



**COMMITTEE OF ADJUSTMENT
PUBLIC NOTICE OF HEARING
SUBMISSION NOS. B11/25, B12/25, B13/25
A20/25 and A22/25**

TAKE NOTICE that applications have been received from **Monterra Planning Consultants (c/o Alicia Monteith) on behalf of 102 Peel Inc. (c/o Adrian Pannozzo)** for minor variances from Zoning By-law 2009-141 and consent to a conveyance of property for residential purposes pursuant to Sections 45 and 53 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, respectively.

IN THE MATTER OF the premises legally described as Lot 29 and Part Lot 28 on Plan 139 and known municipally as **102 Peel Street** in the City of Barrie.

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

These applications, if granted by the Committee of Adjustment, will serve to permit the creation of a total of three lots (two severed and one retained) with a pedestrian access easement to facilitate the construction of three street townhouse dwelling units, each with three (3) additional dwelling units, for a total of four (4) units per dwelling.

Purpose of the applications:

B11/25

The application, if granted by the Committee of Adjustment, will serve to permit the creation of a new residential lot.

The severed lands propose to have a lot area of 405 square metres and a proposed lot frontage of 7.6 metres on Peel Street.

The retained lands propose to have a lot area of 713 square metres and a proposed lot frontage of 13.9 metres on Peel Street.

B12/25

The application, if granted by the Committee of Adjustment, will serve to permit the creation of a new residential lot.

The severed lands propose to have a lot area of 313 square metres and a proposed lot frontage of 6.1 metres on Peel Street.

The retained lands propose to have a lot area of 400 square metres and a proposed lot frontage of 7.8 metres on Peel Street.

B13/25

The application, if granted by the Committee of Adjustment, will serve to permit the creation of a pedestrian access easement over Severed Lot No. 1 (Part 1) in favour of Severed Lot No. 2 (Part 2).

These applications are being considered concurrently with Minor Variance applications A20/25 and A22/25.

Variance Requests:

A20/25

This application, if granted by the Committee of Adjustment, will serve to permit a reduction to the side yard setback for the townhouse unit (end unit) located on Severed Lot No. 1 (Part 1) should Consent Application B11/25 be approved.

The applicant is seeking the following minor variances:

- 1. A side yard setback of 1.5 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.**

A22/25

This application, if granted by the Committee of Adjustment, will serve to permit a reduction to the side yard setback for the townhouse unit (end unit) located on the retained lands (Lot No. 3 or Part 3) should Consent Applications B11/25 and B12/25 be approved.

The applicant is seeking the following minor variances:

- 1. A side yard setback of 1.5 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.**

TAKE FURTHER NOTICE that the Committee of Adjustment public hearing has been scheduled for **Tuesday, August 26, 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.

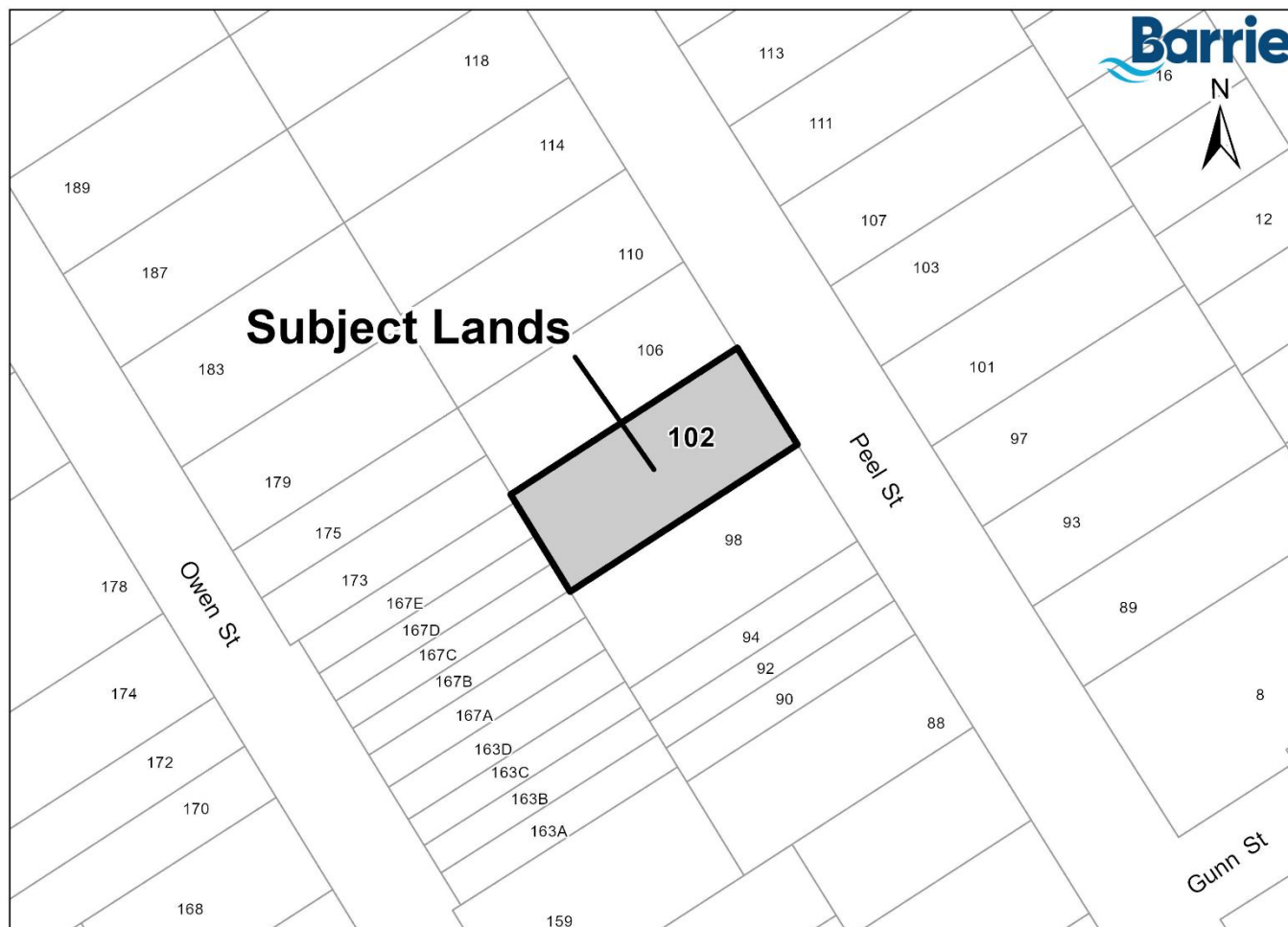
Inquiries by phone can be made through Service Barrie at (705) 726-4242 during regular business hours. If you require any language interpreters, the City of Barrie, upon request, will provide language interpreters at the public hearing.

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

Dated: August 11, 2025

Janice Sadgrove
Secretary-Treasurer

KEY MAP



102 Peel Street
Barrie - On.

Development Services - Planning
4/30/2025

DRAFT R-PLAN

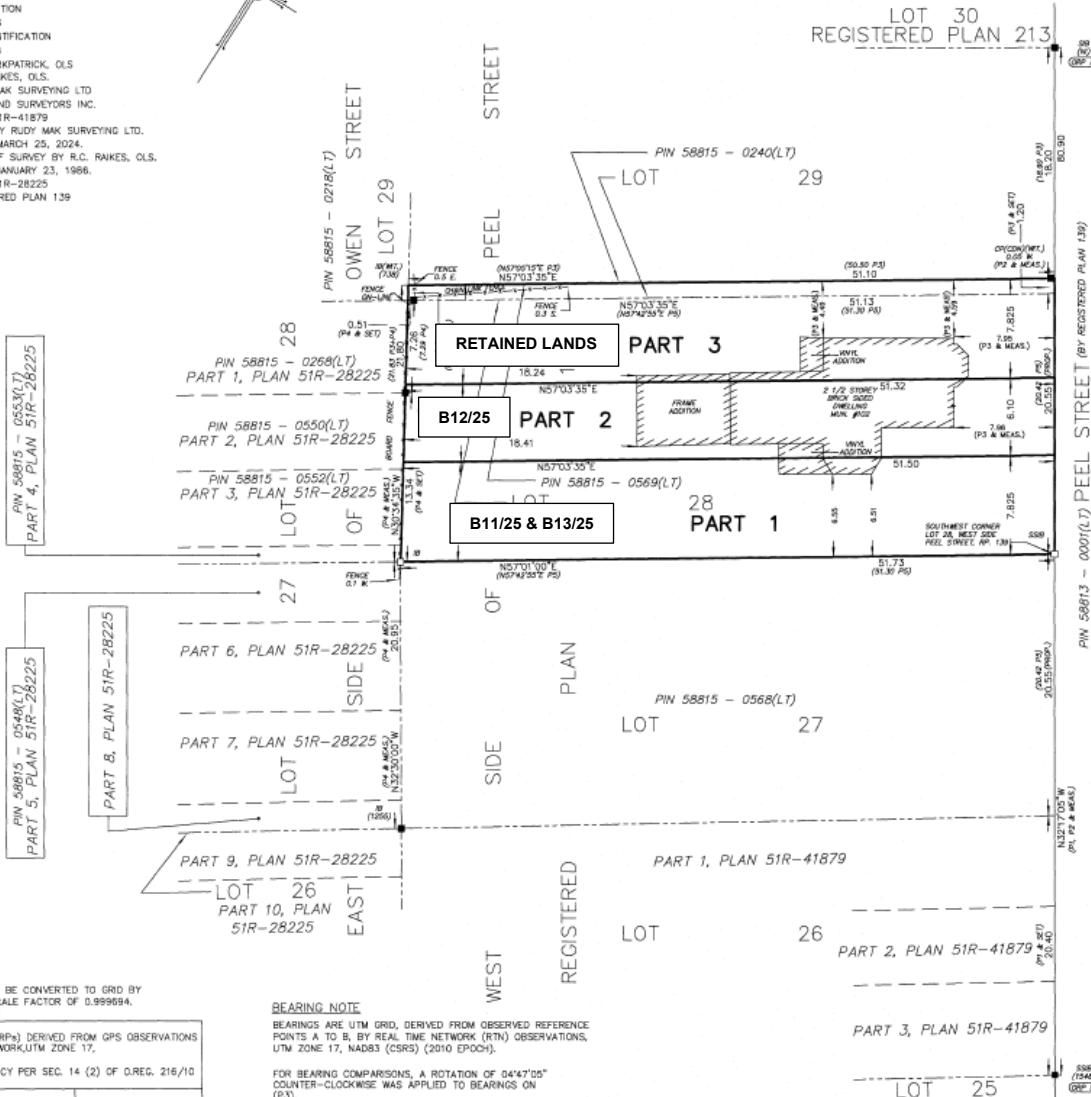
LEGEND

- DENOTES FOUND SURVEY MONUMENT
- ◊ DENOTES PLANTED SURVEY MONUMENT
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- CP DENOTES CONCRETE PIN
- PROP. DENOTES PROPORTION
- WIT. DENOTES WITNESS
- NI DENOTES NO IDENTIFICATION
- DENOTES FENCING
- (738) DENOTES R.C. KIRKPATRICK, OLS
- (1255) DENOTES R.C. RAKES, OLS
- (1546) DENOTES RUDY MAK SURVEYING LTD
- (CDA) DENOTES CON LAND SURVEYORS INC.
- (P1) DENOTES PLAN 51R-41879
- (P2) DENOTES SRPR BY RUDY MAK SURVEYING LTD.
- (P3) DENOTES DATED MARCH 25, 2024.
- (P4) DENOTES PLAN OF SURVEY BY R.C. RAKES, OLS.
- (P5) DENOTES DATED JANUARY 23, 1966.
- (P6) DENOTES PLAN 51R-28225
- (P7) DENOTES REGISTERED PLAN 139



SCHEDULE

PART	LOT	REGISTERED PLAN	P.I.N.	AREA (sq.m.)
1	PART OF LOT 28	139	ALL OF P.I.N. 58815-0569(LT)	405.5
2	PART OF LOT 28			313.6
3	LOTS 28 & 29			400.7



DISTANCES

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999694.

OBSERVED REFERENCE POINTS (ORP_s) DERIVED FROM GPS OBSERVATIONS USING THE LEICA SMARTNET NETWORK, UTM ZONE 17, NAD 83 (CSRS) (2010 EPOCH). COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.R.E.G. 216/10

POINT ID	NORTHING	EASTING
ORP A	4916881.97	604283.76
ORP B	4916813.61	604326.96

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THE PLAN.

BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A TO B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010 EPOCH).

FOR BEARING COMPARISONS, A ROTATION OF 04°47'05" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON (P3).

FOR BEARING COMPARISONS, A ROTATION OF 04°49'15" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON (P4).

FOR BEARING COMPARISONS, A ROTATION OF 04°17'05" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON (P5).

PLAN OF SURVEY:
LOT 28 ANI
WEST SIDE OF PEEL
REGISTERED
CITY OF BARR
COUNTY OF SI
SCALE 1 : 25
RUDY MAK SURV
THE INTENDED P
610MM IN WID
WHEN PLOT

METRIC
DISTANCES AND COORDINATES
AND CAN BE CONVERTED
AREAS SHOWN ON THIS I
CONVERTED TO IMPERIAL
1 Ha. = 10,000 Sq.m.
1 Ac. = 43,560 Sq.ft.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- 1) THIS SURVEY AND PL WITH THE SURVEY'S TITLES ACT AND THE
- 2) THE SURVEY WAS CO , 2025.

DATE

THIS PLAN OF SUR SUBMISSION F



BARR

DRAWN BY: TM&CTF CHECK

CONCEPTUAL SITE PLAN

