



**COMMITTEE OF ADJUSTMENT  
JULY 28, 2021  
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, Supervisor of Planning  
Janice Sadgrove, Secretary-Treasurer

*Next Meeting:* August 25, 2021, at 5:00 p.m., Virtual Meeting (Zoom)

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**1. CALL TO ORDER**

**2. DECLARATIONS OF CONFLICT – POTENTIAL PECUNIARY INTEREST**

There were none.

**3. REQUESTS FOR DEFERRAL/ADJOURNMENT**

There were none.

**4. ADOPTION OF MINUTES**

The minutes of the Committee of Adjustment hearing held on June 23, 2021, were adopted as circulated.

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

**5. STATUTORY PUBLIC HEARINGS**

**5. (a) MINOR VARIANCE APPLICATION: A41/21 – 142 Sanford Street**

**APPLICANT:** Innovative Planning Solutions, c/o Karla Tamayo on behalf of LMK Holdings Inc., c/o Lou Kelly

This application, if granted by the Committee of Adjustment, will serve to permit a reduction in the required drive aisle width for the full extent of an easement.

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

- 1. A drive aisle width of 4 metres, whereas the Comprehensive Zoning By-law 2009-141, under subsection 4.6.2.5, requires a minimum drive aisle width of 6.4 metres.**

**REPRESENTATION:**

Karla Tamayo, Agent

**INTERESTED PERSONS:**

Kelly Welch

**WRITTEN COMMENTS RECEIVED:**

Development Services - Planning: Comments dated July 28, 2021  
Development Services – Transportation Planning: Comments dated July 7, 2021  
Development Services – Parks Approvals: No comments  
Development Services – Engineering Approvals: No comments  
Building Services: No comments  
Finance Department: DCA comments dated July 19, 2021  
Alectra Utilities: Comments dated July 9, 2021

**DISCUSSION:**

Karla Tamayo, the agent, provided an overview of the application requesting permission for a reduction in the required drive aisle width. She provided an illustration of the conceptual parking plan to the Committee members and noted that consent application B22/21 to facilitate an access easement over the subject property was approved by the Committee on June 23, 2021, with a condition that the applicant secure a minor variance for the deficient drive aisle width. She noted the drive aisle width is an existing deficiency.

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 grant 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. (b) MINOR VARIANCE APPLICATION: A42/21 – 6 Orchard Drive  
APPLICANT: Sketch Design Build Inc. c/o Matt Reid on behalf of Jim Borho**

This application, if granted by the Committee of Adjustment, will serve to permit the construction of an accessory building (detached garage) with a deficient side yard setback.

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

1. A side yard setback of 0.35 metres for a proposed detached accessory building, whereas the Comprehensive Zoning By-Law 2009-141, under Section 5.3.5(f), requires a minimum side yard setback of 0.6 metres.

**REPRESENTATION:**

Biagio Rinaldi, Builder

**INTERESTED PERSONS:**

Kathy Thompson  
Lauren McOuat  
Kelly Welch  
Cathy Colebatch

**WRITTEN COMMENTS RECEIVED:**

Development Services - Planning: Comments dated July 28, 2021  
Development Services – Transportation Planning: Comments dated July 7, 2021

Development Services – Parks Approvals: Comments dated July 22, 2021  
Development Services – Engineering Approvals: July 22, 2021  
Building Services: Comments dated July 22, 2021  
Finance Department: DCA comments dated July 19, 2021  
Alectra Utilities: Comments dated July 9, 2021

**DISCUSSION:**

Biagio Rinaldi, the builder, advised the Committee that he has been working with the home owners to start the process of building the new garage. He provided an overview of the application requesting to construct a detached garage with a deficient side yard setback. Mr. Rinaldi indicated the reduced setback would allow for more space between the house and the garage for proper access and drainage. He noted that the application was discussed with the neighbouring property owners who had no issues with the proposal. Mr. Rinaldi confirmed that no part of the detached garage is to be used for habitable living space.

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

The Committee opened discussion to the public.

Cathy Colebatch, 97 Cumberland Street, asked if the construction of the detached garage was to be built on slab. Mr. Biagio confirmed the garage would be built on slab.

Andrew Thompson, 104 Shirley Avenue, pointed out that noncombustible construction with a fire rating may be imposed on the adjacent property owner if the property owner wishes to build.

**DECISION:**

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

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

5. (c) **CONSENT APPLICATION:** B29/21 – 253 & 251 Bayfield Street  
**MINOR VARIANCE APPLICATION:** A39/21 – 251 Bayfield Street  
**MINOR VARIANCE APPLICATION:** A43/21 – 253 Bayfield Street  
**APPLICANT:** Fresco Construction, c/o Luc Greggain

The application (B29/21), if granted by the Committee of Adjustment, will serve to re-establish a boundary lot line.

The severed lands propose to have a lot area of 952 square metres and a proposed lot frontage of 13.31 metres on **Bayfield Street**.

The retained lands propose to have a lot area of 932 square metres and a proposed lot frontage of 17.07 metres on **Bayfield Street**.

This application (A39/21), if granted by the Committee of Adjustment, will serve to recognize an existing deficient lot frontage, front yard setback and side yard setback for the proposed retained lands.

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

1. To recognize an existing lot frontage of 17.07 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1, Table 5.3, requires a minimum lot frontage of 21 metres.

2. To recognize an existing front yard setback of 0 metres for the main dwelling, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1, Table 5.3, requires a minimum front yard setback of 7 metres.
3. To recognize an existing side yard setback of 1.62 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1, Table 5.3, requires a minimum side yard setback of 1.8 metres.

This application (A43/21), if granted by the Committee of Adjustment, will serve to recognize an existing deficient lot frontage for the severed lands.

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

1. To recognize an existing lot frontage of 13.31 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1, Table 5.3, requires a minimum lot frontage of 21 metres.

**REPRESENTATION:**

Luc Greggain, Applicant

**INTERESTED PERSONS:**

Kelly Welch  
Cathy Colebatch

**WRITTEN COMMENTS RECEIVED:**

Development Services - Planning: Comments dated July 28, 2021  
Development Services – Transportation Planning: Comments dated July 7, 2021  
Development Services – Parks Approvals: No comments  
Development Services – Engineering Approvals: No comments  
Building Services: No comments  
Finance Department: DCA comments dated July 19, 2021  
Ministry of Transportation: Comments dated July 27, 2021  
Alectra Utilities: Comments dated July 12, 2021

**DISCUSSION:**

Luc Greggain, the applicant, provided an overview of the applications. He advised the two properties have merged on title and the consent application is to re-establish the lot the lots between 251 and 253 Bayfield Street. He noted the dwellings were constructed approximately 50 years ago and both lots require variances to recognize existing conditions.

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 grant the application with conditions as outlined by staff.

**DECISION:**

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

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

**5. (d) CONSENT APPLICATION:** B30/21 – 547 & 545 Bayfield Street  
**APPLICANT:** RioCan Holdings Inc., c/o Jordan Trinder

The application, if granted by the Committee of Adjustment, will serve to re-establish a boundary lot line.

The severed lands (Part 1 and 2) propose to have a lot area of 26,584 square metres and a proposed lot frontage of 61.17 metres on Bayfield Street.

The retained lands (Part 3 and 509 Bayfield Street) propose to have a lot area of 61,255 square metres and a proposed lot frontage of 167.99 metres on Bayfield Street.

**REPRESENTATION:**

Jordan Trinder, Applicant

**INTERESTED PERSONS:**

Ashley Polischuik  
Jill D'souza  
Kelly Welch

**WRITTEN COMMENTS RECEIVED:**

Development Services - Planning: Comments dated July 28, 2021  
Development Services –Transportation Planning: Comments dated July 9, 2021  
Development Services – Parks Approvals: No comments  
Development Services – Engineering Approvals: Comments dated July 14, 2021  
Building Services: No comments  
Finance Department: DCA comments dated July 16, 2021  
Alectra Utilities: Comments dated July 12, 2021

**DISCUSSION:**

Jordan Trinder, the applicant, provided an overview of the application requesting to re-establish a pre-existing lot line between two properties. Mr. Trinder provided an illustration of a map to identify the subject parcels. He pointed out that the small sliver of land, Part 3, was created to join 545 and 547 Bayfield Street (Part 1 and 2) to the main shopping centre parcel (Georgian Mall) located at 509 Bayfield Street and noted the parcel was created for title purposes only and has no impacts related to servicing or utilities for either site. The owner is selling 545 and 547 Bayfield Street (Parts 1 and 2) and would like to sever the parcel from Part 3 and 509 Bayfield Street (Georgian Mall).

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.

Member Pumple asked if there is future development planned for the site. Mr. Trinder advised the consent application aims to untie the connection between the two properties to facilitate the sale of 545 and 547 Bayfield Street.

The Committee made a motion to grant 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: Jay Dolan, Member  
CARRIED**

- 5. (e) MINOR VARIANCE APPLICATION:** A44/21 – 545 Dunlop Street West  
**APPLICANT:** Celeste Phillips Planning Inc. on behalf of AGC Developments Limited, c/o David Blenkarn

This application, if granted by the Committee of Adjustment, will serve to permit a reduction in the minimum required parking spaces.

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

- 1. A minimum of 1 parking space per 160 square metres of gross floor area, whereas the Comprehensive Zoning By-law 2009-141, under Section 4.6.1 Table 4.6, requires a minimum of 1 parking space per 70 square metres of gross floor area.**

**REPRESENTATION:**

Celeste Phillips, Applicant

**INTERESTED PERSONS:**

Marcus von Reden  
Dagmar Teubner  
Arlette Utton  
Linda Loftus  
Kelly Welch

**WRITTEN COMMENTS RECEIVED:**

Development Services - Planning: Comments dated July 28, 2021  
Development Services – Transportation Planning: Comments dated July 7, 2021  
Development Services – Parks Approvals: No comments  
Development Services – Engineering Approvals: No comments  
Building Services: Comments dated July 22, 2021  
Finance Department: DCA comments dated July 16, 2021  
Lake Simcoe Region Conservation Authority: Comments dated July 9, 2021  
Alectra Utilities: Comments dated July 9, 2021  
Public Comments: Dagmar Teubner, dated July 21, 2021

**DISCUSSION:**

Celeste Phillips, the applicant, advised she is speaking on behalf of the purchaser, TNR Industrial Doors. She said the property is currently vacant and the purpose of the application is to request a reduction in the parking requirement to facilitate the development of an approximately 16,000 square metre manufacturing plant. The proposed development includes 100 parking spaces including 4 barrier free parking spaces. She said a pre-consultation meeting was held in May of this year and City staff requested the applicant to submit a parking study. She advised the parking study submitted with the application supports the requested number of parking spaces. Ms. Phillips acknowledged the public comments received from Dagmar Teubner, the property owner at 521 Dunlop Street. The letter requests to see a parking study, which was provided. Ms. Phillips noted Ms. Teubner's concern regarding the risk of overflow parking to 521 Dunlop Street and advised the perimeter of the property will be fenced.

Marcus von Reden, President of TNR Industrial Doors, said he looks forward to business growth and expansion in Barrie. He also acknowledged Ms. Teubner's concern regarding overflow parking and confirmed that fencing will be put in place. He noted TNR Industrial Doors currently operates out of 200 Fairview Road and is looking forward to moving to the larger location at 545 Dunlop Street.

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

The Committee opened discussion to the public.

Dagmar Teubner, 215 Banbury Road, Toronto, said she applauds the expansion and welcomes more manufacturing plants in Barrie. She said she is concerned with overflow parking but would be far less of a concern if fencing is erected. Mr. von Reden confirmed they intend to fence the property.

Member Lemieux asked for clarification of parking and the future expansion shown on the site plan. Ms. Phillips provided a brief explanation of business operations and said she believes the site has sufficient lot area to accommodate additional parking for the future expansion and that an additional parking analysis can be done prior to construction.

The Committee made a motion to grant the application with conditions as outlined by staff.

**DECISION:**

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

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

5. (f) **CONSENT APPLICATION:** B27/21 – 240 Codrington Street  
**MINOR VARIANCE APPLICATION:** A40/21 – 240 Codrington Street  
**APPLICANT:** Bk Real Estate Investing, c/o Brady McDonald on behalf of Ray McKinnon

**CONSENT APPLICATION:** B28/21 – 236 Codrington Street  
**MINOR VARIANCE APPLICATION:** A35/21 – 236 Codrington Street  
**APPLICANT:** Bk Real Estate Investing on behalf of 2168366 Ontario Inc., c/o Glenn Sturdy

The application (B27/21), 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 510 square metres and a proposed lot frontage of 15.24 metres on **Rodney Street**.

The retained lands propose to have a lot area of 511 square metres and a proposed lot frontage of 16.76 metres on **Codrington Street**.

This application (A40/21), if granted by the Committee of Adjustment, will serve to recognize an existing side yard setback.

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

1. To recognize an existing side yard setback abutting a street of 1.4 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.

The application (B28/21), 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 240 Codrington Street.

The severed lands propose to have a lot area of 255 square metres and merge with abutting lands known municipally as 240 Codrington Street.

The retained lands propose to have a lot area of 511 square metres and a proposed lot frontage of 16.76 metres on Codrington Street.

This application (A35/21), if granted by the Committee of Adjustment, will serve to permit an increase in lot coverage for accessory structures to facilitate the construction of a detached accessory dwelling unit.

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

1. A maximum lot coverage of 11.7%, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.5(h) permits a maximum lot coverage of 10%.

**REPRESENTATION:**

Brady McDonald, Applicant

**INTERESTED PERSONS:**

Susan McKendry  
Peggy Manos  
Jeannie Bishop  
Jeff Garner  
Una McWatt  
Sandra Appleby  
Brian Dalziel  
Nancianne Speare  
Cathy Forrest  
Richard Moran  
Jacquie Raycraft  
Ashley Manning  
Kathy Thompson  
Howie Brox  
Maaike Canrinus  
Jennifer Roberts  
Whitney Young  
Gail Reed  
Lauren McOuat  
Catherine Colebatch  
Mike Penny  
Susan Cadogan  
Kelly Welch  
Jacqueline and Aaron Barbour  
Arlene McCann  
Bryce Aitken  
Alan McNair  
Sue Coupland  
Robert Simmonds

**WRITTEN COMMENTS RECEIVED:**

Development Services - Planning: Comments dated July 28, 2021  
Development Services – Transportation Planning: Comments dated June 14, 2021  
Development Services – Parks Approvals: Comments dated July 22, 2021  
Development Services – Engineering Approvals: Comments dated July 13, 2021  
Building Services: No comments  
Finance Department: DCA comments dated July 16, 2021  
Alectra Utilities: Comments dated July 12, 2021  
Public Comments: Peggy Manon, dated July 21, 2021  
Public Comments: Alan McNair, dated July 28, 2021  
Public Comments: Bryce Aitken, dated July 28, 2021



**DISCUSSION:**

Brady McDonald, the applicant, provided a presentation discussing topics on the boundary line adjustment and severance application, location, surrounding lot sizes and land uses, requested variances, conceptual site plan, Provincial policies and City of Barrie Official Plan policies. He advised there is an existing single family dwelling with a detached accessory dwelling unit (coach house) on 236 Codrington Street and there is an existing single detached dwelling on 240 Codrington Street. Application B28/21 is proposing a boundary line adjustment to add a portion of the lands (rear yard) from 236 Codrington Street to 240 Codrington Street. A minor variance application is required for the retained lands to request an increase to the maximum permitted lot coverage for a detached accessory dwelling unit. Application B27/21 is requesting to create a new residential lot with frontage onto Rodney Street to facilitate the construction of a two-storey single family dwelling. The retained lands require a variance to recognize an existing deficient side yard setback. Mr. McDonald advised fencing will be erected on all three properties.

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

The Committee opened discussion to the public.

Alan McNair, 9 Mountbatten Road, stated that he feels the applications are premature and questioned if the required information and material was provided by the applicant, specifically the location of trees, adjacent land uses and road width and suggested the site plan should show the proposed development on all three lots, including parking areas. He expressed concern that the proposal will not fit in with the character of the neighbourhood, reduced lot sizes, the preservation and removal of trees, overbuilt lots and increased density. Mr. McNair stated that he feels the applications fail to meet the four tests of a minor variance. He requested that site plan control be applied to all proposed lots to regulate the development and landscaping.

Richard Moran, 224 Codrington Street, expressed concern with the removal of trees and greenspace, overbuilt lots and increased density.

Sue Coupland, 263 Codrington Street, expressed concern with the lot sizes, is not in keeping with the character of the neighbourhood, negative impact on existing infrastructure, increase in number of driveways and traffic and pedestrian safety at the crosswalk, future design of proposed development.

Jeanie Bishop, 256 Codrington Street, expressed concern with the decreased amenity space for all three properties, the subject properties' closeness to the cross walk and safety and type of tenure.

Catherine Colebatch, 97 Cumberland Street, expressed concern with tree preservation and asked if the tree preservation plan must be completed before the applications are approved. Carlissa McLaren, Manager of Planning, noted that Parks Planning recommends that the applications be deferred until such time that a Tree Preservation Plan, Inventory and Canopy Survey is submitted. Should the Committee approve the applications with a condition that the Tree Preservation Plan, Inventory and Canopy Survey be submitted, then it must be submitted to Parks Planning prior to the registration of the severance, and the applicant would not be able to get a building permit until the new lot is created. Ms. Colebatch stressed that attention must be given to boundary trees during excavation and emphasized the importance of written authorization from adjacent property owners.

Una McWatt, 242 Codrington Street, said she strongly opposes the applications. She expressed concern with increased traffic and on-street parking, the removal of trees and greenspace and increased density.

Bryce Aitken, 232 Codrington Street, expressed concerns with the preservation and removal of trees, drainage and stormwater run-off, is not in keeping with the character of the neighbourhood, decrease in property values, emergency vehicle access, lack of greenspace, increased noise and parking, safety related to the closeness to the crosswalk, and loss of privacy.

Peggy Manos, 17 Mountbatten Road, said she is opposed to the applications. She expressed concern with a decrease in property values and overbuilt lots.

Sue Coupland, 263 Codrington Street, said she is opposed to the applications. She expressed concern with overbuilt lots and a decrease in property values.

Member Dolan referred to Parks Planning comments requesting the applications be deferred to give the applicant time to provide a Tree Preservation Plan, Inventory and Canopy Survey and commented that submission of a Tree Preservation Plan, Inventory and Canopy Survey is usually recommended as a condition of approval of consent. He discussed the boundary trees on the property and asked Mr. Brady if he could construct without removing or damaging boundary trees. Mr. Brady replied that it may be challenging and indicated that to date he has not had any discussions with adjacent property owners regarding boundary trees.

The Chair addressed concerns expressed regarding impacts on existing infrastructure. Carlissa McLaren, Manager of Planning, advised that comments were provided by the Development Services - Approvals Branch indicating they have no concerns. The Chair asked if a lot grading plan is required to be submitted when applying for a building permit for detached accessory dwelling units. Ms. McLaren confirmed a lot grading plan is required for any new construction to ensure there is no drainage onto adjacent properties. The Chair pointed out that the newly created lot will add a driveway onto Rodney Street as opposed to increased driveways and parking onto Codrington Street. He also pointed out that Transportation Planning submitted no concerns with the applications. The Chair asked about the City's policy regarding site plan control on properties with detached accessory dwelling units. Ms. McLaren advised the subject properties are not subject to site plan control and there is no requirement for site plan approval on any of the three lots.

The Committee made a motion to grant the applications with conditions as outlined by staff and added a condition that the applicant shall deliver a Tree Preservation Plan, Inventory and Canopy Survey satisfactory to the City of Barrie prior to registering the consents to sever set out in consent applications B27/21 and B28/21.

**DECISION:**

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

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

**5. (g) MINOR VARIANCE APPLICATION: A32/21 – 82 Peel Street**

**APPLICANT:** Glen Schnarr & Associates Inc., c/o Mark Condello on behalf of Sovereign Mapleview & Huronia Limited, c/o Tejdeep Chattha

This application, if granted by the Committee of Adjustment, will serve to permit an increased building density, to exceed the maximum lot coverage and front yard parking coverage allowed, a reduction in parking spaces, to recognize a deficient lot frontage and permission for tandem parking for a proposed six unit stacked townhouse development.

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

1. To permit a maximum density of 73 units per net hectare, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.2.5.1(c), requires a maximum density of 53 units per net hectare.
2. To recognize an existing lot frontage of 20.25 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1, Table 5.3, requires a minimum lot frontage of 21 metres.
3. To permit a maximum lot coverage of 35.24%, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1, Table 5.3, requires a maximum lot coverage of 35%.

4. To permit a reduced parking ratio of 1 space per dwelling unit, whereas the Comprehensive Zoning By-law 2009-141, under Section 4.6.1, Table 4.6, requires a minimum of 1.5 spaces per dwelling unit.
5. To permit tandem parking in a residential building containing more than 3 dwelling units, whereas the Comprehensive Zoning By-law 2009-141, under Section 4.6.1, Table 4.6, tandem parking is not permitted.
6. To permit a front yard parking coverage for a stacked townhouse of 57.8%, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.3.6.1, permits a maximum front yard coverage of 50%.

**REPRESENTATION:**

Mark Condello, Agent

**INTERESTED PERSONS:**

Heather Waters  
Farah Sunderji  
Catherine Colebatch  
Kelly Welch

**WRITTEN COMMENTS RECEIVED:**

Development Services - Planning: Comments dated June 23, 2021  
Development Services – Traffic: Comments dated June 14, 2021  
Development Services – Parks Approvals: Comments dated June 17, 2021  
Development Services – Engineering Approvals: No comments  
Building Services: Comments dated June 18, 2021  
Finance Department: DCA comments dated June 15, 2021  
Heritage Planner: Comments dated June 11, 2021  
Alectra Utilities: Comments dated June 9, 2021  
Public Comments: Christina Jace, dated June 17, 2021  
Public Comments: Farah Sunderji, dated June 17, 2021  
Public Comments: Brenda Kalweit Padley, dated June 21, 2021

**DISCUSSION:**

The Chair noted the minor variance application to facilitate the development of a six unit stacked townhouse rental development was deferred by the Committee of Adjustment members at the June 23, 2021 hearing to allow the applicant time to review the building setback with City staff and increased driveway length to accommodate more parking spaces within the driveway.

Mark Condello, the agent, provided an update on the application and noted the deferral was to give time for further discussions with City staff and to respond to some of the concerns expressed by Committee at the June 23, 2021 hearing. Mr. Condello advised he met with City staff to discuss increased setbacks to allow an additional parking space. It was determined that City staff would not support three tandem parking, and any other revisions resulted in significant modifications to the built form. It was the applicant's decision to not make any further modifications to the proposal. Mr. Condello noted the proposal went through the site plan preconsultation process where, through discussions with staff, modifications were made to the proposal at that time.

The Committee made a motion to grant the application with conditions as outlined by staff.

**DECISION:**

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

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

**5. (h) CONSENT APPLICATION:** A33/21 – 98 Peel Street

**APPLICANT:** Glen Schnarr & Associates Inc., c/o Mark Condello on behalf of Sovereign Mapleview & Huronia Limited, c/o Tejdeep Chattha

This application, if granted by the Committee of Adjustment, will serve to permit an increased building density, to exceed the maximum front yard parking coverage allowed, a reduction in parking spaces, and permission for tandem parking for a proposed six unit stacked townhouse development.

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

1. To permit a maximum density of 60 units per net hectare, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.2.5.1(c), requires a maximum density of 53 units per net hectare.
2. To permit a reduced parking ratio of 1 space per dwelling, whereas the Comprehensive Zoning By-law 2009-141, under Section 4.6.1, Table 4.6, requires a minimum of 1.5 spaces per dwelling unit.
3. To permit tandem parking in a residential building containing more than 3 dwelling units, whereas the Comprehensive Zoning By-law 2009-141, under Section 4.6.1, Table 4.6, tandem parking is not permitted.
4. To permit a front yard parking coverage for a stacked townhouse of 55.2%, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.3.6.1, permits a maximum front yard coverage of 50%.

**REPRESENTATION:**

Mark Condello, Agent

**INTERESTED PERSONS:**

Heather Waters  
Farah Sunderji  
Catherine Colebatch  
Kelly Welch

**WRITTEN COMMENTS RECEIVED:**

Development Services - Planning: Comments dated June 23, 2021  
Development Services – Transportation Planning: Comments dated June 14, 2021  
Development Services – Parks Approvals: Comments dated June 17, 2021  
Development Services – Engineering Approvals: No comments  
Building Services: Comments dated June 18, 2021  
Finance Department: DCA comments dated June 15, 2021  
Heritage Planner: Comments dated June 11, 2021  
Alectra Utilities: Comments dated June 9, 2021  
Public Comments: Christina Jack, dated June 17, 2021  
Public Comments: Farah Sunderji, dated June 17, 2021  
Public Comments: Joseph Provenzano, dated June 17, 2021

**DISCUSSION:**

Mark Condello, Agent, noted the minor variance application to facilitate the development of a six unit stacked townhouse rental development was deferred by the Committee of Adjustment members at the June 23, 2021 hearing, to allow the applicant time to review the building setback with City staff and increased driveway length to accommodate more parking spaces within the driveway.

Similar to the previously heard application, Mr. Condello advised he met with City staff to discuss increased setbacks to allow an additional parking space. It was determined that City staff would not support three tandem parking and any other revisions resulted in significant modifications to the built form. It was the applicant's decision to not make any further modifications to the proposal. Mr. Condello noted the proposal went through

the site plan preconsultation process where, through discussions with staff, modifications were made to the proposal at that time and he feels it is the best development plan.

The Committee made a motion to grant the application with conditions as outlined by staff.

**DECISION:**

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

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

**6. OTHER BUSINESS**

**7. DATE OF NEXT MEETING**

August 25, 2021 at 5:00 p.m.

**8. ADJOURNMENT**

**9.** The meeting was adjourned at 8:26 p.m.

  
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Steve Trotter, Chair

  
\_\_\_\_\_  
Janice Sadgrove, Secretary-Treasurer