



**COMMITTEE OF ADJUSTMENT
PUBLIC NOTICE OF HEARING
SUBMISSION NO. A48/25**

TAKE NOTICE that an application has been received from **The Jones Consulting Group (c/o Ray Duhamel) on behalf of Chayell Hotels Barrie Ltd. (c/o Ali Rehman)** 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 LOT 3, PLAN 51M870, PART 3 PLAN 51R43088 and known municipally as **41 Mills Road** in the City of Barrie.

This property is zoned Light Industrial (LI).

This application, if granted by the Committee of Adjustment, will serve to permit an increased building height, as well as reductions to the front yard setback and required parking to facilitate the development of a five (5) storey hotel.

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

- 1. A building height of 17 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 7.3.1 Table 7.3, permits a maximum building height of 14 metres.**
- 2. A front yard setback of 6.5 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 7.3.1 Table 7.3, requires a minimum front yard setback of 7 metres.**
- 3. A parking rate of .87 spaces per room or suite, whereas the Comprehensive Zoning By-law 2009-141, under Section 4.6.1, requires a minimum parking rate of 1 space per room or suite.**

TAKE FURTHER NOTICE that the Committee of Adjustment public hearing has been scheduled for **Tuesday, September 23, 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.

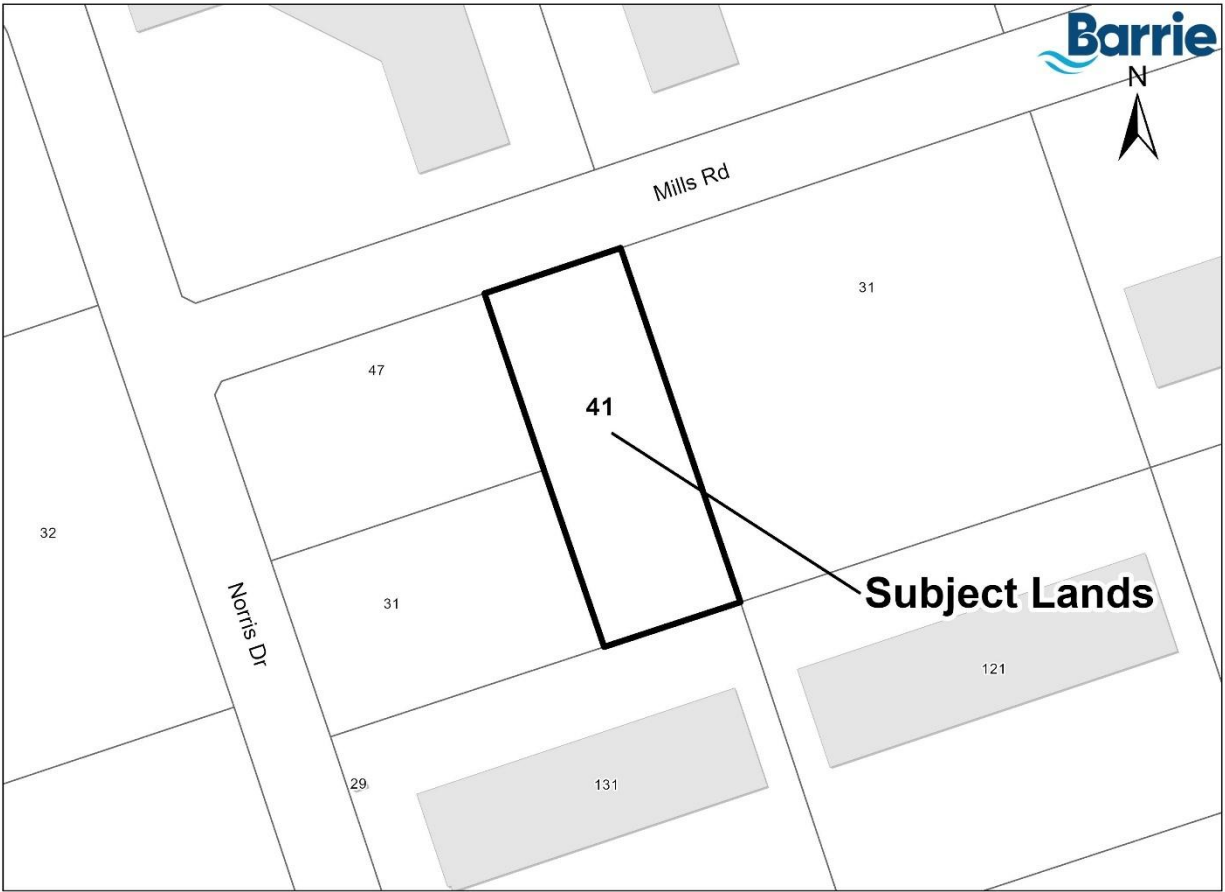
Inquiries by phone can be made through Service Barrie at (705) 726-4242 during regular business hours. If you require any language interpreters, the City of Barrie, upon request, will provide language interpreters at the public hearing.

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

Dated: September 8, 2025

Janice Sadgrove
Secretary-Treasurer

KEY MAP



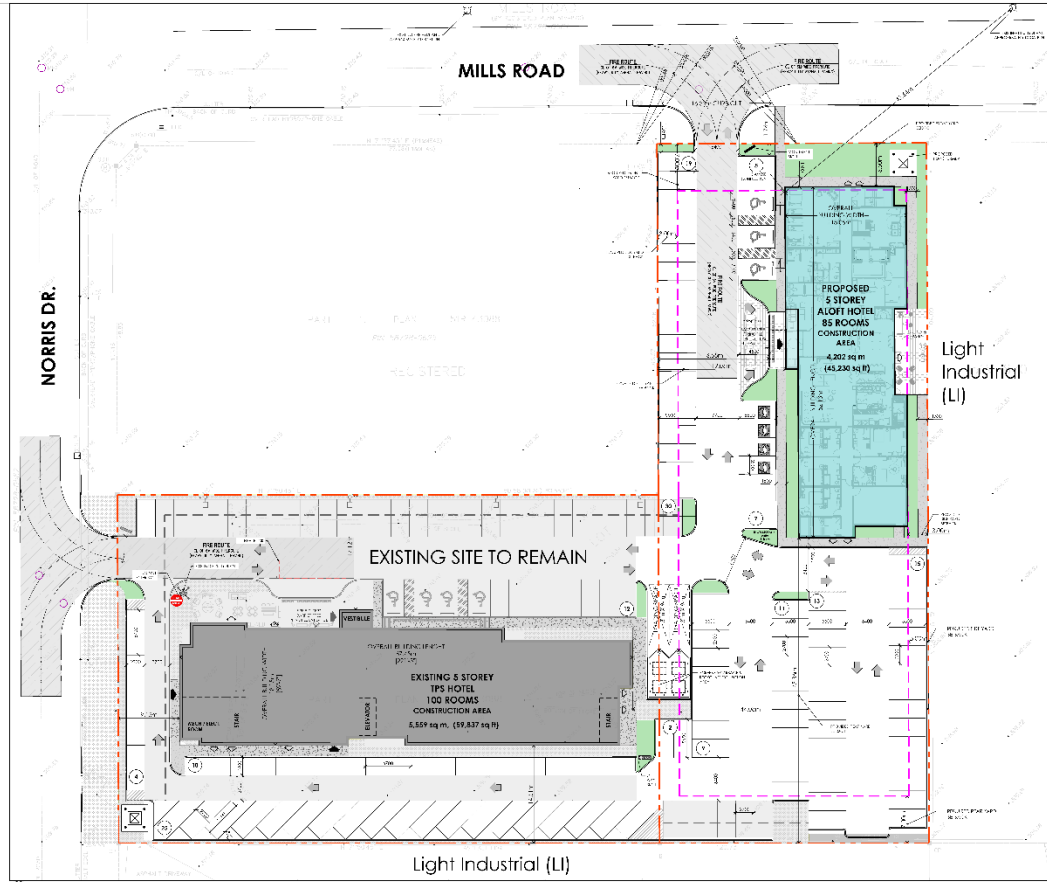
41 Mills Rd
Barrie - On.

Development Services - Planning
9/3/2025

SITE PLAN

DATE	13
OWNER/CLIENT	ALLOFT BARRIE
DESIGNER	MATAJ ARCHITECTS INC.
PROJECT NO.	22-024
PROJECT NAME	ALLOFT BARRIE
PROJECT ADDRESS	41 MILLS ROAD, BARRIE
PROJECT PHASE	PRELIMINARY
PROJECT STATUS	IN PROGRESS
PROJECT DESCRIPTION	PROPOSED 5 STOREY ALLOFT HOTEL, 85 ROOMS, CONSTRUCTION AREA 4,202 SQ M (45,230 SQ FT)
PROJECT LOCATION	41 MILLS ROAD, BARRIE
PROJECT ZONING	LI-1
PROJECT SETBACKS	FRONT: 10M, SIDE: 5M, REAR: 10M
PROJECT FLOOR AREA	4,202 SQ M (45,230 SQ FT)
PROJECT VOLUME	12,606 CU M (445,800 CU FT)
PROJECT PARKING	100 SPACES
PROJECT LANDSCAPE	10% COVER
PROJECT UTILITIES	WATER, SEWER, GAS, ELECTRICITY
PROJECT ACCESS	41 MILLS ROAD
PROJECT ADJACENTS	EXISTING 5 STOREY TPS HOTEL, 100 ROOMS, CONSTRUCTION AREA 6,559 SQ M (70,837 SQ FT)
PROJECT NOTES	SEE ATTACHED DRAWINGS FOR DETAILS

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ALOFT BARRIE
41 MILLS ROAD, BARRIE

MATAJ
ARCHITECTS INC.

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aloft
HOTELS

Client: Chayal Hospitality

A.101
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