



**COMMITTEE OF ADJUSTMENT
PUBLIC NOTICE OF HEARING
SUBMISSION NOS. B33-25, B34-25, B35-25, B38-25**

TAKE NOTICE that applications have been received from **Monterra Planning Consultants (Alicia Monteith) on behalf of Katherine Ann Browning** 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 Lots 38 & 39 Plan 1514, Part 2 51R15589 and Lot 40 Plan 1514 and known municipally as **52 and 54 Donald 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 consolidation of two (2) lots, followed by the severance of said lots for the creation of a total of four (4) lots (three (3) severed and one (1) retained) to facilitate the construction of four (4) street townhouse dwelling units, each with three (3) additional dwelling units, for a total of four (4) units per dwelling.

Purpose of the applications:

B38-25

The application, if granted by the Committee of Adjustment, will serve to permit a lot addition by conveying all of the lot, municipally known as 52 Donald Street, to the abutting property municipally known as 54 Donald Street. The consolidated lots propose to have a lot area of 1,470 square metres and frontage of 29.2 metres along Donald Street.

B33-25

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 422 square metres and a proposed lot frontage of 8.5 metres on Donald Street.

The retained lands propose to have a lot area of 1,048 square metres and a proposed lot frontage of 20.7 metres on Donald Street.

B34-25

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 307 square metres and a proposed lot frontage of 6.0 metres on Donald Street.

The retained lands propose to have a lot area of 740 square metres and a proposed lot frontage of 14.61 metres on Donald Street.

B35-25

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 307 square metres and a proposed lot frontage of 6.0 metres on Donald Street.

The retained lands propose to have a lot area of 433 square metres and a proposed lot frontage of 8.5 metres on Donald Street.

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.

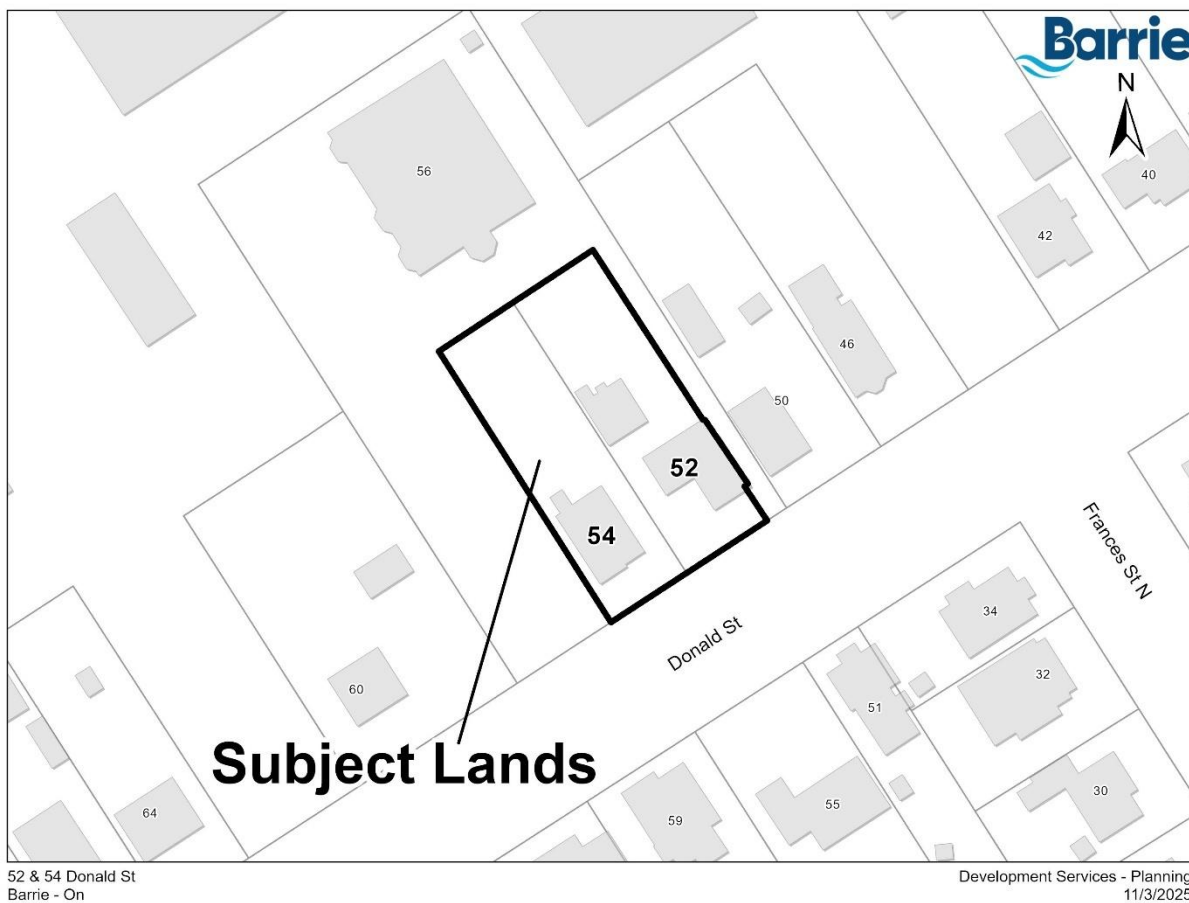
Inquiries by phone can be made through Service Barrie at (705) 726-4242 during regular business hours. If you require any language interpreters, the City of Barrie, upon request, will provide language interpreters at the public hearing.

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

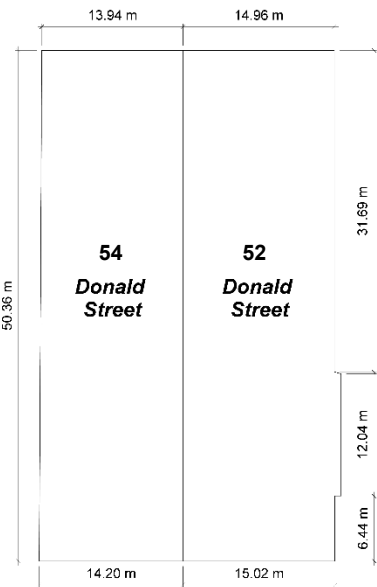
Dated: November 10, 2025

Janice Sadgrove
Secretary-Treasurer

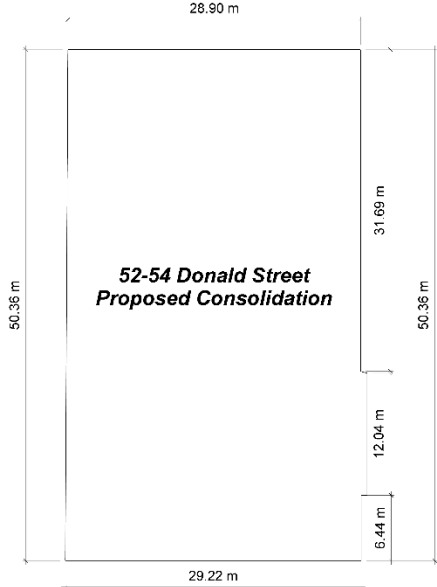
KEY MAP



CONSOLIDATION SKETCH



EXISTING LOTS



PROPOSED CONSOLIDATION

54 Donald Street	
Lot Frontage	14.20 m
Lot Depth	50.36 m
Lot Area	707 m²
52 Donald Street	
Lot Frontage	15.02 m
Lot Depth	50.36 m
Lot Area	763 m²
52-54 Donald Street Consolidation	
Lot Frontage	29.22 m
Lot Depth	50.36 m
Lot Area	1,470 m²



Monterra Planning Consultants
Professional Engineers
Professional Geotechnical Engineers
Professional Surveyors
Professional Planners
Professional Environmental Engineers
Professional Environmental Scientists
Professional Environmental Technicians
Professional Environmental Technologists
Professional Environmental Technicians
Professional Environmental Technologists

CLIENT
Barrie City
Construction Management

ISSUE
12.28.25
RE-ISSUE

PROJECT NO.
P-25-057

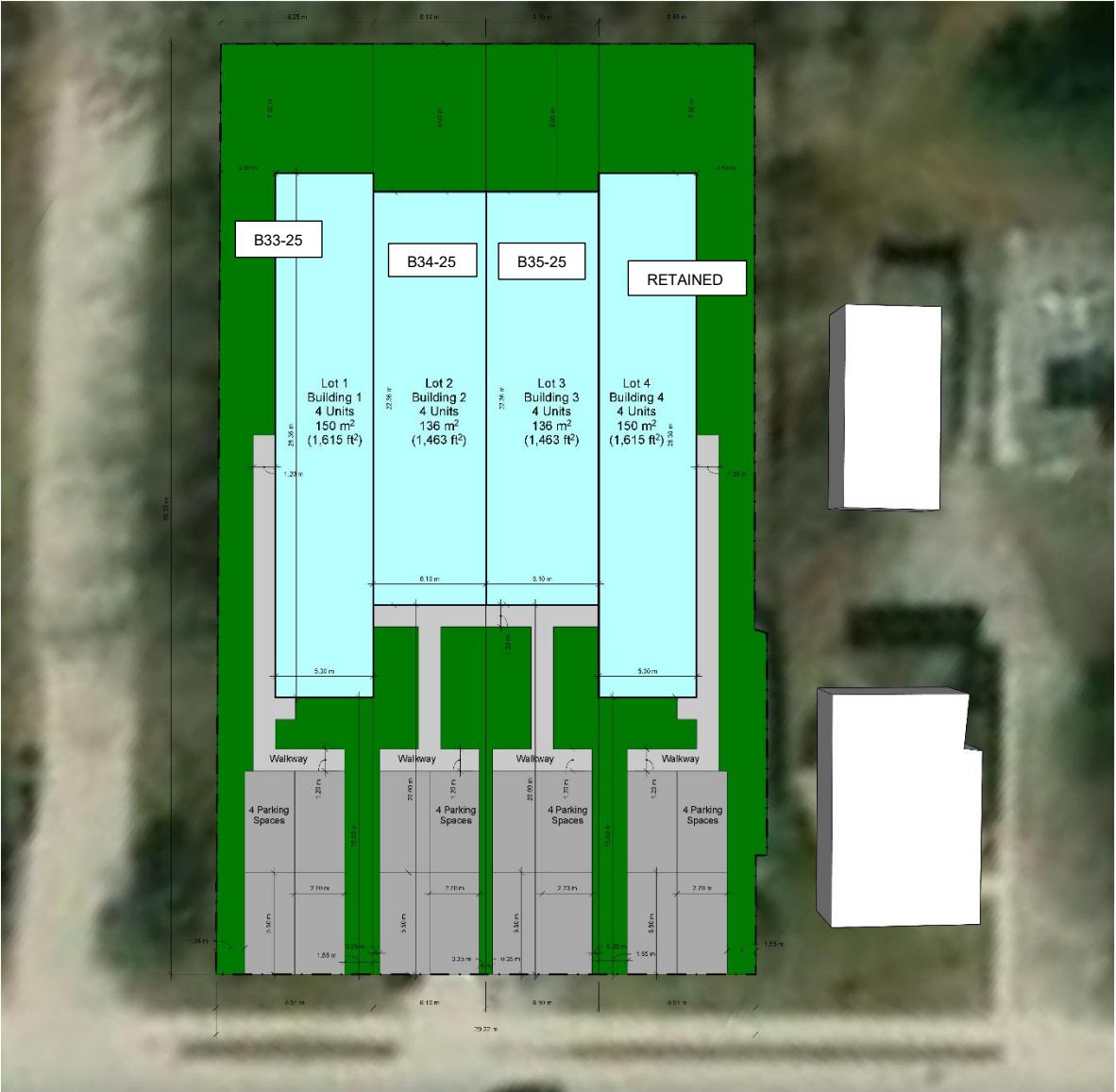
PROJECT
22-54 Donald St.
Lot Consolidation Sketch

DRAWN BY
AET

DESCRIPTION
Lot Consolidation Sketch

02

SEVERENCE SKETCH



PLAN

SITE STATISTICS

Description	Numerical	Metric
Existing Site Area		1,470m ²
Existing Dwelling Units	2	
Existing Frontage		29.2m
Lot 1		
Lot Frontage		8.51m
Lot Area		422m ²
Dwelling Units	4	
Dwelling Area		150m ²
Lot 2		
Lot Frontage		6.1m
Lot Area		307m ²
Dwelling Units	4	
Dwelling Area		136m ²
Lot 3		
Lot Frontage		6.1m
Lot Area		307m ²
Dwelling Units	4	
Dwelling Area		136m ²
Lot 4		
Lot Frontage		8.51m
Lot Area		433m ²
Dwelling Units	4	
Dwelling Area		150m ²

ZONING CHART - Lot #1 and Building #1

Regulation	Required	Proposed
Street Townhouse Dwelling	Max. 1 permitted	1
Additional Dwelling Units	Max. 3 permitted	3
Path of Travel to ADU	1.2m	1.2m
Parking Spaces	1 per dwelling unit (4 spaces)	1 per dwelling unit (4 spaces)
Lot Area	200m ²	422m ²
Lot Frontage	6m	8.51m
Front Yard to Dwelling Unit	4.5m	15m
Front Yard to Attached Garage	N/A	N/A
Side Yard Setback	3m	3m
Interior Side Yard to Attached Garage	N/A	N/A
Rear Yard Setback	7m	7m
Lot Coverage	45%	35%
Building Height	10m	≤10m
Front Yard Parking Coverage	50%	50%
Landscape Area	35%	44%

ZONING CHART - Lot #2 and Building #2

Regulation	Required	Proposed
Street Townhouse Dwelling	Max. 1 permitted	1
Additional Dwelling Units	Max. 3 permitted	3
Path of Travel to ADU	1.2m	1.2m
Parking Spaces	1 per dwelling unit (4 spaces)	1 per dwelling unit (4 spaces)
Lot Area	200m ²	307m ²
Lot Frontage	6m	6.1m
Front Yard to Dwelling Unit	4.5m	20m
Front Yard to Attached Garage	N/A	N/A
Side Yard Setback	0m	0m
Interior Side Yard to Attached Garage	N/A	N/A
Rear Yard Setback	7m	8m
Lot Coverage	45%	45%
Building Height	10m	≤10m
Front Yard Parking Coverage	50%	50%
Landscape Area	35%	44%

ZONING CHART - Lot #3 and Building #3

Regulation	Required	Proposed
Street Townhouse Dwelling	Max. 1 permitted	1
Additional Dwelling Units	Max. 3 permitted	3
Path of Travel to ADU	1.2m	1.2m
Parking Spaces	1 per dwelling unit (4 spaces)	1 per dwelling unit (4 spaces)
Lot Area	200m ²	307m ²
Lot Frontage	6m	6.1m
Front Yard to Dwelling Unit	4.5m	20m
Front Yard to Attached Garage	N/A	N/A
Side Yard Setback	0m	0m
Interior Side Yard to Attached Garage	N/A	N/A
Rear Yard Setback	7m	8m
Lot Coverage	45%	45%
Building Height	10m	≤10m
Front Yard Parking Coverage	50%	50%
Landscape Area	35%	44%

ZONING CHART - Lot #4 and Building #4

Regulation	Required	Proposed
Street Townhouse Dwelling	Max. 1 permitted	1
Additional Dwelling Units	Max. 3 permitted	3
Path of Travel to ADU	1.2m	1.2m
Parking Spaces	1 per dwelling unit (4 spaces)	1 per dwelling unit (4 spaces)
Lot Area	200m ²	433m ²
Lot Frontage	6m	8.51m
Front Yard to Dwelling Unit	4.5m	15m
Front Yard to Attached Garage	N/A	N/A
Side Yard Setback	3m	3m
Interior Side Yard to Attached Garage	N/A	N/A
Rear Yard Setback	7m	7m
Lot Coverage	45%	35%
Building Height	10m	≤10m
Front Yard Parking Coverage	50%	50%
Landscape Area	35%	45%