



**COMMITTEE OF ADJUSTMENT  
PUBLIC NOTICE OF HEARING  
SUBMISSION NO. A65-25**

**TAKE NOTICE** that an application has been received from **ISM Architects (Ian Malcolm)** on behalf of **Maria Melchior** 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 Part Lots 41 & 42 Plan 386, Parts 2 & 6 51R14325 and known municipally as **26 Parkside Drive** 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 a reduction to an interior side yard setback, together with increases to residential density, gross floor area (GFA) and front yard parking coverage for the construction of four (4) stacked townhouse units fronting onto Mulholland Street. The application also seeks to recognize existing legal non-conforming conditions, as it relates to side and front yard setbacks to an existing dwelling located on the subject property, together with the lot frontage for the subject property.

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

1. **A side yard setback of 1.8 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.**
2. **A Gross Floor Area (GFA) equal to 67 percent of the lot area, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.3.1 (Table 5.3) permits a maximum GFA of 60 percent of the lot area.**
3. **A residential density of 68 units per hectare, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.2.5.1(c) of Zoning By-law 2009-141, permits a maximum residential density of 53 units per hectare.**
4. **A front yard parking coverage equal to 61.5 percent of the front yard area along Mulholland Street, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.3.6.1(a) of Zoning By-law 2009-141, permits a maximum front yard parking coverage of 50 percent of the front yard area.**
5. **To recognize existing interior side yard setbacks of 1.0 metre and 1.5 metres for an existing residential dwelling, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.3.1 (Table 5.3) of Zoning By-law 2009-141 requires a minimum side yard setback of 1.8 metres.**
6. **To recognize an existing front yard setback of 4.49 metres to an existing residential dwelling along Parkside Drive, whereas the Comprehensive Zoning By-law 2009-141, under subsection Section 5.3.1 (Table 5.3) of Zoning By-law 2009-141 requires a minimum front yard setback of 7 metres.**
7. **To recognize existing lot frontages of 13.28 metres (Parkside Drive) and 18.77 metres (Mulholland Street), whereas the Comprehensive Zoning By-law 2009-141, under subsection Section 5.3.1 (Table 5.3) of Zoning By-law 2009-141 requires a minimum lot frontage of 21 metres.**

**TAKE FURTHER NOTICE** that the Committee of Adjustment public hearing has been scheduled for **Tuesday, December 16, 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](http://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](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: December 1, 2025

Janice Sadgrove  
Secretary-Treasurer

## KEY MAP



26 Parkside Dr  
Barrie - On

Development Services - Planning  
11/3/2025

# SITE PLAN

