



**COMMITTEE OF ADJUSTMENT
PUBLIC NOTICE OF HEARING
SUBMISSION NO. B19/24, B21/24, B22/24, B23/24,
A24/24, A27/24, A28/24, A29/24 A30/24**

TAKE NOTICE that an application has been received from **Sheriff Properties c/o Colby Marshall on behalf of Mark Hamilton** for consent under Section 53 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended for a consent to a conveyance of property for residential purposes.

IN THE MATTER OF the premises described as PLAN 31 E PT LOT 23 TO E PT LOT 26 and known municipally as **68 Drury Lane** in the City of Barrie.

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

Purpose of the applications:

The applications, if granted by the Committee of Adjustment, will serve to permit the creation of four new residential lots to facilitate the construction of two semi-detached dwellings.

B19/24

The application, if granted by the Committee of Adjustment, will serve to permit the creation of a new residential lot.

The severed lands propose to have a lot area of 232 square metres and a proposed lot frontage of 7.6 metres on Drury Lane.

The retained lands propose to have a lot area of 1084 square metres and a proposed lot frontage of 35.5 metres on Drury Lane.

B21/24

The application, if granted by the Committee of Adjustment, will serve to permit the creation of a new residential lot.

The severed lands propose to have a lot area of 232 square metres and a proposed lot frontage of 7.6 metres on Drury Lane.

The retained lands propose to have a lot area of 852 square metres and a proposed lot frontage of 27.9 metres on Drury Lane.

B22/24

The application, if granted by the Committee of Adjustment, will serve to permit the creation of a new residential lot.

The severed lands propose to have a lot area of 232 square metres and a proposed lot frontage of 7.6 metres on Drury Lane.

The retained lands propose to have a lot area of 620 square metres and a proposed lot frontage of 20.3 metres on Drury Lane.

B23/24

The application, if granted by the Committee of Adjustment, will serve to permit the creation of a new residential lot.

The severed lands propose to have a lot area of 232 square metres and a proposed lot frontage of 7.6 metres on Drury Lane.

The retained lands propose to have a lot area of 387 square metres and a proposed lot frontage of 12.7 metres on Drury Lane.

These applications are being considered concurrently with Minor Variance applications A24/24, A27/24, A28/24, A29/24 and A30/24.

Variance Requests:

A24/24

This application, if granted by the Committee of Adjustment, will serve to permit a deficient lot area, lot frontage, side yard setbacks and existing rear yard setback on the retained lands should consent applications B19/24, B21/24, B22/24 and B23/24 be approved.

The applicant is seeking the following minor variances:

- 1. A lot area of 387 square metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 Table 5.3 requires a minimum lot area of 500 square metres.**
- 2. A lot frontage of 12.7 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 Table 5.3 requires a minimum lot frontage of 15 metres.**
- 3. A side yard setback of 1.8 metres, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.3.3.2(b), requires a minimum side yard setback of 3 metres where there is no carport or where a garage is not attached to the main building.**
- 4. To recognize an existing (north) side yard setback of 1.0 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 Table 5.3, requires a minimum side yard setback of 1.2 metres.**
- 5. To recognize an existing rear yard setback of 6.6 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.**

A27/24

This application, if granted by the Committee of Adjustment, will serve to permit a deficient lot area, lot frontage and rear yard setback and to permit an exceedance to the maximum allowable gross floor area to facilitate the construction of a semi-detached dwelling on the severed lands should consent application B19/24 be approved.

The applicant is seeking the following minor variance:

- 1. A lot area of 232 square metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.4.1 requires a minimum lot area of 300 square metres.**
- 2. A lot frontage of 7.6 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.4.1 requires a minimum lot frontage of 9 metres.**
- 3. A rear yard setback of 5.0 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.**
- 4. A maximum gross floor area of 70% of lot area, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 Table 5.3, permits a maximum gross floor area of 60% of lot area.**

A28/24

This application, if granted by the Committee of Adjustment, will serve to permit a deficient lot area, lot frontage and rear yard setback and to permit an exceedance to the maximum allowable gross floor area on the severed lands should consent application B21/24 be approved.

The applicant is seeking the following minor variances:

1. **A lot area of 232 square metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.4.1 requires a minimum lot area of 300 square metres.**
2. **A lot frontage of 7.6 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.4.1 requires a minimum lot frontage of 9 metres.**
3. **A rear yard setback of 5.0 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.**
4. **A maximum gross floor area of 70% of lot area, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 Table 5.3, permits a maximum gross floor area of 60% of lot area.**

A29/24

This application, if granted by the Committee of Adjustment, will serve to permit a deficient lot area, lot frontage and rear yard setback and to permit an exceedance to the maximum allowable gross floor area on the severed lands should consent application B22/24 be approved.

The applicant is seeking the following minor variances:

1. **A lot area of 232 square metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.4.1 requires a minimum lot area of 300 square metres.**
2. **A lot frontage of 7.6 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.4.1 requires a minimum lot frontage of 9 metres.**
3. **A rear yard setback of 5.0 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.**
4. **A maximum gross floor area of 70% of lot area, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 Table 5.3, permits a maximum gross floor area of 60% of lot area.**

A30/24

This application, if granted by the Committee of Adjustment, will serve to permit a deficient lot area, lot frontage and rear yard setback and to permit an exceedance to the maximum allowable gross floor area on the severed lands should consent application B23/24 be approved.

The applicant is seeking the following minor variances:

1. **A lot area of 232 square metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.4.1 requires a minimum lot area of 300 square metres.**
2. **A lot frontage of 7.6 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.4.1 requires a minimum lot frontage of 9 metres.**
3. **A rear yard setback of 5.0 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.**
4. **A maximum gross floor area of 70% of lot area, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 Table 5.3, permits a maximum gross floor area of 60% of lot area.**

TAKE FURTHER NOTICE that the Committee of Adjustment public hearing has been scheduled for **Tuesday, August 27, 2024**. 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.

Notices are sent to all property owners shown on the last assessment records within 60m of the subject property.

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.

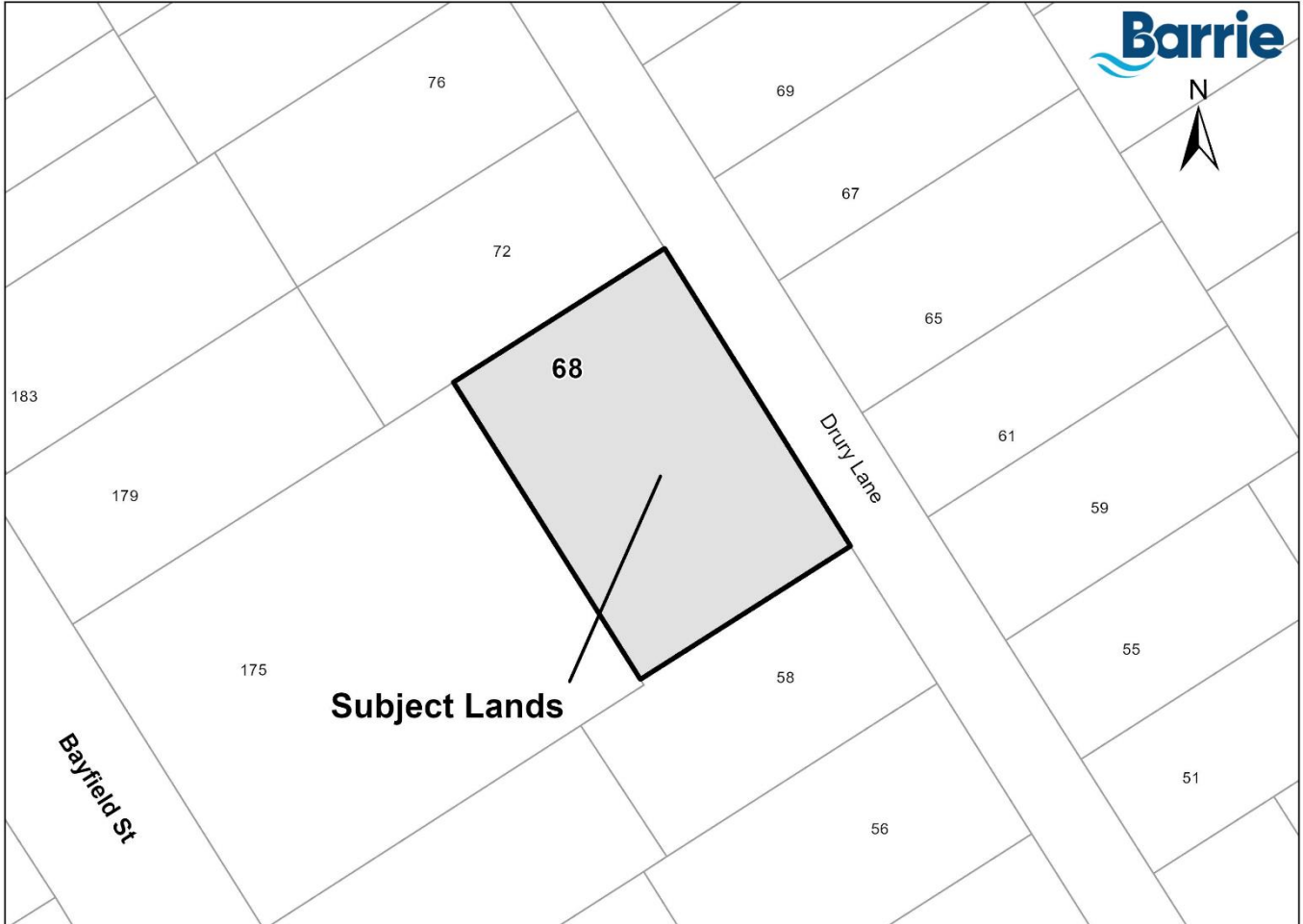
Inquiries by phone can be made through Service Barrie at (705) 726-4242 during regular business hours. If you require any language interpreters, the City of Barrie, upon request, will provide language interpreters at the public hearing.

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

Dated: August 12, 2024

Janice Sadgrove
Secretary-Treasurer

KEY MAP



68 DRURY LANE
BARRIE - ON

Development Services
7/26/2024

