



**COMMITTEE OF ADJUSTMENT
JANUARY 28, 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
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 December 17, 2024, were adopted as circulated.

5. STATUTORY PUBLIC HEARINGS

**5. (a) MINOR VARIANCE APPLICATION: A98/24 – 68 St. Paul's Crescent
APPLICANT: Vizion Media Inc. c/o Raymond McCarthy on behalf of Ann Andrews**

This application, if granted by the Committee of Adjustment, will serve to permit the expansion of a legal non-conforming use to facilitate the construction of an addition to the existing residential dwelling on the subject property.

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

1. To permit an increase in the existing residential dwelling's volume, height, and useable floor area, whereas the Innisfil Zoning By-Law 054-04, under Section 3.4.3, permits the expansion of a legal non-conforming use provided does not increase the height, size or volume of the building in which the use is located.

REPRESENTATION:

Raymond McCarthy, Applicant

INTERESTED PERSONS:

There were none.

WRITTEN COMMENTS RECEIVED:

Development Services - Planning: Comments dated January 28, 2025

Development Services – Transportation Planning: No comments

Development Services – Parks Planning: Comments dated January 21, 2025

Development Services – Approvals Branch: Comments dated January 20, 2025

Building Services: Comments dated January 21, 2025
Finance Department: Tax comments dated January 14, 2025
Metrolinx: Comments dated January 22, 2025
Alectra Utilities: Comments dated January 10, 2025

DISCUSSION:

Raymond McCarthy, the applicant, provided an overview of the application. Mr. McCarthy advised the property is zoned Commercial Highway under the former Town of Innisfil By-law 054-04 and that the variance is being sought to facilitate an addition to the existing legal non-conforming residential dwelling on the subject property. He noted there is an active building permit on the property for the addition.

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 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. (b) MINOR VARIANCE APPLICATION: A99/24 – 60 Donald Street
APPLICANT: Innovative Planning Solutions c/o James Hunter on behalf of 1000989604 Ontario Corp.
c/o Matthew Ward

This application, if granted by the Committee of Adjustment, will serve to permit increased density and a reduced internal private roadway width to facilitate the development of a 3 storey, 10-unit walk up apartment building.

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

1. A maximum density of 66 units per net hectare (10 units), 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 (8 units).
2. An internal private roadway width of 6.0 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.

REPRESENTATION:

James Hunter, Agent

INTERESTED PERSONS:

Cathy Colebatch

WRITTEN COMMENTS RECEIVED:

Development Services - Planning: Comments dated January 28, 2025
Development Services – Transportation Planning: No comments
Development Services – Parks Planning: Comments dated January 21, 2025
Development Services – Approvals Branch: January 20, 2025
Building Services: No comments
Finance Department: Tax comments dated January 14, 2025; DCA comments dated January 21, 2025
Lake Simcoe Region Conservation Authority: comments dated January 22, 2025
Alectra Utilities: Comments dated January 10, 2025

DISCUSSION:

James Hunter, the agent, provided a presentation to the Committee members and discussed topics including location, surrounding land uses, proposed development, Official Plan, current and draft Zoning By-law, requested variances, and the four tests for a minor variance. Mr. Hunter advised that the subject lands are currently vacant with pending residential development. Approval of the proposed variances would support the proposed development of a 3-storey 10-unit apartment building with at grade parking. He pointed out that the increased density and drive aisle width variances would not be required under the new draft Zoning By-law.

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

The Committee opened discussion to the public.

Catherine Colebatch, 97 Cumberland Street, expressed concern with landscaping and asked if the property owner was planning on providing landscaping around the property. Mr. Hunter provided an illustration of the site plan. He pointed out the landscape buffer along the rear of the property and discussed opportunities to improve landscaping on the site which could be considered during the building permit process.

Matthew Ward, property owner, advised that he owns and operates a landscape company, and he intends to landscape the property.

Member Dolan discussed staff's recommendation to defer the application until the drainage matters have been appropriately reviewed by the City's Infrastructure Services Department and the Lake Simcoe Region Conservation Authority (LSRCA) through the on-going updates to the City's Stormwater Asset Management and Master Drainage Plans and asked Mr. Hunter to outline his argument as to why the application should not be deferred. Mr. Hunter provided a brief background of the proposed development and advised he received confirmation from technical staff that the drainage feature will not be utilized. He shared an image of the natural heritage report and existing ditch and noted the ditch has been derelict for several years and will be removed. Member Dolan asked if the LSRCA permit has been issued. Mr. Hunter advised him that he has applied for the permit and expects to receive it by the end of this week. Member Dolan asked staff if development could be restricted to deal with drainage issues if the applicant were to proceed to construct in accordance with all zoning requirements. Andrew Gameiro, Supervisor of Planning and Zoning Enforcement, advised there is no applicable law to make them wait until review of the master plan is completed. The applicant can go straight to building permit and the City would have to deal with the drainage after the fact. There was discussion on stormwater management and the drainage ditch. Member Dolan asked if Committee were to approve the application and there were changes to the drainage feature in the future, would it cause any issues/risks to residents. Mr. Gameiro responded that he does not perceive any risks should this application be 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: Jay Dolan, Member
CARRIED

5. (c) MINOR VARIANCE APPLICATION: A101/24 – 529 Tiffin Street
APPLICANT: York1 Environmental Waste Solutions LP c/o Ed Charlton on behalf of 1000444468 Ontario Inc.

This application, if granted by the Committee of Adjustment, will serve to permit a deficient side yard setback to a street (Boulton Court) to facilitate the construction of a recyclable materials transfer station. The property is subject to Site Plan Application D11-033-2024.

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

1. A side yard setback adjoining a street of 3 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 7.3 Table 7.3, requires a minimum 7 metre side yard setback adjoining a street.

REPRESENTATION:

Ed Charlton, Applicant

Alfiya Kakal, Planning Consultant

INTERESTED PERSONS:

Todd Parry

Alfiya Kakal

WRITTEN COMMENTS RECEIVED:

Development Services - Planning: Comments dated January 28, 2025

Development Services – Transportation Planning: No comments

Development Services – Parks Planning: Comments dated January 21, 2025

Development Services – Approvals Branch: January 20, 2025

Building Services: No comments

Finance Department: No comments

LSRCA: Comments dated January 10, 2025

NVCA: Comments dated January 17, 2025

Alectra Utilities: Comments dated January 10, 2025

DISCUSSION:

Alfiya Kakal, Senior Planner, Armstrong Planning & Project Management, provided an overview of the application. She noted the property is on a dead-end street in an industrial area.

Ed Charlton, the applicant, advised he is speaking on behalf of York 1 Environmental Waste Solutions who are a tenant on the subject property. Mr. Charlton noted that the property has been subject to site plan application review since March 2023 (D11-033-2024). He described the property as narrow and advised the Committee that the property is currently vacant. Approval of the application would permit the construction of a Recyclable Materials Transfer Station which would contribute to increasing employment in the City. Mr. Charlton provided an overview of the history of the company and the benefits of a recycling transfer station.

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 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

- 5. (d) CONSENT APPLICATION: B59/24 – 66 Holgate Street**
MINOR VARIANCE APPLICATIONS: A100/24 and A104/24 – 66 Holgate Street
APPLICANT: Colby Marshall on behalf of Randall Marshall c/o EC Planning Consultants

The application (B59/24), 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 549 square metres and a proposed lot frontage of 13.5 metres on Holgate Street.

The retained lands propose to have a lot area of 516 square metres and a proposed lot frontage of 13.5 metres on Hogate Street.

This application, if granted by the Committee of Adjustment, will serve to permit a new lot with a deficient lot frontage and reduced parking aisle width on the severed lands should consent application B59/24 be approved.

The applicant is seeking the following minor variance:

1. A lot frontage of 13.5 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 Table 5.3, requires a minimum lot frontage of 15 metres.
2. A parking aisle width of 5.89 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 4.6.2.5, requires a minimum parking aisle width of 6.4 metres.

This application (A100/24), if granted by the Committee of Adjustment, will serve to permit a new lot with a deficient lot frontage and reduced parking aisle width on the severed lands should consent application B59/24 be approved.

The applicant is seeking the following minor variance:

1. A lot frontage of 13.5 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 Table 5.3, requires a minimum lot frontage of 15 metres.
2. A parking aisle width of 5.89 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 4.6.2.5, requires a minimum parking aisle width of 6.4 metres.

This application (A104/24), if granted by the Committee of Adjustment, will serve to permit a deficient lot frontage and reduced parking aisle width on the retained lands should consent applications B59/24 and A100/24 be approved.

The applicant is seeking the following minor variance:

1. A lot frontage of 13.5 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 Table 5.3, requires a minimum lot frontage of 15 metres.
2. A parking aisle width of 5.89 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 4.6.2.5, requires a minimum parking aisle width of 6.4 metres.

REPRESENTATION:

Connor McBride, Agent

INTERESTED PERSONS:

William Scott
Edith Stokes
Rick Stokes
Catherine Colebatch
Brandon Brillinger

WRITTEN COMMENTS RECEIVED:

Development Services - Planning: Comments dated January 28, 2025

Development Services – Transportation Planning: No comments

Development Services – Parks Planning: Comments dated January 21, 2025

Development Services – Approvals Branch: January 22, 2025

Building Services: Comments dated January 15, 2025

Finance Department: No comments

Metrolinx: Comments dated January 22, 2025

Alectra Utilities: Comments dated January 13, 2025

Public Comments - Owners of 64 Holgate Street: Comments dated January 26, 2025

DISCUSSION:

Connor McBride, the agent, provided a presentation to the Committee members and discussed topics including site context, surrounding land uses, land use designation and zoning, proposed consent and minor variances, concept plan, policy consistency and conformity, and the four tests for a minor variance.

Mr. McBride advised that a single detached dwelling and detached garage currently exist on the property which are planned to be demolished. Approval of the applications would permit the creation of a total of two lots to facilitate the construction of a single-detached dwelling on each lot, with four parking spaces in the rear yard of each lot.

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

The Committee opened discussion to the public.

William Scott, 126 Burton Avenue, expressed concern with the removal of trees and asked if landscaping is planned between the driveway and property lot line. Mr. McBride confirmed that the trees on the property have been removed to enable development. He advised there is going to be a small retaining wall or curb with a small amount of landscaping between the retaining wall and abutting properties. Mr. Scott expressed concern with the drainage and runoff to adjacent properties. Mr. McBride noted that a drainage plan and grading plan will be required as part of the building permit process which will be subject to City review and approval.

Edith and Rick Stokes, 64 Holgate Street, expressed safety concerns related to the parking area located in the rear yard and asked the applicant to consider installing parking bollards or concrete parking stop blocks as safety barriers between properties. They also expressed concern with snow removal and storage. Mr. McBride provided an illustration of the grading plan and pointed out areas for snow storage noting there will be capacity at the rear of the property for storage.

Brandon Brillinger, 67 Holgate Street, asked how many units are planned for each lot. Mr. McBride advised that a single detached dwelling is proposed for each lot. Andrew Gameiro, Supervisor of Planning and Zoning Enforcement, pointed out that the application did not identify additional units to be constructed, however, recent amendments to the City's By-law permit a maximum of four units in all residential zones. Mr. Brillinger expressed concern about increased density, noise and on-street parking related to additional residential units potentially being constructed. The Chair further advised that additional residential units are permitted if constructed legally and pointed out we are here to consider lot creation and variances to lot frontage and parking aisle width.

Cathy Colebatch, 97 Cumberland Street, asked if fencing would be erected in the rear yard between properties. The Chair advised that the applicant indicated there will be a fence erected, but it is not mandatory. Ms. Colebatch asked if there is a conceptual plan of the proposed dwellings. She expressed concern that the proposed development will not fit in with the character of the neighbourhood. Mr. Connor advised that there are no plans at this time, but both dwellings will have a basement and two storeys. Detailed design is still being discussed. Mr. Gameiro commented that Committee of Adjustment does not review building design and pointed out that the City's urban design team will review through the building permit process.

The Committee made a motion to approve the applications with conditions as outlined by staff and added the condition that the owner is to construct a 2-metre-high tight board fence along the rear and side lot lines of the property in accordance with the City of Barrie Zoning By-law requirements.

DECISION:

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

Motioned by: **Andrea Butcher-Milne, Member**
CARRIED

5. (e) **CONSENT APPLICATION: B60/24 – 149 Clapperton Street**
MINOR VARIANCE APPLICATIONS: A102/24 and A103/24 – 149 Clapperton Street
APPLICANT: Corbett Land Strategies Inc. c/o Alicia Monteith on behalf of 1000968659 Ontario Inc.

The application (B60/24), 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 555.5 square metres and a proposed lot frontage of 7.6 metres on Clapperton Street.

The retained lands propose to have a lot area of 560.4 square metres and a proposed lot frontage of 7.6 metres on Clapperton Street.

This application (A102/24), if granted by the Committee of Adjustment, will serve to permit a new lot with a deficient lot frontage on the severed lands should consent application B60/24 be approved.

The applicant is seeking the following minor variance:

1. A lot frontage of 7.6 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 (A103/24), if granted by the Committee of Adjustment, will serve to permit a deficient lot frontage on the retained lands should consent applications B60/24 and A102/24 be approved.

The applicant is seeking the following minor variance:

1. A lot frontage of 7.6 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:

Rahat Aggarwal
Rahat Aggarwal
Linda Joy
James Joy
Chris Meyer
Vicki Howard
Eva Meyer
Mary Priest
Alan Priest
Dave Knight
Don Knight
Samantha Goddard

WRITTEN COMMENTS RECEIVED:

Development Services - Planning: Comments dated January 28, 2025
Development Services – Transportation Planning: No comments
Development Services – Parks Planning: Comments dated January 21, 2025
Development Services – Approvals Branch: January 20, 2025
Building Services: Comments dated January 15, 2025

Finance Department: DCA comments dated January 21, 2025
Metrolinx: Comments dated January 22, 2025
Alectra Utilities: Comments dated January 14, 2025

DISCUSSION:

Alicia Monteith, the applicant, provided a presentation to the Committee members and discussed topics including location, site context, proposed development, Zoning By-law standards, concept plan, and the four tests for a minor variance.

Ms. Monteith advised that a single detached dwelling currently exists on the subject property which will be removed to accommodate the construction of a semi-detached dwelling if the applications are approved.

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 Chair asked if the tree located in the front of the property is on the City Boulevard or on the property. Ms. Monteith confirmed that the tree is located on the subject property. Ms. Monteith provided the site plan to illustrate two tandem parking spaces and landscaped area.

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: Graydon Ebert, Member
CARRIED

6. **OTHER BUSINESS**

7. **DATE OF NEXT MEETING**

February 25, 2025

8. **ADJOURNMENT**

The meeting was adjourned at 7:30 p.m.


Steve Trotter, Chair


Janice Sadgrove, Secretary