



**COMMITTEE OF ADJUSTMENT
PUBLIC NOTICE OF HEARINGSUBMISSION NOS.
B36-25, B37-25, A69-25, A70-25**

TAKE NOTICE that applications have been received from **Monterra Planning Consultants (Alicia Monteith) on behalf of Julia Woolsey** 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 21 on Plan 31 and known municipally as **156 Owen 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 (3) lots (two (2) severed and one (1) retained) to facilitate the construction of three (3) street townhouse dwellings, each with three (3) additional dwelling units, for a total of four (4) units per dwelling.

Purpose of the applications:

B36-25

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 477 square metres and a proposed lot frontage of 7 metres on Owen Street.

The retained lands propose to have a lot area of 885 square metres and a proposed lot frontage of 13 metres on Owen Street.

B37-25

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 408 square metres and a proposed lot frontage of 6 metres on Owen Street.

The retained lands propose to have a lot area of 477 square metres and a proposed lot frontage of 7 metres on Owen Street.

These applications are being considered concurrently with Minor Variance applications A69-25 and A70-25.

Variance Requests:

A69-25

This application, if granted by the Committee of Adjustment, will serve to permit a reduction to the side yard setback for the townhouse dwelling (end unit) located on the severed lot (Lot 1) should Consent Application B36-25 be approved.

The applicant is seeking the following minor variance:

- 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.**

A70-25

This application, if granted by the Committee of Adjustment, will serve to permit a reduction to the side yard setback for the townhouse dwelling (end unit) located on the retained lot (Lot 3) should Consent Applications B36-25 and B37-25 be approved.

The applicant is seeking the following minor variance:

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, 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.

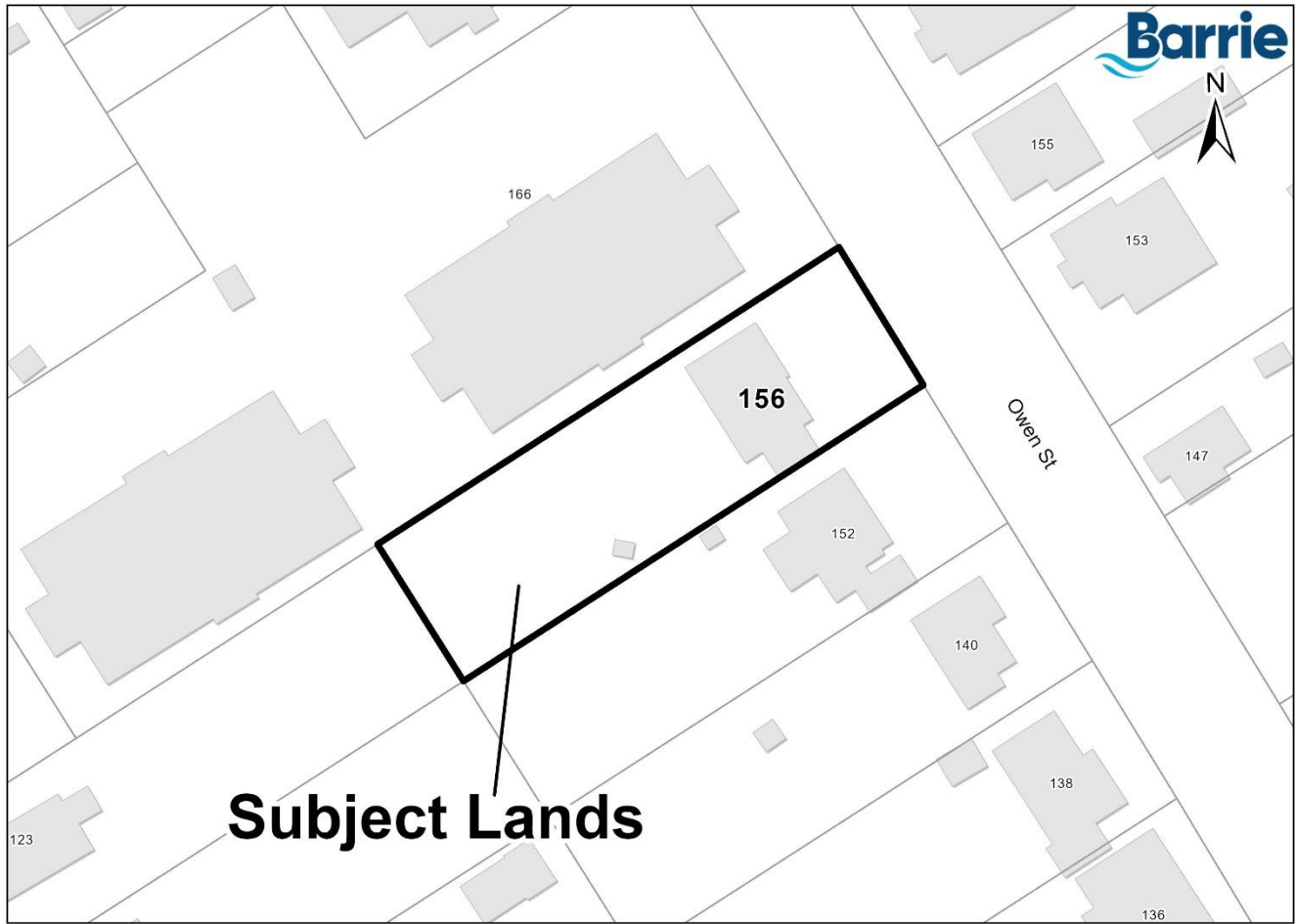
Inquiries by phone can be made through Service Barrie at (705) 726-4242 during regular business hours. If you require any language interpreters, the City of Barrie, upon request, will provide language interpreters at the public hearing.

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

Dated: November 10, 2025

Janice Sadgrove
Secretary-Treasurer

KEY MAP



156 Owen St
Barrie - On

Development Services - Planning
11/3/2025

SEVERANCE SKETCH

