



**COMMITTEE OF ADJUSTMENT  
PUBLIC NOTICE OF HEARING  
SUBMISSION NO. A92/24**

**TAKE NOTICE** that an application has been received from **Weston Consulting c/o Michael Vani, on behalf of 2850124 Ontario Inc. c/o Jordan Nott** 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 described as Part Lots 11, 12, 13, 14, and 15, South Side of McDonald and Sophia Streets, Plan 31 and known municipally as **3, 5, 7 and 11 McDonald Street, 17 Sophia Street East, and 58 and 60 Clapperton Street** in the City of Barrie.

This property is zoned Transition Centre Commercial – 2 with Special Provision No. 627 (C2-2) (SP-627).

This application, if granted by the Committee of Adjustment, will serve to permit reduced side yard setbacks, exceeding the maximum allowable height, a reduction in parking spaces and sight triangle dimensions to facilitate the construction of a 26-storey mixed-use building. The property is subject to Site Plan Application D11-014-2024. Information can be found on the City of Barrie website under Development Projects [Ward 2 - 17 Sophia Street East; 3, 5, 7 & 11 McDonald Street; 58 & 60 Clapperton Street](#).

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

- 1. A north exterior side yard setback of 2.5 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 13.2.40(a), requires a minimum north exterior side yard setback of 3 metres.**
- 2. A south interior side yard setback of 2.0 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 13.2.40(b), requires a minimum south interior side yard setback of 3.5 metres.**
- 3. A building height of 18.5 metres within 5 metres of the lot flankage, whereas the Comprehensive Zoning By-Law 2009-141, under Section 13.2.40(d), permits a maximum building height of 18 metres within 5 metres of the lot flankage.**
- 4. A building height of 82.5 metres beyond 5 metres of the lot frontage and the lot flankage, whereas the Comprehensive Zoning By-Law 2009-141, under Section 13.2.40(e), permits a maximum building height of 68 metres beyond 5 metres of the lot frontage and the lot flankage.**
- 5. A minimum of 0.68 parking spaces per residential unit, whereas the Comprehensive Zoning By-law 2009-141, under Section 13.2.40(g), requires a minimum of 0.80 parking spaces per residential unit.**
- 6. A 3 metre by 5 metre sight triangle whereas the Comprehensive Zoning By-law 2009-141, under Section 4.10.1.1(a), requires the dimensions of the sight triangle be a minimum of 5 metres by 5 metres.**

**TAKE FURTHER NOTICE** that the Committee of Adjustment public hearing has been scheduled for **Tuesday, November 19, 2024**. 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).

Notices are sent to all property owners shown on the last assessment records within 60m of the subject property.

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).

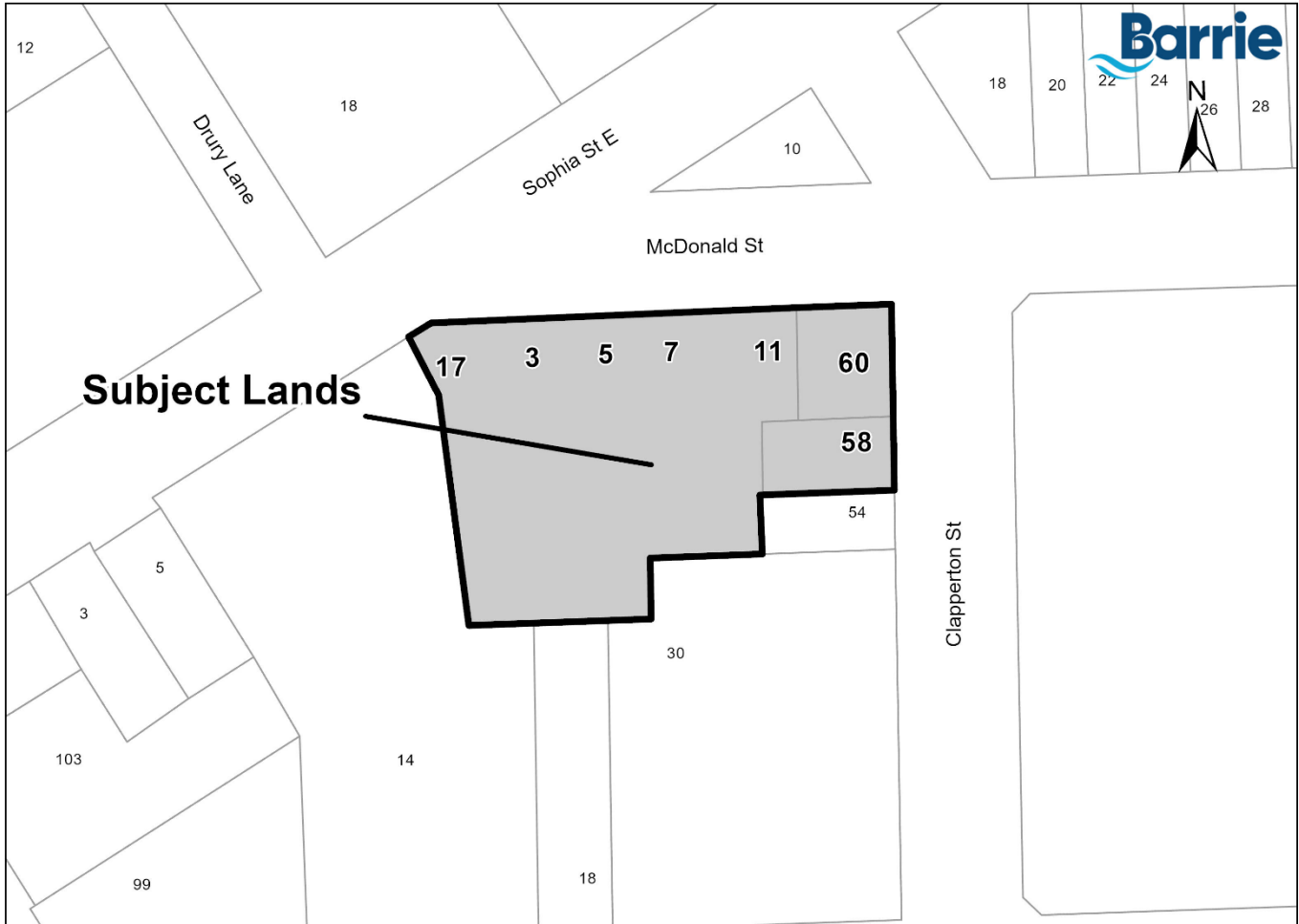
Inquiries by phone can be made through Service Barrie at (705) 726-4242 during regular business hours. If you require any language interpreters, the City of Barrie, upon request, will provide language interpreters at the public hearing.

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

Dated: November 4, 2024

Janice Sadgrove  
Secretary-Treasurer

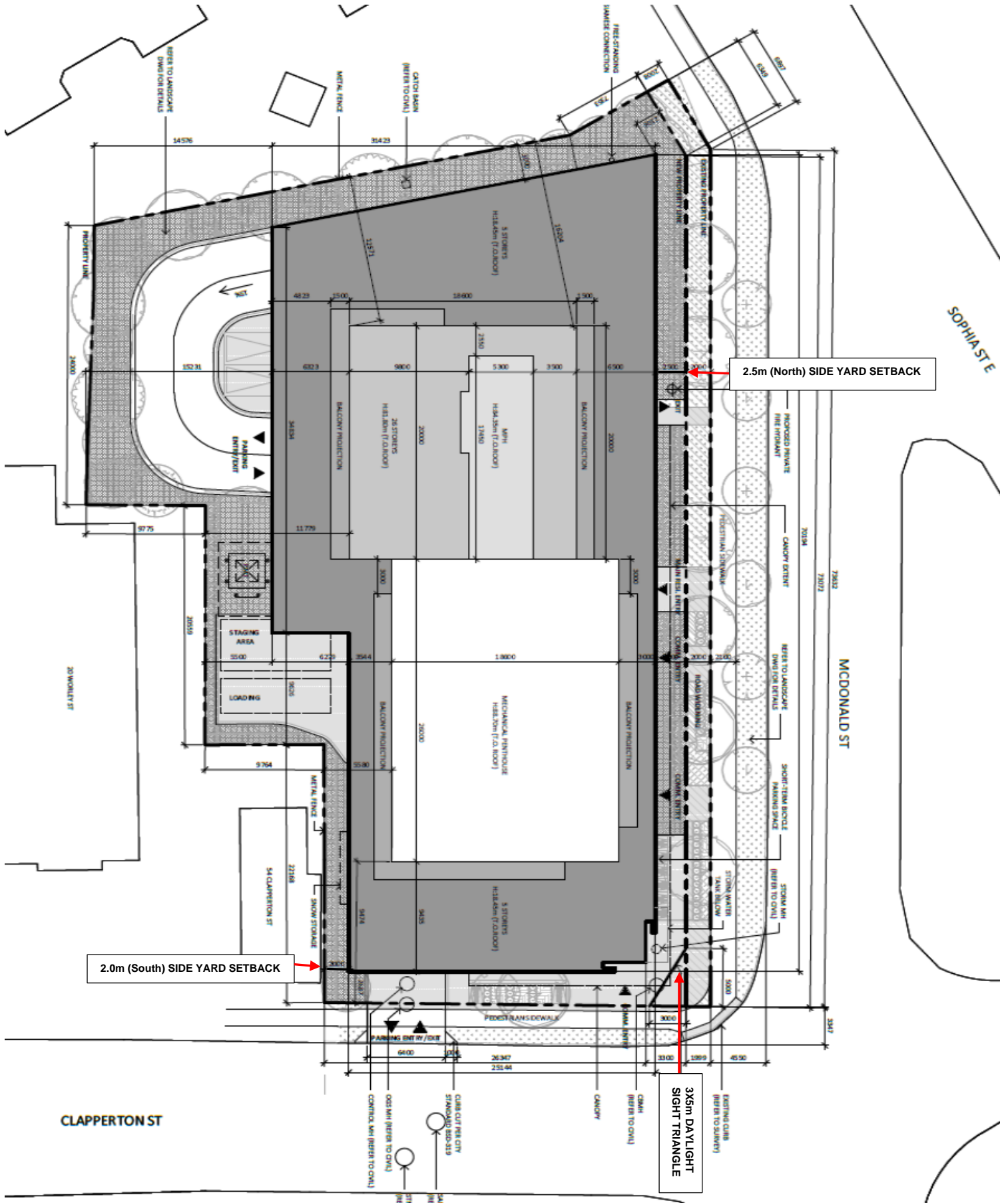
# KEY MAP



17 Sophia Street East, 3, 5, 7 & 11 McDonald Street, and  
58 & 60 Clapperton Street  
BARRIE - ON

Development Services - Planning  
10/28/2024

# SITE PLAN



# ELEVATION DRAWING

