



Members Present:

COMMITTEE OF ADJUSTMENT
OCTOBER 28, 2025
PUBLIC HEARING MINUTES

Stephen Trotter, Chair
Graydon Ebert, Member
Jay Dolan, Member
Carol Phillips, 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 September 23, 2025, were adopted as circulated.

5. STATUTORY PUBLIC HEARINGS

The Chair requested item d) be heard after item a) on the agenda. The Committee had no objections.

5. (a) MINOR VARIANCE APPLICATION: A51-25 - 36 Penetanguishene Road
APPLICANT: Forty-Five Scapes (Mark Kennedy) on behalf of Hospice Simcoe (Kelly Hubbard)

This application, if granted by the Committee of Adjustment, will serve to permit a reduction in the side yard setback for a new pavilion.

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

1. A side yard setback of 2 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 8.3 Table 8.3, requires a minimum 9 metre side yard setback adjoining a residential zone.

REPRESENTATION:

Mark Kennedy, Applicant

INTERESTED PERSONS:

There were none.

WRITTEN COMMENTS RECEIVED:

Development Services – Planning: Comments dated October 28, 2025

Development Services – Transportation Planning: No comments

Development Services – Parks Planning: Comments dated October 27, 2025

Development Services – Approvals Branch: No comments

Building Services: Comments dated October 20, 2025

**COMMITTEE OF ADJUSTMENT
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Finance Department: No comments
Alectra Utilities: Comments dated October 14, 2025

DISCUSSION:

Mark Kennedy, the applicant, provided an overview of the application. Mr. Kennedy noted that his company has been selected by Hospice Simcoe to build a new timber frame pavilion for their clients to enjoy some outdoor space. He provided drawings to illustrate the proposed new structure and advised that there is an active building permit, and the requested variance was identified by staff through the review of the building permit application. The Chair asked if the entrance was wide enough for a hospital bed. Mr. Kennedy advised that a hospital bed will fit in both entrances of the pavilion.

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: Graydon Ebert, Member
CARRIED**

**5. (b) CONSENT APPLICATION: B27-25 – 63 & 65 Holgate Street
MINOR VARIANCE APPLICATION: A54-25 – 63 & 65 Holgate Street
APPLICANT: SD Consultants Corp. on behalf of 1000563185 Ontario Ltd.**

The application (B27-25), if granted by the Committee of Adjustment, will serve to permit a lot addition by conveying all of the lot, municipally known as 65 Holgate Street to the abutting property municipally known as 63 Holgate Street. The consolidated lots propose to have a lot area of 1,390 square metres and frontage of 30 metres along Holgate Street.

This application (A54-25), if granted by the Committee of Adjustment, will serve to permit a lot with a maximum of seven (7) residential units should consent application B27-25 be approved.

The applicant is seeking the following minor variance:

1. A maximum of five (5) additional residential units per lot, up to a maximum of seven (7) residential units in total whereas the Comprehensive Zoning By-law 2009-141, under Section 5.2.9.1c), permits a maximum of three (3) additional residential units per lot up to a maximum of four (4) residential units per lot in total.

REPRESENTATION:

Sherri-Lynn McDowell, Applicant

INTERESTED PERSONS:

Cathy Colebatch
Caron Wyers

WRITTEN COMMENTS RECEIVED:

Development Services - Planning: Comments dated October 28, 2025
Development Services – Transportation Planning: Comments dated October 22, 2025
Development Services – Parks Planning: Comments dated October 22, 2025
Development Services – Approvals Branch: Comments dated October 22, 2025
Building Services: No comments

Finance Department: Tax comments dated October 14, 2025; DCA comments dated October 21, 2025
Alectra Utilities: Comments dated October 14, 2025
Public Comments: Bill Scott, dated October 27, 2025

DISCUSSION:

Sherri-Lynn McDowell, the applicant, provided a presentation to the Committee members and discussed topics including site location, background, the proposal, requested variance, and four tests for a minor variance. Ms. McDowell advised that each property currently contains a single detached dwelling with an additional residential unit within the principal dwelling, along with a detached additional residential unit in the rear yard of each property. Each property contains a total of three (3) units. There is an active building permit for an additional basement unit at 63 Holgate Street which would total four (4) units on the property if approved. The applicant is seeking to merge the properties into one which would result in a variance. Approval of the minor variance application would permit a total of seven (7) residential units on the merged lot. Ms. McDowell requested the Committee to remove the Parks Planning condition to require a tree inventory, assessment, canopy survey and preservation plan given there is no new construction planned on the property. She noted that the owner would like to merge the properties for financial reasons.

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 planning staff if approval of the applications and permitting two primary buildings on one lot would be setting a precedent. Andrew Gameiro, Supervisor of Planning and Zoning Enforcement, confirmed there is no new development on the site. He pointed out that independently each lot is allowed four units (a total of eight units between the two lots) and removing the lot line has no physical change. Ms. Colebatch expressed concern about the Approvals Branch requirement to replace the existing two water and sewer connections with a single connection as there could be a risk of rupturing the aging infrastructure and suggested this could be delayed until the City's future planned road works in 2028. Mr. Gameiro agreed there would be less risk to the neighbourhood if the existing connections remained unchanged. There was discussion about Parks Planning requirement for a tree inventory, assessment, canopy survey and preservation plan. Mr. Gameiro commented that there would be no benefit in requiring the plan. In this case the property is fully developed, and they are not proposing tree removals.

The Committee made a motion to approve the applications with conditions outlined by staff and not include the condition to require a tree inventory, assessment, canopy survey and preservation plan as requested by Parks Planning, and not include the condition to install a single, appropriately sized domestic water service as requested by the Approvals Branch.

DECISION:

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

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

5. (c) CONSENT APPLICATIONS: B28-25 & B29-25 – 150 Clapperton Street
MINOR VARIANCE APPLICATIONS: A55-25 & A56-25 – 150 Clapperton Street
APPLICANT: Monterra Planning Consultants (Alicia Monteith) on behalf of 150 Clapperton GP Inc. (Jimmy La)

The application (B28/25), 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 311 square metres and a proposed lot frontage of 7 metres on Clapperton Street.

The retained lands propose to have a lot area of 570 square metres and a proposed lot frontage of 13 metres on Clapperton Street.

The application (B29/25), 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 260 square metres and a proposed lot frontage of 6 metres on Clapperton Street.

The retained lands propose to have a lot area of 309 square metres and a proposed lot frontage of 7 metres on Clapperton Street.

This application (A55/25), 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 lot (Lot A) should Consent Applications B28-25 and B29-25 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 (A56/25), 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 severed lot (Lot C) should Consent Application B28/25 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:

Sarah Ashman
Matthew Rogers
Blessing Okafor
Rahat Aggarwal
Adam Walker
Chris Meyer
Linda Joy
James Joy
Samantha Goddard
Kristin Hosie
Brenda Hodgins
Shane Rutter
Eva Meyer
Craig Middleton
Heba Ahmed
Tiffany Osmond
Vicki Howard
Caron Wyers
Elsa Lemieux
Dave Knight
Kartik Singla
Bruce Martens

WRITTEN COMMENTS RECEIVED:

Development Services - Planning: Comments dated October 28, 2025

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

Development Services – Parks Planning: Comments dated October 22, 2025
Development Services – Approvals Branch: Comments dated October 22, 2025
Building Services: No comments
Finance Department: DCA comments dated October 21, 2025;
Alectra Utilities: Comments dated October 14, 2025
Public Comments: Chris Meyer, dated October 21, 2025
Public Comments: Eva Kouril, dated October 20, 2025; October 22, 2025
Public Comments: Linda Joy, dated October 20, 2025
Public Comments: Vicki Howard, dated October 24, 2025
Public Comments: Shane Rutter, dated October 24, 2025
Public Comments: Tiffany Osmond, dated October 24, 2025

DISCUSSION:

Alicia Monteith, the agent, provided a presentation to the Committee members and discussed topics including location and context, background, Zoning Bylaw and Official Plan policies, topographic survey, site plan and the four tests for a minor variance. She noted that the property is located within the Grove Historic area and is not listed on the heritage register or under the Heritage Act. 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. A total of three 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 three street townhouse dwelling units, each with three (3) additional dwelling units, for a total of four (4) units per dwelling. A total of twelve units overall once construction is complete. The development will be rentals, and a minimum of 15 percent will be affordable. Ms. Monteith noted that they are seeking a side yard reduction from 3 metres to 1.5 metres and explained that a 3 metre side yard is required when there is no garage or carport, otherwise 1.8 metres would be required. She pointed out that the side yard setback requirements proposed in the new draft Zoning By-law are 1.2 metres. The proposal meets all other zoning requirements.

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

The Committee opened discussions to the public.

Eva Meyer, 144 Clapperton Street, expressed concerns with overdevelopment of the street, increased density, is not in keeping with the character of the neighbourhood, and the proposed development does not meet the principles of the City of Barrie Official Plan policies.

Tiffany Osmond, 168 Clapperton Street, expressed concern with the cumulative effect of development on the street.

Craig Middleton, 81 Drury Lane, encouraged the Committee to look at the bigger picture on how the development is affecting the area.

Vicki Howard, 103 Clapperton Street, noted that she has lived on the street for over 40 years and her house is over 100 years old. She advised that there have been difficulties on the street with both sewer and water and expressed concern with the development's impact on the aging infrastructure. She also expressed concern with the increased density and over intensification of the neighborhood.

Linda Joy, 139 Clapperton Street, stated that she does not support the applications.

Shane Rutter, 91 Drury Lane, noted that he lived on his property for over 37 years and that he lives behind both properties. He expressed concern with negative impacts on drainage and flooding.

Alicia Monteith noted that there will be a 7-metre rear yard setback from the shared property line and they are required to provide a stormwater management plan on both properties.

Kristin Hosie, 140 Clapperton Street, expressed concern with increased on street parking and impact on infrastructure.

Justin Fraser, 124 Clapperton Street, expressed concern with the decreased side yard setback and snow storage.

Member Dolan reviewed Section 2.6.1.2 Neighbourhood Area Policies of the Official Plan. Andrew Gameiro, Supervisor of Planning and Zoning Enforcement, discussed Planning staff's rational as to how the proposal meets the neighborhood policies. Mr. Gameiro pointed out that zoning for the area has always been RM2 which permits the proposed multi-residential built form and the only variance they are seeking is for the side yard setback and confirmed that there is no special provision for this 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
Not in support: Carol Phillips, Member

5. (d) CONSENT APPLICATIONS: B30-25 & B31-25 – 148 Clapperton Street

MINOR VARIANCE APPLICATIONS: A57-25 & A58-25 – 148 Clapperton Street

APPLICANT: Monterra Planning Consultants (Alicia Monteith) on behalf of 150 Clapperton GP Inc. (Jimmy La)

The application (B30/25), 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 311 square metres and a proposed lot frontage of 7 metres on Clapperton Street.

The retained lands propose to have a lot area of 565 square metres and a proposed lot frontage of 13.32 metres on Clapperton Street.

The application (B31/25), 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 254 square metres and a proposed lot frontage of 6 metres on Clapperton Street.

The retained lands propose to have a lot area of 311 square metres and a proposed lot frontage of 7 metres on Clapperton Street.

This application (A57/25), 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 severed lot (Lot 1) should Consent Application B30/25 be approved.

The applicant is seeking the following minor variance:

1. A side yard setback of 1.9 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 (A58/25), 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 lot (Lot 3) should Consent Applications B30/25 and B31/25 be approved.

The applicant is seeking the following minor variance:

1. A side yard setback of 1.9 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:

Sarah Ashman
Matthew Rogers
Blessing Okafor
Rahat Aggarwal
Adam Walker
Chris Meyer
Linda Joy
James Joy
Samantha Goddard
Kristin Hosie
Brenda Hodgins
Shane Rutter
Eva Meyer
Craig Middleton
Heba Ahmed
Tiffany Osmond
Vicki Howard
Caron Wyers
Elsa Lemieux
Dave Knight
Kartik Singla
Bruce Martens

WRITTEN COMMENTS RECEIVED:

Development Services - Planning: Comments dated October 28, 2025
Development Services – Transportation Planning: Comments dated October 21, 2025
Development Services – Parks Planning: Comments dated October 22, 2025
Development Services – Approvals Branch: Comments dated October 22, 2025
Building Services: No comments
Finance Department: DCA comments dated October 21, 2025; Tax comments dated October 15, 2025
MTO: Comments dated October 16, 2025
Alectra Utilities: Comments dated October 14, 2025
Public Comments: Chris Meyer, dated October 21, 2025
Public Comments: Eva Kouril, dated October 20, 2025; October 22, 2025
Public Comments: Linda Joy, dated October 20, 2025
Public Comments: Vicki Howard, dated October 24, 2025
Public Comments: Shane Rutter, dated October 24, 2025
Public Comments: Tiffany Osmond, dated October 24, 2025

DISCUSSION:

Alicia Monteith, the agent, provided a presentation to the Committee members and discussed topics including location and context, background, Zoning Bylaw and Official Plan policies, topographic survey, site plan and the four tests for a minor variance. She noted that the property is located within the Grove Historic area and is not listed on the heritage register or under the Heritage Act. 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. A total of three 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 three street

townhouse dwelling units, each with three (3) additional dwelling units, for a total of four (4) units per dwelling. A total of twelve units overall once construction is complete. The development will be rental units, and a minimum of 15 percent will be affordable. Ms. Monteith noted that they are seeking a side yard reduction from 3 metres to 1.9 metres and explained that a 3-metre side yard is required when there is no garage or carport, otherwise 1.8 metres would be required. She pointed out that the side yard setback requirements under the new draft Zoning By-law are 1.2 metres. The proposal meets all other zoning requirements.

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

The Committee opened discussions to the public.

Eva Meyer, 144 Clapperton Street, expressed concerns with overdevelopment of the street, increased density, is not in keeping with the character of the neighbourhood, and the proposed development does not meet the principles of the City of Barrie Official Plan policies.

Tiffany Osmond, 168 Clapperton Street, expressed concern with the cumulative effect of development on the street.

Craig Middleton, 81 Drury Lane, encouraged the Committee to look at the bigger picture of how the development is affecting the area.

Vicki Howard, 103 Clapperton Street, noted that she has lived on the street for over 40 years and her house is over 100 years old. She advised that there have been difficulties on the street with both sewer and water and expressed concern with the development's impact on the aging infrastructure. She also expressed concern with the increased density and over intensification of the neighborhood.

Linda Joy, 139 Clapperton Street, stated that she does not support the applications.

Shane Rutter, 91 Drury Lane, noted that he lived on his property for over 37 years and that he lives behind both properties. He expressed concern with negative impacts on drainage and flooding.

Alicia Monteith noted that there will be a 7-metre rear yard setback from the shared property line and they are required to provide a stormwater management plan on both properties.

Kristin Hosie, 140 Clapperton Street, expressed concern with increased on street parking and negative impact on infrastructure.

Justin Fraser, 124 Clapperton Street, expressed concern with the decreased side yard setback and snow storage.

Member Dolan reviewed Section 2.6.1.2 Neighbourhood Area Policies of the Official Plan. Andrew Gameiro, Supervisor of Planning and Zoning Enforcement, discussed Planning staff's rational as to how the proposal meets the neighborhood policies. Mr. Gameiro pointed out that zoning for the area has always been RM2 which permits the proposed multi-residential built form and the only variance they are seeking is for the side yard setback.

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**
Not in support: Carol Phillips, Member

COMMITTEE OF ADJUSTMENT
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6. OTHER BUSINESS
7. DATE OF NEXT MEETING
November 25, 2025
8. ADJOURNMENT
The meeting was adjourned at 8:15 p.m.



Steve Trotter, Chair



Janice Sadgrove, Secretary