



**COMMITTEE OF ADJUSTMENT
MAY 27, 2025
PUBLIC HEARING MINUTES**

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

Staff Present: Andrew Gameiro, Supervisor of Planning and Zoning Enforcement
Krishtian Rampersaud, 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 April 22, 2025, were adopted as circulated.

5. STATUTORY PUBLIC HEARINGS

5. (a) MINOR VARIANCE APPLICATION: A19/25 – 17 Ferris Lane
APPLICANT: Lakeland Childcare on behalf of 1000567743 Ontario Ltd, c/o SGL Planning and Design Inc.

This application, if granted by the Committee of Adjustment, will serve to permit a reduction in parking spaces to facilitate the addition of a childcare facility within an existing office building. The property is subject to Site Plan Exemption Application D11-EXE-009-2024.

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

1. A blended parking rate of 1 space per 28 square metres of gross floor area (59 spaces) for multiple commercial uses, whereas the Comprehensive Zoning By-law 2009-141, under subsection 4.6.2.3(b), requires a blended parking rate of 1 space per 24 square metres of gross floor area (69 spaces) for multiple commercial uses.

REPRESENTATION:
Tim Cane, Agent

INTERESTED PERSONS:
There were none.

WRITTEN COMMENTS RECEIVED:
Development Services – Planning: Comments dated May 27, 2025
Development Services – Transportation Planning: Comments dated May 16, 2025
Development Services – Parks Planning: Comments dated May 16, 2025
Development Services – Approvals Branch: May 22, 2025
Building Services: No comments
Ministry of Transportation: Comments dated May 26, 2025

Finance Department: No comments
Alectra Utilities: Comments dated May 13, 2025

DISCUSSION:

Tim Cane, the agent, provided a presentation to the Committee members and discussed topics including location, minor variance request, the four tests of a minor variance, and planning justification. Mr. Cane provided an aerial photo of the site to illustrate the 38 parking spaces on site and pointed out that through a lease agreement, 20 additional parking spaces are available on the adjacent property at 331 Bayfield Street. He commented that parking is underutilized on the subject property. He noted that if it was a standalone use, the proposed childcare facility would meet the zoning requirements, and if approved, the parking will align with the new Zoning By-law.

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 Planning staff if they had any concerns with the lease agreement. Andrew Gameiro, Supervisor of Planning and Zoning Enforcement, advised that the applicant will have to request another variance should there be any changes to the lease agreement, and added that staff are satisfied that the site will be serviced with adequate parking.

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: A15/25 – 53 John Street
APPLICANT: Bailey Designs c/o Lyndsey Tkaczuk on behalf of Leisamee Silva**

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 unit in the second storey.

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

1. A building height of 5.5 metres for a proposed additional residential unit (ARU) within an accessory structure, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.2.9.2(a), restricts the height of an additional residential unit within an accessory structure to a maximum of 4.5 metres.
2. To permit a proposed additional residential unit (ARU) within an accessory structure to exceed the maximum building height of the principal building, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.2.9.2(a), provides that the maximum building height shall not exceed the height of the principal building.
3. A side yard setback of 1.50 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.

REPRESENTATION:

Lyndsey Tkaczuk, Applicant

INTERESTED PERSONS:

There were none

WRITTEN COMMENTS RECEIVED:

Development Services - Planning: Comments dated May 27, 2025

Development Services – Transportation Planning: No comments

Development Services – Parks Planning: Comments dated May 16, 2025

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

Building Services: No comments

Finance Department: Tax comments dated May 12, 2025

Operations: Comments dated May 22, 2025

Alectra Utilities: Comments dated May 12, 2025

DISCUSSION:

Lyndsey Tkaczuk, the applicant, provided an overview of the application. Ms. Tkaczuk provided a presentation to the Committee members and discussed topics including location, surrounding land uses, site plan photos of the backyard where the additional residential unit will be located, minor variance requests, and elevations. Ms. Tkaczuk provided elevation drawings to illustrate the main dwelling in relation to the proposed garage. She pointed out that the peak of the main dwelling roof remains taller than the peak of the garage roof. She provided floor plans of the detached garage with additional residential unit to illustrate a storage space on the first floor with a one-bedroom living unit above.

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: Jay Dolan, Member
CARRIED

5. (c) MINOR VARIANCE APPLICATION: A16/25 – 14 Serena Lane
APPLICANT: Lorenzino Gazzellone

This application, if granted by the Committee of Adjustment, will serve to permit a reduction in the side yard setback to a below grade unenclosed entryway to a basement.

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

1. A side yard setback of 0.4 metres to a below grade unenclosed entryway, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.3.3.1(g), requires a minimum side yard setback of 0.6 metres.

REPRESENTATION:

Lorenzino Gazzellone, Applicant

INTERESTED PERSONS:

M. Cassie

WRITTEN COMMENTS RECEIVED:

Development Services - Planning: Comments dated May 27, 2025

Development Services – Transportation Planning: No comments
Development Services – Parks Planning: Comments dated May 16, 2025
Development Services – Approvals Branch: Comments dated May 21, 2025
Building Services: No comments
Operations Department: Comments dated May 16, 2025
Finance Department: No comments
Alectra Utilities: Comments dated May 12, 2025

DISCUSSION:

Lorenzino Gazzellone, the applicant, provided an overview of the application. Mr. Gazzellone explained that he does shift work and the purpose of the entranceway to the basement is for personal use so he can enter and exit the house without disturbing the family while they sleep. He advised that he hired a contractor to complete the build and was unaware of the outstanding building permit until approached by City staff. It was through the building permit process that he was made aware of the required variance for the side yard setback.

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.

DECISION:

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

Motioned by: Carol Phillips, Member
CARRIED

5. (d) MINOR VARIANCE APPLICATION: A17/25 – 38 Sophia Street West
APPLICANT: Paul Ojo on behalf of Lori Brown

This application, if granted by the Committee of Adjustment, will serve to permit a reduced driveway and landscape buffer width to facilitate the construction of three additional residential units (ARUs) within an existing single detached dwelling (four residential units in total).

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

1. A driveway width of 2.7 metres, whereas the Comprehensive Zoning By-law, under Section 5.2.9.3, requires a minimum driveway width of 3.7 metres.
2. A landscape buffer width of 1.2 metres on the west side of the lot, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.3.7.1, requires a minimum width of 3 metres.

REPRESENTATION:

Paul Ojo, Applicant

INTERESTED PERSONS:

Andreah Custantin

WRITTEN COMMENTS RECEIVED:

Development Services - Planning: Comments dated May 27, 2025
Development Services – Transportation Planning: No comments
Development Services – Parks Planning: Comments dated May 16, 2025
Development Services – Approvals Branch: No comments

Building Services: No comments

Operations Department: Comments dated May 16, 2025

Finance Department: Tax comments dated May 12, 2025 & DCA comments dated May 20, 2025

Operations Department: Comments dated May 16, 2025

LSRCA: Comments dated May 16, 2025

Alectra Utilities: Comments dated May 12, 2025

DISCUSSION:

Paul Ojo, the applicant, provided an overview of the application. Mr. Ojo provided a copy of the site plan to illustrate the three-storey single detached dwelling and noted that approval of the application would facilitate the construction of three additional residential units (ARUs). He discussed how the application meets the four tests required to grant a minor variance and pointed out the area at the rear of the property identified for snow storage.

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 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. (e) MINOR VARIANCE APPLICATION: A18/25 – 18 Marcus Street
APPLICANT: Erin Donkers

This application, if granted by the Committee of Adjustment, will serve to permit an addition with a reduced front yard and side yard setback and to recognize an existing side yard setback to the dwelling.

1. A front yard setback of 2.7 metres for a proposed addition, whereas the Comprehensive Zoning By-Law 2009-141, under Section 5.3.1 Table 5.3, requires a minimum front yard setback of 4.5 metres.
2. A side yard setback of 0.6 metres for a proposed addition, whereas the Comprehensive Zoning By-Law 2009-141, under Section 5.3.1 Table 5.3, requires a minimum side yard setback of 1.2 metres.
3. To recognize an existing side yard setback to the dwelling of 0.2 metres, whereas the Comprehensive Zoning By-Law 2009-141, under Section 5.3.1 Table 5.3, requires a minimum side yard setback of 1.2 metres.

REPRESENTATION:

Erin Donkers, Applicant

INTERESTED PERSONS:

Melissa Peyton

WRITTEN COMMENTS RECEIVED:

Development Services - Planning: Comments dated May 27, 2025

Development Services – Transportation Planning: No comments

Development Services – Parks Planning: Comments dated May 16, 2025

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

Building Services: No comments
Finance Department: No comments
Operations Department: Comments dated May 22, 2025
Alectra Utilities: Comments dated May 13, 2025
Public Comments: Melissa Peyton dated May 22, 2025

DISCUSSION:

Erin Donkers, the applicant, provided an overview of the application. Ms. Donkers provided a copy of the elevations to illustrate the proposed addition to the southeast corner of the existing dwelling and advised the purpose of the addition is to provide more living space. She provided photos of the property to illustrate the proposed addition location and noted that it will extend to align with the front of the dwelling.

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.

DECISION:

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

Motioned by: Andrea Butcher-Milne, Member
CARRIED

5. (f) **CONSENT APPLICATIONS: B5/25 & B6/25 – 138 Peel Street**
MINOR VARIANCE APPLICATIONS: A9/25, A10/25 & A11/25 – 138 Peel Street
APPLICANT: Innovative Planning Solutions c/o Cameron Sellers on behalf of Canyon Hill Barrie Developments

The application (B5/25), 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 229.45 square metres and a proposed lot frontage of 11.26 metres on Grove Street.

The retained lands propose to have a lot area of 438 square metres and a proposed lot frontage of 21 metres on Grove Street.

The application (B6/25), 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 216.57 square metres and a proposed lot frontage of 10.60 metres on Grove Street.

The retained lands propose to have a lot area of 221.64 square metres and a proposed lot frontage of 11.26 metres on Grove Street.

This application (A9/25), if granted by the Committee of Adjustment, will serve to permit an exceedance to the maximum allowable lot coverage and gross floor area and a reduced rear yard setback and reduced front yard setback to attached garage for a proposed street townhouse on the severed lands should consent application B5/25 be approved.

The applicant is seeking the following minor variance:

1. A front yard setback to attached garage of 5.7 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.
2. A rear yard setback of 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.
3. A maximum gross floor area of 72% 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% of lot area.
4. A maximum lot coverage of 46% of lot area, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.4.2(c) permits a maximum lot coverage of 45% of lot area.

This application (A10/25), if granted by the Committee of Adjustment, will serve to permit an exceedance to the maximum allowable front yard parking coverage, gross floor area and lot coverage and a reduced landscaped open space, rear yard setback and front yard setback to attached garage for a proposed street townhouse on the severed lands should consent application B6/25 be approved.

The applicant is seeking the following minor variance:

1. A front yard setback to attached garage of 5.6 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.
2. A rear yard setback of 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.
3. A maximum gross floor area of 87% 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% of lot area.
4. A landscaped open space of 33% of lot area, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 Table 5.3, requires a minimum landscape open space of 35% of lot area.
5. A maximum lot coverage of 50% of lot area, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.4.2(c) permits a maximum lot coverage of 45% of lot area.
6. A front yard parking coverage for a street townhouse of 52%, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.3.6.1, permits a maximum front yard parking coverage of 50%.

This application (A11/25), if granted by the Committee of Adjustment, will serve to permit an exceedance to the maximum allowable gross floor area and front yard parking coverage and a reduced rear yard and side yard setback and reduced front yard setback to attached garage for a proposed street townhouse on the retained lands should consent applications B5/25 and B6/25 be approved.

The applicant is seeking the following minor variance:

1. A front yard setback to attached garage of 5.5 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.
2. A rear yard setback of 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.
3. A maximum gross floor area of 75% 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% of lot area.
4. A side yard setback abutting a street of 1.8 metres, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.3.3.2(a), requires a minimum side yard setback of 3 metres where any side yard abuts a street.

5. A front yard parking coverage for a street townhouse of 55%, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.3.6.1, permits a maximum front yard parking coverage of 50%.

REPRESENTATION:

Cameron Sellers, Agent

INTERESTED PERSONS:

Timothy Pella
Kayla Anderson

WRITTEN COMMENTS RECEIVED:

Development Services - Planning: Comments dated May 27, 2025
Development Services – Transportation Planning: Comments dated March 17, 2025
Development Services – Parks Planning: Comments dated March 17, 2025 & May 16, 2025
Development Services – Approvals Branch: Comments dated May 14, 2025
Building Services: No comments
Finance Department: Tax comments dated May 12, 2025 and DCA comments dated March 17, 2025
Operations Department: Comments dated May 22, 2025
Alectra Utilities: Comments dated May 13, 2025

DISCUSSION:

The Chair noted that the subject applications were deferred from the March 25th hearing.

Cameron Sellers, the agent, provided a presentation to the Committee members and discussed topics including location and site context, surrounding land uses, land use and zoning, public transportation and walking radius, proposed severances, updated conceptual site plan, intensification, official plan policies, requested variances, and four tests for a minor variance. Mr. Sellers advised that approval of the applications would facilitate the construction of three street townhouse units, each containing three units, for a total of nine units. He illustrated the revised zoning matrix to highlight the proposed changes, as a result of feedback from the Committee members at the March 25th hearing.

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

The Committee opened discussions to the public.

Cathy Colebatch, 97 Cumberland Street, asked why parking spaces cannot be in the back. Andrew Gameiro, Supervisor of Planning and Zoning Enforcement, discussed the various constraints on the site and noted that the Zoning By-law permits townhomes to have driveways in the front yard.

Member Phillips expressed concern about the parking configuration and safety when exiting onto Grove Street. Mr. Gameiro advised that parking meets the requirements of the Zoning By-law and discussed certain aspects when considering functionality on a site. He noted that the Zoning By-law parking standards provide flexibility to meet the province's mandate to build more homes faster and that it would come down to the property management to ensure it is clear to tenants about parking allocation.

Mr. Sellers advised that his clients are going through the CMHC financing, and it is likely three units out of the nine will be affordable and anticipates not all units will have a requirement for parking.

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: Andrea Butcher-Milne, Member

CARRIED

Not in support: Carol Phillips, Member

5. (g) **CONSENT APPLICATIONS: B11/25, B12/25 and B13/25 – 102 Peel Street**
MINOR VARIANCE APPLICATIONS: A20/25, A21/25 and 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 405.5 square metres and a proposed lot frontage of 7.8 metres on Peel Street.

The retained lands propose to have a lot area of 714.3 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 400.7 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 blanket easement for shared pedestrian access.

This application (A20/25), if granted by the Committee of Adjustment, will serve to permit exceedance to the front yard parking coverage and a reduced side yard setback for a proposed street townhouse on the severed lands should consent application B11/25 be approved.

The applicant is seeking the following minor variances:

1. A side yard setback of 2.2 metres on one side of the lot, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.3.3.2(b), requires a minimum side yard setback of 3 metres on one side of the lot where on the same lot there is no carport or where a garage is not attached to the main building.
2. To permit a front yard parking coverage of 61 percent for a street townhouse, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.3.6.1, permits a maximum front yard parking coverage of 50 percent.

This application (A21/25), if granted by the Committee of Adjustment, will serve to permit a reduction in required landscape open space and an exceedance to the maximum lot coverage and front yard parking coverage for a proposed street townhouse on the severed lands should consent application B12/25 be approved.

The applicant is seeking the following minor variance:

1. A landscaped open space of 24 percent of lot area, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 - Table 5.3, requires a minimum landscape open space of 35 percent of lot area.
2. A maximum lot coverage of 54 percent of lot area, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.4.2(c) permits a maximum lot coverage of 45 percent of lot area.
3. To permit a front yard parking coverage of 77 percent for a street townhouse, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.3.6.1, permits a maximum front yard parking coverage of 50 percent.

This application (A22/25), if granted by the Committee of Adjustment, will serve to permit an exceedance to the front yard parking coverage and a reduced side yard setback for a proposed street townhouse on the retained lands should consent applications B11/25 and B12/25 be approved.

The applicant is seeking the following minor variances:

1. A side yard setback of 2.2 metres on one side of the lot, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.3.3.2(b), requires a minimum side yard setback of 3 metres on one side of the lot where on the same lot there is no carport or where a garage is not attached to the main building.
2. To permit a front yard parking coverage of 60 percent for a street townhouse, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.3.6.1, permits a maximum front yard parking coverage of 50 percent.

REPRESENTATION:

Alicia Monteith, Agent

INTERESTED PERSONS:

Adam Altobelli
Brian Sewell
Vanessa Pannozzo
Cathy Colebatch
Kayla Anderson

WRITTEN COMMENTS RECEIVED:

Development Services - Planning: Comments dated May 27, 2025
Development Services – Transportation Planning: Comments dated May 20, 2025
Development Services – Parks Planning: Comments dated May 16, 2025
Development Services – Approvals Branch: Comments dated May 21, 2025
Building Services: No comments
Finance Department: DCA comments dated May 13, 2025
Operations Department: Comments dated May 22, 2025
Alectra Utilities: Comments dated May 13, 2025
Public Comments: James Taylor, dated May 21, 2025
Public Comments: Cathy Colebatch, dated May 26, 2025

DISCUSSION:

Alicia Monteith, the agent, provided a presentation to the Committee members and discussed topics including location and site context, Official Plan and Zoning By-law, concept plan, proposal, and staff recommendation. Ms. Monteith advised that the applications are in no relation to the previous approvals granted on the property (A10/19) and the applications are for a new proposed development. She noted that there is an existing 2.5 storey brick dwelling converted into multiple rental units on the subject property and the property is not listed or designated under the Heritage Register. The applications propose to sever the lot into a total of three parcels together with a blanket easement for access to facilitate the construction of one street townhouse and three additional dwelling units per new lot created for a total of four units on each lot.

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

The Committee opened discussions to the public.

Cathy Colebatch, 97 Cumberland Street, pointed out that the existing building is a Victorian style building built in the late 1800s and should be evaluated as a heritage property before a demolition permit is issued. She expressed concerns with losing heritage buildings, the removal/preservation of trees and with having 12 parking spaces in front of the street. Andrew Gameiro, Supervisor of Planning and Zoning Enforcement,

advised that the applications were circulated to the staff liaison for the Heritage Committee and confirmed that the subject property is not listed or designated on the City of Barrie Municipal Heritage Register nor is it subject to our internal notice system. Mr. Gameiro noted that there is nothing preventing the demolition of the building on the property and the construction of a new dwelling.

Member Dolan pointed out comments received from Transportation Planning advising they do not support the proposed driveway/entrance design and asked how the applicant is going to conform with City standards. Ms. Monteith advised that they will work with City staff to find a resolution. Member Dolan commented on the blanket easement. Ms. Monteith discussed the blanket easement and advised that the alternative would be a dedicated easement area with delineated access over a specific area. Member Dolan asked for staff's opinion on approving the consents only. Mr. Gameiro advised that staff's preference would be to defer the applications and give the applicant the opportunity to work with staff. The Committee stated that they feel the applications are premature.

The Committee made a motion to deny the applications.

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

The Committee made a motion to defer the applications.

DECISION:

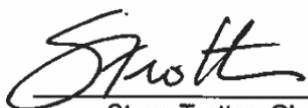
The decision of the Committee is that the applications be deferred.

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

6. **OTHER BUSINESS**

7. **DATE OF NEXT MEETING**
June 24, 2025

8. **ADJOURNMENT**
The meeting was adjourned at 7:57 p.m.


Steve Trotter, Chair


Janice Sadgrove, Secretary