

**COMMITTEE OF ADJUSTMENT
MINUTES
January 31st, 2025**

Present: John Stelmachowicz, Chair
Joe Pantalone, Member
Joan Truax, Member
Henry Sander, Member

Also Present: Owen Curnew, Secretary-Treasurer

The Chair, John Stelmachowicz, called the meeting to order at 10:00 a.m. and explained the meeting process and the time frame for appeals to those persons present. He advised that all statements and evidence given before the Committee are of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

MINUTES:

The Minutes of January 31st, 2025, were approved by the Committee.

DISCLOSURE OF INTEREST:

Henry Sander declared a conflict for A16/24 – 6614 11th Line as they are the neighbour of his sibling and stated they would be stepping out during the meeting due to concerns regarding potential impacts to the property evaluation.

APPLICATIONS

A13/24	Craven Compton
100 Vernon Street	Minor Variance

Present (other than Committee & Staff Members):

Craven Compton, Applicant

Owen Curnew provided a brief synopsis, outlining the purpose of the application, all comments received, and the recommendation of Planning Staff: APPROVAL of the application.

John Stelmachowicz invited the applicant to present.

Craven Compton provided a brief presentation.

John Stelmachowicz asked if there were any comments from the public. No comments were received.

Joe Pantalone asked for clarification if there was a sidewalk on Vernon for safe access between the units to the street.

Craven Compton stated there was no sidewalk and safe access could be provided.

Joe Pantalone motioned to approve a condition that would require that the walkway as shown in the site plan be made of concrete to the satisfaction of the Township.

The motion was approved.

The Committee voted to APPROVE the variance with the conditions recommended by Staff.

**A15/24
6670 8th Line**

**Johnathon & Brandy Foster
Minor Variance**

Present (other than Committee & Staff Members):

Johnathon Foster, Applicant
Brandy Foster, Applicant
Michael Ledat, Resident

Owen Curnew provided a brief synopsis, outlining the purpose of the application, all comments received, and the recommendation of Planning Staff: APPROVAL of the application.

John Stelmachowicz invited the applicant to present.

Johnathon & Brandy Foster provided a brief presentation.

John Stelmachowicz asked if there were any comments from the public.

No comments were received.

Michael Ledat stated that they are now in support of the ARU contrary to their previous comments in their written submission.

The Committee voted to APPROVE the variance with the conditions recommended by Staff.

**A16/24
6614 11th Line**

**Steven & Wendy Maenz
Minor Variance**

Present (other than Committee & Staff Members):

Steven Maenz, Applicant
Wendy Maenz, Applicant

Owen Curnew provided a brief synopsis, outlining the purpose of the applications, all comments received, and the recommendation of Planning Staff: APPROVAL of the application.

John Stelmachowicz invited the applicant to present.

Steven & Wendy Maenz provided a brief presentation.

John Stelmachowicz asked if there were any comments from the public.

No comments were received.

The Committee voted to APPROVE the variance with the conditions recommended by Staff.

**B7/24
5974 5th Sideroad**

**RJ Mackenzie
Consent – New Lot -Farm Consolidation**

Present (other than Committee & Staff Members):

RJ Mackenzie, Applicant

Owen Curnew provided a brief synopsis, outlining the purpose of the application, all comments received, and the recommendation of Planning Staff: APPROVAL of the application.

John Stelmachowicz invited the applicant to present.

RJ Mackenzie provided a brief presentation.

RJ Mackenzie asked for clarification regarding Item 7 and the intent of the wording to say that both accessory buildings should be demolished.

Owen Curnew suggested is willing to reword

Joe Pantalone motioned to amend the condition of approval regarding the rezoning to state the following: the approval be subject to the successful rezoning by the Township of the subject property in its next housekeeping By-law that the property be rezoned to Agricultural with Special Provisions (A-1) to restrict future residential development on the subject property.

John Stelmachowicz asked if there were any comments from the public.

No comments were received.

The Committee voted to APPROVE the Consent with the conditions recommended by Staff.

**B8/24
8808 & 8814 County Road 56**

**Barrie Industrial Holdings Ltd.
Consent – Lot Line Adjustment**

Present (other than Committee & Staff Members):

David Tomlinson, Applicant

Owen Curnew provided a brief synopsis, outlining the purpose of the applications, all

comments received, and the recommendation of Planning Staff: APPROVAL of the application.

John Stelmachowicz invited the applicant to present.

David Tomlinson provided a brief presentation.

John Stelmachowicz asked if there were any comments from the public.

No comments were received.

Joe Pantalone asked if landscaping would be done along the front of the property.

David Tomlinson stated it would comply with all Township landscaping requirements.

The Committee voted to APPROVE the Consent with the conditions recommended by Staff.

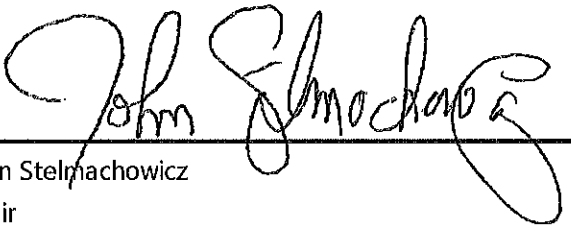
OTHER BUSINESS

ADJOURNMENT

The Chair, John Stelmachowicz, closed the meeting at 10:42 a.m.

X

John Stelmachowicz
Chair

A handwritten signature in black ink, appearing to read "John Stelmachowicz", written over a horizontal line. The signature is stylized and cursive.