



**COMMITTEE OF ADJUSTMENT
PUBLIC NOTICE OF HEARING
SUBMISSION NOS. B27-25 and A54-25**

TAKE NOTICE that applications have been received from **SD Consultants Corp. on behalf of 1000563185 Ontario Ltd.** 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 Lot 4 & 5, Plan 1074 and known municipally as **63 and 65 Holgate Street** in the City of Barrie.

The property is zoned Residential Single Detached Dwelling Second Density – Special Provision No. 529-HC (R2)(SP-529-HC).

Purpose of the applications:

B27-25

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 65 Holgate Street to the abutting property municipally known as 63 Holgate Street. The consolidated lots propose to have a lot area of 1,390 square metres and frontage of 30 metres along Holgate Street.

This application is being considered concurrently with Minor Variance application A54-25.

Variance Requests:

A54-25

This application, if granted by the Committee of Adjustment, will serve to permit a lot with a maximum of seven (7) residential units should consent application B27-25 be approved.

The applicant is seeking the following minor variance:

- 1. A maximum of five (5) additional residential units per lot, up to a maximum of seven (7) residential units in total whereas the Comprehensive Zoning By-law 2009-141, under Section 5.2.9.1c), permits a maximum of three (3) additional residential units per lot up to a maximum of four (4) residential units per lot in total.**

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

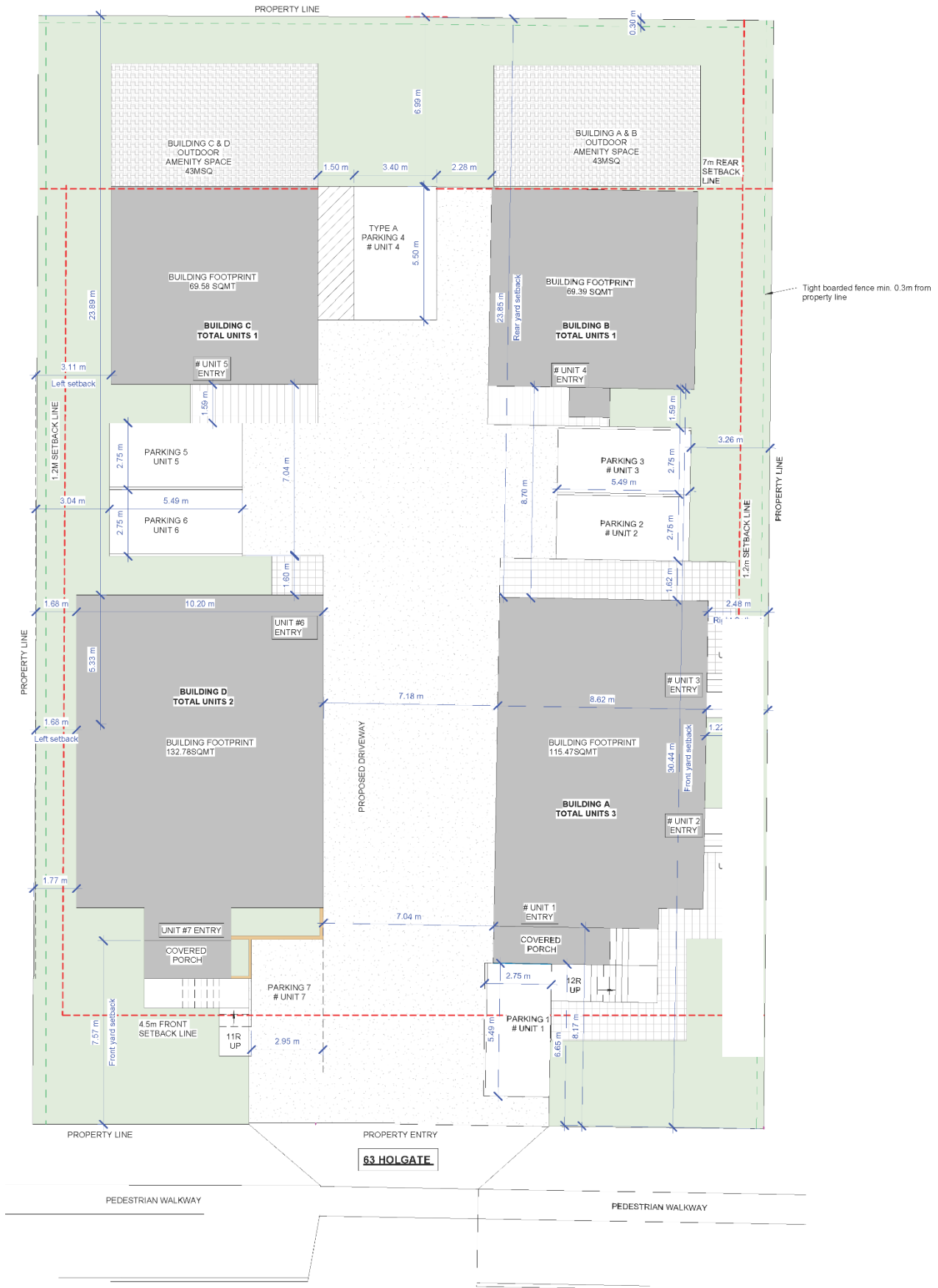


63 & 65 Holgate Street
Barrie - On.

Development Services - Planning
10/8/2025

[illegible]

SITE PLAN



HOLGATE ST