



**COMMITTEE OF ADJUSTMENT
NOVEMBER 25, 2025
PUBLIC HEARING MINUTES**

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

Staff Present: Andrew Gameiro, Supervisor of Planning and Zoning Enforcement
Daniel Frangione, Planner
Rachel Mulholland, Planner
Michael David, Planner
Tyler Butler, Planner
Olga Sanchez, Technical Coordinator
Janice Sadgrove, Secretary-Treasurer

1. CALL TO ORDER

2. DECLARATIONS OF CONFLICT – POTENTIAL PECUNIARY INTEREST

There were none.

3. REQUESTS FOR DEFERRAL/WITHDRAWALS/ADJOURNMENT

Application A65-25 for 26 Parkside 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 October 28, 2025, were adopted as circulated.

5. STATUTORY PUBLIC HEARINGS

- 5. (a) CONSENT APPLICATION: B32-25 – 100 Patterson Road
MINOR VARIANCE APPLICATIONS: A67-25 & A72-25 – 100 Patterson Road
APPLICANT: Innovative Planning Solutions (Bishoi Shinoda) on behalf of 1000493081 Ontario Inc.
(Kathleen Vellinga)**

The application (B32-25), 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 768 square metres and a proposed lot frontage of 12.7 metres on Patterson Road.

The retained lands propose to have a lot area of 768 square metres and a proposed lot frontage of 12.7 metres on Patterson Road.

This application (A67-25), if granted by the Committee of Adjustment, will serve to permit a new lot with a deficient lot frontage on the retained lands should consent application B32-25 be approved.

The applicant is seeking the following minor variance:

1. **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.**

This application (A72-25), if granted by the Committee of Adjustment, will serve to permit a new lot with a deficient lot frontage on the severed lands should consent application B32-25 be approved.

The applicant is seeking the following minor variance:

1. **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.**

REPRESENTATION:

Adam Fiorini, Applicant

INTERESTED PERSONS:

Jeremy Gilbert
Rob Vellinga
Cathy Colebatch

WRITTEN COMMENTS RECEIVED:

Development Services – Planning: Comments dated November 25, 2025

Development Services – Transportation Planning: No comments

Development Services – Parks Planning: Comments dated November 19, 2025

Development Services – Approvals Branch: Comments dated November 17, 2025

Building Services: No comments

Finance Department: Tax comments dated November 12, 2025; DCA comments dated November 18, 2025

Alectra Utilities: Comments dated November 13, 2025

Interested parties: Jeremy Gilbert dated November 19, 2025

DISCUSSION:

Adam Fiorini, Planner, Innovative Planning Solutions provided a presentation to the Committee members and discussed topics including the subject lands and location, requested severance and variances, Official Plan and Zoning By-law designations, zoning review, and surrounding lands uses and lot configurations. Mr. Fiorini advised that the property owner is requesting to sever the lot into two individual lots of similar size and is requesting a variance for a deficient frontage on each lot if approved. He noted that the zoning on the property permits a single detached dwelling and no built form is being requested at this time. Bishoi Shinoda, the applicant, discussed the Parks Planning conditions and asked that Committee remove their conditions (except for the boulevard street tree condition) as the future built form is not known at this time. He suggested the requirement of the conditions could be dealt with at the building permit stage.

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

The Committee opened discussions to the public.

Cathy Colebatch, 97 Cumberland Street, expressed concern with tree preservation and removal and asked staff about the applicant's request to delay Parks Planning recommendations to the building permit stage. Andrew Gameiro, Supervisor of Planning and Zoning Enforcement, advised that staff object to removing the conditions of consent to guarantee the proposal is reviewed appropriately.

The Chair asked if the existing structure fits within the proposed new lot line. Mr. Shinoda advised that the existing house will be demolished.

Mr. Shinoda advised that they accept the recommended conditions.

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

DECISION:

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

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

- 5. (b) CONSENT APPLICATION: A66-25 – 122 King Street
APPLICANT: Bronte Engineering Limited (Keith Spence) on behalf of BFRD Land Holdings Ltd.
(Clayton Hanchar)**

This application, if granted by the Committee of Adjustment, will serve to permit a stand-alone outdoor storage use that is not in conjunction with a building on the property.

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

1. To permit the outdoor storage of goods and materials (motorized vehicles) that is not in conjunction with a business located within a building on the same property, whereas the Zoning By-law under Section 3, requires that the outdoor storage of goods and materials occur in conjunction with a business located within a building located on the same lot.

REPRESENTATION:

Keith Spence, Agent

INTERESTED PERSONS:

None

WRITTEN COMMENTS RECEIVED:

Development Services - Planning: Comments dated November 25, 2025

Development Services – Transportation Planning: No comments

Development Services – Parks Planning: Comments dated November 19, 2025

Development Services – Approvals Branch: Comments dated November 17, 2025

Building Services: No comments

Finance Department: No comments

Alectra Utilities: Comments dated November 13, 2025

DISCUSSION:

Keith Spence, the agent, provided a copy of the subdivision plan and pointed out the lot intended to be used for the storage of automobiles. He advised that they plan to grade the site under a site alteration permit and will be installing a storm sewer system. There will be no development on the site except for a small 5 metre x 3 metre trailer for occasional use by staff. The intention is to have the site for several years. Mr. Spence commented on staff's recommendation that the variance be temporarily granted for a maximum of three years and discussed their intentions to improve the site and asked Committee to reconsider Planning staff's recommendation.

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.

Member Dolan asked staff about the rationale for the three-year time limit. Andrew Gameiro, Supervisor of Planning and Zoning Enforcement, explained the lands are designated as Employment Lands under the new Official Plan. Staff do not want a long-standing use because there could be future changes within the new Zoning By-law that would rezone the property, and the new zoning may not support the storage of automobiles.

The Committee made a motion to defer the application to allow the applicant time to review the long-term goals of the development proposal with staff.

DECISION:

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

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

**5. (c) CONSENT APPLICATIONS: B33-25, B34-25, B35-25 and B38-25 – 52 and 54 Donald Street
APPLICANT: Monterra Planning Consultants (Alicia Monteith) on behalf of Katherine Ann Browning**

The application (B38-25), if granted by the Committee of Adjustment, will serve to permit a lot addition by conveying all of the lot, municipally known as 52 Donald Street, to the abutting property municipally known as 54 Donald Street. The consolidated lots propose to have a lot area of 1,470 square metres and frontage of 29.2 metres along Donald Street.

The application (B33-25, 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 422 square metres and a proposed lot frontage of 8.5 metres on Donald Street.

The retained lands propose to have a lot area of 1,048 square metres and a proposed lot frontage of 20.7 metres on Donald Street.

The application (B34-25), 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 307 square metres and a proposed lot frontage of 6.0 metres on Donald Street.

The retained lands propose to have a lot area of 740 square metres and a proposed lot frontage of 14.61 metres on Donald Street.

The application (B35-25), 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 307 square metres and a proposed lot frontage of 6.0 metres on Donald Street.

The retained lands propose to have a lot area of 433 square metres and a proposed lot frontage of 8.5 metres on Donald Street.

REPRESENTATION:

Alicia Monteith, Agent

INTERESTED PERSONS:

Catherine Colebatch

WRITTEN COMMENTS RECEIVED:

Development Services - Planning: Comments dated November 25, 2025

Development Services – Transportation Planning: No comments

Development Services – Parks Planning: Comments dated November 19, 2025

Development Services – Approvals Branch: Comments dated November 18, 2025

Building Services: No comments

Finance Department: Tax comments dated November 19, 2025; DCA comments dated November 19, 2025

LSRCA: Comments dated November 17, 2025

Alectra Utilities: Comments dated November 13, 2025

DISCUSSION:

Alicia Monteith, the agent, provided a presentation to the Committee members and discussed topics including location and context, surrounding land uses, Zoning Bylaw and Official Plan policies, concept plan, the proposal, planning staff recommendations, and the four tests for a minor variance. Ms. Monteith explained that the two properties are located on the north side of Donald Street and a 1.5 storey single detached dwelling currently exists on each lot. Ms. Monteith noted that the properties are located within the Queens Park neighbourhood and is not listed on the heritage register or designated Heritage. She advised that the property is located within the RM2 zone and provided an overview of the uses permitted noting that street townhouses and additional residential uses are permitted. The City of Barrie permits up to a total of four units on a residential property which is consistent with provincial policy. One application is to consolidate the properties. A total of four lots are proposed to be created, and all the lots meet the Zoning By-law requirements. Approval of the applications will facilitate the construction of four street townhouse dwelling units, each with three (3) additional dwelling units, for a total of four (4) units per dwelling. A total of 16 units overall once construction is complete.

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

The Committee opened discussions to the public.

Arnie Ivsins, 43 Alfred Street, expressed concern about tree removal. Ms. Monteith advised that a tree inventory assessment and preservation plan will be required to be completed and boundary trees cannot be removed without written authorization from the adjacent property owner.

Cathy Colebatch, 97 Cumberland Street, commented on the parking being in front of each townhouse and the impact on the streetscape and asked if parking can be in the backyard of townhomes. Ms. Monteith explained that each building is under separate ownership and there isn't a shared access to a common parking area.

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

DECISION:

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

Motioned by: Carol Phillips, Member
CARRIED

5. (d) MINOR VARIANCE APPLICATION: A64-25 – 375 Livingstone Street West
APPLICANT: Innovative Planning Solutions (Ray Budiwarman) on behalf of Shiv Developers Ltd.

This application, if granted by the Committee of Adjustment, will serve to permit an increase to the maximum building height, together with reductions to gross floor area for commercial uses, parking and drive aisle width, along with permissions for an unconsolidated outdoor amenity area to facilitate the development of a four (4) storey mixed-use condominium building with ground floor commercial and 28 residential units. The property is subject to an active Site Plan Application (File: D11-038-2024).

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

1. A building height of 14 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 6.3 (Table 6.3), restricts the building height to a maximum of 9 metres.

2. To permit a minimum gross commercial floor area of 8 percent of the total gross floor area (GFA) of a three (3) or more storey building, whereas the Comprehensive Zoning By-law, under Section 6.3.4.3(d) requires a minimum gross commercial floor area of 20 percent of the total GFA of the building.
3. An unconsolidated outdoor amenity area provided at a rate of 12 square metres per unit, whereas the Comprehensive Zoning By-Law, under subsection 6.3.4.3(e), requires a minimum consolidated outdoor amenity area provided at a rate of 12 square metres per unit.
4. A parking standard of 1.3 spaces per residential dwelling unit (37 spaces), whereas the Comprehensive Zoning By-law 2009-141, under Section 4.6 (Table 4.6), requires a minimum parking standard of 1.5 spaces per residential dwelling unit (42 spaces).
5. A minimum drive aisle width of 6 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:

Ray Budiwarman, applicant/agent

INTERESTED PERSONS:

Alireza Najafi
Heather Sutton
Yagnic Patel
Dixit Patel
Thomas Lamb
Ali

WRITTEN COMMENTS RECEIVED:

Development Services - Planning: Comments dated November 25, 2025
Development Services – Transportation Planning: No comments
Development Services – Parks Planning: Comments dated November 19, 2025
Development Services – Approvals Branch: Comments dated November 19, 2025
Building Services: No comments
Finance Department: Tax comments dated November 19, 2025; DCA comments dated November 19, 2025
MTO: Comments dated October 16, 2025
Alectra Utilities: Comments dated November 13, 2025
Interested Parties: Ali, comments dated November 17, 2025

DISCUSSION:

Ray Budiwarman, the agent, provided a presentation to the Committee members and discussed topics including location and context, surrounding land uses, Zoning Bylaw and Official Plan policies, proposed development, requested variances, and the four tests for a minor variance. The proposed development is for a 4-storey mixed-use building with 28 residential units with ground floor commercial. There are 49 parking spaces (12 for commercial parking and 37 for residential) above and below ground. He discussed the requested variances. Mr. Budiwarman advised that the subject property is currently under site plan review and if approved the requested minor variances would facilitate the approval of the associated site plan control application.

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 Chair asked staff to respond to public comments concerning traffic. Tyler Butler, Planner, advised that the property is under site plan control and a traffic brief was submitted by the applicant through the site plan control process. Mr. Butler confirmed that Transportation staff have reviewed the traffic brief and have no concerns

with the development. The Chair pointed out that the development is bound by two arterial roads. Member Phillips asked if there was a shadowing study submitted. Mr. Butler advised that a shadowing study is not required for developments under six storeys.

The Committee made a motion to approve the application.

DECISION:

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

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

**5. (e) MINOR VARIANCE APPLICATION: A60-25 – 129 Essa Road
APPLICANT: Morgan Planning & Development Inc. (James Hunter) on behalf of 1000989604 Ontario Corp. (Matthew Ward)**

This application, if granted by the Committee of Adjustment, will serve to permit exceedances to the maximum density, lot coverage, gross floor area and building height (number of storeys), together with reductions to lot frontage, front yard, side yard and rear yard setbacks, landscaped open space, landscape buffer widths, and an unconsolidated outdoor amenity space to facilitate the development of a 5 storey, 20-unit walk-up apartment building.

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

1. A maximum density of 253 units per net hectare, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.2.5.1(c), requires a maximum density of 53 units per net hectare.
2. An unconsolidated outdoor amenity area of 256 square metres, whereas the Comprehensive Zoning By-Law, under subsection 5.2.5.2(b), requires a minimum consolidated outdoor amenity area of 12 square metres per unit (240 square metres).
3. To recognize an existing lot frontage of 20 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1, Table 5.3, requires a minimum lot frontage of 21 metres.
4. A front yard setback of 3.0 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1, Table 5.3, requires a minimum front yard setback of 7 metres.
5. A side yard setback of 1.3 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 (Table 5.3), requires a minimum side yard setback of 1.8 metres.
6. A rear yard setback of 6.5 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.
7. A landscaped open space of 30 percent of lot area, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 (Table 5.3), requires a minimum landscaped open space of 35 percent of lot area.
8. A maximum lot coverage of 55 percent whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1, Table 5.3, permits a maximum lot coverage of 35 percent.
9. A maximum gross floor area of 228 percent 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 percent of lot area.

10. To permit five storeys or less, to a maximum total height of 20 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.2, permits a maximum four storeys or less, to a maximum total height of 20 metres.
11. A landscape buffer width ranging from 1.18 metres to 2.2 metres, whereas the Comprehensive Zoning By-law 2009-141, under Sections 5.3.7.2, requires a landscape buffer with a minimum width of 3 metres adjacent to a parking area and along the side and rear lot lines of any lot occupied by an Apartment Dwelling.

REPRESENTATION:

James Hunter, applicant

INTERESTED PERSONS:

Anthony Goldberg
David Auger
Brahms Bennett
Catherine Colebatch
Gord Nye
Conal Derald
Arnie Ivsins
William Noest
Herwin & Kim Sarmiento
Kathy Davis
Jason Jejj
Tanya Micheilli
Orazio Brunetta

WRITTEN COMMENTS RECEIVED:

Development Services - Planning: Comments dated November 25, 2025
Development Services – Transportation Planning: No comments
Development Services – Parks Planning: Comments dated November 19, 2025
Development Services – Approvals Branch: Comments dated November 14, 2025
Building Services: No comments
Finance Department: Tax comments dated November 19, 2025; DCA comments dated November 19, 2025
Alectra Utilities: Comments dated November 13, 2025
Interested Parties: Anthony Goldberg, comments dated November 17, 2025; Gord & Laura Nye; Brahms Bennett & Kayty Brooke

DISCUSSION:

James Hunter, the applicant, provided a presentation to the Committee members and discussed topics including location and context, surrounding land uses, proposed development, 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 that the existing use on the property includes an existing single detached dwelling with accessory structures and that all existing structures will be demolished. The proposed development is for a 5-storey walk-up apartment building with 20 residential units, which will include 20% affordable units. Parking is located at grade which is under/within the building. He commented that the development aligns with the City's planning goals and that the property is within the Essa Road intensification corridor. He noted that the proposed development is subject to a site plan review which is currently underway. He advised that the property is located within an RM2 zone which permits walk-up apartment buildings. Mr. Hunter discussed parking and noted that the property is within the transit corridor/major transit station area (MTSA). He discussed the various variances requested and the four tests of a minor variance.

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

The Committee opened discussions to the public.

David Auger, 18 Centre Street, advised he lives directly behind the proposed development at 111 Essa Road. He is attending in response to applications A60-25, A61-25 and A62-25. Mr. Auger stated that he feels the requested variances are not minor and that the proposed development should go through the re-zoning application process. He expressed concern that approval would set a precedent, deficient parking, increased on-street parking, impact on privacy, increased height and density, noise, increased traffic, and is not in keeping with the character of the neighborhood.

Gord Nye, 34 Centre Street, noted he expresses the same concerns as noted by Mr. Auger. He also expressed concern with EMS access, safe egress for people with mobility issues, no drop off/pickup area, stormwater management, impact on conservation areas, drainage and flooding.

Conal Derald, 16 Centre Street, expressed concern with the cumulative impact of the minor variances, over intensification, and parking.

Brahms Bennett, 32 Centre Street, expressed concern with increased density, number of variances and that they are not minor. He stated that he feels the proposed development should go through a re-zoning process.

Kim Sarmiento, 8 Centre Street, advised that many of her concerns have been expressed and they are not in favour of the development. Ms. Sarmiento expressed concern that the requested variances are not minor, and the proposal should go through a Zoning By-law Amendment.

Arnie Ivsins, 43 Alfred Street, stated that he feels the requested variances are not minor and the proposal requires a re-zoning. Mr. Ivsins asked how many bedrooms per unit. He expressed concern with the increased density, parking, increased traffic, privacy, not in keeping with the character of the neighbourhood, height, snow storage and removal, garbage and recycling pick up and garbage truck maneuvering.

Cathy Colebatch, 97 Cumberland Street, suggested the applicant have a neighbourhood meeting to address residents' concerns. Ms. Colebatch expressed concern that the variances are not minor in nature and asked why the proposals are not going through a re-zoning process rather than a Committee of Adjustment process. She also expressed concern with the impact on privacy for the surrounding properties, height, drainage, parking, overbuilt lot, and tree preservation and removal. Ms. Colebatch expressed concern with the loss of affordable housing and asked that demolition be put on hold until necessary. She believes the Committee should defer the applications to a later date.

Katherine Brunetta Davis, 119 Essa Road. She noted her father also lives at 109 Essa Road. She expressed concern that balconies will be facing their properties and impact on privacy.

Daniel Frangione, Planner, discussed the difference between a minor variance and a zoning amendment and noted that the zoning permits a walk-up apartment building. James Hunter, the applicant, noted that under Bill185 no minimum parking ration is required. He advised that the property is zoned for the proposed development of an apartment building and noted that if the new draft Zoning By-law were in effect, it would go straight to building permit. He noted that the current Official Plan and Zoning By-law identifies Essa Road as a key location for higher density and is an intensification corridor. He confirmed through City staff that the applications could be dealt with through a minor variance rather than a zoning by-law amendment. In relation to stormwater management capacity, he advised that a detailed stormwater management report has been submitted with the site plan application. With regards to fire safety, he noted that all buildings must comply with the Ontario Building Code through the building permit stage. There will be an elevator which can assist people with mobility challenges. Mr. Hunter commented that the properties are within an MTSA which is a transit corridor for the City and there is access to public transit. Parking is under the building so snow storage is minimized. Most of the snow storage can be pushed to the rear of the property. Waste collection will be stored internally and moved by property management to the curb side for pickup. There will be a mixture of one and two bedrooms. The building's height is 16.5 metres whereas 20 metres is permitted. There was discussion on the Official Plan vision. Andrew Gameiro, Supervisor of Planning and Zoning Enforcement,

commented that the development is going in the direction of the Official Plan objectives and noted that we can anticipate taller and denser developments in this area.

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
Not in support: Carol Phillips, Member
CARRIED

5. (f) MINOR VARIANCE APPLICATION: A61-25 – 107 Essa Road
APPLICANT: Morgan Planning & Development Inc. (James Hunter) on behalf of 1000989604 Ontario Corp. (Matthew Ward)

This application, if granted by the Committee of Adjustment, will serve to permit exceedances to the maximum density, lot coverage, gross floor area and building height (number of storeys) together with reductions to lot frontage, front and side yard setbacks, landscape buffer widths, and an unconsolidated outdoor amenity space.

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

1. A maximum density of 229 units per net hectare, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.2.5.1(c), requires a maximum density of 53 units per net hectare.
2. A unconsolidated outdoor amenity area of 346 square metres, whereas the Comprehensive Zoning By-Law, under subsection 5.2.5.2(b), requires a minimum consolidated outdoor amenity area of 12 square metres per unit (240 square metres).
3. To recognize an existing lot frontage of 20 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1, Table 5.3, requires a minimum lot frontage of 21 metres.
4. A front yard setback of 3.0 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1, Table 5.3, requires a minimum front yard setback of 7 metres.
5. A side yard setback of 1.3 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 (Table 5.3), requires a minimum side yard setback of 1.8 metres.
6. A maximum lot coverage of 50 percent, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1, Table 5.3, permits a maximum lot coverage of 35 percent.
7. A maximum gross floor area of 206 percent 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 percent of lot area.
8. To permit five storeys or less, to a maximum total height of 20 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.2, permits a maximum four storeys or less, to a maximum total height of 20 metres.
9. A landscape buffer width ranging from 1.3 metres to 2.3 metres, whereas the Comprehensive Zoning By-law 2009-141, under Sections 5.3.7.2, requires a landscape buffer with a minimum width of 3 metres adjacent to a parking area and along the side and rear lot lines of any lot occupied by an Apartment Dwelling.

REPRESENTATION:

James Hunter, applicant

INTERESTED PERSONS:

Anthony Goldberg
David Auger
Brahms Bennett
Catherine Colebatch
Gord Nye
Conal Derdall
Arnie Ivsins
William Noest
Herwin & Kim Sarmiento
Kathy Davis
Jason Jejj
Tanya Micheilli
Orazio Brunetta

WRITTEN COMMENTS RECEIVED:

Development Services - Planning: Comments dated November 25, 2025
Development Services – Transportation Planning: No comments
Development Services – Parks Planning: Comments dated November 19, 2025
Development Services – Approvals Branch: Comments dated November 14, 2025
Building Services: No comments
Finance Department: Tax comments dated November 19, 2025; DCA comments dated November 19, 2025
Alectra Utilities: Comments dated November 13, 2025
Interested Parties: Anthony Goldberg, comments dated November 17, 2025; Gord & Laura Nye; Brahms Bennett & Kayty Brooke

DISCUSSION:

James Hunter, the applicant, provided a presentation to the Committee members and discussed topics including location and context, surrounding land uses, proposed development, 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 that the existing use on the property includes an existing single detached dwelling with accessory structures and that all existing structures will be demolished. The proposed development is for a 5-storey walk-up apartment building with 20 residential units, which will include 20% affordable units. Parking is located at grade which is under/within the building. He commented that the development aligns with the City's planning goals and that the property is within the Essa Road intensification corridor. He noted that the proposed development is subject to a site plan review which is underway. He advised that the property is located within a RM2 zone which permits walk-up apartment buildings. Mr. Hunter discussed parking and noted that the property is within the transit corridor/major transit station area (MTSA). He discussed the various variances requested and the four tests of a minor variance.

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

The Committee opened discussions to the public.

David Auger, 18 Centre Street, advised he lives directly behind the proposed development at 111 Essa Road. He is attending in response to applications A60-25, A61-25 and A62-25. Mr. Auger stated that he feels the requested variances are not minor and that the proposed development should go through the re-zoning application process. He expressed concern that approval would set a precedent, deficient parking, increased on-street parking, impact on privacy, increased height and density, noise, increased traffic, and is not in keeping with the character of the neighborhood.

Gord Nye, 34 Centre Street, noted he expresses the same concerns as noted by Mr. Auger. He also expressed concern with EMS access, safe egress for people with mobility issues, no drop off/pickup area, stormwater management, impact on conservation areas, drainage and flooding.

Conal Derald, 16 Centre Street, expressed concern with the cumulative impact of the minor variances, over intensification, and parking.

Brahms Bennett, 32 Centre Street, expressed concern with increased density, number of variances and that they are not minor. He stated that he feels the proposed development should go through a re-zoning process.

Kim Sarmiento, 8 Centre Street, advised that many of her concerns have been expressed and they are not in favour of the development. Ms. Sarmiento expressed concern that the requested variances are not minor, and the proposal should go through a Zoning By-law Amendment.

Arnie Ivsins, 43 Alfred Street, stated that he feels the requested variances are not minor and the proposal requires a re-zoning. Mr. Ivsins asked how many bedrooms per unit. He expressed concern with the increased density, parking, increased traffic, privacy, not in keeping with the character of the neighbourhood, height, snow storage and removal, garbage and recycling pick up and garbage truck maneuvering.

Cathy Colebatch, 97 Cumberland Street, suggested the applicant have a neighbourhood meeting to address residents' concerns. Ms. Colebatch expressed concern that the variances are not minor in nature and asked why the proposals are not going through a re-zoning process rather than a Committee of Adjustment process. She also expressed concern with the impact on privacy for the surrounding properties, height, drainage, parking, overbuilt lot, and tree preservation and removal. Ms. Colebatch expressed concern with the loss of affordable housing and asked that demolition be put on hold until necessary. She believes the Committee should defer the applications to a later date.

Katherine Brunetta Davis, 119 Essa Road. She noted her father also lives at 109 Essa Road. She expressed concern that balconies will be facing their properties and impact on privacy.

Daniel Frangione, Planner, discussed the difference between a minor variance and a zoning amendment and noted that the zoning permits a walk-up apartment building. James Hunter, the applicant, noted that under Bill185 no minimum parking ration is required. He advised that the property is zoned for the proposed development of an apartment building and noted that if the new draft Zoning By-law were in effect, it would go straight to building permit. He noted that the current Official Plan and Zoning By-law identifies Essa Road as a key location for higher density and is an intensification corridor. He confirmed through City staff that the applications could be dealt with through a minor variance rather than a zoning by-law amendment. In relation to stormwater management capacity, he advised that a detailed stormwater management report has been submitted with the site plan application. With regards to fire safety, he noted that all buildings must comply with the Ontario Building Code through the building permit stage. There will be an elevator which can assist people with mobility challenges. Mr. Hunter commented that the properties are within an MTSA which is a transit corridor for the City and there is access to public transit. Parking is under the building so snow storage is minimized. Most of the snow storage can be pushed to the rear of the property. Waste collection will be stored internally and moved by property management to the curb side for pickup. There will be a mixture of one and two bedrooms. The building's height is 16.5 metres whereas 20 metres is permitted. There was discussion on the Official Plan vision. Andrew Gameiro, Supervisor of Planning and Zoning Enforcement, commented that the development is going in the direction of the Official Plan objectives and noted that we can anticipate taller and denser developments in this area.

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
Not in support: Carol Phillips, Member
CARRIED

**5. (g) MINOR VARIANCE APPLICATION: A62-25 – 111 Essa Road
APPLICANT: Morgan Planning & Development Inc. (James Hunter) on behalf of 1000989604 Ontario Corp. (Matthew Ward)**

This application, if granted by the Committee of Adjustment, will serve to permit exceedances to the maximum density, lot coverage, gross floor area and building height (number of storeys), together with reductions to lot frontage, front and side yard setbacks, landscape buffer widths, and an unconsolidated outdoor amenity space to facilitate the development of a 5-storey, 20 unit walk-up apartment building.

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

1. A maximum density of 229 units per net hectare, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.2.5.1(c), requires a maximum density of 53 units per net hectare.
2. A unconsolidated outdoor amenity area of 347 square metres, whereas the Comprehensive Zoning By-Law, under subsection 5.2.5.2(b), requires a minimum consolidated outdoor amenity area of 12 square metres per unit (240 square metres).
3. To recognize an existing lot frontage of 20 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1, Table 5.3, requires a minimum lot frontage of 21 metres.
4. A front yard setback of 3.0 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1, Table 5.3, requires a minimum front yard setback of 7 metres.
5. A side yard setback of 1.3 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 (Table 5.3), requires a minimum side yard setback of 1.8 metres.
6. A maximum lot coverage of 50 percent, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1, Table 5.3, permits a maximum lot coverage of 35 percent.
7. A maximum gross floor area of 206 percent 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 percent of lot area.
8. To permit five storeys or less, to a maximum total height of 20 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.2, permits a maximum four storeys or less, to a maximum total height of 20 metres.
9. A landscape buffer width ranging from 1.3 metres to 2.2 metres, whereas the Comprehensive Zoning By-law 2009-141, under Sections 5.3.7.2, requires a landscape buffer with a minimum width of 3 metres adjacent to a parking area and along the side and rear lot lines of any lot occupied by an Apartment Dwelling.

REPRESENTATION:

James Hunter, applicant

INTERESTED PERSONS:

Anthony Goldberg
David Auger
Brahms Bennett
Catherine Colebatch
Gord Nye
Conal Derald
Arnie Ivsins
William Noest
Herwin & Kim Sarmiento
Kathy Davis

Jason Jejj
Tanya Micheilli
Orazio Brunetta

WRITTEN COMMENTS RECEIVED:

Development Services - Planning: Comments dated November 25, 2025

Development Services – Transportation Planning: No comments

Development Services – Parks Planning: Comments dated November 19, 2025

Development Services – Approvals Branch: Comments dated November 14, 2025

Building Services: No comments

Finance Department: Tax comments dated November 19, 2025; DCA comments dated November 19, 2025

Alectra Utilities: Comments dated November 13, 2025

Interested Parties: Anthony Goldberg, comments dated November 17, 2025; Gord & Laura Nye; Brahms Bennett & Kayty Brooke

DISCUSSION:

James Hunter, the applicant, provided a presentation to the Committee members and discussed topics including location and context, surrounding land uses, proposed development, 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 that the existing use on the property includes an existing single detached dwelling with accessory structures and that all existing structures will be demolished. The proposed development is for a 5-storey walk-up apartment building with 20 residential units, which will include 20% affordable units. Parking is located at grade which is under/within the building. He commented that the development aligns with the City's planning goals and that the property is within the Essa Road intensification corridor. He noted that the proposed development is subject to a site plan review which is underway. He advised that the property is located within a RM2 zone which permits walk-up apartment buildings. Mr. Hunter discussed parking and noted that the property is within the transit corridor/major transit station area (MTSA). He discussed the various variances requested and the four tests of a minor variance.

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

The Committee opened discussions to the public.

David Auger, 18 Centre Street, advised he lives directly behind the proposed development at 111 Essa Road. He is attending in response to applications A60-25, A61-25 and A62-25. Mr. Auger stated that he feels the requested variances are not minor and that the proposed development should go through the re-zoning application process. He expressed concern that approval would set a precedent, deficient parking, increased on-street parking, impact on privacy, increased height and density, noise, increased traffic, and is not in keeping with the character of the neighborhood.

Gord Nye, 34 Centre Street, noted he expresses the same concerns as noted by Mr. Auger. He also expressed concern with EMS access, safe egress for people with mobility issues, no drop off/pickup area, stormwater management, impact on conservation areas, drainage and flooding.

Conal Derdall, 16 Centre Street, expressed concern with the cumulative impact of the minor variances, over intensification, and parking.

Brahms Bennett, 32 Centre Street, expressed concern with increased density, number of variances and that they are not minor. He stated that he feels the proposed development should go through a re-zoning process.

Kim Sarmiento, 8 Centre Street, advised that many of her concerns have been expressed and they are not in favour of the development. Ms. Sarmiento expressed concern that the requested variances are not minor, and the proposal should go through a Zoning By-law Amendment.

Arnie Ivsins, 43 Alfred Street, stated that he feels the requested variances are not minor and the proposal requires a re-zoning. Mr. Ivsins asked how many bedrooms per unit. He expressed concern with the increased density, parking, increased traffic, privacy, not in keeping with the character of the neighbourhood, height, snow storage and removal, garbage and recycling pick up and garbage truck maneuvering.

Cathy Colebatch, 97 Cumberland Street, suggested the applicant have a neighbourhood meeting to address residents' concerns. Ms. Colebatch expressed concern that the variances are not minor in nature and asked why the proposals are not going through a re-zoning process rather than a Committee of Adjustment process. She also expressed concern with the impact on privacy for the surrounding properties, height, drainage, parking, overbuilt lot, and tree preservation and removal. Ms. Colebatch expressed concern with the loss of affordable housing and asked that demolition be put on hold until necessary. She believes the Committee should defer the applications to a later date.

Katherine Brunetta Davis, 119 Essa Road. She noted her father also lives at 109 Essa Road. She expressed concern that balconies will be facing their properties and impact on privacy.

Daniel Frangione, Planner, discussed the difference between a minor variance and a zoning amendment and noted that the zoning permits a walk-up apartment building. James Hunter, the applicant, noted that under Bill185 no minimum parking ration is required. He advised that the property is zoned for the proposed development of an apartment building and noted that if the new draft Zoning By-law were in effect, it would go straight to building permit. He noted that the current Official Plan and Zoning By-law identifies Essa Road as a key location for higher density and is an intensification corridor. He confirmed through City staff that the applications could be dealt with through a minor variance rather than a zoning by-law amendment. In relation to stormwater management capacity, he advised that a detailed stormwater management report has been submitted with the site plan application. With regards to fire safety, he noted that all buildings must comply with the Ontario Building Code through the building permit stage. There will be an elevator which can assist people with mobility challenges. Mr. Hunter commented that the properties are within an MTSA which is a transit corridor for the City and there is access to public transit. Parking is under the building so snow storage is minimized. Most of the snow storage can be pushed to the rear of the property. Waste collection will be stored internally and moved by property management to the curb side for pickup. There will be a mixture of one and two bedrooms. The building's height is 16.5 metres whereas 20 metres is permitted. There was discussion on the Official Plan vision. Andrew Gameiro, Supervisor of Planning and Zoning Enforcement, commented that the development is going in the direction of the Official Plan objectives and noted that we can anticipate taller and denser developments in this area.

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
Not in support: Carol Phillips, Member
CARRIED

5. (h) MINOR VARIANCE APPLICATION: A63-25 – 121 Peel Street
APPLICANT: Heather Waters

This application, if granted by the Committee of Adjustment, will serve to permit a reduced side yard setback and to exceed the maximum allowable height for a detached garage with an associated additional residential (ARU) unit within the second storey.

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

1. A side yard setback of .50 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.2.9.2(a), requires a minimum side yard setback of 3 metres.
2. A building height of 7.15 metres for a proposed additional residential unit (ARU) within an accessory building (detached garage), whereas the Comprehensive Zoning By-law 2009-141, under Section 5.2.9.2(a), restricts the building height to a maximum of 4.5 metres.

REPRESENTATION:

Lynn Strachan, on behalf of the applicant

INTERESTED PERSONS:

Donna Worthington
Chris Meyer
Eva Meyer
Patrycja Fraser
Linda Joy
Christopher Joy
Caron Wyers
Katherine Van Arem
Bridget White

WRITTEN COMMENTS RECEIVED:

Development Services - Planning: Comments dated November 25, 2025
Development Services – Transportation Planning: No comments
Development Services – Parks Planning: Comments dated November 19, 2025
Development Services – Approvals Branch: No comments
Building Services: No comments
Finance Department: No comments
Alectra Utilities: Comments dated November 13, 2025
Interested Parties: Donna Worthington

DISCUSSION:

Lynn Strachan, on behalf of the applicant, provided an overview of the application. Ms. Strachan advised that the applicant made this application to provide affordable housing for her mother. She stated that she believes the application is in keeping with the Official Plan and reviewed the Official Plan policies that she feels supports the application and noted that the proposed development meets the intent of the Official Plan. Ms. Strachan pointed out that the deficient side yard setback is an existing condition and advised that there are no windows proposed on the north facing wall of the proposed unit which faces the adjacent property. She responded to comments regarding privacy concerns received from the property owner that backs onto the subject property. She acknowledged Planning staff's recommendation to deny the application and asked for more time to review the application with staff.

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

The Committee opened discussions to the public.

Donna Worthington, 26 Newton Street, advised her property backs onto the applicant's property and that she submitted an objection letter. She expressed concern with height and the loss of privacy. She assumes there will be east-facing windows which will be orientated towards her property.

Eva Myer, 144 Clapperton Street, asked why the application would be denied when a 5-storey apartment building is approved on three separate residential lots. The Chair suggested that she request a copy of the Planning staff report to review the information that resulted in the recommendation from Planning staff on denial.

Member Dolan asked if the applicant had a pre-consultation with staff prior to submitting the application. Ms. Strachan advised that they did not have a pre-consultation as they thought it would be a straightforward application. They would appreciate more time to review the application with staff.

The Committee made a motion to defer the application to allow the applicant time to review the development proposal with staff.

DECISION:

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

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

**5. (i) CONSENT APPLICATION: B36-25 & B37-25 – 156 Owen Street
MINOR VARIANCE APPLICATIONS: A69-25 & A70-25 – 156 Owen Street
APPLICANT: Monterra Planning Consultants (Alicia Monteith) on behalf of Julia Woolsey**

The application (B36-25), 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 477 square metres and a proposed lot frontage of 7 metres on Owen Street.

The retained lands propose to have a lot area of 885 square metres and a proposed lot frontage of 13 metres on Owen Street.

The application (B37-25), 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 408 square metres and a proposed lot frontage of 6 metres on Owen Street.

The retained lands propose to have a lot area of 477 square metres and a proposed lot frontage of 7 metres on Owen Street.

This application (A69-25), if granted by the Committee of Adjustment, will serve to permit a reduction to the side yard setback for the townhouse dwelling (end unit) located on the severed lot (Lot 1) should Consent Application B36-25 be approved.

The applicant is seeking the following minor variance:

1. A side yard setback of 1.5 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.

This application (A70-25), if granted by the Committee of Adjustment, will serve to permit a reduction to the side yard setback for the townhouse dwelling (end unit) located on the retained lot (Lot 3) should Consent Applications B36-25 and B37-25 be approved.

The applicant is seeking the following minor variance:

1. A side yard setback of 1.5 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.

REPRESENTATION:
Alicia Monteith, Agent

INTERESTED PERSONS:

Catherine Colebatch
Chris Meyer
Eva Meyer
Patrycja Fraser
Kristin Hosie
Vicki Howard
Linda Joy
Christopher Joy
Caron Wyers
Katherine Van Arem
Bridget White
Rebecca Babcock
Kylie Sayer

WRITTEN COMMENTS RECEIVED:

Development Services – Planning: Comments dated November 25, 2025
Development Services – Transportation Planning: No comments
Development Services – Parks Planning: Comments dated November 17, 2025
Development Services – Approvals Branch: Comments dated November 18, 2025
Building Services: No comments
Finance Department: Tax comments dated November 19, 2025; DCA comments dated November 19, 2025
Alectra Utilities: Comments dated November 13, 2025
Interested parties: Kylie Sayer, comments dated November 19, 2025

DISCUSSION:

Alicia Monteith, the agent, provided a presentation to the Committee members and discussed topics including location and context, surrounding land uses, Zoning Bylaw and Official Plan policies, concept plan, the proposal, planning staff recommendations, and the four tests for a minor variance. She advised there is an existing 1 storey single detached dwelling on the property. The property is not listed or designated under the heritage register. She noted the developer is prepared to pay costs incurred to relocate the hydro pole located in the front of the property. The zoning permits the development of street townhouses plus additional dwelling units on the property. The applicant is proposing to create a total of three lots to facilitate the construction of three street townhouse dwellings, each with three additional dwelling units, for a total of twelve units.

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 applications with conditions as outlined by staff.

DECISION:

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

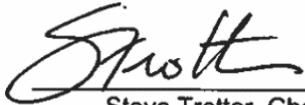
**Motioned by: Graydon Ebert, Member
CARRIED**

6. **OTHER BUSINESS**

7. **DATE OF NEXT MEETING**
December 16, 2025

8. **ADJOURNMENT**

The meeting was adjourned at 9:37 p.m.



Steve Trotter, Chair



Janice Sadgrove, Secretary