



COMMITTEE OF ADJUSTMENT
August 26, 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
Krishtian Rampersaud, Planner
William Badu, 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

There were none.

4. ADOPTION OF MINUTES

The minutes of the Committee of Adjustment hearing held on July 22, 2025, were adopted as circulated.

5. STATUTORY PUBLIC HEARINGS

5. (a) MINOR VARIANCE APPLICATION: A42/25 – 171 Mary Street
APPLICANT: Peter Johnson

This application, if granted by the Committee of Adjustment, will serve to facilitate the construction of a new covered front yard porch.

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

1. To permit a reduced minimum front yard setback of 1.45 metres for a porch, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.5.1 requires a minimum front yard setback of 3 metres for porches.

REPRESENTATION:

Peter Johnson, Applicant

INTERESTED PERSONS:

There were none.

WRITTEN COMMENTS RECEIVED:

Development Services – Planning: Comments dated August 26, 2025
Development Services – Transportation Planning: No comments

Development Services – Parks Planning: Comments dated August 20, 2025
Development Services – Approvals Branch: No comments
Building Services: No comments
Finance Department: No comments
Alectra Utilities: Comments dated August 12, 2025

DISCUSSION:

Peter Johnson, the applicant, advised that he would like to rebuild a covered porch that had collapsed in the winter. Approval of the application would facilitate the construction of a new larger covered porch.

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. (b) MINOR VARIANCE APPLICATION: A44/25 – 50 Ironstone Crescent
APPLICANT: Innovative Planning Solutions (IPS) c/o Darren Vella on behalf of Tonlu Holdings Limited
c/o TJ Rinomato**

This application, if granted by the Committee of Adjustment, will serve to facilitate the construction of an industrial warehouse with administrative support.

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

1. A parking rate of 1 space per 79 square metres of gross floor area (GFA) for a manufacturing and processing use containing administrative support, whereas the Comprehensive Zoning By-law 2009-141, under Section 4.6.1 (Table 4.6) requires a minimum parking rate of 1 space per 70 square metres of GFA.

REPRESENTATION:

Darren Vella, Agent

INTERESTED PERSONS:

There were none.

WRITTEN COMMENTS RECEIVED:

Development Services - Planning: Comments dated August 26, 2025
Development Services – Transportation Planning: No comments
Development Services – Parks Planning: Comments dated August 20, 2025
Development Services – Approvals Branch: No comments
Building Services: No comments
Finance Department: DCA comments dated August 13, 2025
Alectra Utilities: Comments dated August 12, 2025

DISCUSSION:

Darren Vella, the agent, provided an overview of the application. Mr. Vella advised that Innovative Planning Solutions has been working on this new industrial subdivision since 2020 and approval of the variances would facilitate the construction of a new industrial building on the lot.

The Chair asked if the property would have an owner run or tenant run business. Mr. Vella advised that the business will be owner operated. The Chair asked staff what other uses are permitted on the property and would there be a change of use regarding parking if there was a change of use of the property. Andrew Gameiro, Supervisor of Planning and Zoning Enforcement, outlined the various uses permitted, and noted that should there be a change of use in the future, the parking requirements would be identified through the building permit process and if required, the owner would have to apply for a variance.

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: A45/25 – 51 Landsdown Road
APPLICANT: Innovative Planning Solutions (IPS) c/o Darren Vella on behalf of Tonlu Holdings Limited
c/o TJ Rinomato**

This application, if granted by the Committee of Adjustment, will serve to facilitate the construction of an industrial warehouse with administrative support.

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

1. To establish the lot frontage along Landsdown Road as the front lot line, whereas the Comprehensive Zoning By-law 2009-141, under Section 3.0, defines the front lot line as the shorter lot line that abuts a street (Ironstone Crescent lot frontage).
2. To permit loading spaces in the required minimum front yard where they are visible from a public street or highway, whereas the Comprehensive Zoning By-law 2009-141, under Section 4.7.1.1 does not permit loading spaces to be located within the minimum front yard of any lot and requires loading spaces to be screened from view of any public street or highway.

REPRESENTATION:

Darren Vella, Agent

INTERESTED PERSONS:

WRITTEN COMMENTS RECEIVED:

Development Services - Planning: Comments dated August 26, 2025

Development Services – Transportation Planning: No comments

Development Services – Parks Planning: Comments dated August 20, 2025

Development Services – Approvals Branch: No comments

Building Services: No comments

Finance Department: DCA comments dated August 13, 2025

Alectra Utilities: Comments dated August 12, 2025

DISCUSSION:

Darren Vella, the agent, advised that, similar to the previous application, approval of the variances would facilitate the construction of a new industrial building on the lot.

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 Phillips asked about screening of the loading area and the possibility of planting trees on the adjacent boulevard. Andrew Gameiro, Supervisor of Planning and Zoning Enforcement, noted that the property is not subject to site plan control, but given the property does not back onto a major roadway and with this being an industrial plan of subdivision, they are not as concerned given the context of the area. Mr. Vella clarified his client's intention with respect to landscaping on the site and advised that there are going to be plantings along the boulevard and noted the physical constraints given the property is a corner lot.

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: Carol Phillips, Member
CARRIED

5. (d) MINOR VARIANCE APPLICATION: A25/25 – 183 Dunlop Street West
APPLICANT: Monterra Planning (c/o Alicia Monteith) on behalf of 183 Dunlop Inc. (c/o Adrian Pannozzo)

This application, if granted by the Committee of Adjustment, will serve to recognize an existing lot frontage condition and to permit reductions to residential parking, the drive aisle width, front yard setback, width of landscape buffer strips, and landscaped open space; together with increases to lot coverage, gross floor area, and density to facilitate the development of a three (3) storey, ten (10) unit walk-up apartment building.

The applicant is seeking the following minor variances:

1. A vehicular drive aisle width of 6 metres, whereas the Comprehensive Zoning By-law 2009-141, under Sections 4.6.2.5 and 5.2.5.2(e), requires a minimum vehicular drive aisle width of 6.4 metres.
2. A residential parking rate of 1 space per unit, whereas the Comprehensive Zoning By-law 2009-141, under Section 4.6.1 (Table 4.6), requires a minimum of 1.5 spaces per unit.
3. To recognize an existing lot frontage of 20.25 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 lot coverage of 37 percent of the lot area, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 (Table 5.3), permits a maximum lot coverage of 35 percent of the lot area.
5. A gross floor area (GFA) of 98 percent of the lot area, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 (Table 5.3), permits a maximum GFA of 60 percent of the lot area.
6. A front yard setback of 3.5 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 (Table 5.3), requires a minimum of 7 metres.
7. A landscaped open space of 24 percent of the lot area, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 (Table 5.3), requires a minimum of 35 percent of the lot area.

8. Landscaped buffer strips with a width ranging from 0 metres to 2.8 metres, whereas the Comprehensive Zoning By-law 2009-141, under Sections 5.3.7.1 and 5.3.7.2, requires a minimum landscape buffer width of 3 metres.
9. A residential density of 98 units per hectare, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.2.5.1, permits a maximum residential density of 53 units per hectare.

REPRESENTATION:

Alicia Monteith, Agent

INTERESTED PERSONS:

Vanessa Pannozzo

Sarah Ashman

Taivi Tayler

Brian Sewell

Adam Altobelli

WRITTEN COMMENTS RECEIVED:

Development Services - Planning: Comments dated August 26, 2025

Development Services – Transportation Planning: Comments dated August 21, 2025

Development Services – Parks Planning: Comments dated August 20, 2025

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

Building Services: No comments

Finance Department: DCA comments dated August 14, 2025

Alectra Utilities: Comments dated August 13, 2025

Interested Persons: Comments dated August 23, 2025

DISCUSSION:

Alicia Monteith, the agent, provided a presentation to the Committee members and discussed topics including location and site context, surrounding land uses, land use designation and zoning, development proposal, concept plan, variance requests, and the four tests of a minor variance. Ms. Monteith advised that approval of the variances would facilitate the redevelopment of the property for a 3-storey, 10-unit, walk-up apartment building with 10 parking spaces. She pointed out that the property is not listed on the municipal heritage register and is within a strategic growth area. Ms. Monteith noted that the property will be fenced. She provided an illustration of the site plan and explained that the site plan as presented will be altered to mirror the site as shown to avoid a hydro pole and fire hydrant. The drive aisle will now be on the west side of the property. She discussed the various variances and further explained that flipping the layout would not require changes to the variances and explained how the changes would improve the variances. Ms. Monteith acknowledged and agreed with staff's recommendation to increase the front yard setback to 5.5 metres to accommodate the future road widening and advised that modifications to the concept plan will be made at the time of filing the Building Permit Application.

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

The Committee opened discussions to the public.

Taivi Tayler, 181 Dunlop Street West, expressed concerns with the preservation and removal of boundary trees, snow storage, and negative impacts construction may have on adjacent and surrounding properties. Andrew Gameiro, Supervisor of Planning and Zoning Enforcement, noted that as per Parks Planning comments, the applicant is required to provide a tree inventory and preservation and removal plan. A letter of consent is required from the neighbouring property owner if the developer wants to remove or harm a boundary tree. He also noted that there is plenty of room for snow storage at the rear of the property. He advised that a building inspector will be assigned to the construction and advised her to report any concerns during construction to the City. Mr. Gameiro encouraged the applicant to consult with neighbouring

property owners and for the developer/contractor to evaluate surrounding property conditions before they start construction.

Alicia Monteith, the applicant, advised the proposed building will be slab on grade and explained the excavation process noting there will not be a massive excavation. She acknowledged Ms. Tayler's concerns and commented that she will suggest a pre-construction survey to her client and construction manager.

Member Dolan expressed concern that the concept plan does not show the current front yard setback and that Planning Services' condition of approval is "that the approval of the subject minor variances be granted as reflected on the conceptual site plan provided..." Andrew Gameiro, Supervisor of Planning and Zoning Enforcement agreed that the wording could be revised to add "generally" before "as reflected". The Chair pointed out that there is an additional condition of approval that the front yard setback be increased to 5.5 metres.

The Committee made a motion to approve the application with conditions outlined by staff and amended Planning's condition by adding the word "substantially" before "as reflected" in the first sentence of condition no. 1.

DECISION:

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

Motioned by: Jay Dolan, Member
CARRIED

- 5. (e) CONSENT APPLICATION: B21/25 – 24-26 North Street**
MINOR VARIANCE APPLICATIONS: A36/25 & A37/25 – 24-26 North Street
APPLICANT: Morgan Planning & Development (c/o Vanessa Simpson) on behalf of Northern Diversified Ltd. (c/o Bruce North)

The application (B21/25), 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 255.9 square metres and a proposed lot frontage of 10.3 metres on North Street.

The retained lands propose to have a lot area of 1,633.2 square metres and a proposed lot frontage of 17.7 metres on North Street.

This application (A36/25), if granted by the Committee of Adjustment, will serve to permit reductions to lot area and frontage, side yard setbacks, and residential parking for an existing single-detached dwelling proposed to be maintained on the severed lot should Application B21/25 be approved.

The applicant is seeking the following minor variances:

1. A lot area of 255 square metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 (Table 5.3), requires a minimum lot area of 720 square metres.
2. A lot frontage of 10 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.
3. A side yard setback of 1 metre to an existing single-detached dwelling, whereas the Comprehensive Zoning By-law 2009-141, under Sections 5.2.2.1(b) and 5.3.1 (Table 5.3), requires a minimum side yard setback of 1.2 metres.

4. One (1) parking space for a residential building containing not more than three (3) units, whereas the Comprehensive Zoning By-law 2009-141, under Section 4.6.1 (Table 4.6), requires a minimum of 1.5 parking spaces.

This application (A37/25), if granted by the Committee of Adjustment, will serve to permit reductions to lot frontage, parking, vehicular drive aisle width, and the width of landscape buffer strips, together with an increase in front yard parking coverage (percentage of front yard area) for an existing boarding, lodging, and rooming house proposed to be maintained on the retained lot should Application B21/25 be approved.

The applicant is seeking the following minor variances:

1. A lot frontage of 17.5 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.
2. 0.46 parking spaces for every two (2) tenants accommodated in a large boarding, lodging and rooming house (10 spaces), whereas the Comprehensive Zoning By-law 2009-141, under Section 4.6.1 (Table 4.6), requires a minimum of 1 parking space for every 2 tenants accommodated (22 spaces).
3. A vehicular drive aisle width of 5.3 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 4.6.2.5, requires a minimum vehicular drive aisle width of 6.4 metres.
4. A front yard parking coverage of 72 percent of the front yard area, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.6.1(a), permits a maximum front yard parking coverage of 60 percent of the front yard area.
5. A 0.4 metre wide landscape buffer strip around a parking area containing more than four (4) parking spaces adjacent to a residential zone, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.7.1, requires a minimum landscape buffer strip with a width of 3 metres.

REPRESENTATION:

Vanessa Simpson, Agent

INTERESTED PERSONS:

Debbie McKeown
Beryl Capicciotti
Roger O'Malley
Stuart Munro

WRITTEN COMMENTS RECEIVED:

Development Services - Planning: Comments dated August 26, 2025

Development Services – Transportation Planning: No comments

Development Services – Parks Planning: Comments dated August 20, 2025

Development Services – Approvals Branch: Comments dated August 19, 2025

Building Services: No comments

Finance Department: Tax comments dated August 12, 2025; DCA comments dated August 13, 2025

MTO: Comments dated August 12, 2025

Alectra Utilities: Comments dated August 12, 2025

DISCUSSION:

Vanessa Simpson, the agent, provided a presentation to the Committee members and discussed topics including location and description of the subject lands, Zoning By-law and Official Plan policies, existing zoning conditions, overview of consent application, severance sketch, variance requests, and supporting studies.

Ms. Simpson advised that the subject property is one parcel which is developed with two residential buildings. Both have been long-standing uses on the property. One is a 43-bedroom boarding lodging rooming house (BLR) located at the back of the property and a separate two-storey dwelling which is located closer to the street. If the applications are approved, the severed lot will contain the single detached dwelling and the BLR will remain on the retained lot. The lands are zoned RM2, and both are permitted under the zoning. The existing parking lot serves both the BLR and the single detached dwelling. She discussed the requested variances and the parking study and noted that the parking area will meet the needs of the BLR, and a new driveway is proposed to accommodate parking for the single detached dwelling. Ms. Simpson noted that new services are required for the single detached dwelling.

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

The Committee opened discussions to the public.

Roger O'Malley, 24 North Street, advised he lives on the property in the single detached dwelling. He expressed concern with the removal of a large maple tree which provides privacy for the dwelling. Ms. Simpson advised that the applicant plans to install the driveway and retain the tree.

The Chair asked planning staff if fencing will be erected to separate the two properties. Andrew Gameiro, Supervisor of Planning and Zoning Enforcement, advised there is an existing fence around the single detached dwelling and the Zoning By-law requires two-metre tight board fencing along the property line abutting the parking area.

The Committee made a motion to approve the application with conditions 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. (f) **CONSENT APPLICATIONS: B11/25, B12/25 & B13/25 – 102 Peel Street**
MINOR VARIANCE APPLICATIONS: A20/25 & A22/25 – 102 Peel Street
APPLICANT: Corbett Land Strategies Inc. c/o Alicia Monteith on behalf of 102 Peel Street c/o Adrian Pannozzo

The application (B11/25), 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 405 square metres and a proposed lot frontage of 7.6 metres on Peel Street.

The retained lands propose to have a lot area of 713 square metres and a proposed lot frontage of 13.9 metres on Peel Street.

The application (B12/25), 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 313 square metres and a proposed lot frontage of 6.1 metres on Peel Street.

The retained lands propose to have a lot area of 400 square metres and a proposed lot frontage of 7.8 metres on Peel Street.

The application (B13/25), if granted by the Committee of Adjustment, will serve to permit the creation of a pedestrian access easement over Severed Lot No. 1 (Part 1) in favour of Severed Lot No. 2 (Part 2).

This application (A20/25), if granted by the Committee of Adjustment, will serve to permit a reduction to the side yard setback for the townhouse unit (end unit) located on Severed Lot No. 1 (Part 1) should Consent Application B11/25 be approved.

The applicant is seeking the following minor variances:

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 (A22/25), if granted by the Committee of Adjustment, will serve to permit a reduction to the side yard setback for the townhouse unit (end unit) located on the retained lands (Lot No. 3 or Part 3) should Consent Applications B11/25 and B12/25 be approved.

The applicant is seeking the following minor variances:

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:

Vanessa Pannozzo
Sarah Ashman
Christopher Franco
Adam Altobelli

WRITTEN COMMENTS RECEIVED:

Development Services - Planning: Comments dated August 26, 2025
Development Services – Transportation Planning: No comments
Development Services – Parks Planning: Comments dated August 20, 2025
Development Services – Approvals Branch: Comments dated August 18, 2025
Building Services: No comments
Finance Department: Tax comments dated August 13, 2025; DCA comments dated August 14, 2025
Barrie Fire & Emergency Services: Comments dated August 20, 2025
Alectra Utilities: Comments dated August 13, 2025

DISCUSSION:

Alicia Monteith, the agent, noted that the applications were previously heard at the May 27th hearing and were deferred by the Committee to allow her time to review the development proposal with staff. She outlined the comments received at the May 27th meeting and advised she had a pre-consultation meeting with Planning staff to review a revised proposal and concept plan.

Ms. Monteith provided a presentation to the Committee members and discussed topics including location and site context, surrounding land uses, land use designation and zoning, former proposal and feedback, the revised proposal, revised concept plan, revised consent applications, and revised variance requests. She advised that there currently exists a 2 ½ storey brick dwelling that has been converted into multiple rental units. The property is within the Grove historic neighbourhood and is not listed or designated on the municipal heritage register. Ms. Monteith reviewed the revised concept plan and provided a summary of revisions to the original proposal. Approval of the applications will facilitate the construction of one street townhouse and three additional dwelling units per new lot created for a total of four rental units on each lot with one parking space per unit as required by Zoning By-law 2009-141. She advised that they are requesting a defined pedestrian access easement over severed Lot No. 1 in favour of severed Lot No. 2 in place of the previously requested blanket easement.

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 expressed concern that the easement over Lot 1 may be a nuisance for the occupants and asked Planning staff for clarification on the easement. Andrew Gameiro, Supervisor of Planning and Zoning Enforcement advised that this type of easement to offer access is becoming more common to access units and that creating a blanket easement would have a significant impact. Mr. Gameiro outlined the benefits of the proposed easement and stated that he felt it was an improvement from the last design.

Member Dolan asked for Mr. Gameiro's opinion on Barrie Fire and Emergency Service concerns about access to the middle unit. Mr. Gameiro advised that their comments were not based on any Building Code requirements and pointed out that the 1.2 metre wide unobstructed path of travel has been provided through the easement. Alicia Monteith advised the easement will be totally unobstructed and clarified that the easement will be outlined in the lease agreement and the tenants will be aware of the requirements.

The Committee made a motion to approve the applications with conditions as outlined by staff and added the condition that the easement shall be for pedestrian access only and shall be unobstructed and maintained year-round.

DECISION:

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

Motioned by: Carol Phillips, Member
CARRIED

5. (g) CONSENT APPLICATION: B25/25 – 27 Royal Oak Drive
APPLICANT: EC Planning Consultants (c/o Connor McBride) on behalf of Colby Marshall

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 1,023.5 square metres and a proposed lot frontage of 22.17 metres on Royal Oak Drive.

The retained lands propose to have a lot area of 1,153.6 square metres and a proposed lot frontage of 22 metres on Royal Oak Drive.

REPRESENTATION:

Connor McBride, Agent

INTERESTED PERSONS:

Sandra Hickling

Julie Waddell

Cathy Armstrong

Gail Mullen

Kristina Roberti

WRITTEN COMMENTS RECEIVED:

Development Services - Planning: Comments dated August 26, 2025

Development Services – Transportation Planning: Comments dated August 21, 2025

Development Services – Parks Planning: Comments dated August 20, 2025

Development Services – Approvals Branch: Comments dated August 19, 2025

Building Services: No comments

Finance Department: Tax comments dated August 13, 2025; DCA comments dated August 20, 2025
Alectra Utilities: Comments dated August 13, 2025

DISCUSSION:

Connor McBride, the agent, provided an overview of the application. Mr. McBride explained that the intent is to divide the property into two lots for the future development of a single detached dwelling on each lot. Mr. McBride noted that a consent and minor variance application was submitted and approved in 2021, however, all conditions imposed were not fulfilled within the two-year period and therefore the consent lapsed. The new plan does not require variances.

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 Mr. McBride what the plans are for the existing property. Mr. McBride explained the future property line will run through the existing building therefore the existing dwelling will be demolished and confirmed there will be a single detached dwelling proposed for each lot.

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**
September 23, 2025

8. **ADJOURNMENT**
The meeting was adjourned at 7:38 p.m.


Steve Trotter, Chair


Janice Sadgrove, Secretary