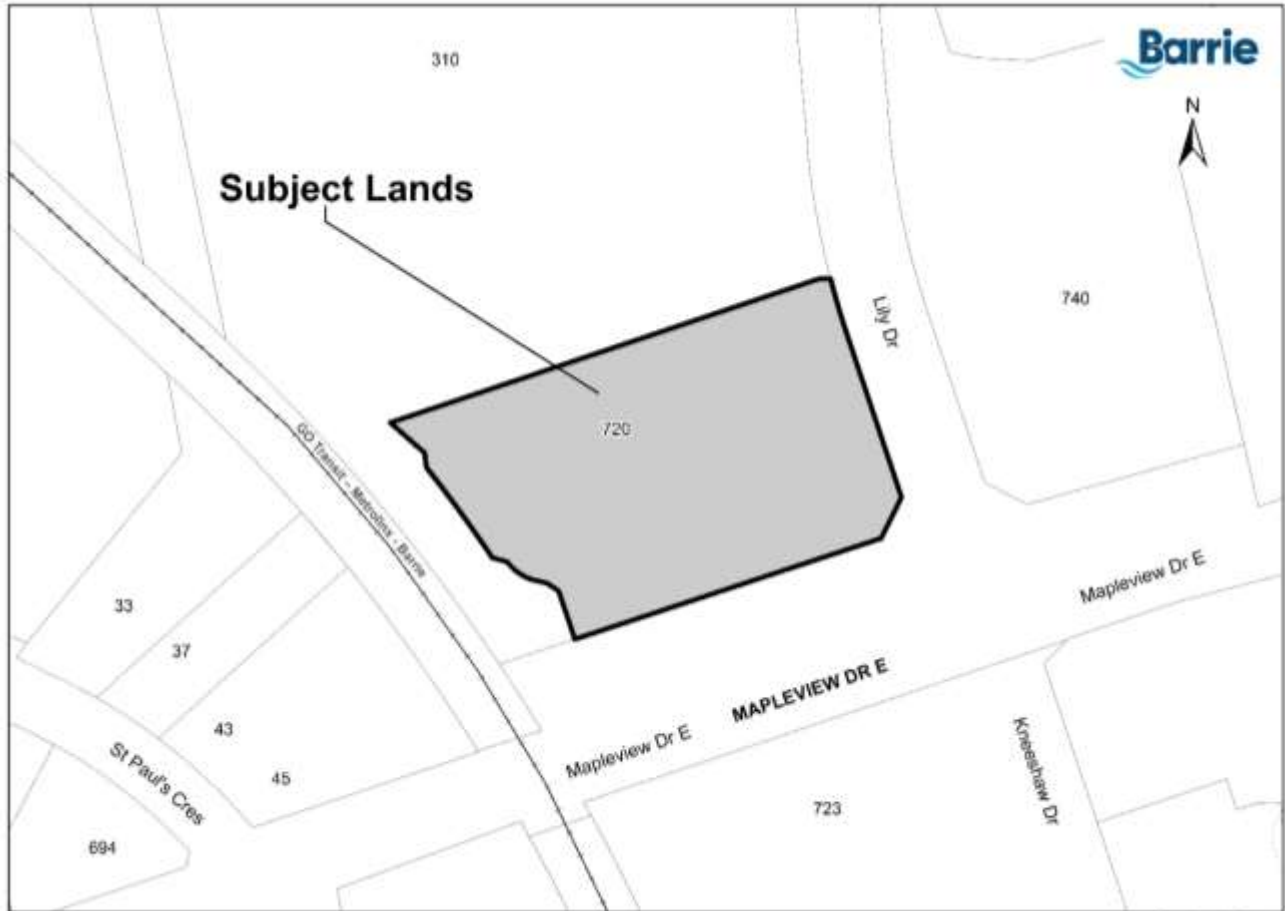
To view this notice online, please visit our website at www.barrie.ca/cofa

Dated: May 10, 2022

Janice Sadgrove
Secretary-Treasurer



COMMITTEE OF ADJUSTMENT
KEY MAP
A69/21 – 720 MAPLEVIEW DRIVE EAST

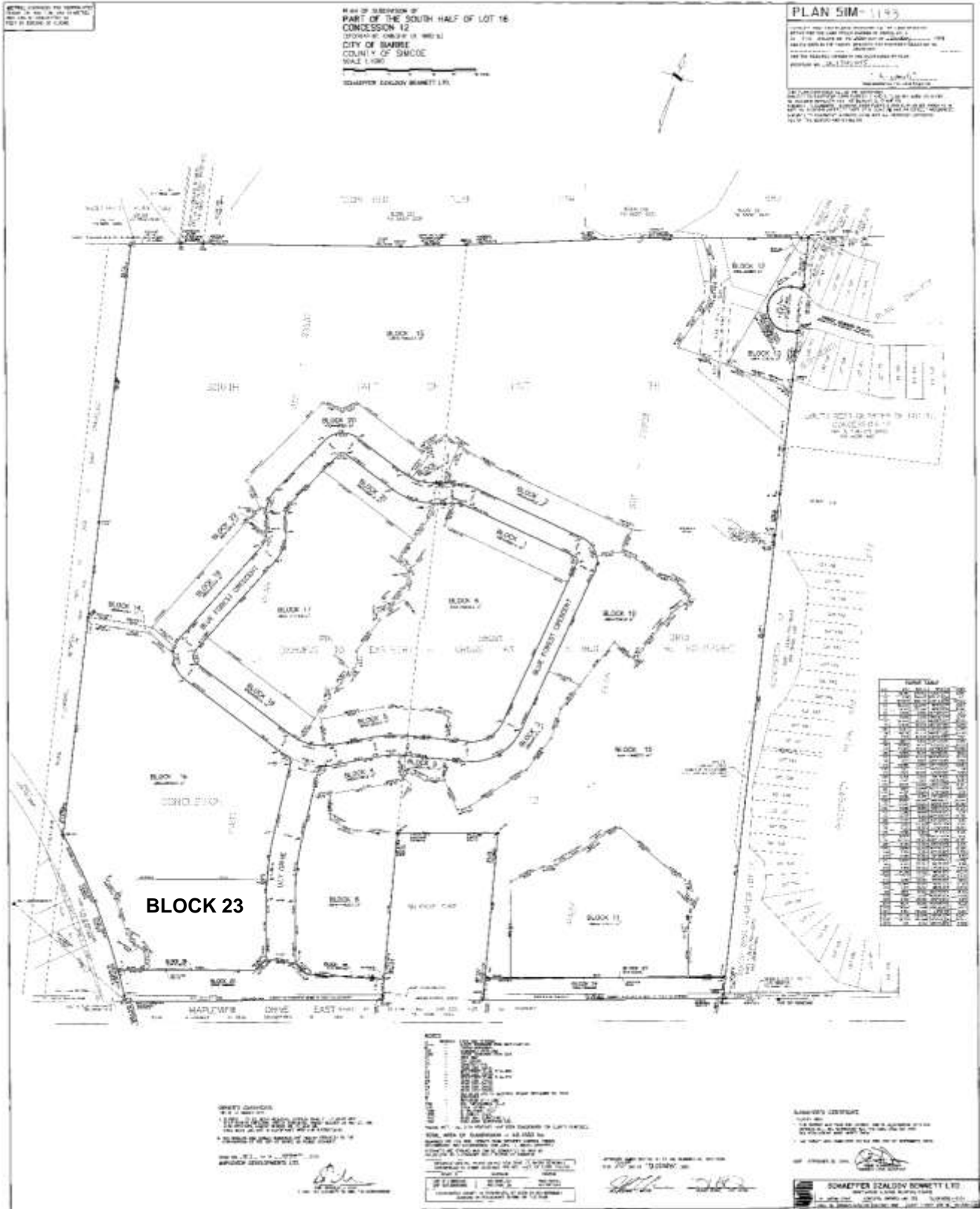


720 Mapleview Drive East
Barrie, On

Development Services
12/14/2021



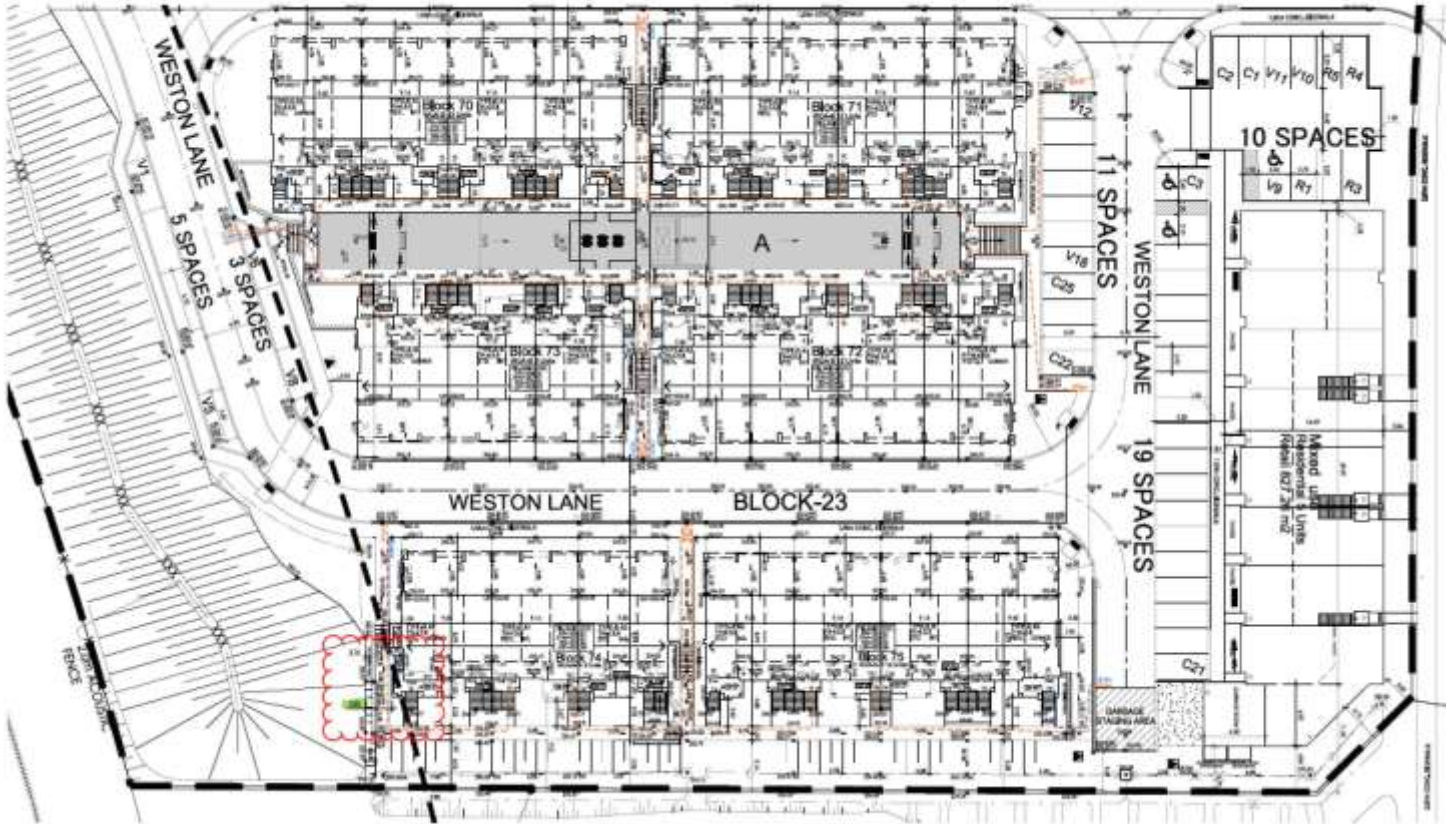
COMMITTEE OF ADJUSTMENT
PLAN 51M-1193
A69/21 - 720 MAPLEVIEW DRIVE EAST





COMMITTEE OF ADJUSTMENT
SITE PLAN
A69/21 – 720 MAPLEVIEW DRIVE EAST

MINOR VARIANCE SKETCH



ZONING STATISTICS

	BLOCK 23	
	ZONE: RA2-1 (SP-491)	
	WALK UP APT.	
	REQUIRED	PROVIDED
LOT AREA (m) (MIN.)	450.00	10355.6
LOT FRONTAGE (m) (MIN.)	21.00	79.46
FRONT YARD (m) (MIN.)		
Main Wall	3.00	3.05
To Porch	3.00	3.06
SETBACK TO ATTACHED GARAGE (m) (MIN.)	6.00	6.05
INT. SIDE YARD (m) (MIN.)		
Main Wall	0.00	7.55
To Porch	0.60	N/A
EXT. SIDE YARD (m) (MIN.)		
Main Wall	1.20	4.79
To Porch	1.50	9.21
REAR YARD (m) (MIN.)		
Main Wall	0.00	3.76
To Porch	5.00	2.83
LANDSCAPE OPEN SPACE (m ²) (MIN.)	10%	1602.08
		15.5%
		3429.36
LOT COVERAGE (MAX.)	85%	33.1%
GROSS FLOOR AREA (MAX.)	300%	8126.49
		78.5%
MAX. HEIGHT (m)	15m TO 4 STOREYS	11.00 to 13.00 Refer to Elevations

MAPLEVIEW DRIVE EAST

Mixed Use Building

PARKING STATS		
	REQ.	PROVIDED
RESIDENTIAL	89	71
VISITOR	7	18
TOTAL	96	89
	1.35	1.25
Commercial Parking (Retail - 827.26 m ²)	35	25
	1 per 24m ²	1 per 34m ²



COMMITTEE OF ADJUSTMENT
SITE PLAN
A69/21 – 720 MAPLEVIEW DRIVE EAST

MINOR VARIANCE SKETCH

