



**COMMITTEE OF ADJUSTMENT
PUBLIC NOTICE OF HEARING
SUBMISSION NOS. B32-25, A67-25, A72-25**

TAKE NOTICE that applications have been received from **Innovative Planning Solutions (Bishoi Shinoda) on behalf of 1000493081 Ontario Inc. (Kathleen Vellinga)** 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 Part Lot 28 Plan 899 and known municipally as **100 Patterson Road** in the City of Barrie.

The property is zoned Residential Single Detached Dwelling Second Density (R2).

Purpose of the applications:

B32-25

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 768 square metres and a proposed lot frontage of 12.7 metres on Patterson Road.

The retained lands propose to have a lot area of 768 square metres and a proposed lot frontage of 12.7 metres on Patterson Road.

This application is being considered concurrently with Minor Variance applications A67-25 and A72-25.

Variance Request:

A67-25

This application, if granted by the Committee of Adjustment, will serve to permit a new lot with a deficient lot frontage on the retained lands should consent application B32-25 be approved.

The applicant is seeking the following minor variance:

- 1. A lot frontage of 12.7 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 Table 5.3, requires a minimum lot frontage of 15 metres.**

A72-25

This application, if granted by the Committee of Adjustment, will serve to permit a new lot with a deficient lot frontage on the severed lands should consent application B32-25 be approved.

The applicant is seeking the following minor variance:

- 2. A lot frontage of 12.7 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 Table 5.3, requires a minimum lot frontage of 15 metres.**

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

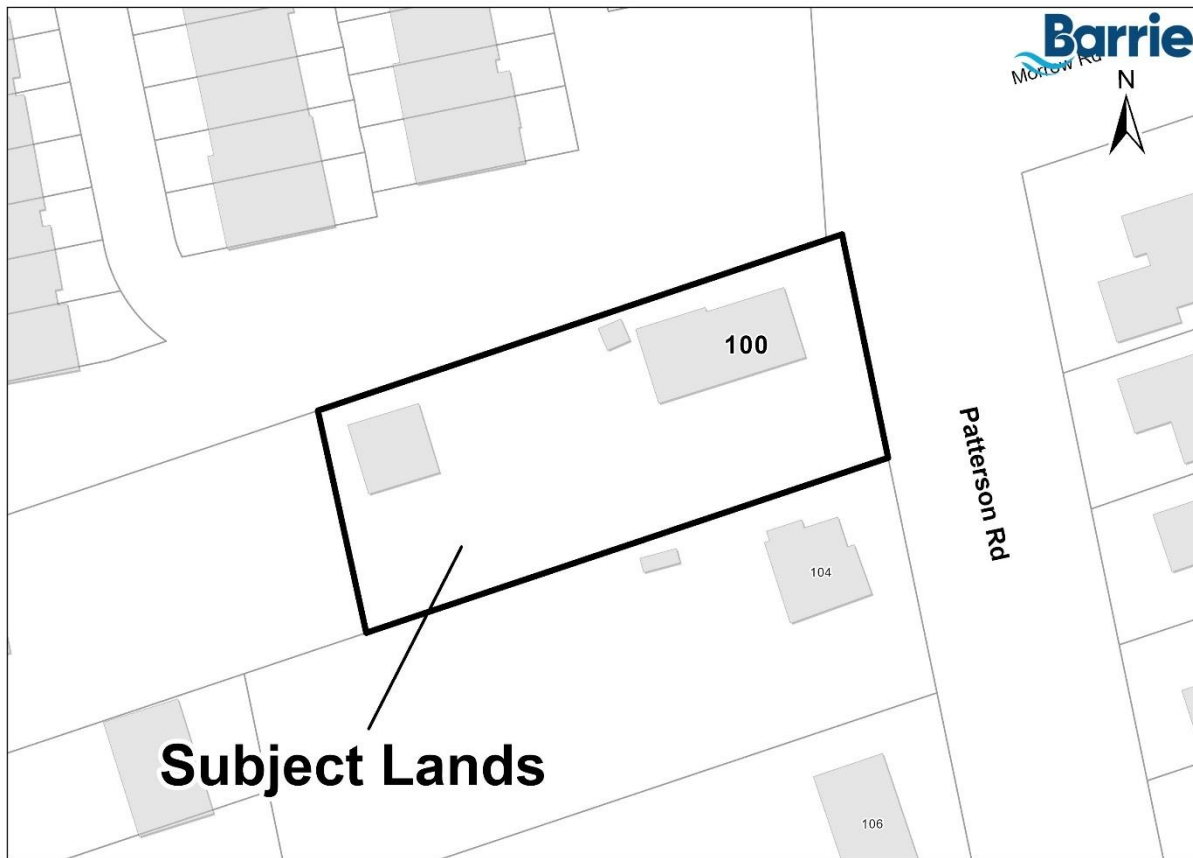
Inquiries by phone can be made through Service Barrie at (705) 726-4242 during regular business hours. If you require any language interpreters, the City of Barrie, upon request, will provide language interpreters at the public hearing.

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

Dated: November 10, 2025

Janice Sadgrove
Secretary-Treasurer

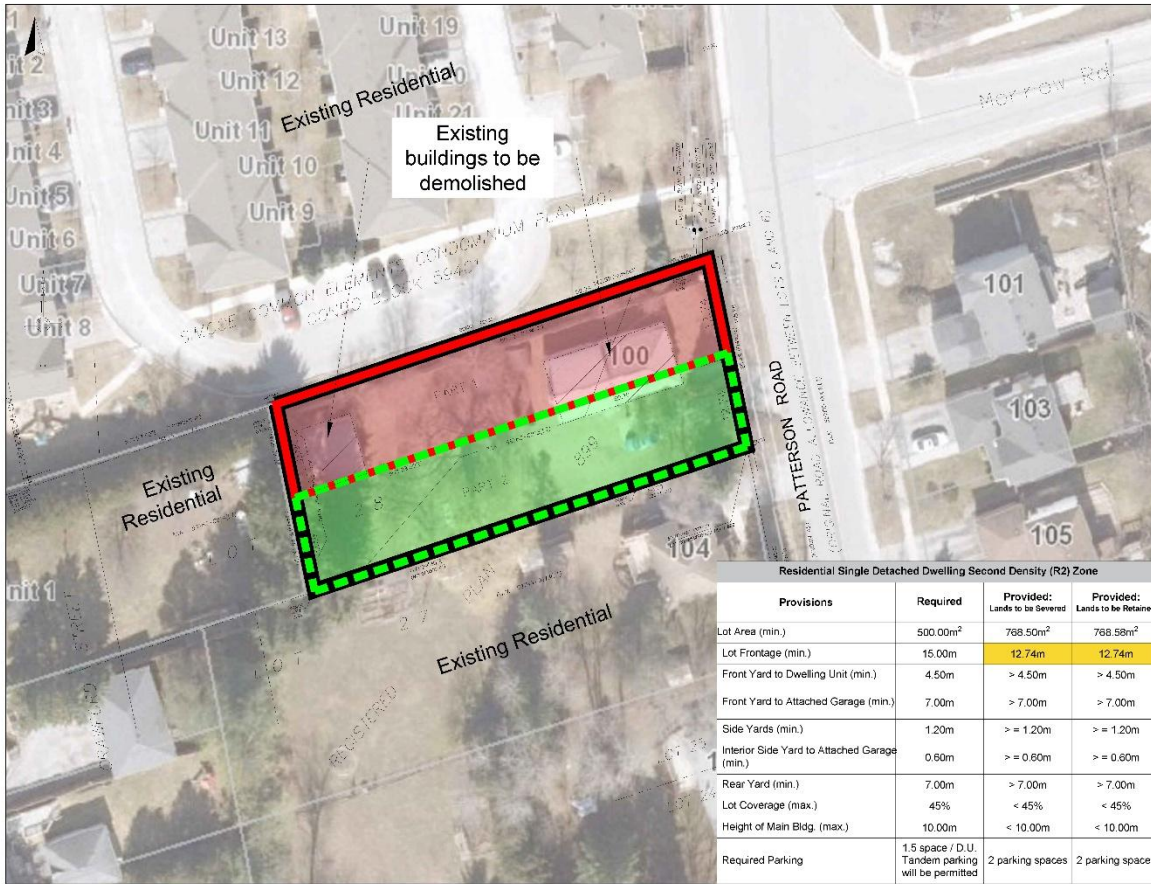
KEY MAP



100 Patterson Rd
Barrie - On

Development Services - Planning
11/3/2025

SEVERANCE SKETCH



SEVERANCE SKETCH

100 PATTERSON RD., BARRIE

Residential Single Detached Dwelling Second Density (R2) Zone			
Provisions	Required	Provided: Lands to be Served	Provided: Lands to be Re-served
Lot Area (min.)	500.00m ²	768.58m ²	768.58m ²
Lot Area (min.)	15.00m	12.74m	12.74m
Front Yard to Dwelling Unit (min.)	4.50m	> 4.50m	> 4.50m
Front Yard to Attached Garage (min.)	7.00m	> 7.00m	> 7.00m
Side Yards (min.)	1.20m	> = 1.20m	> = 1.20m
Interior Side Yard to Attached Garage (min.)	0.60m	> = 0.60m	> = 0.60m
Rear Yard (min.)	7.00m	> 7.00m	> 7.00m
Lot Coverage (max.)	45%	< 45%	< 45%
Height of Main Bldg. (max.)	10.00m	< 10.00m	< 10.00m
Required Parking	1.5 space / D.U. Tandem parking will be permitted	2 parking spaces	2 parking spaces

SCHEDULE OF REVISIONS			
No.	Date	Description	By

Key Map

n.t.s.



LEGEND

-  Subject Site (1,537.08m² / 0.15 ha.)

 Lands to be Severed:

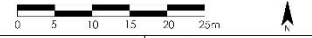
 - Area: 768.50m²
 - Frontage: 12.74m

 Lands to be Retained:

 - Area: 768.58m²
 - Frontage: 12.74m

Sources: - City of Barrie Comprehensive Zoning By-Law 2008-141, Jan. 2025
- Discover Barrie, 2024 imagery
- Gurjit Mohant, O.L.S., Rudy Max Surveying

Note: - This drawing is for discussion purposes only
- The information shown is not based on a survey and subject to change.



Date: Oct. 28, 2025	Drawn By: A.S.
File: 25 - 1551	Checked By: B.S. / A.F.

IPS INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPMENT
647 WELHAM ROAD, UNIT 9, BAYVIEW, ON L4H 5B7 Tel: 705-612-3251
2800 S. GILLS AVE. VC SUITE 2000, VAUGHAN, ON L4L 4G9 Tel: 905-291-7520
info@innovativeips.com • www.innovativeips.com