



**COMMITTEE OF ADJUSTMENT  
NOVEMBER 9, 2022**

**PUBLIC HEARING MINUTES**

*Members Present:*

Steve Trotter, Chair  
Jay Dolan, Member  
Marc Pumple, Member  
Victoria Lemieux, Member

*Staff Present:*

Tiffany Thompson, Manager of Growth and Development  
Carlissa McLaren, Manager of Planning (Acting)  
Madeline Kowalchuk, Planner  
Riley Anderson, Planner  
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 October 19, 2022, were adopted as circulated.

**Motioned by: Victoria Lemieux, Member**  
**Second: Marc Pumple, Member**  
**CARRIED**

**5. STATUTORY PUBLIC HEARINGS**

**5. (a) MINOR VARIANCE APPLICATION: A26/22 – 31 Player Drive**  
**APPLICANT: Robert Hall on behalf of Peter and Gillian Hanks**

This application, if granted by the Committee of Adjustment, will serve to permit a reduction in the minimum required rear yard setback to a dwelling to facilitate the construction of a sunroom.

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

- 1. A rear yard setback of 3.7 metres, whereas the Comprehensive Zoning By-law 2009-141, under subsection 13.1.70, requires a minimum rear yard setback of 7.0 metres.**

**REPRESENTATION:**

Robert Hall, Applicant

**INTERESTED PERSONS:**

There were none.

**WRITTEN COMMENTS RECEIVED:**

Development Services - Planning: Comments dated November 9, 2022

Development Services – Transportation Planning: Comments November 1, 2022

Development Services – Parks Planning: Comments dated November 1, 2022

Development Services – Approvals Branch: Comments dated November 3, 2022  
Building Services: Comments dated October 31, 2022  
Finance Department: DCA comments dated October 28, 2022  
Alectra Utilities: Comments dated October 27, 2022

**DISCUSSION:**

Mr. Hall, the applicant, provided an overview of the application. Mr. Hall advised the sunroom addition will not be heated and will not exceed the existing patio cover.

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: Marc Pumple, Member  
Second: Victoria Lemieux, Member  
CARRIED**

**5. (b) CONSENT APPLICATION: B13/22 – 55 Dunlop Street West  
APPLICANT: Gilles Bisnaire on behalf of Barrie Waterfront Development Holdings Inc.**

The application, if granted by the Committee of Adjustment, will serve to permit the creation of a new lot.

The severed lands propose to have a lot area of 2,208.3 square metres and a proposed lot frontage of 45.18 metres on Dunlop Street.

The retained lands propose to have a lot area of 2,142.6 square metres and a proposed lot frontage of 35.78 metres on Dunlop Street.

The property is subject to Site Plan Application D11-015-2020.

**REPRESENTATION:**

Gilles Bisnaire, Applicant

**INTERESTED PERSONS:**

Andrew Shields

**WRITTEN COMMENTS RECEIVED:**

Development Services - Planning: Comments dated November 9, 2022  
Development Services – Transportation Planning: Comments dated November 1, 2022  
Development Services – Parks Planning: Comments dated November 1, 2022  
Development Services – Approvals Branch: No comments  
Building Services: Comments dated November 4, 2022  
Finance Department: DCA comments dated October 28, 2022  
Ministry of Transportation: Comments dated October 26, 2022  
Alectra Utilities: Comments dated October 27, 2022

**DISCUSSION:**

Gilles Bisnaire, the applicant, advised development of two mixed use residential towers has been approved through site plan control and currently phase one is under construction. The purpose of the severance is to allow for bank financing on phase two. Mr. Bisnaire noted that future applications will be required for easements including but not limited to reciprocal/shared access.

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: Jay Dolan, Member  
Second: Marc Pumple, Member  
CARRIED**

**5. (c) CONSENT APPLICATION: B36/22 – 114 Henry Street  
APPLICANT: Michael Lato**

The application, if granted by the Committee of Adjustment, will serve to permit the creation of a new residential lot. The purpose of the application is to create a semi-detached dwelling over two separate lots.

The severed lands propose to have a lot area of 344.4 square metres and a proposed lot frontage of 9.2 metres on Henry Street.

The retained lands propose to have a lot area of 352.8 square metres and a proposed lot frontage of 10.2 metres on Henry Street.

**REPRESENTATION:**

Michael Lato, Applicant

**INTERESTED PERSONS:**

There were none.

**WRITTEN COMMENTS RECEIVED:**

Development Services - Planning: Comments dated November 9, 2022

Development Services – Transportation Planning: Comments dated November 1, 2022

Development Services – Parks Planning: Comments dated November 1, 2022

Development Services – Approvals Branch: Comments dated November 3, 2022

Building Services: Comments dated November 3, 2022

Finance Department: DCA comments dated October 27, 2022

Ministry of Transportation: Comments dated October 31, 2022

Alectra Utilities: Comments dated October 27, 2022

**DISCUSSION:**

Michael Lato, the applicant, provided an overview of the application requesting to create a new lot. Mr. Lato advised the severance would facilitate the construction of a semi-detached dwelling over the two lots.

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: Victoria Lemieux, Member**  
**Second: Jay Dolan, Member**  
**CARRIED**

**5. (d) CONSENT APPLICATION: B37/22 – 157 Ardagh Road**  
**APPLICANT: Data Tamer Inc., c/o Michael Lato**

The application, if granted by the Committee of Adjustment, will serve to permit the creation of a new residential lot. The purpose of the application is to create a semi-detached dwelling over two separate lots.

The severed lands propose to have a lot area of 484.1 square metres and a proposed lot frontage of 12.2 metres on Ardagh Road.

The retained lands propose to have a lot area of 486.7 square metres and a proposed lot frontage of 12.2 metres on Ardagh Road.

**REPRESENTATION:**

Michael Lato, Applicant

**INTERESTED PERSONS:**

There were none.

**WRITTEN COMMENTS RECEIVED:**

Development Services - Planning: Comments dated November 9, 2022

Development Services – Transportation Planning: Comments dated November 1, 2022

Development Services – Parks Planning: Comments dated November 1, 2022

Development Services – Approvals Branch: Comments dated November 3, 2022

Building Services: Comments dated November 3, 2022

Finance Department: DCA comments dated October 27, 2022

Alectra Utilities: Comments dated October 27, 2022

**DISCUSSION:**

Michael Lato, the applicant, provided an overview of the application requesting to create a new lot. Mr. Lato advised the severance would facilitate the construction of a semi-detached dwelling over the two lots. He noted the lands recently went through a Zoning By-law Amendment to rezone the lands from 'Residential Single Detached Dwelling Second Density' (R2) to 'Residential Multiple First Density' (RM1).

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.

Mr. Lato advised the Committee members that there is an existing garage with a driveway through the neighbouring property at 159 Ardagh Road that leads to the garage and confirmed he intends to remove the garage to allow for construction.

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: Marc Pumple, Member**  
**Second: Victoria Lemieux, Member**  
**CARRIED**

5. (e) **CONSENT APPLICATION: B38/22 – 107 Shanty Bay Road**  
**MINOR VARIANCE APPLICATION: A27/22 – 107 Shanty Bay Road**  
**APPLICANT: Huon Group Inc., c/o Tim Cane on behalf of the Barrie Yacht Club**

The application (B38/22), if granted by the Committee of Adjustment, will serve to permit a lot addition by conveying a portion of land to be added to the abutting property known municipally as 1 Johnson Street.

The severed lands propose to have a lot area of 63.39 square metres.

The retained lands propose to have a lot area of 654.6 square metres.

The application (A27/22), if granted by the Committee of Adjustment, will serve to permit a reduction in the minimum required side yard setback to a boat house.

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

1. A side yard setback of 0.65 metres, whereas the Comprehensive Zoning By-law 2009-141, under subsection 9.3.1 Table 9.3, requires a minimum side yard setback of 1 metre.

**REPRESENTATION:**

Tim Cane, Agent

**INTERESTED PERSONS:**

Kathy Thompson

Kevin Lee

Janice Stevenson

**WRITTEN COMMENTS RECEIVED:**

Development Services - Planning: Comments dated November 9, 2022

Development Services – Transportation Planning: Comments dated November 1, 2022

Development Services – Parks Planning: Comments dated November 1, 2022

Development Services – Approvals Branch: Comments dated November 2, 2022

Building Services: Comments dated October 31, 2022

Finance Department: DCA comments dated October 27, 2022

LSRCA: Comments dated November 2, 2022

Alectra Utilities: Comments dated October 27, 2022

**DISCUSSION:**

Tim Cane, the agent, provided an illustration of the context plan. Mr. Cane advised the consent application will transfer a small piece of land, historically used as a parking lot by the Barrie Yacht Club, from the subject property located at 107 Shanty Bay Road to 1 Johnson Street (Barrie Yacht Club). The minor variance application is required to reflect the new boundary and setback to the existing boathouse should the boundary adjustment be approved. No new development is being proposed.

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 application B38/22 with conditions as outlined by staff.

**DECISION:**

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

**Motioned by: Victoria Lemieux, Member**  
**Second: Marc Pumple, Member**  
**CARRIED**

The Committee made a motion to approve application A27/22 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**  
**Second: Marc Pumple, Member**  
**CARRIED**

5. (f) **CONSENT APPLICATION: B39/22 – 685, 695 and 699 Veterans Drive, 141 Commerce Park Drive, 32 and 42 Norris Drive**  
**APPLICANT: Glen Schnarr & Associates Inc., c/o Sebastian Alzamora on behalf of Kierland Commerce North Ltd.**

The application, if granted by the Committee of Adjustment, will serve to permit the creation of a blanket easement to enable cross/reciprocal easements over 685, 695 and 699 Veteran's Drive, 141 Commerce Park Drive, 32 and 42 Norris Drive for shared access, parking, servicing and stormwater management. The property is subject to Site Plan Application D11-009-2022.

**REPRESENTATION:**

Sebastian Alzamora, Applicant

**INTERESTED PERSONS:**

There were none.

**WRITTEN COMMENTS RECEIVED:**

Development Services - Planning: Comments dated November 9, 2022

Development Services – Transportation Planning: Comments dated November 1, 2022

Development Services – Parks Planning: Comments dated November 1, 2022

Development Services – Approvals Branch: Comments dated November 1, 2022

Building Services: No comments

Finance Department: DCA comments dated October 27, 2022

Alectra Utilities: Comments dated October 27, 2022

**DISCUSSION:**

Sebastian Alzamora, the applicant, provided a brief presentation to the Committee members discussing topics including an aerial view of the subject lands and surrounding land uses, current and future official plan designation, zoning by-law, and site plan. Mr. Alzamora advised the purpose of the application is to allow for the creation of a reciprocal blanket easement to facilitate vehicular and pedestrian traffic, parking, shared services and stormwater management across the subject lands, which is currently being reviewed under Site Plan Control Application D11-009-2022 for the development of three industrial buildings. He noted that 699

Veterans Drive will be subject to a separate site plan application and is included in this application to address anticipated shared access in the future.

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: Marc Pumple, Member**  
**Second: Victoria Lemieux, Member**  
**CARRIED**

5. (g) **CONSENT APPLICATION: B33/22 – 310 Blue Forest Crescent**  
**CONSENT APPLICATION: B34/22 – 750 Mapleview Drive East**  
**CONSENT APPLICATION: B35/22 – 740 Mapleview Drive East**  
**CONSENT APPLICATION: B41/22 – 71 Blue Forest Crescent**  
**CONSENT APPLICATION: B42/22 – 720 Mapleview Drive East**  
**CONSENT APPLICATION: B43/22 – 740 Mapleview Drive East**  
**CONSENT APPLICATION: B44/22 – 310 Blue Forest Crescent**  
**CONSENT APPLICATION: B45/22 – 750 Mapleview Drive East**

**APPLICANT: KLM Planning Partners Inc., c/o Keith MacKinnon on behalf of Mapleview Developments Inc., c/o Dino Sciavilla**

The application (B33/22), if granted by the Committee of Adjustment, will serve to permit the creation of an easement for the purpose of vehicular and pedestrian access over 310 Blue Forest Crescent (Block 16 51M-1193) in favour of 720 Mapleview Drive (Block 23, 51M-1193). The property is subject to Site Plan Application D11-008-2021 and D11-018-2021 respectively.

The proposed easement will have an area of 6,595.3 square metres.

The application (B34/22), if granted by the Committee of Adjustment, will serve to permit the creation of an easement for the purpose of vehicular and pedestrian access over 750 Mapleview Drive East in favour of 740 Mapleview Drive East (Block 8). The property is subject to Site Plan Application D11-023-2021.

The proposed easement will have an area of 1,435.4 square metres.

The application (B35/22), if granted by the Committee of Adjustment, will serve to permit the creation of an easement for the purpose of vehicular and pedestrian access over 740 Mapleview Drive East (Block 8) in favour of 750 Mapleview Drive East. The property is subject to Site Plan Application D11-023-2021.

The proposed easement will have an area of 2,231.9 square metres.

The application (B41/22), if granted by the Committee of Adjustment, will serve to permit the creation of an amenity easement for the purpose of shared amenity space in favour of Blocks 8, 16, 17, 23, 51M-1193 and 750 Mapleview Drive East. The property is subject to Site Plan Application D11-023-2019.

The proposed easement will have an area of 6,403.5 square metres.

The application (B42/22), if granted by the Committee of Adjustment, will serve to permit the creation of an amenity easement for the purpose of shared amenity space in favour of Blocks 6, 8, 16, 17 and 750 Mapleview Drive East. The property is subject to Site Plan Application D11-023-2021.

The proposed easement will have an area of 1,711.3 square metres.

The application (B43/22), if granted by the Committee of Adjustment, will serve to permit the creation of an amenity easement for the purpose of shared amenity space in favour of Blocks 6, 16, 17, 23 and 750 Mapleview Drive East. The property is subject to Site Plan Application D11-023-2021.

The proposed easement will have an area of 2,937.7 square metres.

The application (B44/22), if granted by the Committee of Adjustment, will serve to permit the creation of an amenity easement for the purpose of shared amenity space in favour of Blocks 6, 8, 17, 23 and 750 Mapleview Drive East. The property is subject to Site Plan Application D11-023-2021.

The proposed easement will have an area of 5,797.8 square metres.

The application (B45/22), if granted by the Committee of Adjustment, will serve to permit the creation of an amenity easement for the purpose of shared amenity space in favour of Block 6, 8, 16, 17 and 23, 51M-1193. The property is subject to Site Plan Application D11-023-2021.

The proposed easement will have an area of 1,369.2 square metres.

**REPRESENTATION:**

Ally Krstajic, on behalf of the agent

**INTERESTED PERSONS:**

Sal Crimi

Ron Gold

Adele Anzivino

**WRITTEN COMMENTS RECEIVED:**

Development Services - Planning: Comments dated November 9, 2022

Development Services – Transportation Planning: Comments dated November 1, 2022

Development Services – Parks Planning: Comments dated November 1, 2022

Development Services – Approvals Branch: Comments dated November 4, 2022

Building Services: No comments

Finance Department: DCA comments dated October 28, 2022

LSRCA: Comments dated October 27, 2022

Metrolinx: Comments dated November 3, 2022

Alectra Utilities: Comments dated October 27, 2022

**DISCUSSION:**

Ally Krstajic, acting on behalf of the agent, provided an illustration of an aerial photo outlining the subject lands. She noted the lands are subject to pending and approved site plan applications. Ms. Krstajic provided an illustration of the easement sketch for all blocks and 750 Mapleview Drive East outlining the vehicular access easements and the amenity area easements. She provided an overview of the various easements requested for each application.

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

The Committee opened discussion to the public.



Ron Gold, 135 Blue Forest Crescent, requested more detail on the proposed creation of an amenity easement over 71 Blue Forest Crescent. Ms. Krstajic explained the application is to permit the creation of an amenity easement for the purpose of shared amenity space in favour of Blocks 8, 16, 17 and 23 on Plan 51M-1193 and 750 Mapleview Drive East. She provided an illustration of the site plan and outlined the amenity easements.

Member Dolan asked why the applicant is applying for all these easements in advance of receiving site plan approval. Ms. Krstajic advised there are site plan agreements for the subject properties pending execution with the exception of 750 Mapleview Drive East which is under review. Member Dolan reaffirmed that should adjustments to the location and size of the requested easements be altered, subsequent Committee of Adjustment approval would be required.

The Committee made a motion to approve application B33/22 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  
Second: Victoria Lemieux, Member  
CARRIED**

The Committee made a motion to approve application B34/22 with conditions as outlined by staff.

**DECISION:**

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

**Motioned by: Victoria Lemieux, Member  
Second: Jay Dolan, Member  
CARRIED**

The Committee made a motion to approve application B35/22 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  
Second: Marc Pumple, Member  
CARRIED**

The Committee made a motion to approve application B41/22 with conditions as outlined by staff.

**DECISION:**

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

**Motioned by: Marc Pumple, Member  
Second: Victoria Lemieux, Member  
CARRIED**

The Committee made a motion to approve application B42/22 with conditions as outlined by staff.

**DECISION:**

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

**Motioned by: Victoria Lemieux, Member**  
**Second: Marc Dolan, Member**  
**CARRIED**

The Committee made a motion to approve application B43/22 with conditions as outlined by staff.

**DECISION:**

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

**Motioned by: Marc Pumple, Member**  
**Second: Victoria Lemieux, Member**  
**CARRIED**

The Committee made a motion to approve application B44/22 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**  
**Second: Victoria Lemieux, Member**  
**CARRIED**

The Committee made a motion to approve application B45/22 with conditions as outlined by staff.

**DECISION:**

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

**Motioned by: Marc Pumple, Member**  
**Second: Jay Dolan, Member**  
**CARRIED**

**6. OTHER BUSINESS**

**7. DATE OF NEXT MEETING**

To be determined.

**8. ADJOURNMENT**

The meeting was adjourned at 6:30 p.m.

  
Steve Trotter, Chair

  
Janice Sadgrove, Secretary