



**COMMITTEE OF ADJUSTMENT
PUBLIC NOTICE OF HEARING
SUBMISSION NO. A40/25**

TAKE NOTICE that an application has been received from **Monterra Planning Consultants c/o Alicia Monteith on behalf of 50 Donald Inc.** 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 LOT 37 PLAN 1514 and known municipally as **50 Donald 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 exceedances to the maximum density and gross floor area allowed and a reduction in parking spaces, lot frontage, side yard setback, landscaped open space and landscape buffer width to facilitate the construction of a three-storey, ten-unit, walk-up apartment building.

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

- 1. To recognize an existing lot frontage of 17.7 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 (Table 5.3), requires a minimum lot frontage of 21 metres.**
- 2. A maximum gross floor area of 90 percent of lot area, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 (Table 5.3), permits a maximum gross floor area of 60 percent of lot area.**
- 3. A side yard setback of 1.5 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 (Table 5.3), requires a minimum side yard setback of 1.8 metres.**
- 4. A landscaped open space of 30 percent of lot area, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 (Table 5.3), requires a minimum landscape open space of 35 percent of lot area.**
- 5. A maximum density of 96 units per net hectare, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.2.5.1(c), requires a maximum density of 53 units per net hectare.**
- 6. A landscape buffer width of 1.5 metres, whereas the Comprehensive Zoning By-law 2009-141, under Sections 5.3.7.1 and 5.3.7.2, requires a minimum 3 metre landscape buffer width adjacent to a parking area and along the side and rear lot lines of any lot occupied by an Apartment Dwelling.**
- 7. A reduced parking ratio of 1.0 spaces per dwelling unit, whereas the Comprehensive Zoning By-law 2009-141, under Section 4.6.1, Table 4.6, requires a minimum of 1.5 spaces per dwelling unit.**

TAKE FURTHER NOTICE that the Committee of Adjustment public hearing has been scheduled for **Tuesday, July 22, 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.

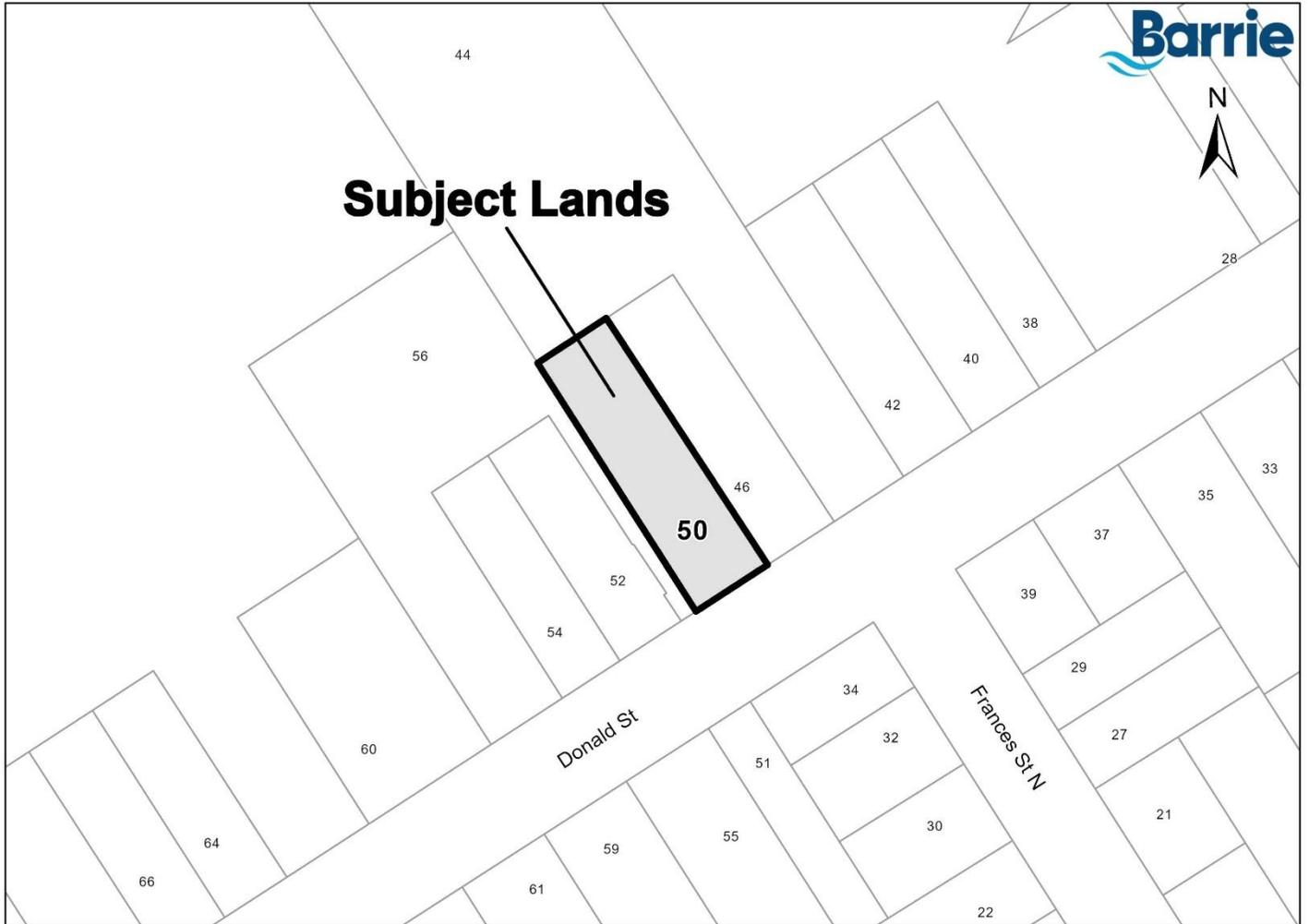
Inquiries by phone can be made through Service Barrie at (705) 726-4242 during regular business hours. If you require any language interpreters, the City of Barrie, upon request, will provide language interpreters at the public hearing.

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

Dated: July 8, 2025

Janice Sadgrove
Secretary-Treasurer

KEY MAP



50 Donald Street
Barrie - On.

Development Services - Planning
7/9/2025

SITE PLAN



Site Statistics	
30 Donald Street, Barrie, ON	
EXISTING ZONING CATEGORY	R6B1
Site per By-law No. 2239 (2015)	Revised/Revised (Existing Zoning Category)
GROSS SITE AREA	3,337.92 1.7641 ACRES
BUILDING AREA	2,873.20' 247.28 AC'
GROSS FLOOR AREA	
Ground Floor	881.20' 83.22 AC'
Second Floor	4,011.20' 433.36 AC'
Third Floor	4,011.20' 433.36 AC'
TOTAL GROSS FLOOR AREA	10,903.60 SF 548.95 AC'
RESIDENTIAL UNIT COUNT	Proposed
Ground Floor	15 Units
Second Floor	15 Units
Third Floor	15 Units
TOTAL UNIT COUNT	45 Units
Setback Requirements	Proposed
Min. Lot Area (Acres)	1,000.000' 222.82 AC'
Min. Lot Frontage (ft)	175.000'
Max. Lot Coverage	30.00%
Min. Setback	20.00'
Min. Side Yard Setback (ft)	5.00'
Min. Front Yard Setback (ft)	5.00'
Min. Side Yard Setback (ft)	5.00'
Min. Landscaping Area (% of Total Lot Area)	20.00%
Min. Landscaping Area (sq. ft.)	667.592'
Min. Front Yard Setback (ft)	25.00'
Min. Side Yard Setback (ft)	10.00'
Min. Front Yard Setback (ft)	1.00'
Min. Side Yard Setback (ft)	1.00'
Min. Landscaping Area (% of Total Lot Area)	20.00%
Min. Landscaping Area (sq. ft.)	667.592'
Min. Front Yard Setback (ft)	25.00'
Min. Side Yard Setback (ft)	10.00'
Min. Front Yard Setback (ft)	1.00'
Min. Side Yard Setback (ft)	1.00'
Parking Calculations	
Available Parking (per 2018 Revised) Spaces	50 (2 parking spaces per building unit and 20 on-site parking spaces)
Total no. of Parking Spaces	50
Available Available Parking Spaces	50
Ratio no. of Available Parking Spaces	1.11
Parking (per 2018 Revised)	50 (2 parking spaces per building unit and 20 on-site parking spaces)

AS SHOWN ON THIS PLAN, THE PROPOSED BUILDING IS LOCATED WITHIN THE 7600' BLDG SETBACK FROM DONALD STREET.

If a conceptual design is based on a preliminary site plan, the site plan shall be updated to reflect any changes in the design and any other information that may be required by the City of Barrie.

See attached site plan for detailed information regarding the proposed site plan.



© DONALD ST MULTIFAMILY CONCEPTUAL DESIGN
 © DONALD ST, BARRIE, ON, CAN - TOR25-0060-00

INITIAL CONCEPTUAL SITE PLAN **WARE MALCOMB** 06.24.2025 **FIG 3**

RENDERING

