



**COMMITTEE OF ADJUSTMENT  
PUBLIC NOTICE OF HEARING  
SUBMISSION NOS. B17/25 and A28/25**

**TAKE NOTICE** that applications have been received from **EC Planning Consultants c/o Connor McBride on behalf of Aylmer Ng** for a minor variance 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 PART OF LOT 24 S/S HENRY ST, PLAN 27, BEING PART 2 ON PLAN 51R-41840 and known municipally as **93 Henry Street** in the City of Barrie.

The property is zoned Residential Multiple Dwelling First Density (RM1).

These applications, if granted by the Committee of Adjustment, will serve to permit a lot addition by conveying a portion of land to be added to the abutting property known municipally as 95 Henry Street to facilitate the construction of a semi-detached dwelling over two separate lots, each containing three (3) additional residential units.

**Purpose of the applications:**

**B17/25**

The application, if granted by the Committee of Adjustment, will serve to permit a lot addition by conveying a portion of land to be added to the abutting property known municipally as 95 Henry Street.

The severed lands propose to have a lot area of 43 square metres which would merge with the abutting lands known as 95 Henry Street.

The retained lands propose to have a lot area of 401 square metres and a proposed lot frontage of 9.7 metres on Henry Street.

This application is being considered concurrently with Minor Variance application A28/25.

**Variance Requests:**

**A28/25**

This application, if granted by the Committee of Adjustment, will serve to permit a reduced side yard setback and rear yard setback and to exceed the maximum lot coverage permitted for a proposed semi-detached dwelling should consent application B17/25 be approved.

The applicant is seeking the following minor variance:

1. **A side yard setback of 2 metres on one side of the lot, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.3.3.2(b), requires a minimum side yard setback of 3 metres on one side of the lot where on the same lot there is no carport or where a garage is not attached to the main building.**
2. **A rear yard setback of 5 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 Table 5.3 requires a minimum rear yard setback of 7 metres.**
3. **A maximum lot coverage of 50 percent of the lot area, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 (Table 5.3) permits a maximum lot coverage of 45 percent of the lot area.**

**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).

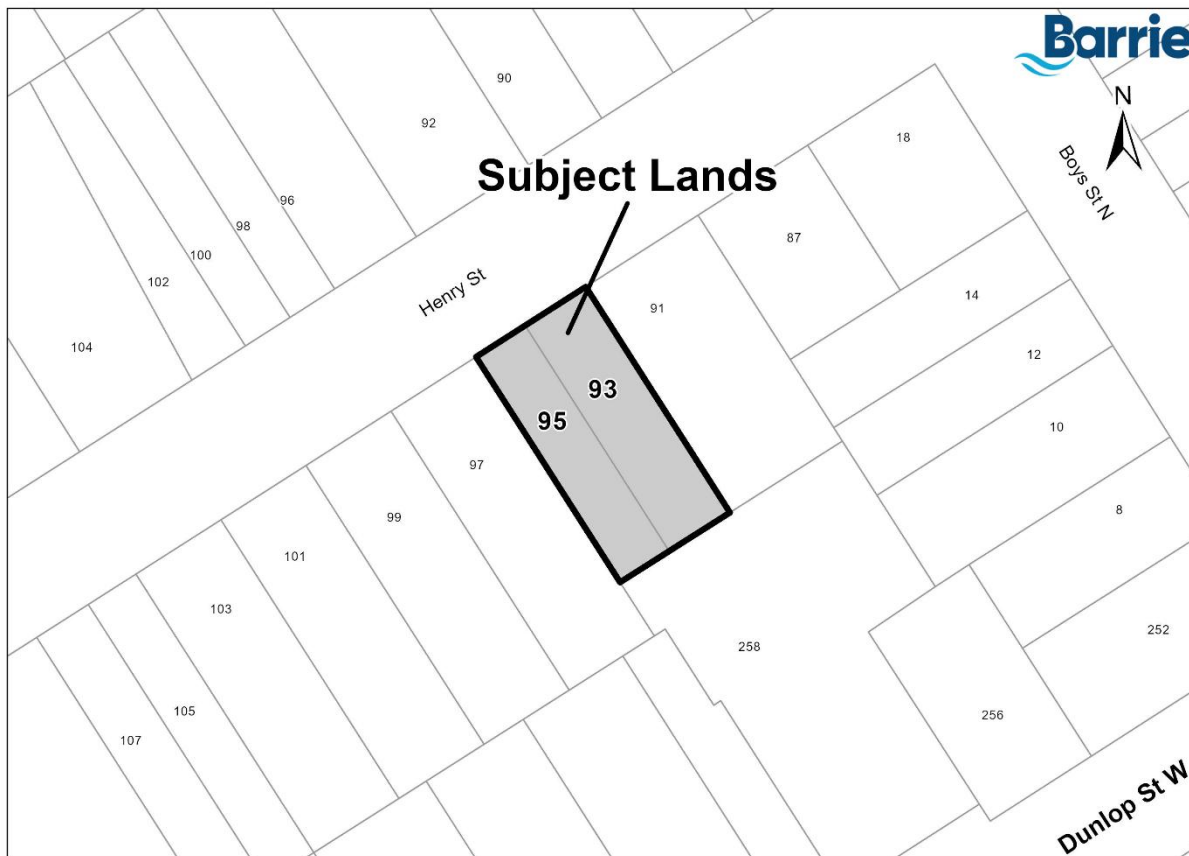
Inquiries by phone can be made through Service Barrie at (705) 726-4242 during regular business hours. If you require any language interpreters, the City of Barrie, upon request, will provide language interpreters at the public hearing.

This notice is available via [www.barrie.ca/cofa](http://www.barrie.ca/cofa).

Dated: June 10, 2025

Janice Sadgrove  
Secretary-Treasurer

## KEY MAP



93 & 95 Henry Street  
Barrie - On.

Development Services - Planning  
6/2/2025

## SEVERANCE SKETCH

SKETCH FOR CONSENT APPLICATION

PART OF LOT 24,  
SOUTH SIDE OF HENRY STREET,  
REGISTERED PLAN 27,  
CITY OF BARRIE,  
COUNTY OF SIMCOE.

5m 0 5 10 15m

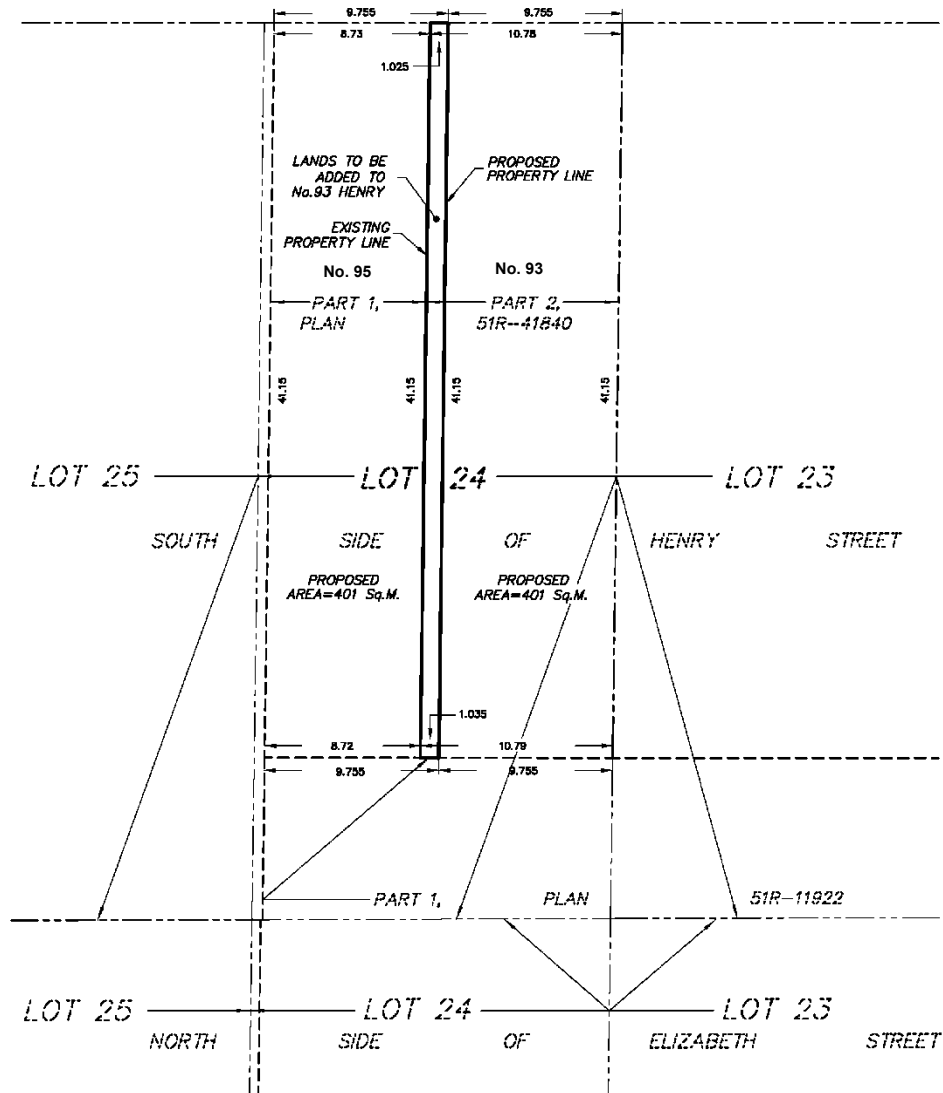
GRAPHIC SCALE - METRES SCALE 1 : 250

BOWERS JONES FOURNIER SURVEYING LTD.

2025



HENRY STREET



PROJECT No. 17-103

\\PROJECTS\2017\17-103\CAD\17-103\_SKT\_2025.DWG



BOWERS JONES FOURNIER  
SURVEYING LTD.

ONTARIO LAND SURVEYORS  
bjfsurveying.com

4 ALLIANCE BLVD., UNIT 2, BARRIE, ON, L4M 5J1  
238 MACKENZIE STREET, ALLISTON, ON, L9R 1A6

705-726-6201  
705-434-9315

MARCH 19, 2025

SITE PLAN



93 HENRY STREET		
METRIC	AREA (sq.ft.)	%
LOT AREA:	4,320.5	
PROPD BUILDING AREA:	1,651.0	38.21%
DRIVEWAY FRONTAGE (PROPOSED):	18.0 (ft)	56.28%
DRIVEWAY AREA (PROPOSED):	720.0	
FRONT YARD AREA:	1,625.2	
FRONT YARD GREEN SPACE (PROPOSED)	905.2	55.70%

95 HENRY STREET		
METRIC	AREA (sq.ft.)	%
LOT AREA:	4,320.5	
PROPD BUILDING AREA:	1,651.0	38.21%
DRIVEWAY FRONTAGE (PROPOSED):	18.0 (ft)	56.28%
DRIVEWAY AREA (PROPOSED):	720.0	
FRONT YARD AREA:	1,625.2	
FRONT YARD GREEN SPACE (PROPOSED)	905.2	55.70%

SITE LAYOUT NOTES:

THIS SITE LAYOUT HAS BEEN INCLUDED FOR REFERENCE PURPOSES ONLY AND ILLUSTRATES THE APPROXIMATE LOCATION OF SITE FEATURES (i.e. BUILDINGS, PROPERTY LINES, ETC.) AS PROPOSED BY THE OWNER. THIS SITE LAYOUT SHALL NOT BE RELED UPON AS A LEGAL SURVEY. A LEGAL SURVEY MAY BE REQUIRED BY THE LOCAL AUTHORITIES AND SHALL BE PROVIDED BY OTHERS IF DEEMED TO BE NECESSARY.

INFORMATION HEREIN IS DERIVED PRIMARILY FROM THE COUNTY OF SIMCOE INTERACTIVE MAP, FOUND AT [HTTPS://MAPS.SIMCOE.CA/PUBLIC](https://maps.simcoe.ca/public), SHOWING 93 / 95 HENRY STREET CITY OF BARRIE

