



**COMMITTEE OF ADJUSTMENT
PUBLIC NOTICE OF HEARING
SUBMISSION NO. A26/25**

TAKE NOTICE that an application has been received from **Innovative Planning Solutions c/o Cameron Sellers on behalf of 128 Penetang St. Inc. c/o Mark Porter** 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 LOTS 23 AND 24 PT LOTS 39 AND 40 PLAN 1111 AND PART LOT 25 PLAN 108 and known municipally as **128 Penetang Street** 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 the redevelopment of a 2-storey, mixed use building.

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

1. **A parking standard of 1.2 spaces per residential dwelling unit (23 spaces), whereas the Comprehensive Zoning By-law 2009-141, under Section 4.6 Table 4.6 and 4.6.2.3(b), requires a minimum parking standard of 1.5 spaces per residential dwelling unit (26 spaces).**
2. **A consolidated outdoor amenity area of 194 square metres, whereas the Comprehensive Zoning By-Law, under subsection 6.3.4.3(e), requires a minimum consolidated outdoor amenity area of 204 square metres.**
3. **To recognize an existing front yard setback of 5.1 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 6.3 (Table 6.3), requires a minimum front yard setback of 6 metres.**
4. **To recognize an existing side yard setback of 0 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 6.3 (Table 6.3), requires a minimum side yard setback of 3 metres.**
5. **To recognize an existing 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.**
6. **To recognize an existing landscape buffer strip with a width of 0 metres along the south and west lot lines, whereas the Comprehensive Zoning By-law, under subsection 4.8.2.1, requires a continuous landscape buffer strip with a width of 3 metres adjacent to a residential zone.**

TAKE FURTHER NOTICE that the Committee of Adjustment public hearing has been scheduled for **Tuesday, June 24, 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.

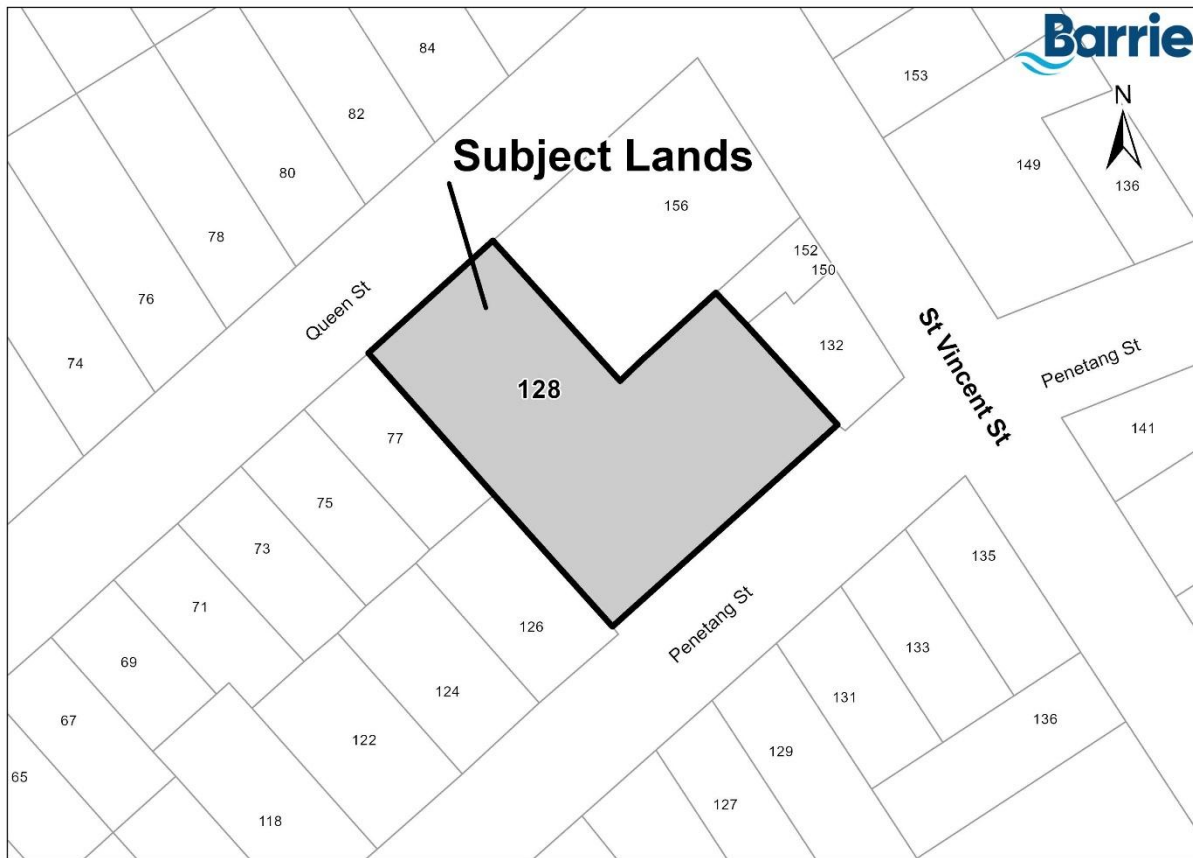
Inquiries by phone can be made through Service Barrie at (705) 726-4242 during regular business hours. If you require any language interpreters, the City of Barrie, upon request, will provide language interpreters at the public hearing.

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

Dated: June 10, 2025

Janice Sadgrove
Secretary-Treasurer

KEY MAP

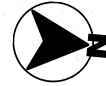


128 Penetang Street
Barrie - On.

Development Services - Planning
6/2/2025

SITE PLAN

QUEEN STREET



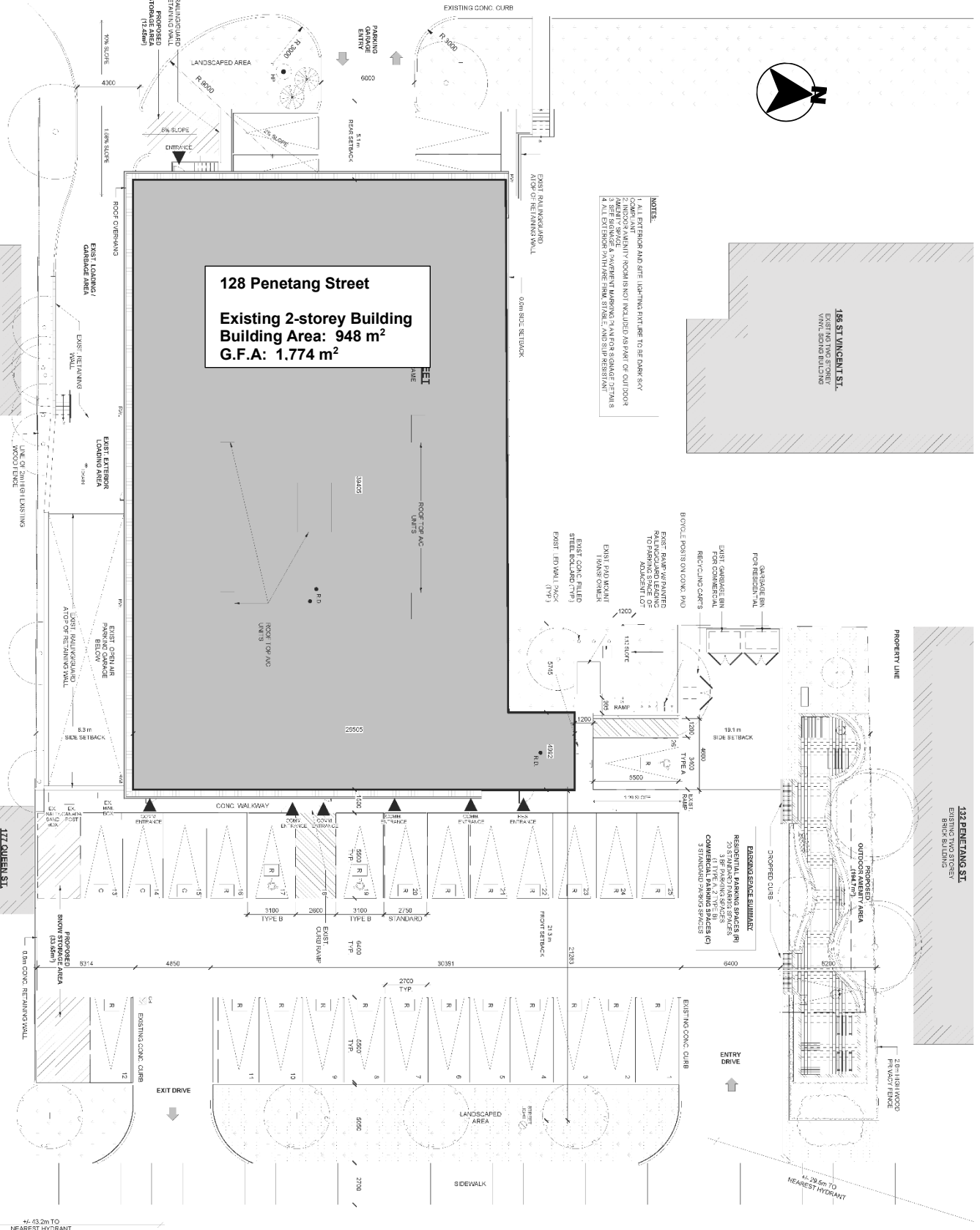
128 Penetang Street
Existing 2-storey Building
Building Area: 948 m²
G.F.A: 1,774 m²

- NOTE:**
1. ALL EXTERIOR AND SITE LIGHTING FIXTURES TO BE DARK SKY COMPLIANT. ANY ENTRY ROOM IS NOT INCLUDED AS PART OF OUTDOOR CABINETS. SERVICE VEHICLES PARKING IN LOT FOR SERVICE ATTACHES TO EXISTING BUILDING.
 2. ALL EXTERIOR WALLS ARE FRAM. STONE & ANCHOR RESISTANT.

156 ST VINCENT ST.
EXISTING TWO STOREY
VINYL SIDING BUILDING

132 PENETANG ST.
EXISTING ONE STOREY
BRICK BUILDING

1 SITE PLAN
SCALE: 1/8" = 1'-0"



PENETANG STREET