



**COMMITTEE OF ADJUSTMENT  
PUBLIC NOTICE OF HEARING  
SUBMISSION NO. B18/24 & A23/24**

**TAKE NOTICE** that an application has been received from **Michelle Dada on behalf of Bonnie Martino** 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 described as PLAN M55 LOT 8 and known municipally as **70 Royal Oak Drive** in the City of Barrie.

The property is zoned Residential Single Detached Dwelling First Density (R1).

**Purpose of the applications:**

**B18/24**

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 899.25 square metres and a proposed lot frontage of 25.09 metres on Royal Oak Drive.**

**The retained lands propose to have a lot area of 900.01 square metres and a proposed lot frontage of 23.71 metres on Royal Oak Drive.**

This application is being considered concurrently with Minor Variance application A23/24.

**Variance Request:**

**A23/24**

This application, if granted by the Committee of Adjustment, will serve to permit the creation of a new lot with a deficient lot area on the severed lands should consent application B18/24 be approved.

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

- 1. A lot area of 899.25 square metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 Table 5.3, requires a minimum lot area of 900 square metres.**

**TAKE FURTHER NOTICE** that the Committee of Adjustment public hearing has been scheduled for **Tuesday, July 23, 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: July 8, 2024

Janice Sadgrove  
Secretary-Treasurer

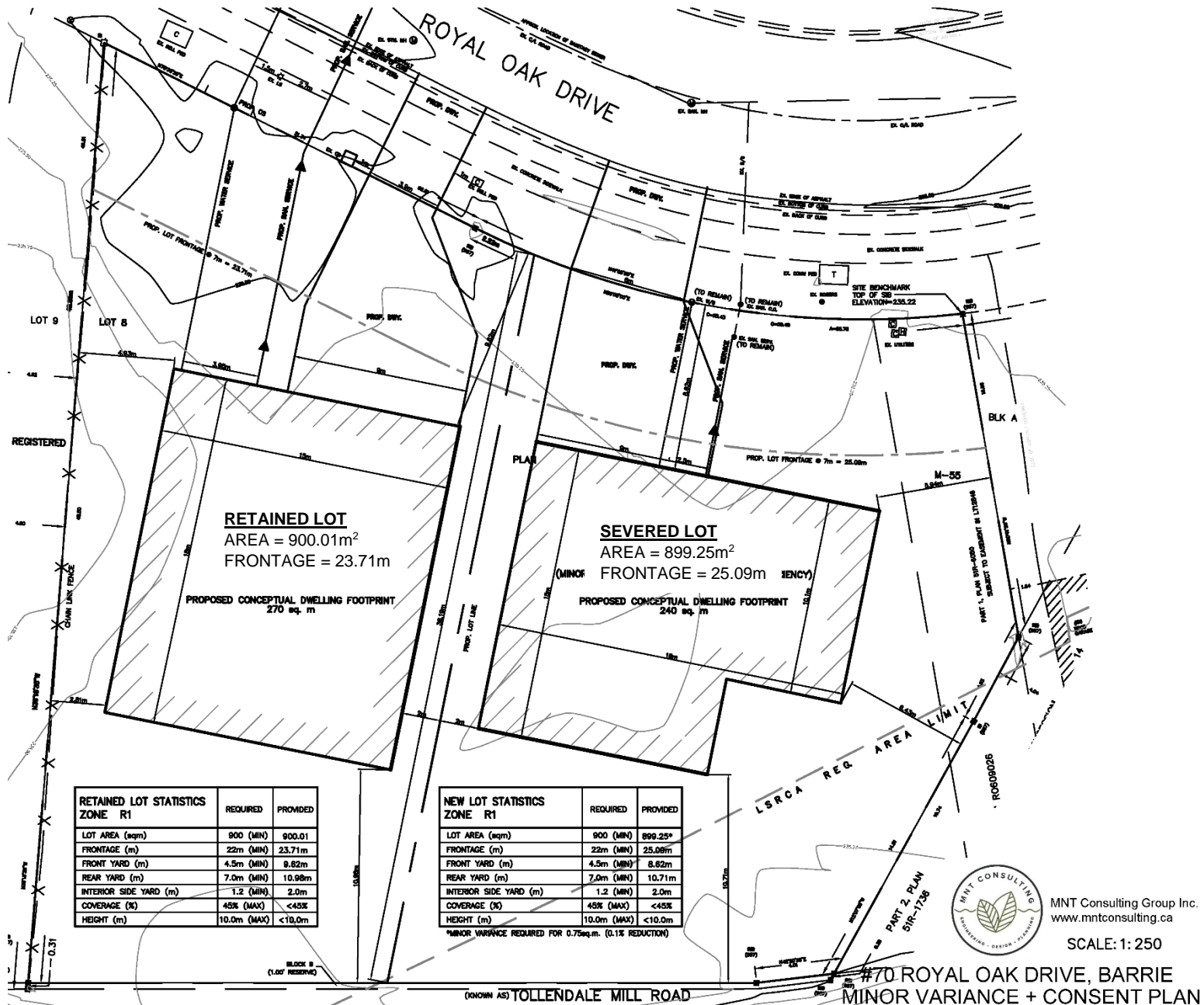
**KEY MAP**



70 Royal Oak Drive  
Barrie - ON

Development Services  
6/27/2024

# SEVERANCE SKETCH



RETAINED LOT STATISTICS ZONE R1	REQUIRED	PROVIDED
LOT AREA (sqm)	900 (MIN)	900.01
FRONTAGE (m)	22m (MIN)	23.71m
FRONT YARD (m)	4.5m (MIN)	8.82m
REAR YARD (m)	7.0m (MIN)	10.98m
INTERIOR SIDE YARD (m)	1.2 (MIN)	2.0m
COVERAGE (%)	45% (MAX)	<45%
HEIGHT (m)	10.0m (MAX)	<10.0m

NEW LOT STATISTICS ZONE R1	REQUIRED	PROVIDED
LOT AREA (sqm)	900 (MIN)	899.25*
FRONTAGE (m)	22m (MIN)	25.09m
FRONT YARD (m)	4.5m (MIN)	8.82m
REAR YARD (m)	7.0m (MIN)	10.71m
INTERIOR SIDE YARD (m)	1.2 (MIN)	2.0m
COVERAGE (%)	45% (MAX)	<45%
HEIGHT (m)	10.0m (MAX)	<10.0m

\*MINOR VARIANCE REQUIRED FOR 0.75sq.m. (0.1% REDUCTION)

