



**COMMITTEE OF ADJUSTMENT
JULY 23, 2024
PUBLIC HEARING MINUTES**

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

Staff Present: Tyler Butler, Planner
Olga Sanchez, Technical Coordinator
Janice Sadgrove, Secretary-Treasurer

1. CALL TO ORDER

2. DECLARATIONS OF CONFLICT – POTENTIAL PECUNIARY INTEREST

Graydon Ebert, Acting Chair, declared a potential pecuniary interest on application B17/24 for 290 Cundles Road East as he has a business relationship with the owner of the property. 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

4. ADOPTION OF MINUTES

The minutes of the Committee of Adjustment hearing held on June 25, 2024, were adopted as circulated.

5. STATUTORY PUBLIC HEARINGS

Acting Chair, Graydon Ebert, left the Chair and called on Member Butcher-Milne to fill his place until the matter was voted on.

5. (a) CONSENT APPLICATION: B17/24 – 290 Cundles Road East

APPLICANT: Cal-Parc Developments, c/o Dave Seaman on behalf of The Barrie Free Methodist Church, c/o Innovative Planning Solutions Inc.

The application, if granted by the Committee of Adjustment, will serve to permit the creation of an easement for drainage purposes.

The proposed easement will have an area of 2,260.66 square metres and width of approximately 24.38 metres.

The lands were recently subject to consent application B4/24 and approved for the creation of a new lot for future residential development. The proposed easement is over a portion of the Barrie Free Methodist Church lands in favour of the residential lands for drainage purposes.

REPRESENTATION:

Ayush Patel, Innovative Planning Solutions

INTERESTED PERSONS:

Maria Rasile
Ash Roy

WRITTEN COMMENTS RECEIVED:

Development Services - Planning: Comments dated July 23, 2024

Development Services – Transportation Planning: No comments

Development Services – Parks Planning: Comments dated July 10, 2024
Development Services – Approvals Branch: No comments
Building Services: No comments
Finance Department: DCA comments dated July 17, 2024
MTO: Comments dated July 9, 2024
Alectra Utilities: Comments dated July 9, 2024

DISCUSSION:

The Secretary-Treasurer provided an overview of the application. Ayush Patel, on behalf of the agent, advised he had nothing to add.

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

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

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**

Acting Chair, Graydon Ebert resumed the Chair.

**5. (b) CONSENT APPLICATION: B18/24 – 70 Royal Oak Drive
MINOR VARIANCE APPLICATION: A23/24 – 70 Royal Oak Drive
APPLICANT: Michelle Dada on behalf of Bonnie Martino**

The application (B18/24), 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 899.25 square metres and a proposed lot frontage of 25.09 metres on Royal Oak Drive.

The retained lands propose to have a lot area of 900.01 square metres and a proposed lot frontage of 23.71 metres on Royal Oak Drive.

This application (A23/24), if granted by the Committee of Adjustment, will serve to permit the creation of a new lot with a deficient lot area on the severed lands should application B18/24 be approved.

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

1. A lot area of 899.25 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.

REPRESENTATION:

Michelle Dada, Applicant

INTERESTED PERSONS:

Ryan Tayler
Taivi Tayler
David Martino
Ash Roy
Kyla Martino

Cathy Armstrong
Mike Nykoliation
Erin Donnelly
Eliezer Azevedo

WRITTEN COMMENTS RECEIVED:

Development Services - Planning: Comments dated July 23, 2024
Development Services – Transportation Planning: No comments
Development Services – Parks Planning: Comments dated July 10, 2024 and July 12, 2024
Development Services – Approvals Branch: Comments dated July 11, 2024
Building Services: No comments
Finance Department: Tax comments dated July 9, 2024, DCA comments dated July 17, 2024
LSRCA: Comments dated July 17, 2024
Alectra Utilities: Comments dated July 9, 2024
Public Comments: Taivi Tayler, dated July 16, 2024

DISCUSSION:

Michelle Dada, the applicant, provided some background information on the property noting the property is a large property that is located on a street that has been recently serviced with water and sewer. Both the severed and retained lot meet the zoning requirements except for the deficient lot area on the severed lot. She agrees with staff's requirements and advised her clients are prepared to submit the scoped environmental impact study and tree inventory, assessment and preservation plan.

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

The Committee opened discussion to the public.

Taivi Tayler, 72 Royal Oak Drive, expressed concern with the creation of smaller lots and the size of dwellings to be built, is not in keeping with the character of the neighbourhood, loss of privacy, negative impact on wildlife, and preservation of trees.

Tyler Butler, Planner, noted that existing trees will be identified on the tree preservation plan which will be required to be submitted as a condition of approval if the applications are approved.

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) **CONSENT APPLICATION: B20/24 – 143 Clapperton Street
MINOR VARIANCE APPLICATIONS: A25/24 & A26/24 – 143 Clapperton Street
APPLICANT: Corbett Land Strategies Inc. c/o Alicia Monteith on behalf of Sustainable Development Group**

The application (B20/24), if granted by the Committee of Adjustment, will serve to permit the creation of a new residential lot to facilitate the construction of a semi-detached dwelling.

The severed lands propose to have a lot area of 605.9 square metres and a proposed lot frontage of 8.60 metres on Clapperton Street.

The retained lands propose to have a lot area of 615.3 square metres and a proposed lot frontage of 8.61 metres on Clapperton Street.

This application (A25/24), if granted by the Committee of Adjustment, will serve to permit a deficient lot frontage on the severed lands should consent application B20/24 be approved.

The applicant is seeking the following minor variance:

1. A lot frontage of 8.60 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.4.1 requires a minimum lot frontage of 9 metres.

This application (A26/24), if granted by the Committee of Adjustment, will serve to permit a deficient lot frontage on the retained lands should consent application B20/24 be approved.

The applicant is seeking the following minor variance:

1. A lot frontage of 8.61 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.4.1 requires a minimum lot frontage of 9 metres.

REPRESENTATION:

Alicia Monteith, Applicant

INTERESTED PERSONS:

James Joy
Linda Joy
Kristin Hosie
Samantha Goddard
Chris Meyer
Eva Meyer
Craig Middleton
Alan Priest
Mary Priest
Ash Roy
Erin Donnelly
Kartik Singla

WRITTEN COMMENTS RECEIVED:

Development Services - Planning: Comments dated July 23, 2024
Development Services – Transportation Planning: No comments
Development Services – Parks Planning: Comments dated July 12 & July 15, 2024
Development Services – Approvals Branch: Comments dated July 11, 2024
Building Services: No comments
Finance Department: DCA comments dated July 17, 2024
Alectra Utilities: Comments dated July 9, 2024
Public Comments: Eva Meyer dated July 19, 2024

DISCUSSION:

Alicia Monteith, the applicant, provided a presentation to the Committee members and discussed topics including location and size of the property, proposed development, Official Plan and Zoning By-law policy overview. Ms. Monteith noted that a single detached dwelling and detached accessory building currently exists on the property, and if approved, the applications would result in the creation of a new lot to facilitate the construction of a semi-detached dwelling over two separate lots. She provided an illustration of the severance sketch and discussed the zoning designation, permitted uses on the property and the requested variances.

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

The Committee opened discussion to the public.

James Joy, 139 Clapperton Street, expressed concern that there could potentially be additional units added to each property. Ms. Monteith confirmed that the applications are for semi-detached dwellings and there will be one residential unit per lot created.

Kristin Hosie, 140 Clapperton Street, expressed concern with a decrease in property values and the removal/preservation of trees. The Chair advised that a tree preservation plan will be required as a condition of approval if the applications are approved. Tyler Butler, Planner, noted that the plan would identify any boundary trees on the property and consent would be required from adjacent property owners to harm those trees.

Samantha Goddard, 150 Clapperton Street, commented that the proposal is more suitable for the property than the recently approved applications on the neighbouring property. Ms. Goddard stated that she feels public comments are not taken into consideration.

Chris Meyer, 144 Clapperton Street, expressed concern with the recent developments that have been proposed and approved on the street.

Member Phillips asked for clarification on the Development Services comments that a total of eight units can be granted in the future. Tyler Butler, Planner, advised that in accordance with the provincial changes to the Planning Act, three additional dwelling units may be permitted provided the units meet the zoning requirements.

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
CARRIED**

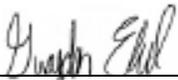
6. **OTHER BUSINESS**

7. **DATE OF NEXT MEETING**

August 27, 2024

8. **ADJOURNMENT**

The meeting was adjourned at 6:05 p.m.



Graydon Ebert, Acting Chair



Janice Sadgrove, Secretary-Treasurer