



*Members Present:*

Stephen Trotter, Chair  
Graydon Ebert, Member  
Jay Dolan, Member  
Carol Phillips, Member  
Andrea Butcher-Milne, Member

*Staff Present:*

Carlissa McLaren, Manager of Planning  
Tyler Butler, Planner  
Daniel Frangione, Planner  
Michael David, Planner  
Olga Sanchez, Technical Coordinator  
Salma El-Batroukh, Technical Coordinator  
Janice Sadgrove, Secretary-Treasurer

## **1. CALL TO ORDER**

## **2. DECLARATIONS OF CONFLICT – POTENTIAL PECUNIARY INTEREST**

Graydon Ebert, Member, declared a potential pecuniary interest on application A65-25 for 26 Parkside Drive as he has a business relationship with the family of the applicant. He turned off his camera and muted his microphone. He did not participate in discussion or vote on the matter.

## **3. REQUESTS FOR DEFERRAL/WITHDRAWALS/ADJOURNMENT**

Application A73-25 for 21 Claire Drive has been deferred at the request of the applicant. An updated notice, including notice signs on the subject property, will be provided when the application is brought forward to a future meeting.

## **4. ADOPTION OF MINUTES**

The minutes of the Committee of Adjustment hearing held on November 25, 2025, were adopted as circulated.

## **5. STATUTORY PUBLIC HEARINGS**

### **5. (a) MINOR VARIANCE APPLICATION: A71-25 – 558 Essa Road APPLICANT: MHBC Planning (c/o David McKay) on behalf of Saverino Developments Inc.**

This application, if granted by the Committee of Adjustment, will serve to permit an increase in density by increasing the unit count from 88 to 104 units in a building that is currently under construction, together with reductions to the minimum required width of vehicular drive aisles. The property is subject to an active Site Plan Amendment Application (File: D11A-026-2025).

The applicant is seeking the following minor variances:

1. To permit a maximum density of 125 units per hectare, whereas the Comprehensive Zoning By-law 2009-141, under Section 13.1.187, permits a maximum density of 106 units per hectare.
2. To permit a drive aisle width of 6.0 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.

## **REPRESENTATION:**

**COMMITTEE OF ADJUSTMENT  
MINUTES OF DECEMBER 16, 2025**

2

Eric Brathwaite, Applicant

**INTERESTED PERSONS:**

There were none.

**WRITTEN COMMENTS RECEIVED:**

Development Services – Planning: Comments dated December 16, 2025

Development Services – Transportation Planning: No comments

Development Services – Parks Planning: Comments dated December 9, 2025

Development Services – Approvals Branch: Comments dated December 4, 2025

Building Services: No comments

Finance Department: DCA comments dated December 9, 2025

Alectra Utilities: Comments dated December 2, 2025

Interested parties: No comments

**DISCUSSION:**

Eric Brathwaite, the applicant, provided an illustration of the site plan to the Committee members and provided a brief overview of the application. He pointed out the drive aisle on the site plan and noted that the 6-metre drive aisle width permits two-way access, and that the requested drive aisle width is permitted under the draft Zoning By-law. Mr. Brathwaite discussed the variance request to increase the number of units from 88 units to 104 units (an increase of 16 units) and noted that due to recent changes to density requirements, the proposed increase in density complies with the updated Official Plan. He advised that there will be no changes to the footprint of the building and that the additional units would be accommodated within the step-backs previously contemplated for the 7<sup>th</sup> and 8<sup>th</sup> floors of the building. The proposed changes are currently under review by the City through the site plan amendment process (D11A-026-2025).

The Secretary-Treasurer read a summary of all comments received to date.

The Committee opened discussions to the public. There were no comments from the public.

The Committee expressed their disappointment that the amendments weren't requested prior to construction.

The Committee made a motion to approve the application.

**DECISION:**

The decision of the Committee is that the application be granted.

**Motioned by: Jay Dolan, Member  
CARRIED**

**5. (b) MINOR VARIANCE APPLICATION: A76-25 – 20 Highland Avenue  
APPLICANT: Jade Soriani on behalf of Rodrigo Garcia**

This application, if granted by the Committee of Adjustment, will serve to recognize a deficient rear yard setback to an existing attached residential garage, and extend those permissions to a two (2) storey addition above the existing attached garage for the purpose of creating a second residential unit.

The applicant is seeking the following minor variance:

1. To permit a rear yard setback of 2.3 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 (Table 5.3), requires a minimum setback of 7 metres.

**REPRESENTATION:**

Jade Soriani, Applicant

**INTERESTED PERSONS:**

Su Murdoch

**WRITTEN COMMENTS RECEIVED:**

Development Services - Planning: Comments dated December 16, 2025

Development Services – Transportation Planning: No comments

Development Services – Parks Planning: Comments dated December 9, 2025

Development Services – Approvals Branch: Comments dated December 9, 2025

Building Services: No comments

Finance Department: No comments

Alectra Utilities: Comments dated December 2, 2025

**DISCUSSION:**

Jade Soriani, the applicant, provided an illustration of the site plan. Ms. Soriani advised that the purpose of the application is to recognize an existing rear yard setback of 2.3 metres, whereas 7 metres would be required, and to extend this relief to a proposed two-storey addition above the garage to facilitate the construction of a second unit. She advised that the property is a corner lot located on the north side of Highland Avenue and the west side of St. Vincent Street and due to the configuration of the lot, the side yard by zoning by-law standards is considered the rear yard. She noted that the proposed construction will be in compliance with all other zoning requirements.

The Secretary-Treasurer read a summary of all comments received to date.

The Committee opened discussions to the public. There were no comments from the public.

The Committee made a motion to approve the application with conditions as outlined by staff.

**DECISION:**

The decision of the Committee is that the application be granted with conditions.

**Motioned by: Andrea Butcher-Milne, Member  
CARRIED**

**5. (c) MINOR VARIANCE APPLICATION: A77-25 – 117 Toronto Street**

**APPLICANT: Northern Diversified Ltd. (c/o Monique Scheepers) on behalf of Bruce North**

This application, if granted by the Committee of Adjustment, will serve to permit a reduction to the required interior side yard setback for an external escape stairway (fire escape).

The applicant is seeking the following minor variance:

1. To permit an interior side yard setback of 0.3 metres for a fire escape, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.3.1(d), requires a minimum setback of 0.6 metres.

**REPRESENTATION:**

Rosalie Dawson, Architect

**INTERESTED PERSONS:**

Christian Scheepers

**WRITTEN COMMENTS RECEIVED:**

Development Services - Planning: Comments dated December 16, 2025

Development Services – Transportation Planning: No comments

Development Services – Parks Planning: Comments dated December 9, 2025

Development Services – Approvals Branch: No comments  
Building Services: Comments dated December 8, 2025  
Finance Department: Tax comments dated December 1, 2025  
LSRCA: Comments dated December 1, 2025  
Alectra Utilities: Comments dated December 2, 2025

**DISCUSSION:**

Rosalie Dawson of Rosalie Dawson Architect Inc. advised that she is speaking on behalf of the applicant. Ms. Dawson provided an illustration of the site plan and site photos to the Committee members and provided an overview of the application. Ms. Dawson pointed out that the proposed fire escape is on the north side of the building and will be a secondary exit to accommodate the third floor.

The Secretary-Treasurer read a summary of all comments received to date.

The Committee opened discussions to the public. There were no comments from the public.

The Committee made a motion to approve the application with conditions as outlined by staff.

**DECISION:**

The decision of the Committee is that the application be granted with conditions.

**Motioned by: Graydon Ebert, Member**  
**CARRIED**

**5. (d) CONSENT APPLICATIONS: B39-25 and B40-25**

**MINOR VARIANCE APPLICATIONS: A74-25 and A75-25**

**APPLICANT: Innovative Planning Solutions (c/o Greg Barker) on behalf of Russ Grenon**

The application (B39-25), if granted by the Committee of Adjustment, will serve to permit the creation of a new residential lot.

The severed lands (Lot 3) propose to have a lot area of 707.6 square metres and a proposed lot frontage of 13.1 metres on Tollendal Mill Road.

The retained lands (Lots 1 and 2) propose to have a lot area of 2,209.3 square metres and a proposed lot frontage of 46.6 metres on Tollendal Mill Road.

The application (B40-25), if granted by the Committee of Adjustment, will serve to permit the creation of a new residential lot.

The severed lands (Lot 2) propose to have a lot area of 667.0 square metres and a proposed lot frontage of 13.1 metres on Tollendal Mill Road.

The retained lands (Lot 1) propose to have a lot area of 1,542.2 square metres and a proposed lot frontage of 33.5 metres on Tollendal Mill Road.

This application (A74-25), if granted by the Committee of Adjustment, will serve to permit reductions to lot area and frontage for the severed lot (Lot 3).

The applicant is seeking the following minor variances:

1. A lot area of 707.6 square metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 (Table 5.3), requires a minimum lot area of 900 square metres.
2. A lot frontage of 13.1 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 (Table 5.3), requires a minimum lot frontage of 22 metres.

This application (A75-25), if granted by the Committee of Adjustment, will serve to permit reductions to lot area and frontage for the severed lot (Lot 2).

The applicant is seeking the following minor variances:

1. A lot area of 667.0 square metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 (Table 5.3), requires a minimum lot area of 900 square metres.
2. A lot frontage of 13.1 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 (Table 5.3), requires a minimum lot frontage of 22 metres.

**REPRESENTATION:**

Greg Barker, Agent

**INTERESTED PERSONS:**

Judy Westman

Judy Wilson

Jeremy Thompson

Leonid Popov

Shelagh Popov

Samantha Moreland

Heather Gleben

Karlie Shewfelt

Lesley Cuschieeri

Ivan Ivic

David Seaman

Ania Koz

**WRITTEN COMMENTS RECEIVED:**

Development Services - Planning: Comments dated December 12, 2025

Development Services – Transportation Planning: No comments

Development Services – Parks Planning: Comments dated December 9, 2025

Development Services – Approvals Branch: Comments dated December 4, 2025

Building Services: No comments

Finance Department: DCA comments dated December 9, 2025

Alectra Utilities: Comments dated December 2, 2025

Interested Parties: Shelagh & Leonid Popov, comments dated December 10, 2025

Judy Westman, comment dated December 10, 2025

Samantha Moreland, comment dated December 11, 2025

**DISCUSSION:**

Greg Barker, the agent, provided a presentation to the Committee members and discussed topics including site location and context, surrounding land uses, land use designation and zoning, proposed standards and permissions associated with the City's new Draft Zoning By-law, concept plan, requested variances, neighbourhood area policies, the four tests for a minor variance, and surrounding area lot statistics. Mr. Barker advised that there is an existing single detached dwelling on the property which is proposed to remain on the retained lot. He noted the property is zoned R1 under the current Zoning By-law and advised that the lands are proposed to be rezoned to NL2 under the draft Zoning By-law. He discussed the draft Zoning By-law standards for the NL2 zone and noted that the proposed severances would not require any variances under the NL2 zone. He provided the concept plan to illustrate the creation of the three lots (two severed lots and one retained lot) which will facilitate the development of two new single detached dwellings. Mr. Barker pointed out that the proposed development is less dense than what is proposed in the draft Zoning By-law which would be more in keeping with the area. He provided lot statistics for surrounding properties that would be similar to what is being proposed.

The Secretary-Treasurer read a summary of all comments received to date.

The Committee opened discussions to the public.

Leonid Popov, 378 Tollendal Mill Road, argued that Mr. Barker should not compare the proposal with the proposed draft Zoning By-law as it is not in effect. Additionally, the proposal is considerably inconsistent with the surrounding properties and completely out of character with the neighbourhood and would negatively impact the streetscape. He would prefer to see one new lot created rather than two.

Judy Westman, 375 Tollendal Mill Road, expressed concern with drainage and privacy.

Member Dolan commented that the City has a finalized Official Plan but the current Zoning By-law is out of date. The proposal is consistent with the current Official Plan and the City's policy direction seems to be clear. He asked staff to respond to Mr. Barker's argument that the draft Zoning By-law is leading towards a much denser neighborhood. Michael David, Planner, explained that the draft Zoning By-law is subject to change and the four tests must be compared to the current Zoning By-law. He also pointed out that the proposed frontages for the new lots do not meet the intent of the Official Plan and the Zoning By-law.

Member Phillips commented that the proposal would not be as out of keeping with the neighborhood as described in the Planning report and does not agree with the recommendation to deny the applications given the direction of the Official Plan.

The Chair commented that the proposed lots would not be in keeping with the surrounding properties on Tollendal Mill Road and that the applications may be premature.

Mr. Barker commented that they are proposing lots which are larger in size than what staff are proposing through the draft Zoning By-law and does not agree that the applications would negatively alter the area. He pointed out that the subject property is a corner lot and benefits from dual frontages for access.

Tyler Butler, Planner, commented about the reference to the draft Zoning By-law and agreed that the applications are premature, and that the applications should be submitted if and when the new Zoning By-law is adopted and in full force and effect.

Mr. Barker asked the Committee to consider deferral instead of denying the application to allow time to meet with staff to discuss the proposal.

The Committee made a motion to approve the applications with conditions as outlined by staff.

**DECISION:**

The decision of the Committee is that the applications be granted with conditions.

**Motioned by: Andrea Butcher-Milne, Member  
Not in support: Graydon Ebert, Member and Stephen Trotter, Chair  
CARRIED**

**5. (e) MINOR VARIANCE APPLICATION: A65-25 – 26 Parkside Drive  
APPLICANT: ISM Architects (Ian Malcolm) on behalf of Maria Melchior**

This application, if granted by the Committee of Adjustment, will serve to permit a reduction to an interior side yard setback, together with increases to residential density, gross floor area (GFA) and front yard parking coverage for the construction of four (4) stacked townhouse units fronting onto Mulholland Street. The application also seeks to recognize existing legal non-conforming conditions, as it relates to side and front yard setbacks to an existing dwelling located on the subject property, together with the lot frontage for the subject property.

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

1. A side yard setback of 1.8 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 Gross Floor Area (GFA) equal to 67 percent of the lot area, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.3.1 (Table 5.3) permits a maximum GFA of 60 percent of the lot area.
3. A residential density of 68 units per hectare, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.2.5.1(c) of Zoning By-law 2009-141, permits a maximum residential density of 53 units per hectare.
4. A front yard parking coverage equal to 61.5 percent of the front yard area along Mulholland Street, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.3.6.1(a) of Zoning By-law 2009-141, permits a maximum front yard parking coverage of 50 percent of the front yard area.
5. To recognize existing interior side yard setbacks of 1.0 metre and 1.5 metres for an existing residential dwelling, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.3.1 (Table 5.3) of Zoning By-law 2009-141 requires a minimum side yard setback of 1.8 metres.
6. To recognize an existing front yard setback of 4.49 metres to an existing residential dwelling along Parkside Drive, whereas the Comprehensive Zoning By-law 2009-141, under subsection Section 5.3.1 (Table 5.3) of Zoning By-law 2009-141 requires a minimum front yard setback of 7 metres.
7. To recognize existing lot frontages of 13.28 metres (Parkside Drive) and 18.77 metres (Mulholland Street), whereas the Comprehensive Zoning By-law 2009-141, under subsection Section 5.3.1 (Table 5.3) of Zoning By-law 2009-141 requires a minimum lot frontage of 21 metres.

**REPRESENTATION:**

James Hunter, Applicant

**INTERESTED PERSONS:**

Claudia McKnight

Michael McKnight

Janine TeBokkel

F.M.S.

Lindsay Tsang

Kathleen Tsang

Anatasia Goodman

Wendy Hill

Trevor Gill

Shailie Dubois &

Michael Taylor

Tim Hill

Molly Vachon

John Tebokkel

Joshua Reive

Helen Tebokkel

Scott Black

Judith Gibson-Vick

Karlie Shewfelt

Elke Lange

Christine Woods

Graeme Smith

Sue Sgambati

Arnie Ivsins  
Catherine Colebatch  
Sue Murdock  
Lloyd Bristow  
Mike Harris  
Paul Gignac

**WRITTEN COMMENTS RECEIVED:**

Development Services - Planning: Comments dated December 16, 2025  
Development Services – Transportation Planning: No comments  
Development Services – Parks Planning: Comments dated December 9, 2025  
Development Services – Approvals Branch: Comments dated December 5, 2025  
Building Services: Comments dated December 8, 2025  
Finance Department: Tax comments dated December 4, 2025; DCA comments dated December 9, 2025  
Alectra Utilities: Comments dated November 13, 2025  
Interested Parties: Lindsay Tsang, comments dated December 2, 2025 and December 10, 2025  
Janine TeBokkel, comments dated December 2, 2025  
Trevor Gill, comments dated December 10, 2025  
Michael McKnight, comments dated December 10, 2025  
Cathy Colebatch, comments dated December 12, 2025  
Shalie Dubois, comments dated December 15, 2025  
Claudia & Michael McKnight, comments dated December 16, 2025

**DISCUSSION:**

James Hunter, the agent, provided a presentation to the Committee members and discussed topics including location and context, surrounding land uses, proposed development and purpose, site plan, concept plan, elevation drawings, City of Barrie Zoning By-law and Official Plan, requested variances, City of Barrie draft Zoning By-law and the four tests for a minor variance. Mr. Hunter advised there is an existing single detached dwelling with accessory structures on the property. The existing detached garage will be demolished to accommodate the development, and the single detached dwelling will be maintained. The proposed development is for a three-storey, street oriented stacked townhouse on Mulholland Street, which contains four residential units and four parking spaces plus one barrier-free space. He advised the purpose of the application is to provide supportive housing for women and children transitioning from crisis situations which will be professionally operated by the Women & Children's Shelter of Barrie. Mr. Hunter provided an overview of the Official Plan policies and noted that the property is designated as Medium Density in the Official Plan which permits a large variety of residential units including assisted living and supportive housing and supports higher density than what is being proposed. He advised the subject lands are zoned RM2 in the City of Barrie Zoning By-law which permits stacked townhouses. Mr. Hunter provided an overview of the various requested variances.

The Secretary-Treasurer read a summary of all comments received to date.

The Chair reiterated that the zoning allows for the proposed development and noted that of the seven variances, three apply to the existing home on the property.

The Committee opened discussions to the public.

Mike Harris, 4 Napier Street, advised the existing house is on the Barrie Historical tour, and expressed concern with planned alterations to the accessory building as it may lose its historical significance. Mr. Harris expressed concern with the preservation of mature trees on the property and loss of tree canopy and its negative impacts on the local chimney swift bird population. He commented that the development would drastically reduce resiliency to climate change and would stand out in the neighborhood.

Michael McKnight, 32 Parkside Drive, expressed concern on an overbuilt lot and size of development. He noted that Mulholland Street is a dead-end street with no turn around for a fire truck. He expressed concern

with snow storage, blockage of sunlight from the south, preservation of trees (existing black walnut), and no play area for children.

Lindsay Tsang, 28 Parkside Drive, expressed concern that the proposed development does not meet the four tests for a minor variance. Mr. Tsang commented on the general intent of the Official Plan. He expressed concern that the proposed development is not compatible with existing built form due to its mass and scale, and that it will have a negative impact on privacy. Mr. Tsang commented on the general intent of the Zoning By-law and the cumulative effect of the multiple variances which he feels does not meet the intention of the Zoning By-law. Mr. Tsang expressed concern with snow storage and parking (no parking spot on Parkside Drive for the existing dwelling).

Kathleen Tsang, 28 Parkside Drive, expressed concern that the proposed development is not compliant with zoning, safety, and environmental standards. Ms. Tsang pointed out that the City's Zoning By-law does not permit a social service facility within 300 metres of another social service facility in a residential zone and listed several social service facilities in proximity to the subject property. Ms. Tsang expressed concern with the proximity of the development to the local children and their potential exposure to dangerous and immoral activity coming from the shelter. She expressed concern about heritage and environmental impacts and the danger to the nesting birds and that it would change the character and the historical charm of the neighbourhood. She expressed concern with the reduced setbacks and negative impacts on the adjacent properties. She commented that neighbours will be forced to move. She concluded that for the reasons of zoning non-compliance, child safety, park impacts, heritage loss, environmental harm, and social destabilization she respectfully asks the Committee to deny the application. Ms. Tsang asked Mr. Hunter if the housing would be supported by staff on site.

Michael Taylor, 4 Mullholland Street, expressed concerns with the scale, massing and reduced setbacks of the development, removal of mature boundary trees, paving the entire width of the front yard of the lot and creating a large parking area which is not in character with the rest of the street. He stated that he feels the development will have negative effects on both Mullholland Street and Parkside Drive.

Janine TeBokkel, 24 Parkside Drive, expressed concern with the removal of trees and the development is not in keeping with the character of the neighbourhood. She pointed out that there is no room for parking at the front of the house.

Joshua Reid, 24 Parkside Drive, expressed concern with the reduced setback to the property line and the danger of snow falling off the roof and into his yard.

Claudia McKnight, 32 Parkside Drive, expressed concern with the size of the proposed development, the number of variances proposed, destruction of a mature tree canopy, the placement of crisis housing in a quiet historic residential neighbourhood and the variances are not minor in nature.

Shailie Dubois, 4 Mulholland Street, asked if consent is required from the adjacent property owner to remove boundary trees. The Chair advised that if the application is approved, one of the conditions of approval is the submission of a Tree Inventory, Assessment, Canopy Survey and Preservation Plan, including boundary trees and written consent is required to remove boundary trees.

James Hunter responded to the comments. He pointed out that the neighbourhood has several uses and the use is permitted by the current Zoning By-law. He advised that a property survey has been completed and the trees were surveyed. A Tree Inventory, Assessment, Canopy Survey and Preservation Plan will be submitted, if the application is approved. Snow storage has been reviewed and shouldn't be an issue. Snow can be stored in the side yards and can also be taken off site if significant. With regards to scale, he pointed out that the height is less than the maximum allowed in an RM2 zone. Setbacks generally meet the Zoning By-law requirements and similar conditions exist on various properties on the street. There is significant amenity space for children to play, and they will also have access to parks in the area. He clarified that the building will be operated by the Women and Children Shelter and the units will be provided to mothers and children needing housing. The City's planning policies permit the built form.

Dino Melchior, the property owner, explained that the development is to provide affordable and safe housing for women and children and is not a crisis centre. He pointed out that he has contributed funds for the project and other generous people and organizations have contributed their services.

Member Dolan asked the applicant to expand on the activities to take place at 26 Parkside Drive. Mr. Hunter confirmed the development is for four townhouse residential units in a stacked form and is permitted by the Zoning By-law. The development is to support women and children in need. There will be no services provided on site, and he advised that it is not a social services facility which was confirmed by Planning staff.

Member Dolan commented that the staff analysis is specific to the stacked townhomes and asked how staff considered the existing dwelling specifically with regards to maximum density and gross floor area. Tyler Butler, Planner, advised they do not preclude multiple buildings from being located on a site so it is specifically geared towards the new proposal. What exists is considered legal non-conforming and there are provisions in the by-law that allow for legal non-conforming uses to continue.

Member Dolan asked Mr. Hunter to indicate if there are any windows on the townhomes that are oriented towards the properties to the north and south. Mr. Hunter provided the elevations to illustrate the location of the windows and balconies.

Member Dolan asked staff to comment on public concerns regarding the removal of trees. Mr. Butler advised that if the application is approved, a tree preservation plan would be required to be submitted and if determined there are boundary trees, written consent would be required from the adjacent property owner to remove/harm that tree.

Member Butcher-Milne asked about parking requirements. Mr. Hunter provided an illustration of the site plan. He advised that parking for the existing dwelling is currently located at the rear which will be relocated. The parking requirement for the stacked townhomes is one parking space per unit.

The Chair asked staff if the property is designated heritage. Mr. Butler confirmed the property is not listed or designated as a heritage property.

The Committee made a motion to approve the application with conditions as outlined by staff.

**DECISION:**

The decision of the Committee is that the application be granted with conditions.

**Motioned by: Andrea Butcher-Milne, Member  
CARRIED**

**6. OTHER BUSINESS**

**7. DATE OF NEXT MEETING**

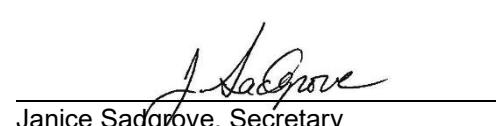
January 27, 2026

**8. ADJOURNMENT**

The meeting was adjourned at 8:25 p.m.



Steve Trotter, Chair



Janice Sadgrove, Secretary