



**COMMITTEE OF ADJUSTMENT
PUBLIC NOTICE OF HEARING
SUBMISSION NO. A71-25**

TAKE NOTICE that an application has been received from **MHBC Planning (c/o David McKay) on behalf of Saverino Developments Inc.** for minor variances 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 Lots 9 to 12 on Plan 1101 and Parts 1 to 6 on Plan 51R-43523 and known municipally as **558 Essa Road** in the City of Barrie.

This property is zoned 'Residential Apartment Dwelling Second Density – 1' (RA2-1) with site-specific provisions (SP-506) in the City of Barrie Comprehensive Zoning By-law 2009-141.

This application, if granted by the Committee of Adjustment, will serve to permit an increase in density by increasing the unit count from 88 to 104 units in a building that is currently under construction, together with reductions to the minimum required width of vehicular drive aisles. The property is subject to an active Site Plan Amendment Application (File: D11A-026-2025).

The applicant is seeking the following minor variances:

- 1. To permit a maximum density of 125 units per hectare, whereas the Comprehensive Zoning By-law 2009-141, under Section 13.1.187, permits a maximum density of 106 units per hectare.**
- 2. To permit a drive aisle width of 6.0 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 4.6.2.5, requires a minimum drive aisle width of 6.4 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.

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.

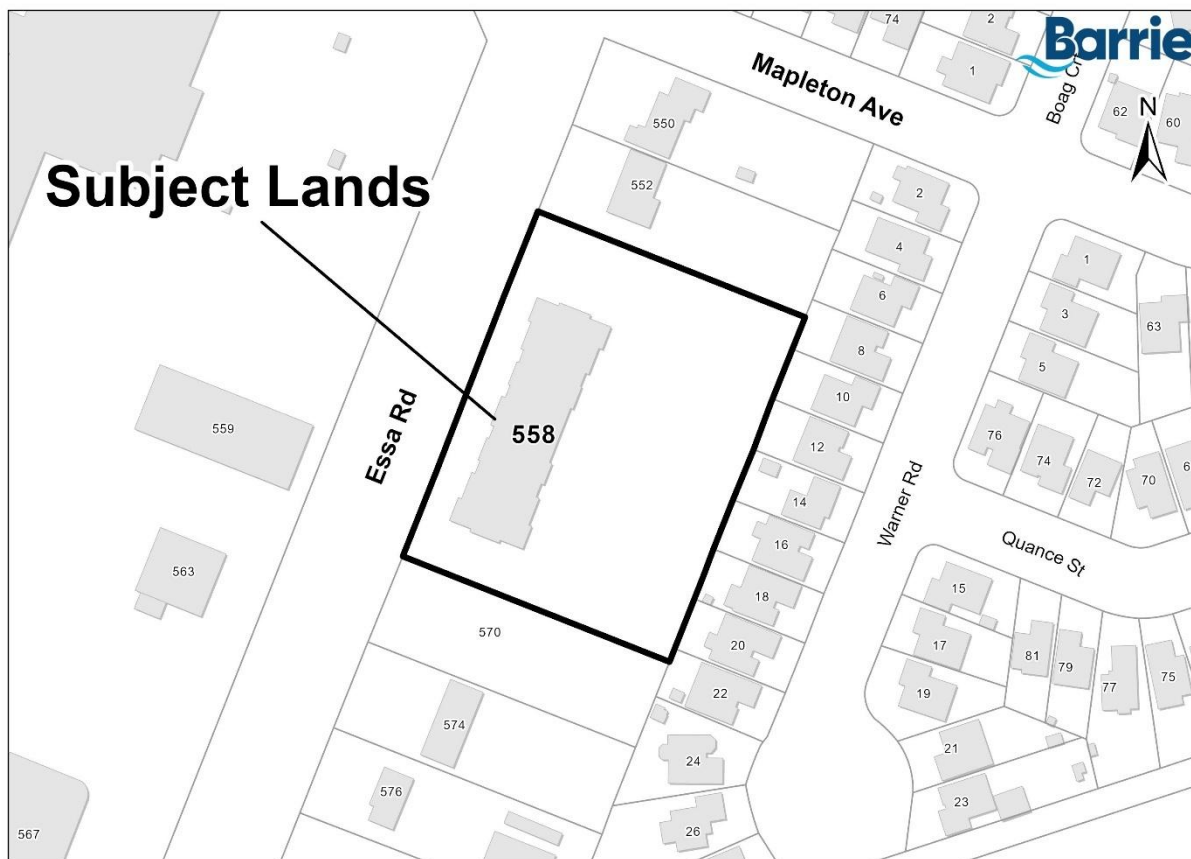
Inquiries by phone can be made through Service Barrie at (705) 726-4242 during regular business hours. If you require any language interpreters, the City of Barrie, upon request, will provide language interpreters at the public hearing.

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

Dated: December 1, 2025

Janice Sadgrove
Secretary-Treasurer

KEY MAP



558 Essa Road
Barrie - On

Development Services - Planning
11/21/2025

SITE PLAN

