



**COMMITTEE OF ADJUSTMENT
PUBLIC NOTICE OF HEARING
SUBMISSION NO. A64/25**

TAKE NOTICE that an application has been received from **Innovative Planning Solutions (Ray Budiwarman) on behalf of Shiv Developers Ltd.** 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 Block 120 Plan M409, Part 2 51R24454 and known municipally as **375 Livingstone Street West** in the City of Barrie.

This property is zoned General Commercial (C4).

This application, if granted by the Committee of Adjustment, will serve to permit an increase to the maximum building height, together with reductions to gross floor area for commercial uses, parking and drive aisle width, along with permissions for an unconsolidated outdoor amenity area to facilitate the development of a four (4) storey mixed-use condominium building with ground floor commercial and 28 residential units. The property is subject to an active Site Plan Application (File: D11-038-2024).

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

1. **A building height of 14 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 6.3 (Table 6.3), restricts the building height to a maximum of 9 metres.**
2. **To permit a minimum gross commercial floor area of 8 percent of the total gross floor area (GFA) of a three (3) or more storey building, whereas the Comprehensive Zoning By-law, under Section 6.3.4.3(d) requires a minimum gross commercial floor area of 20 percent of the total GFA of the building.**
3. **An unconsolidated outdoor amenity area provided at a rate of 12 square metres per unit, whereas the Comprehensive Zoning By-Law, under subsection 6.3.4.3(e), requires a minimum consolidated outdoor amenity area provided at a rate of 12 square metres per unit.**
4. **A parking standard of 1.3 spaces per residential dwelling unit (37 spaces), whereas the Comprehensive Zoning By-law 2009-141, under Section 4.6 (Table 4.6), requires a minimum parking standard of 1.5 spaces per residential dwelling unit (42 spaces).**
5. **A minimum drive aisle width of 6 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, 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.

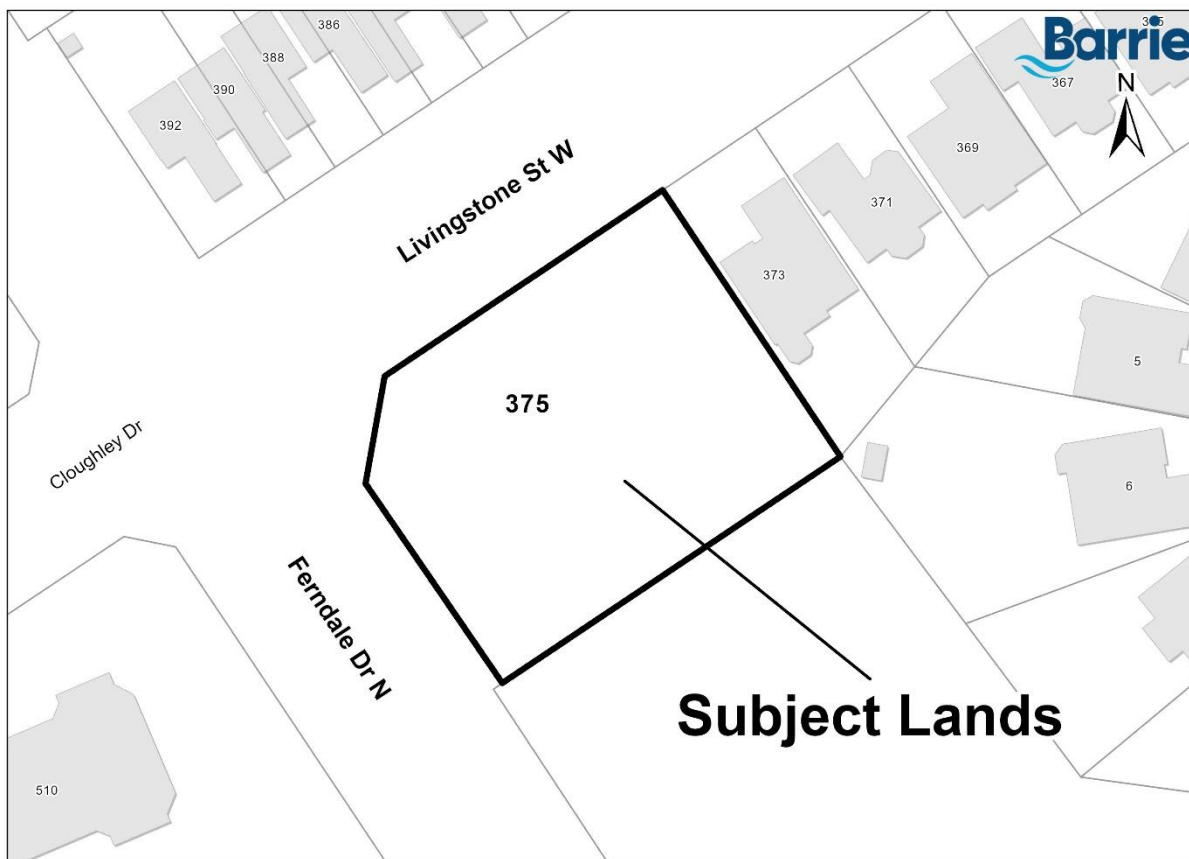
Inquiries by phone can be made through Service Barrie at (705) 726-4242 during regular business hours. If you require any language interpreters, the City of Barrie, upon request, will provide language interpreters at the public hearing.

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

Dated: November 10, 2025

Janice Sadgrove
Secretary-Treasurer

KEY MAP



375 Livingstone St W
Barrie - On

Development Services - Planning
11/3/2025

SITE PLAN



SITE PLAN
SCALE: 1:50

CITY OF BARRIE COMPREHENSIVE ZONING BY-LAW 2009 -141 STANDARDS		
	CURRENT - C4	PROPOSED - C4
LOT AREA (min.)	450 m ²	2 269.65 m ²
LOT FRONTAGE (min.)	15 m	39.5 m
FRONT YARD (min.)	6 m	6 m / 2 m (UNDERGROUND)
NORTH SIDE YARD (min.)	5 m	6 m / 2 m (UNDERGROUND)
SOUTH SIDE YARD (min.)	3 m	3 m
REAR YARD (min.)	10 m	11.9 m
LANDSCAPED OPEN SPACE (min. % of lot area)	- %	39.1 % 887.21 m ²
LOT COVERAGE (max.)	50 %	43.3 % 983 m ²
G.F.A. (max. % of lot area)	- %	149 % 3 367.21 m ²
AMENITY AREA (min.)	12 m ² /UNIT 336 m ²	2.59 m ² /UNIT OUTDOOR - 72.57m ² TOTAL - 345.8 m ²
COMMERCIAL AREA (min.) (% of G.F.A.)	20 % 674 m ²	8.3 % 280 m ²
LANDSCAPED BUFFER STRIP	3 m - side yard 3 m - rear yard	3 m - side yard 3 m - rear yard
BUILDING HEIGHT	9 m	13.7 m
NUMBER OF UNITS	28	28
PARKING (min.)	1.5/UNIT - 2.7m x 5.5m 42 spaces 1/24m ² - 2.7m x 5.5m 12 spaces	1.32/UNIT - 2.7m x 5.5m 37 spaces 1/24m ² - 2.7m x 5.5m 12 spaces
BARRIER FREE PARKING (min.)	1 TYPE A - 3.4m x 5.5m 2 TYPE B - 3.1m x 5.5m Each B.F. space shall contain a 1.5m access aisle	1 TYPE A - 3.4m x 5.5m 2 TYPE B - 3.1m x 5.5m Each B.F. space shall contain a 1.5m access aisle
DRIVE AISLE WIDTH (min.)	6.4 m	6.4 m (INTERNAL) 6.0m (EXTERNAL)
FENCING	2 m (TIGHT BOARD)	2 m (TIGHT BOARD)
DENSITY (max.)	125 units/ha	124 units/ha

ELEVATIONS

