



**COMMITTEE OF ADJUSTMENT
PUBLIC NOTICE OF HEARING
SUBMISSION NO. A62/25**

TAKE NOTICE that an application has been received from **Morgan Planning & Development Inc. (James Hunter) on behalf of 1000989604 Ontario Corp. (Matthew Ward)** 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 legally described as Lot 3 W/S Essa Road Plan 30 and known municipally as **111 Essa Road** in the City of Barrie.

This property is zoned Residential Multiple Dwelling Second Density (RM2).

This application, if granted by the Committee of Adjustment, will serve to permit exceedances to the maximum density, lot coverage, gross floor area and building height (number of storeys), together with reductions to lot frontage, front and side yard setbacks, landscape buffer widths, and an unconsolidated outdoor amenity space to facilitate the development of a 5-storey, 20 unit walk-up apartment building.

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

1. **A maximum density of 229 units per net hectare, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.2.5.1(c), requires a maximum density of 53 units per net hectare.**
2. **A unconsolidated outdoor amenity area of 347 square metres, whereas the Comprehensive Zoning By-Law, under subsection 5.2.5.2(b), requires a minimum consolidated outdoor amenity area of 12 square metres per unit (240 square metres).**
3. **To recognize an existing lot frontage of 20 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1, Table 5.3, requires a minimum lot frontage of 21 metres.**
4. **A front yard setback of 3.0 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1, Table 5.3, requires a minimum front yard setback of 7 metres.**
5. **A side yard setback of 1.3 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 (Table 5.3), requires a minimum side yard setback of 1.8 metres.**
6. **A maximum lot coverage of 50 percent, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1, Table 5.3, permits a maximum lot coverage of 35 percent.**
7. **A maximum gross floor area of 206 percent of lot area, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 Table 5.3, permits a maximum gross floor area of 60 percent of lot area.**
8. **To permit five storeys or less, to a maximum total height of 20 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.2, permits a maximum four storeys or less, to a maximum total height of 20 metres.**
9. **A landscape buffer width ranging from 1.3 metres to 2.2 metres, whereas the Comprehensive Zoning By-law 2009-141, under Sections 5.3.7.2, requires a landscape buffer with a minimum width of 3 metres adjacent to a parking area and along the side and rear lot lines of any lot occupied by an Apartment Dwelling.**

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

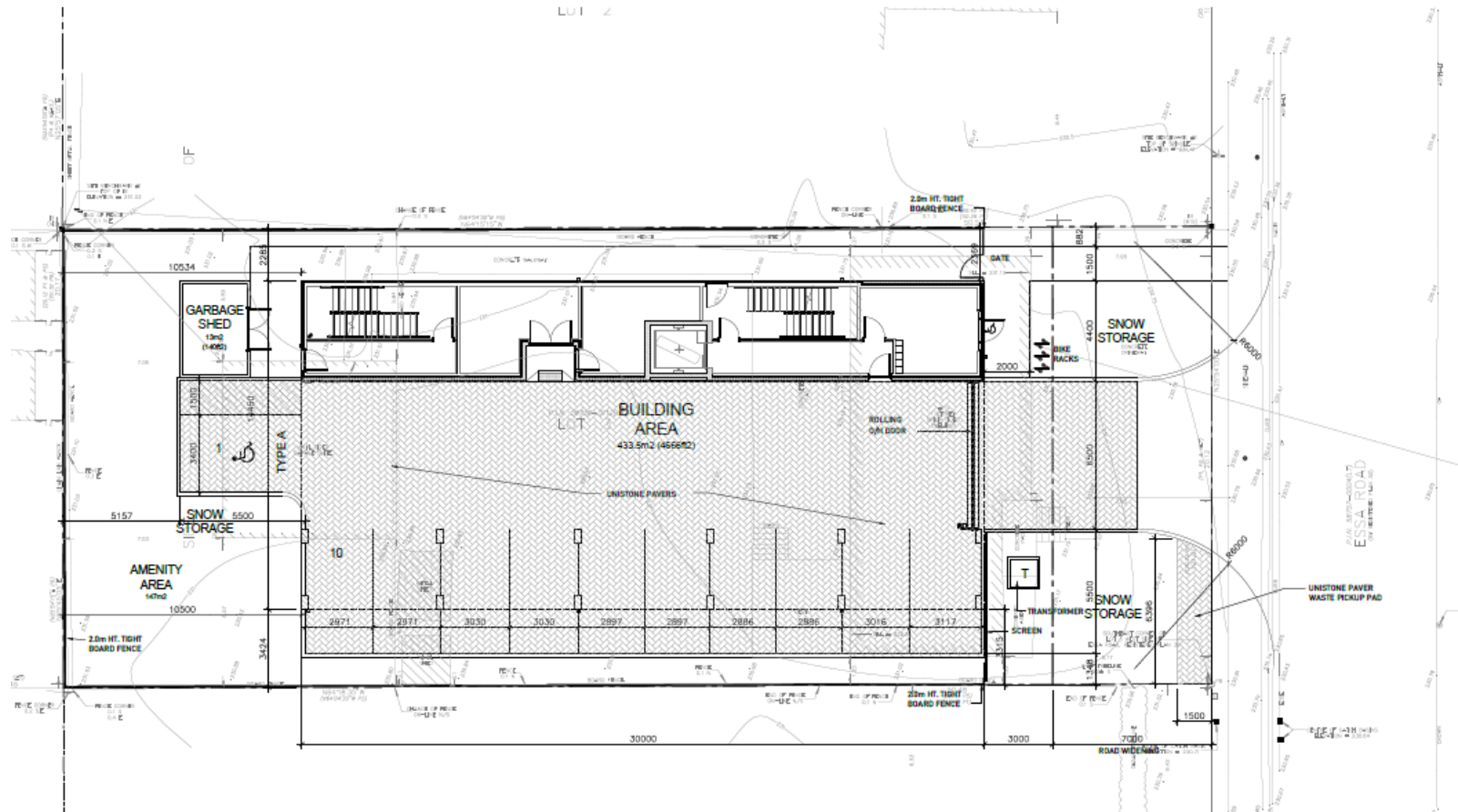
KEY MAP



111 Essa Rd
Barrie, On

Development Services - Planning
11/3/2025

SITE PLAN



RM2 STANDARDS (AS PER BYLAW)	REQUIRED	PROVIDED	VARIANCE
LOT AREA (MIN)	720 m ²	876.75m ²	
LOT FRONTAGE (MIN)	21.00 m	20.15m	YES
FRONT YARD (MIN)	7.00 m	3.00m	YES
EAST SIDE YARD (MIN)	1.80 m	2.36m	
WEST SIDE YARD (MIN)	1.80 m	3.31m	
REAR YARD (MIN)	7.00 m	10.5m	YES
LANDSCAPED OPEN SPACE (MIN)	280.62m ² (35 %)	330.25m ² (37.67%)	YES
LOT COVERAGE (MAX)	280.62m ² (35 %)	49.44% (433.5m ²)	YES
PAVEMENT AREA (MAX)		113m ² (12.89%)	
GROSS FLOOR AREA (MAX)	481.06m ² (60 %)	1800m ² (205.3%)	YES
BUILDING HEIGHT (MAX)	20.00 m	19.97m	
PARKING (0.8 SPACES/UNIT)	16	11	
AMENITY AREA	N/A	56m ²	

ELEVATIONS



RENDERING

