



**COMMITTEE OF ADJUSTMENT  
PUBLIC NOTICE OF HEARING  
SUBMISSION NO. A15/25**

**TAKE NOTICE** that an application has been received from **Bailey Deigns c/o Lyndsey Tkaczuk on behalf of Leisamee Silva** 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 LOT 13 & 14 PLAN 22 E/S SANFORD STREET and known municipally as **53 John Street** in the City of Barrie.

This property is zoned Residential Multiple Dwelling Second Density (RM2).

This application, if granted by the Committee of Adjustment, will serve to permit a reduced side yard setback and to exceed the maximum allowable height for a detached garage with an associated additional residential unit in the second storey.

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

- 1. A building height of 5.5 metres for a proposed additional residential unit (ARU) within an accessory structure, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.2.9.2(a), restricts the height of an additional residential unit within an accessory structure to a maximum of 4.5 metres.**
- 2. To permit a proposed additional residential unit (ARU) within an accessory structure to exceed the maximum building height of the principal building, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.2.9.2(a), provides that the maximum building height shall not exceed the height of the principal building.**
- 3. A side yard setback of 1.50 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.2.9.2(a), requires a minimum side yard setback of 3 metres.**

**TAKE FURTHER NOTICE** that the Committee of Adjustment public hearing has been scheduled for **Tuesday, May 27, 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](http://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](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.

This notice is available via [www.barrie.ca/cofa](http://www.barrie.ca/cofa).

Dated: May 12, 2025

Janice Sadgrove  
Secretary-Treasurer

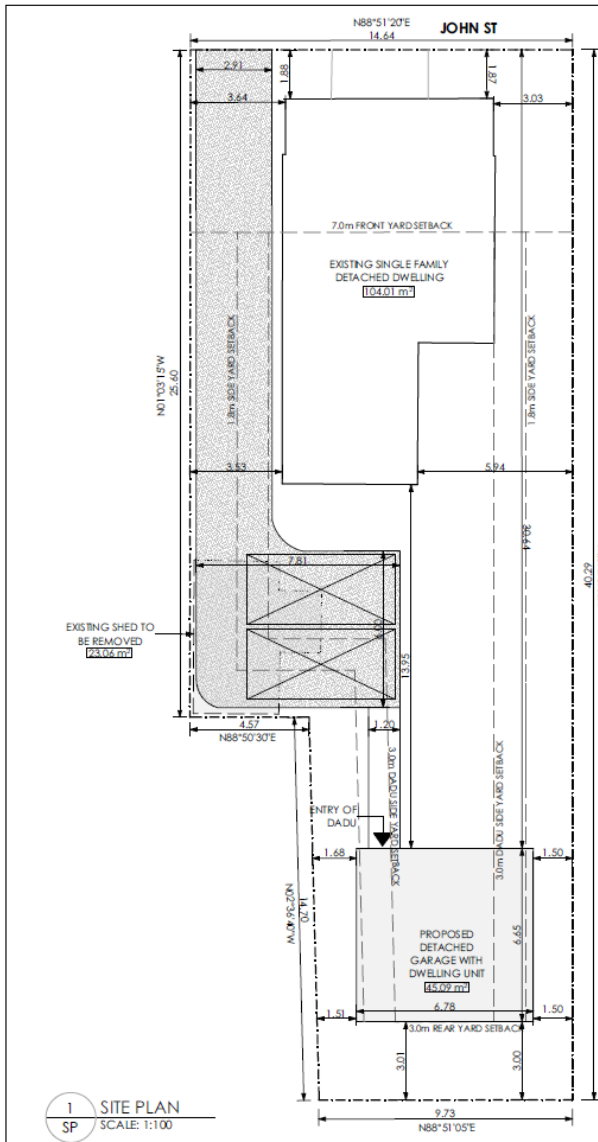
## KEY MAP



53 John Street  
Barrie - On.

Development Services - Planning  
4/29/2025

# SITE PLAN



## ZONING REQUIREMENTS - RM2 DETACHED ACCESSORY STRUCTURE

PROVISION	STANDARD	PROPOSED
MIN. FRONT YARD	7.0m	30.64m
MIN. SIDE YARD	3.0m	1.50m
MIN. REAR YARD	3.0m	3.0m
MAX. BLDG. HEIGHT	4.5m	5.46m
MAIN BLDG. HEIGHT	-	[EXISTING] 5.05m
MAX. LOT COVERAGE	35%	28.65%
MAX. LOT COVERAGE FOR ACCESSORY STRUCTURES	10%	8.66%
MAX. DISTANCE FROM FRONT LOT LINE TO ENTRANCE	40.0m	30.64m
MIN. LANDSCAPED OPEN AREA	35%	51.13%

## SQUARE FOOTAGE CALCS:

### ACCESSORY STRUCTURES:

PROPOSED GARAGE W/ DADU 45.09m²

### MAIN STRUCTURES:

DWELLING UNIT 104.01m²

TOTAL ALL STRUCTURES 149.10m²

TOTAL LOT AREA 520.46m²

## LEGEND

- EXISTING SINGLE FAMILY DWELLING
- PROPOSED DETACHED GARAGE WITH SECONDARY DWELLING UNIT
- PROPOSED DRIVEWAY
- PARKING SPACE (2.7m x 5.5m)

▼ ENTRANCE

# DRAFT

NOT FOR CONSTRUCTION

(VOID DRAWING IF DAMAGED OR COLOURED)

IN ACCORDANCE WITH ARTICLE 17.1.1 OF THE ONTARIO BUILDING CODE (OBC), THE ARCHITECT HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN, AND HAS QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION REQUIRED (UNLESS DESIGNER IS DESIGNATED UNDER 17.1.2.1. OF THE OBC)

DESIGNER'S NAME: SILVIA DADU

DATE: 2022-05-18

PROJECT NAME: 53 John St

PROJECT ADDRESS: 53 John St

PROJECT CITY: Barrie, ON

PROJECT PHONE: (705) 726-4242

PROJECT FAX: (705) 726-4270

PROJECT EMAIL: silvia.dadu@baileydesigns.ca

PROJECT WEBSITE: www.baileydesigns.ca

PROJECT SOCIAL MEDIA: @baileydesigns

PROJECT DESCRIPTION: DETACHED GARAGE WITH DADU

PROJECT DRAWING NO: SP

PROJECT DATE: 2022-05-18

PROJECT SCALE: 1:100

PROJECT SHEET NO: 1

PROJECT TOTAL SHEETS: 1

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