



**COMMITTEE OF ADJUSTMENT
SEPTEMBER 23, 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
Tyler Butler, Planner
Mike David, Policy Planner
Riley Anderson, 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 August 26, 2025, were adopted as circulated.

5. STATUTORY PUBLIC HEARINGS

**5. (a) CONSENT APPLICATION: B26/25 – 80 & 90 Salem Road
APPLICANT: MHBC Planning (c/o Oz Kemal) on behalf of Sorbarrie Developments Inc.**

The application, if granted by the Committee of Adjustment, will serve to permit a lot addition by conveying all of the lot, municipality known as 80 Salem Road to the abutting property municipally known as 90 Salem Road.

The consolidated lots propose to have a lot area of 30,732.97 square metres and frontage of 127 metres along Norris Drive.

REPRESENTATION:

Katherine Rauscher, Applicant

INTERESTED PERSONS:

There were none.

WRITTEN COMMENTS RECEIVED:

Development Services – Planning: Comments dated September 23, 2025

Development Services – Transportation Planning: Comments dated September 17, 2025

Development Services – Parks Planning: Comments dated September 17, 2025

Development Services – Approvals Branch: No comments
Building Services: No comments
Finance Department: No comments
Alectra Utilities: Comments dated September 9, 2025

DISCUSSION:

Katherine Rauscher, the applicant, provided an overview of the application. Ms. Rauscher advised that the proposal is to combine the vacant lots at 80 and 90 Salem Road to accommodate a proposed industrial building. She noted that the properties are subject to site plan application D11-010-2025 which is currently under review by staff.

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. (b) MINOR VARIANCE APPLICATION: A48/25 – 41 Mills Road
APPLICANT: The Jones Consulting Group (c/o Ray Duhamel) on behalf of Chayell Hotels Barrie Ltd. (c/o Ali Rehman)

This application, if granted by the Committee of Adjustment, will serve to permit an increased building height, as well as reductions to the front yard setback and required parking to facilitate the development of a five (5) storey hotel.

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

1. A building height of 17 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 7.3.1 Table 7.3, permits a maximum building height of 14 metres.
2. A front yard setback of 6.5 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 7.3.1 Table 7.3, requires a minimum front yard setback of 7 metres.
3. A parking rate of .87 spaces per room or suite, whereas the Comprehensive Zoning By-law 2009-141, under Section 4.6.1, requires a minimum parking rate of 1 space per room or suite.

REPRESENTATION:

Ray Duhamel, Agent

INTERESTED PERSONS:

There were none.

WRITTEN COMMENTS RECEIVED:

Development Services - Planning: Comments dated September 23, 2025
Development Services – Transportation Planning: No comments
Development Services – Parks Planning: Comments dated September 16, 2025
Development Services – Approvals Branch: Comments dated September 15, 2025
Building Services: No comments

Finance Department: DCA comments dated September 10, 2025
Alectra Utilities: Comments dated September 9, 2025

DISCUSSION:

Ray Duhamel, the agent, provided a presentation to the Committee members and discussed topics including location, background, minor variance requests, Official Plan policies and Zoning By-law, and the four tests for a minor variance. Mr. Duhamel provided a brief background of the subject property and advised that the subject lands was originally a lot within a plan of subdivision in 2007. Two Consent applications were approved in 2021 to create a total of three lots with a subsequent certificate of cancellation approved in 2023 cancelling one of the lots resulting in 31 Norris Drive and 41 Mills Road being combined into a single L-shaped parcel. A minor variance was approved for increased height for a 5-storey hotel on 31 Norris Drive which is currently under construction. Approval of the application will permit a second 5-storey hotel on the same parcel. He discussed the requested minor variances and reviewed how they meet the four tests for a minor 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: Carol Phillips, Member
CARRIED

5. (c) MINOR VARIANCE APPLICATION: A47/25 – 22 Grove Street
APPLICANT: Skydevco (Sarah Reeve) on behalf of 1000323110 Ontario Inc.

This application, if granted by the Committee of Adjustment, will serve to permit the construction of a multi-residential building with two additional storeys.

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

1. A building height of 89 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 13.1.223(d), permits a maximum building height of 80 metres.

5. (d) MINOR VARIANCE APPLICATION: A49/25 – 18 Grove Street West
APPLICANT: Skydevco (Sarah Reeve) on behalf of 2558179 Ontario Inc.

This application, if granted by the Committee of Adjustment, will serve to permit the construction of a multi-residential building with five additional storeys.

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

1. A building height of 104 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 13.1.223(d), permits a maximum building height of 80 metres.

REPRESENTATION:

Greg Jones, Owner

INTERESTED PERSONS:

Andrew Hood

WRITTEN COMMENTS RECEIVED:

Development Services - Planning: Comments dated September 23, 2025
Development Services – Transportation Planning: No comments
Development Services – Parks Planning: Comments dated September 12, 2025
Development Services – Approvals Branch: Comments dated September 10, 2025
Building Services: Comments
Finance Department: DCA comments dated September 15, 2025
Alectra Utilities: Comments dated September 10, 2025

DISCUSSION:

Greg Jones, the owner, provided a presentation to the Committee members and provided an overview of the applications. Mr. Jones advised that Skyline is a rental housing provider and is currently investing in rental housing in Barrie.

He provided an illustration of the rendering to show the approved towers. Approval of application A47/25 would permit increased height to allow for two additional storeys on Tower B which is currently under construction, and approval of Application A49/25 would permit increased height to allow for five additional storeys on Tower C.

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 Mr. Jones to confirm that the density will remain the same. Mr. Jones provided an illustration of the approved site plan and confirmed the same general density would be maintained for the full development as the units are being reallocated from a future phase of the project. He noted that a site plan amendment will follow along with any building permit revisions.

The Committee made a motion to approve the applications A47/25 and A49/25 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. (e) **CONSENT APPLICATION: B23/25 – 77 Mary Street**
MINOR VARIANCE APPLICATION: A34/25 – 77 Mary Street
CONSENT APPLICATION: B24/25 – 79 Mary Street
APPLICANT: Dorion Drafting & Design c/o Jessica Dorion on behalf of Bamulekwa Investments Ltd.
c/o Henry Lukenge

These applications (B23/25 & B24/25), if granted by the Committee of Adjustment, will serve to permit the creation of easements over both 77 and 79 Mary Street for the purpose of mutual access.

These applications are being considered concurrently with Minor Variance application A34/25.

This application (A34/25), if granted by the Committee of Adjustment, will serve to permit a reduced drive aisle width and reduction in parking spaces for an existing office building and to recognize a reduced side yard setback to the existing dwelling unit located within a detached accessory building on the property located at 77 Mary Street.

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

1. To recognize an existing side yard setback of 0.26 metres, whereas the Comprehensive Zoning By-law, under Section 6.3.1 (Table 6.3), requires a minimum side yard setback of 3 metres.
2. To permit a drive aisle width of 1.20 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.
3. A parking rate of 1 space per 60 square metres of gross floor area (4 spaces) for an office use, 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 30 square metres of gross floor area (8 spaces).

REPRESENTATION:

Jessica Dorion, Applicant

INTERESTED PERSONS:

There were none.

WRITTEN COMMENTS RECEIVED:

Development Services - Planning: Comments dated September 23, 2025

Development Services – Transportation Planning: No comments

Development Services – Parks Planning: Comments dated September 12, 2025

Development Services – Approvals Branch: Comments dated September 15, 2025

Building Services: No comments

Finance Department: Tax comments dated September 9, 2025

Alectra Utilities: Comments dated September 9, 2025

DISCUSSION:

Jessica Dorion, the applicant, provided an overview of the applications. She noted that both properties are owned by the same property owner, and no new development is being proposed.

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 what prompted the application since there is no development activity. Andrew Gameiro, Supervisor of Planning and Zoning Enforcement advised that the applicant is going through the process to legalize the long-standing residential dwelling unit and staff recommended the owner proactively implement the easements for driveway access while the properties are still in the same ownership. The Chair asked why there wasn't a variance for the drive aisle width at 79 Mary Street. Mr. Gameiro explained it was because there is no development activity occurring on the property.

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) **MINOR VARIANCE APPLICATION: A43/25 – 821 Big Bay Point Road**
APPLICANT: Melissa Markham Planning Consultants Ltd. (c/o Melissa Markham) on behalf of 13977561 Ontario Inc. (c/o Shahid Iqbal)

This application, if granted by the Committee of Adjustment, will serve to permit tandem parking, reductions to the secondary means of access and the width of landscape buffer strips; together with increased building height, density and gross floor area (GFA), and an unconsolidated outdoor amenity area to facilitate the development of a 48-unit condominium townhouse development. The property is subject to Site Plan Application D11-017-2021.

The applicant is seeking the following minor variances:

1. A density of 65 units per hectare, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.2.5.1(c), permits a maximum residential density of 53 units per hectare.
2. An outdoor amenity area of 12 square metres per residential unit in an unconsolidated form, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.2.5.2(b), requires a minimum outdoor amenity area of 12 square metres per residential unit in a consolidated form.
3. A gross floor area of 86 percent of the 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 the lot area.
4. A building height of 11.5 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 (Table 5.3), permits a maximum building height of 10 metres.
5. A landscaped buffer area of 1.9 metres in two pinch point locations surrounding a parking area that provides for more than 4 parking spaces adjoining a residentially zoned lot, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.7.1, requires a landscaped buffer area of 3 metres.
6. A secondary means of access measuring 6 metres in depth from the face of the building wall for each unit containing a secondary means of access to the exterior at ground level, whereas the Comprehensive Zoning By-law 2009-141, under Section 13.1.258, requires a secondary means of access measuring a minimum of 6.49 metres in depth from the face of the building wall for each unit.
7. To permit tandem parking in a residential building containing more than 3 dwelling units, whereas the Comprehensive Zoning By-law 2009-141, under Section 4.6.1, Table 4.6, tandem parking is not permitted.

REPRESENTATION:

Melissa Markham, Applicant

INTERESTED PERSONS:

Lucy Eskedjian
Angela Baldwin

WRITTEN COMMENTS RECEIVED:

Development Services - Planning: Comments dated September 23, 2025

Development Services – Transportation Planning: No comments

Development Services – Parks Planning: Comments dated September 12, 2025

Development Services – Approvals Branch: Comments dated September 16, 2025

Building Services: No comments

Finance Department: Tax comments dated September 9, 2025; DCA comments dated September 9, 2025

Alectra Utilities: Comments dated September 10, 2025

DISCUSSION:

Melissa Markham, the applicant, provided a presentation to the Committee members and discussed topics including the proposed development, requested variances, subject land's location and zoning, surrounding land uses, supporting studies, and the four tests for a minor variance. Ms. Markham advised approval of the application would facilitate the development of 48 condominium townhouse units, consisting of 18 stacked

townhouses and 12 block townhouses. She discussed the requested variances and noted that the application proposes 18 additional units within an approved development. Ms. Markham provided illustrations of the site plan approved in 2021 and the current proposed site plan. The property is subject to site plan application D11-017-2021 which is currently under review by staff. Site plan approval is conditional upon Committee's approval of the requested variances.

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

The Committee opened discussions to the public.

Angela Baldwin, Baldwin Planning & Development Consultants advised she is representing Bob Gilroy who is the abutting landowner. Ms. Baldwin asked for confirmation that there would be no change to an easement that was previously approved on the subject property in favour of Mr. Gilroy's property at 801 Big Bay Point Road. Ms. Markham confirmed there would be no change to the easement.

Member Philips asked for confirmation that there is a pathway for pedestrians that is separate from the roadway. Mr. Markham provided an illustration of the site plan and pointed out where the sidewalk is located beside the private road and through the amenity area.

The Committee made a motion to approve the minor variances for the increased density, gross floor area, and building height, and reduced landscaped buffer area and reduction to the secondary means of access and to permit tandem parking, and the minor variance to permit an unconsolidated outdoor amenity area be denied.

DECISION:

The decision of the Committee is that the minor variances for the increased density, gross floor area, and building height, and reduced landscaped buffer area and reduction to the secondary means of access and to permit tandem parking be granted.

Motioned by: Jay Dolan, Member
CARRIED

The decision of the Committee is that the minor variance to permit an unconsolidated outdoor amenity area be denied.

Motioned by: Jay Dolan, Member
CARRIED

5. (g) MINOR VARIANCE APPLICATION: A50/25 – 159 Collier Street
APPLICANT: Innovative Planning Solutions (Cameron Sellers) on behalf of MK & Company (James Murphy)

This application, if granted by the Committee of Adjustment, will serve to permit an existing lot frontage, reduced front yard setback, landscape buffer strips, parking, drive aisle width, and outdoor amenity area, and an increase in density to facilitate the development of a 3-storey walk-up apartment building.

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

1. To recognize a 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.
2. A front yard setback of 3 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.

3. A landscape buffer width of 1.8 metres, whereas the Comprehensive Zoning By-law 2009-141, under Sections 5.3.7.1 and 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.
4. An unconsolidated outdoor amenity area of 0 square metres, whereas the Comprehensive Zoning By-Law, under subsection 5.2.5.2(b), requires a minimum consolidated outdoor amenity area of 120 square metres.
5. A parking standard of 1 space per dwelling unit (10 spaces), whereas the Comprehensive Zoning By-Law, under Section 4.6.1, requires a minimum parking standard of 1.5 parking spaces per dwelling unit (15 spaces).
6. An internal private roadway width of 5.4 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.2.5.2(e), requires a minimum internal private roadway width of 6.4 metres.
7. A maximum density of 99 units per net hectare, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.2.5.1(c), permits a maximum density of 53 units per net hectare.

REPRESENTATION:

Ray Budiwarman, Applicant

INTERESTED PERSONS:

Sandra Ford

Peter Ford

Janet Kemp

Bill Kerr

WRITTEN COMMENTS RECEIVED:

Development Services - Planning: Comments dated September 23, 2025

Development Services – Transportation Planning: Comments dated September 12, 2025

Development Services – Parks Planning: Comments dated September 12, 2025

Development Services – Approvals Branch: Comments dated September 15, 2025

Building Services: No comments

Finance Department: DCA comments dated September 9, 2025

Alectra Utilities: Comments dated September 10, 2025

DISCUSSION:

Ray Budiwarman, the applicant, provided a presentation to the Committee members and discussed topics including location and site context, surrounding land uses, proposed development, Official Plan policies and Zoning By-law, and the requested variances and advised that approval of the application will facilitate the development of a nine unit walk up apartment building. Mr. Budiwarman pointed out that after receiving staff comments there has been an update to the plans to reflect an increased driveway width and front yard setback to accommodate the future right of way widening, and the density has been decreased to 90 units per hectare (9 units). He pointed out that many of the requested variances would not be required under the new draft Zoning By-law. In response to public comments received Mr. Budiwarman confirmed that no Butternut trees have been identified on the property, and a two-metre fence will be installed on the property.

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

The Committee opened discussions to the public.

Peter Ford, 11 Berczy Street, expressed concerns with the removal of boundary trees, privacy, fencing, snow storage, snow melt and runoff, drainage, lot grading change and the reduction in the landscape buffer width adjacent to his property. Mr. Ford asked the property owner to install an 8-foot fence.

Member Butcher-Milne noted that there is a hill at the rear of the subject property and expressed concern about the drainage.

The Chair discussed the Approvals Branch comments and asked the applicant to show him where he would propose putting the catch basin with oil grit separator. The applicant advised that the location has not been determined at this time. The Chair asked staff to comment on building permit reviews to help address drainage concerns. Andrew Gameiro, Supervisor of Planning and Zoning Enforcement, advised that the owner must ensure that overall drainage patterns are maintained in accordance with City standards. A drainage and grading plan will be required to be submitted for review during the building permit process. Mr. Gameiro commented that Parks Planning requires a Tree Inventory and Preservation Plan be submitted for review of tree removal and that the Zoning By-law permits a maximum fence height of 2 metres.

The Committee made a motion to approve the applications with conditions as outlined by staff and added the condition that the applicant install and maintain a catch basin with an oil grit separator, or an alternative equivalent means be provided, downgradient of the proposed snow storage area to manage drainage on-site to the satisfaction of the City of Barrie.

DECISION:

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

Motioned by: Jay Dolan, Member
CARRIED

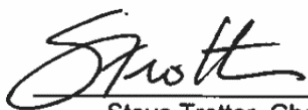
6. **OTHER BUSINESS**

7. **DATE OF NEXT MEETING**

October 28, 2025

8. **ADJOURNMENT**

The meeting was adjourned at 7:13 p.m.


Steve Trotter, Chair


Janice Sadgrove, Secretary