COMMITTEE OF ADJUSTMENT
PUBLIC NOTICE OF HEARING
SUBMISSION NO. A32/25

TAKE NOTICE that an application has been received from **EC Planning Consultants c/o Connor McBride on behalf of Ayler Ng** 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 legally described as PART OF LOT 24 S/S HENRY ST, PLAN 27, BEING PART 1 ON PLAN 51R-41840 and known municipally as **95 Henry Street** in the City of Barrie.

This property is zoned Residential Multiple Dwelling First Density (RM1).

This application, if granted by the Committee of Adjustment, will serve to permit a reduced side yard setback and rear yard setback and to exceed the maximum lot coverage allowed for a proposed semi-detached dwelling should consent application B17/25 be approved.

The applicant is seeking the following minor variances:

1. **A side yard setback of 2 metres on one side of the lot, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.3.3.2(b), requires a minimum side yard setback of 3 metres on one side of the lot where on the same lot there is no carport or where a garage is not attached to the main building.**

2. **A rear yard setback of 5 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 (Table 5.3) requires a minimum rear yard setback of 7 metres.**

3. **A maximum lot coverage of 50 percent of the lot area, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 (Table 5.3) permits a maximum lot coverage of 45 percent of the lot area.**

TAKE FURTHER NOTICE that the Committee of Adjustment public hearing has been scheduled for **Tuesday, June 24, 2025.** 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.

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.

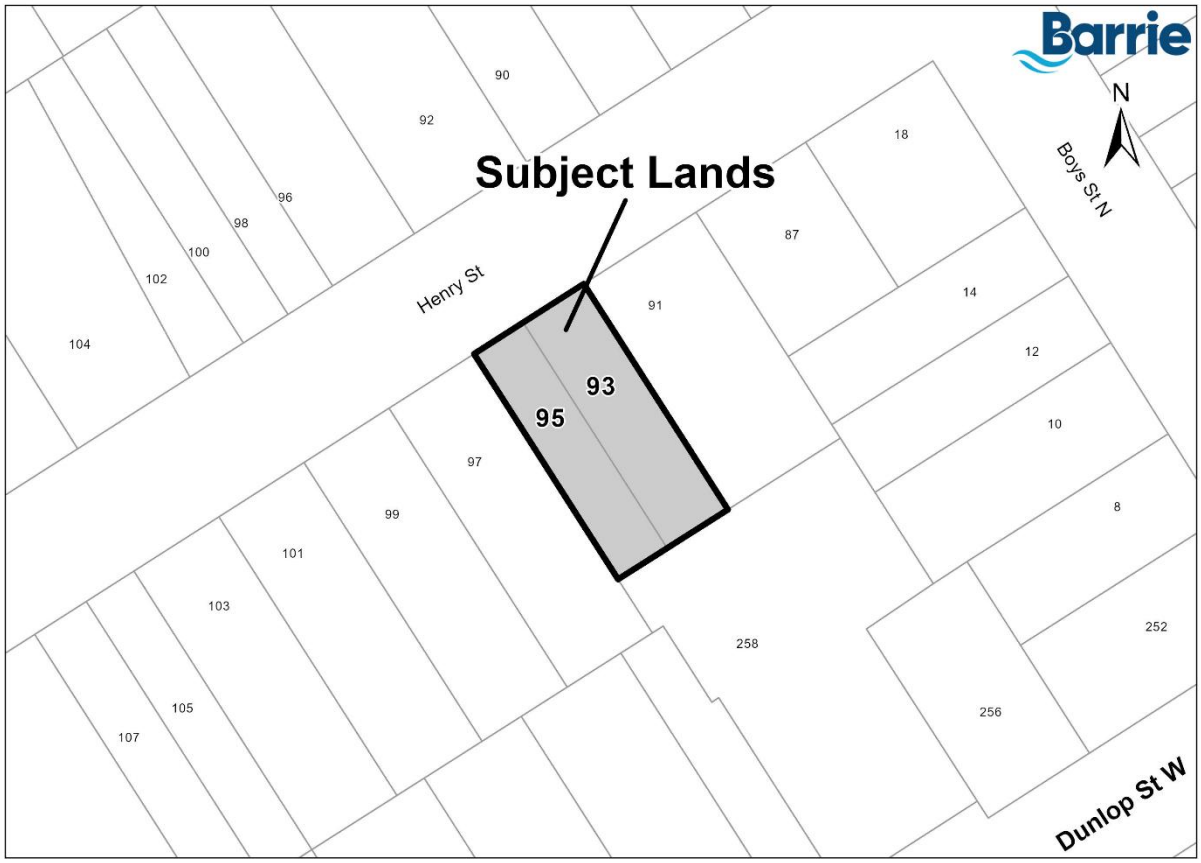
Inquiries by phone can be made through Service Barrie at (705) 726-4242 during regular business hours. If you require any language interpreters, the City of Barrie, upon request, will provide language interpreters at the public hearing.

This notice is available via www.barrie.ca/cofa.

Dated: June 10, 2025

Janice Sadgrove
Secretary-Treasurer

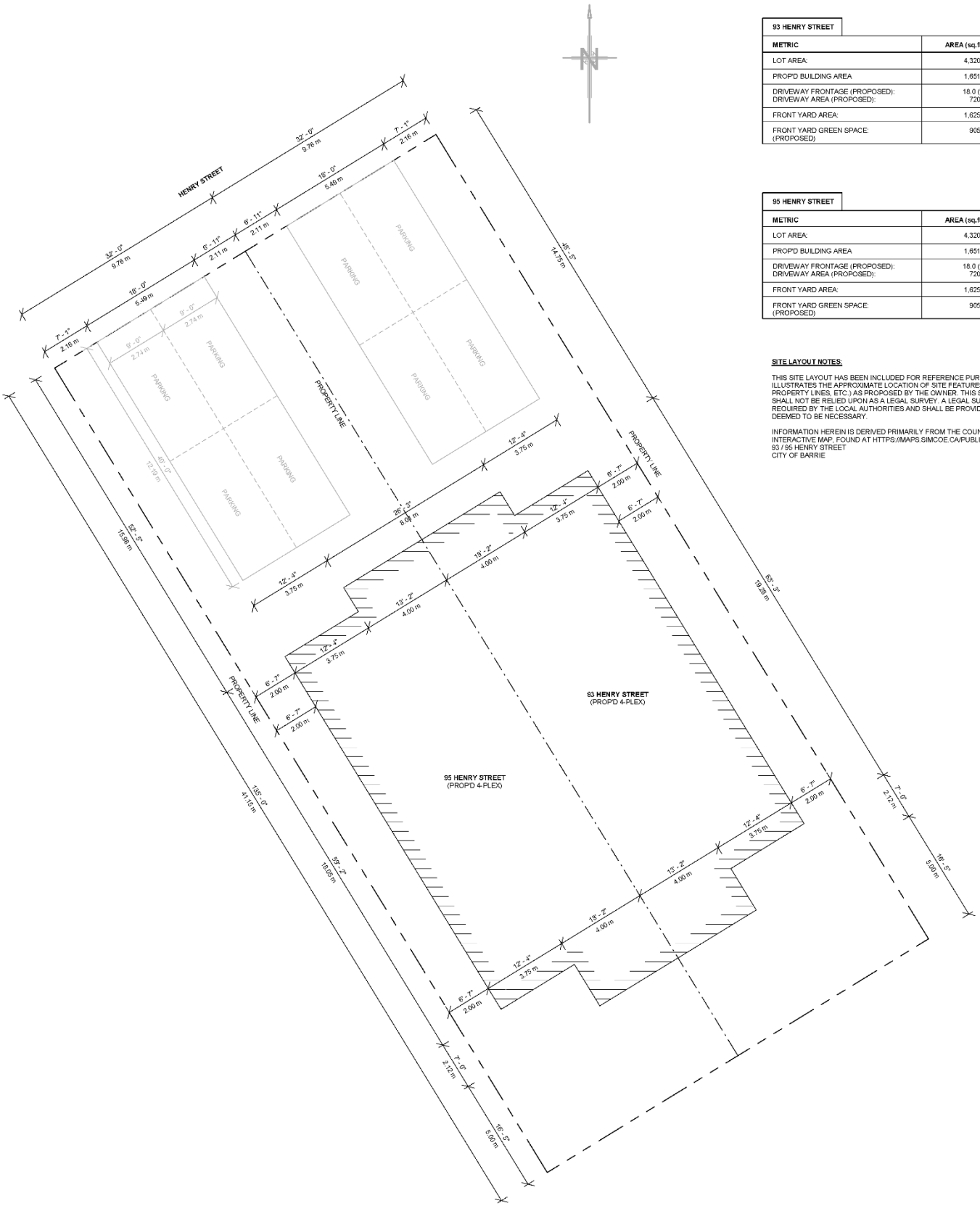
KEY MAP



93 & 95 Henry Street
Barrie - On.

Development Services - Planning
6/2/2025

SITE PLAN



93 HENRY STREET		
METRIC	AREA (sq.ft.)	%
LOT AREA:	4,320.5	
PROP'D BUILDING AREA	1,651.0	38.21%
DRIVEWAY FRONTAGE (PROPOSED): DRIVEWAY AREA (PROPOSED):	18.0 (ft) 720.0	56.28%
FRONT YARD AREA:	1,625.2	
FRONT YARD GREEN SPACE: (PROPOSED)	905.2	55.70%

95 HENRY STREET		
METRIC	AREA (sq.ft.)	%
LOT AREA:	4,320.5	
PROP'D BUILDING AREA	1,651.0	38.21%
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SITE LAYOUT NOTES:

THIS SITE LAYOUT HAS BEEN INCLUDED FOR REFERENCE PURPOSES ONLY AND ILLUSTRATES THE APPROXIMATE LOCATION OF SITE FEATURES (i.e. BUILDINGS, PROPERTY LINES, ETC.) AS PROPOSED BY THE OWNER. THIS SITE LAYOUT SHALL NOT BE RELIED UPON AS A LEGAL SURVEY. A LEGAL SURVEY MAY BE REQUIRED BY THE LOCAL AUTHORITIES AND SHALL BE PROVIDED BY OTHERS IF DEEMED TO BE NECESSARY.

INFORMATION HEREIN IS DERIVED PRIMARILY FROM THE COUNTY OF SIMCOE INTERACTIVE MAP, FOUND AT HTTPS://MAPS.SIMCOE.CA/PUBLIC, SHOWING
93 / 95 HENRY STREET
CITY OF BARRIE