



**COMMITTEE OF ADJUSTMENT
PUBLIC NOTICE OF HEARING
SUBMISSION NOS. B30-25, B31-25, A57-25, A58-25**

TAKE NOTICE that applications have been received from **Monterra Planning Consultants (Alicia Monteith) on behalf of 150 Clapperton GP Inc. (Jimmy La)** 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 22 Plan 31; Part Lot 1 Plan 13 Part 1 51R13325 and known municipally as **148 Clapperton 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) 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:

B30-25

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 311 square metres and a proposed lot frontage of 7 metres on Clapperton Street.

The retained lands propose to have a lot area of 565 square metres and a proposed lot frontage of 13.32 metres on Clapperton Street.

B31-25

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 254 square metres and a proposed lot frontage of 6 metres on Clapperton Street.

The retained lands propose to have a lot area of 311 square metres and a proposed lot frontage of 7 metres on Clapperton Street.

These applications are being considered concurrently with Minor Variance applications A57-25 and A58-25.

Variance Requests:

A57-25

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 severed lot (Lot 1) should Consent Application B30-25 be approved.

The applicant is seeking the following minor variance:

- 1. A side yard setback of 1.9 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.**

A58-25

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 lot (Lot 3) should Consent Applications B30-25 and B31-25 be approved.

The applicant is seeking the following minor variance:

- 1. A side yard setback of 1.9 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, October 28, 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.

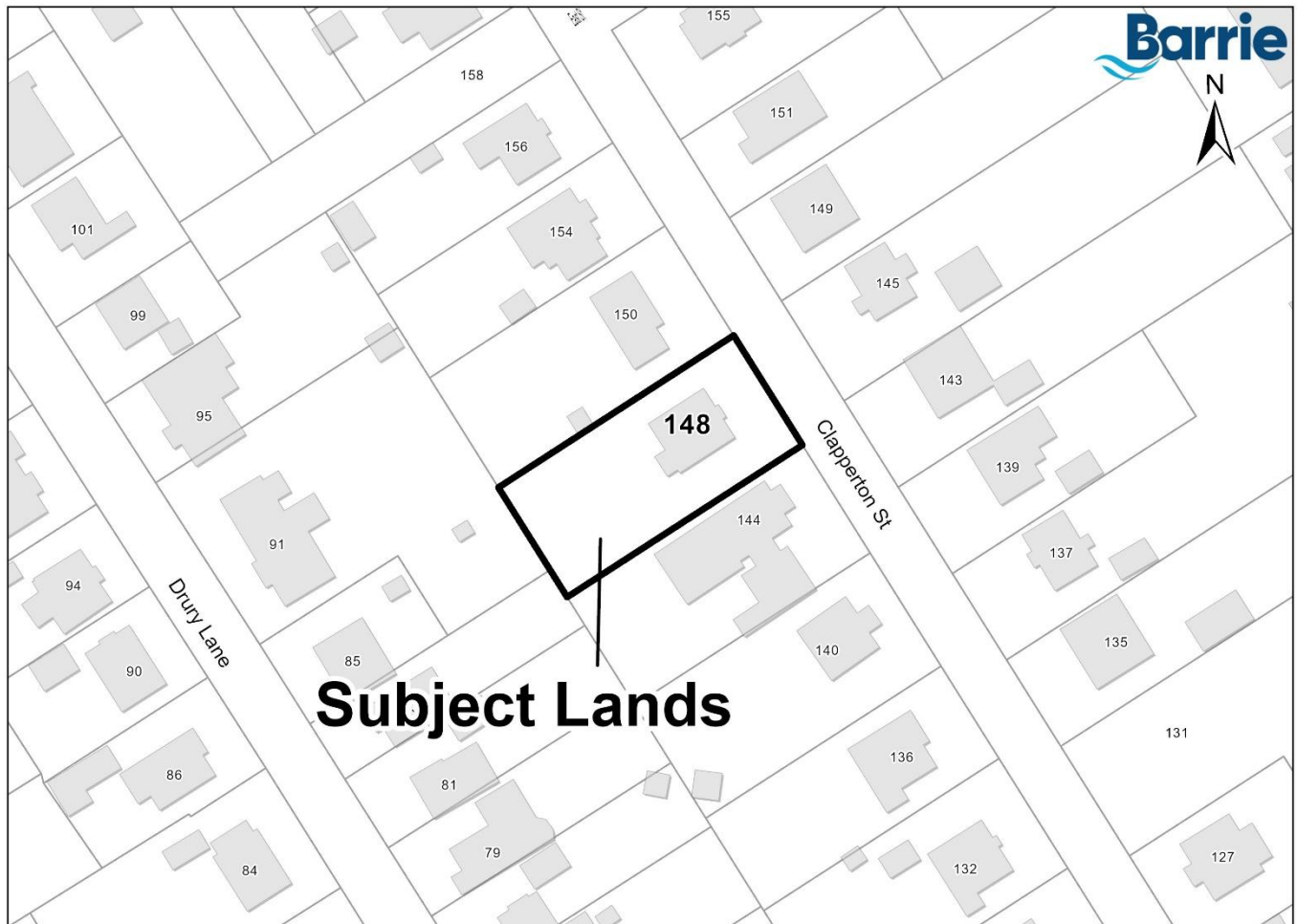
Inquiries by phone can be made through Service Barrie at (705) 726-4242 during regular business hours. If you require any language interpreters, the City of Barrie, upon request, will provide language interpreters at the public hearing.

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

Dated: October 14, 2025

Janice Sadgrove
Secretary-Treasurer

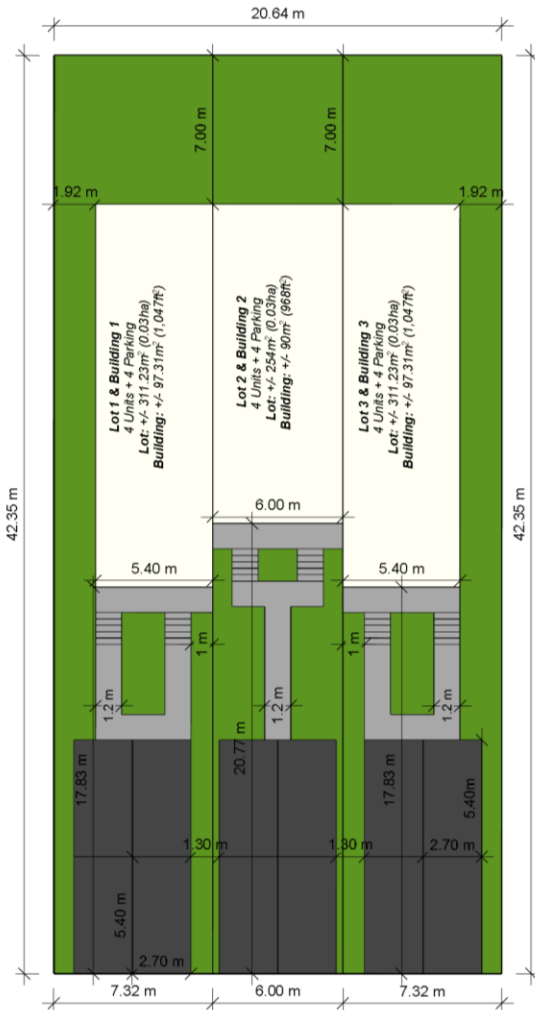
KEY MAP



148 Clapperton St
Barrie, On

Development Services - Planning
9/29/2025

SEVERANCE SKETCH



SITE STATISTICS

Existing and Proposed

Description	Numerical	Metric
Existing Site Area	-	876.46m ²
Existing Dwelling Units	1	-
Existing Frontage	-	20.64m
Lot 1		
Proposed Lot Area	-	311.23m ²
Proposed Dwelling Units	1 + 3	-
Proposed Dwelling Area	-	97.31m ²
Proposed Lot Frontage	-	7.35m
Lot 2		
Proposed Lot Area	-	254m ²
Proposed Dwelling Units	1 + 3	-
Proposed Dwelling Area	-	90m ²
Proposed Lot Frontage	-	6.00m
Lot 3		
Proposed Lot Area	-	311.23m ²
Proposed Dwelling Units	1 + 3	-
Proposed Dwelling Area	-	97.31m ²
Proposed Lot Frontage	-	7.35m

ZONING CHART

Lot #1 and Building #1

Regulation	Proposed	Required
Street Townhouse Dwelling	1	Max. 1
Additional Dwelling Units	3	Max. 3
Path of Travel to ADU	1.2m	1.2m
Parking Spaces	4	1 per unit
Lot Area	311.23m ²	200m ²
Lot Frontage	7.35m	6m
Front Yard to Dwelling Unit	17.83m	4.5m
Side Yard Setback	1.92m*	3m
Rear Yard Setback	7m	7m
Lot Coverage	31%	45%
Building Height	+/- 10m	10m
Front Yard Parking Coverage	45%	50%
Minimum Landscape Open Space	43%	35%

ZONING CHART

Lot #2 and Building #2

Regulation	Proposed	Required
Street Townhouse Dwelling	1	Max. 1
Additional Dwelling Units	3	Max. 3
Path of Travel to ADU	1.2m	1.2m
Parking Spaces	4	1 per unit
Lot Area	254m ²	200m ²
Lot Frontage	6m	6m
Front Yard to Dwelling Unit	20.77m	4.5m
Side Yard Setback	N/A	3m
Rear Yard Setback	7m	7m
Lot Coverage	35%	45%
Building Height	+/- 10m	10m
Front Yard Parking Coverage	47%	50%
Minimum Landscape Open Space	35%	35%

ZONING CHART

Lot #3 and Building #3

Regulation	Proposed	Required
Street Townhouse Dwelling	1	Max. 1
Additional Dwelling Units	3	Max. 3
Path of Travel to ADU	1.2m	1.2m
Parking Spaces	4	1 per unit
Lot Area	311.23m ²	200m ²
Lot Frontage	7.35m	6m
Front Yard to Dwelling Unit	17.83m	4.5m
Side Yard Setback	1.92m*	3m
Rear Yard Setback	7m	7m
Lot Coverage	35%	45%
Building Height	+/- 10m	10m
Front Yard Parking Coverage	45%	50%
Minimum Landscape Open Space	43%	35%

* = Minor Variance Proposed