



**COMMITTEE OF ADJUSTMENT  
PUBLIC NOTICE OF HEARING  
SUBMISSION NOS. B19/25 and A31/25**

**TAKE NOTICE** that applications have been received from **Civil Construction and Environmental Engineering c/o A K M Saiduz Zaman on behalf of Vintage Developments Partner c/o Zahid Mizan** for a minor variance from Zoning By-law 2009-141 and consent to a conveyance of property 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 PT LOT 12 PLAN 108, PART 3 51R-32897 and known municipally as **40 Penetang Street** in the City of Barrie.

The property is zoned Residential Multiple Dwelling Second Density (RM2).

**Purpose of the applications:**

**B19/24**

The application, if granted by the Committee of Adjustment, will serve to permit the creation of an easement over 40 Penetang Street in favour of 42 Penetang Street for the purpose of mutual access, servicing and drainage, and the shared storage of waste, recycling and organics.

The proposed easement (shown on the attached sketch) will have an area of 272.58 square metres.

This application is being considered concurrently with Minor Variance application A31/25.

**Variance Requests:**

**A31/25**

This application, if granted by the Committee of Adjustment, will serve to permit a reduction in required parking spaces to facilitate the development of a two (2) storey walk-up apartment building containing ten (10) residential units.

The applicant is seeking the following minor variance:

- 1. To permit a reduced parking ratio of 1 space per residential dwelling unit, whereas the Comprehensive Zoning By-law 2009-141, under Section 4.6.1, Table 4.6, requires a minimum of 1.5 spaces per dwelling unit.**

**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](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: June 10, 2025

Janice Sadgrove  
Secretary-Treasurer

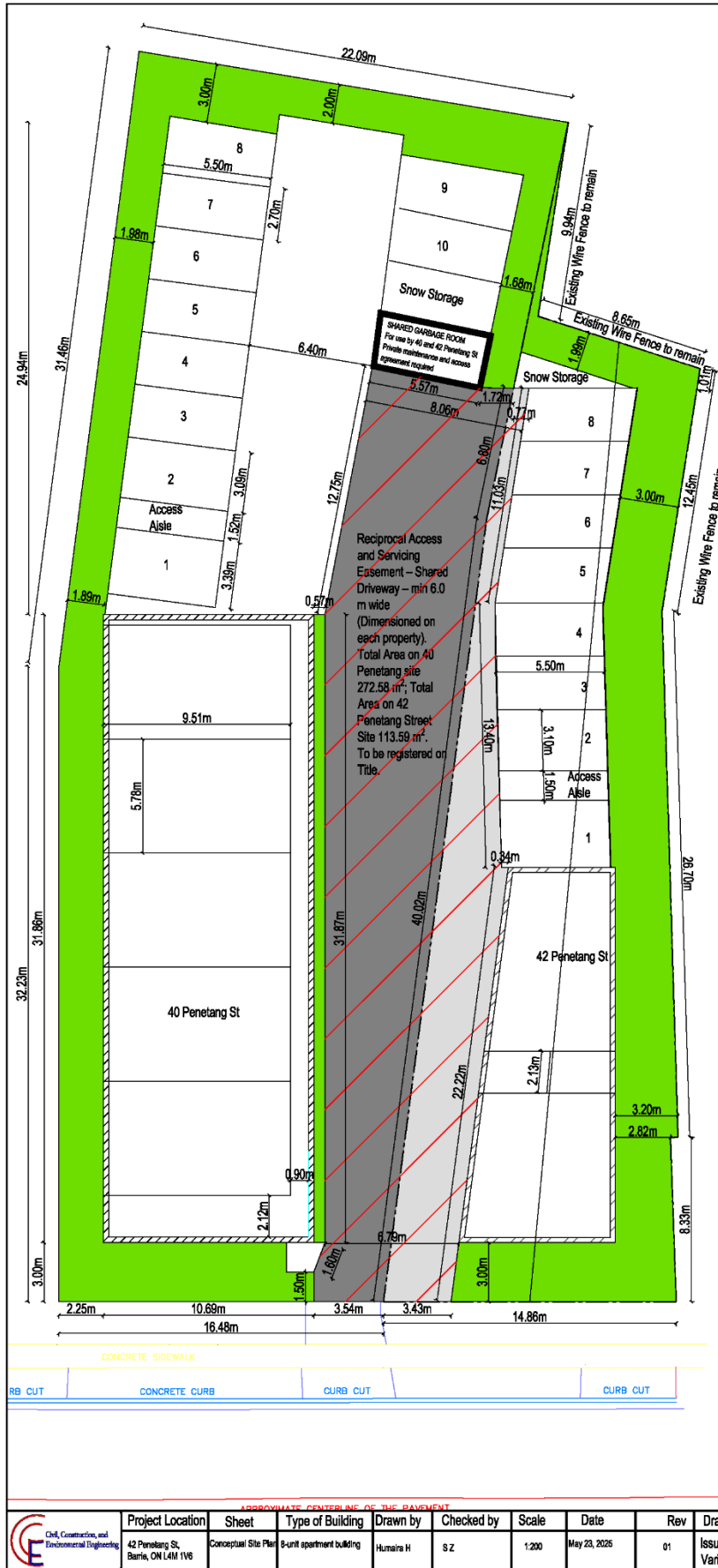
## KEY MAP



40 & 42 Penetang Street  
Barrie - On.

Development Services - Planning  
6/3/2025

# EASEMENT SKETCH/SITE PLAN



## Planning Notes:

### 40 Penetang Street

Minor Variance Required:

To permit 1 parking space per unit, whereas 1.5 spaces per unit is required by the Zoning By-law.

Consent Application Required:

For the creation of an easement for cross-access and drainage in favour of 42 Penetang Street.

### 42 Penetang Street

Minor Variances Required:

As identified in the Zoning Statistics Table on this Concept Plan (highlighted).

Parking Variance:

To permit 1 parking space per unit, whereas 1.5 spaces per unit is required by the Zoning By-law.

Consent Application Required:

For the creation of an easement for cross-access and drainage in favour of 40 Penetang Street.

Zoning Statistics RM2	
Required	Proposed
Lot Area	720 m <sup>2</sup>
Lot Frontage	21 m
Building Footprint	120.64 m <sup>2</sup>
Setbacks:	
Front yard	7 m (min)
Side yard	1.8 m (min)
Rear yard	7 m (min)
Landscaped open space	35% (min)
Landscaped buffer	3.0 m (min)
Apartment Area per floor	110.00 m <sup>2</sup>
Dwelling unit floor area	45 m <sup>2</sup> / 1 BDRM; 55 m <sup>2</sup> / 2 BDRM (min)
Lot coverage	35% (max)
Gross Floor area	According to the City of Barrie's Zoning By-law 2009-141, the standard maximum FSI for RM2 zones is 1.0?
Building height	Walkup - 20m (max)
Parking spaces	1.5 parking spaces/unit 8 units x 1.5 = 12 spaces (4.6-4) 26 to 50 spaces = 1BF Type A & 1BF Type B
Barrier free	2 Barrier-Free Spaces with an access aisle.
Amenity area	12m <sup>2</sup> /apart. unit = 96 m <sup>2</sup>
Walkup basement	6.4 m
Width of driveway	(5.2-5) 53 upha (max) for walkup apartments
Density	142.3
Adjacent Properties	Residential Houses



Project Location  
42 Penetang St,  
Barrie, ON L4M 1V6

Sheet  
Conceptual Site Plan

Type of Building  
8-unit apartment building

Drawn by  
Humaira H

Checked by  
SZ

Scale  
1:200

Date  
May 23, 2025

Rev  
01

Drawing Status  
Issued for Minor Variance



2025.05.26  
09:23:55 -04'00'