

THE CORPORATION OF THE TOWNSHIP OF BROCK

MUNICIPAL ADMINISTRATION BUILDING

COMMITTEE OF THE WHOLE

SESSION SEVENTEEN

MONDAY, SEPTEMBER 24, 2007

The Seventeenth Meeting of the Committee of the Whole of the Township of Brock, in the Regional Municipality of Durham, was held on Monday, September 24, 2007, in the Municipal Administration Building Council Chamber.

Members present:	Mayor:	Larry O'Connor
	Regional Councillor:	John Grant
	Councillors:	Mike Manchester
		Harold Lodwick
		David Marquis
		W.E. Ted Smith

Members absent:	Councillor:	Anthony Woodruff
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Staff Members present:	Deputy Clerk-Administrator Thomas G. Gettinby (recording the minutes) Clerk-Stenographer Susan Creighton
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I. CALL TO ORDER

Mayor Larry O'Connor called the meeting to order at 7:00 p.m.

II. PURPOSE

TO HOLD A PUBLIC MEETING TO CONSIDER AN APPLICATION FOR AN AMENDMENT TO RESTRICTED AREA BY-LAW 287-78-PL:

**RE: Bill Elliot
Part Lot 7 to 9, Plan 81
481 York Street, Beaverton
File No. 3-2007-RA
Township of Brock**

CHAIR LARRY O'CONNOR OUTLINED THE FOLLOWING POINTS FOR THE BENEFIT OF THOSE IN ATTENDANCE:

1. The purpose of this public meeting is to obtain public input in respect of an application to rezone the subject land from the Community Facility (CF) Zone category to a Residential Type No. 1 Exception (R1 – Exception) Zone category. This will permit the conversion of the existing building to allow it to be used for a single-detached dwelling.
2. There will be no decision made on behalf of the Township of Brock in respect of the application at this meeting.
3. The Committee of the Whole of the Township of Brock will consider the merits of this application at a later date, taking into consideration all input received on the subject application.
4. Persons who wish to be notified of further meetings of the Committee of the Whole and/or Council dealing with this rezoning application must request to be notified in writing. Persons who speak to the application tonight and/or make written submissions to the Township will automatically receive notice of future meetings dealing with this application.
5. If a person or public body does not make oral submissions at the public meeting or make written submissions to the Township of Brock before the by-law is enacted (if approved), the person or public body is NOT entitled to appeal the decision of the Council of the Township of Brock to the Ontario Municipal Board.

Further, the person or public body may NOT be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

6. In the event that the actual by-law is enacted by Council, it will be circulated in the formal manner under the provisions of the *Planning Act* and at that time, if objections are received, a hearing will be held before the Ontario Municipal Board, at which time the objectors will be informed of a hearing date.
7. CHAIR LARRY O'CONNOR CALLED UPON THE APPLICANT AND/OR REPRESENTATIVE TO OUTLINE THE PROPOSAL FOR THE BENEFIT OF THOSE IN ATTENDANCE.

Mr. Bill Elliot, owner, was present to speak to the application and advised he would like to change the zoning of the property located at 481 North Street, Beaverton from that of Community Facility (CF) to Residential Type No. 1 Exception (R1-Exception) to permit conversion of the existing building to a single-detached dwelling. He advised that the adjacent property owners have no objection to the proposed zoning change and look forward to improvements to the property.

Councillor Harold Lodwick noted there is currently no driveway into the property and is it Mr. Elliot's intent to create a driveway, to which the applicant advised in the affirmative. Councillor Lodwick noted the concrete steps which currently exist and the possibility that they encroach upon the road allowance and was advised by Mr. Elliot that it is his intent to remove these steps.

Councillor Lodwick enquired of staff whether this building complies with setbacks and lot coverage requirements and was advised that if the amendment is approved, the by-law will reflect a 0' sideyard and the lot coverage provision will be reviewed. The balance of the setbacks meet by-law requirements.

Councillor Lodwick commented that the building is of cement block construction and does the applicant propose to brick the exterior of the building? He was advised that the proposed exterior finish will be siding or stucco.

Councillor W.E. Ted Smith requested a brief history of the property and was advised that the Masonic Lodge is adjacent and the subject building had been used by the Eastern Star, although it has been vacant from some time.

Councillor Smith referenced the plan attached to the application and was advised by the Deputy Clerk-Administrator that the plan provides detail of the survey illustrating parts 1, 2 and 3. There is an easement in favour of the Eastern Star along the Lodge property line to allow for the maintenance of the roof and eaves on the Eastern Star building.

Councillor David Marquis enquired whether there is water and sewer hook-up and was advised in the affirmative.

Councillor Mike Manchester enquired whether there is a basement under the building and was advised there is not.

8. CHAIR LARRY O'CONNOR OPENED THE MEETING TO THE PUBLIC TO RECEIVE INPUT CONCERNING THE SUBJECT APPLICATION.

There were no members of the public in attendance.

1722 Veridian Connections – No objection to Rezoning File 3-2007-RA – Bill Elliot

1846 Region of Durham Planning Department – No objection to Rezoning File 3-2007-RA – Bill Elliot

Resolution No. 1-17

MOVED BY John Grant that the Committee of the Whole receive communications 1722 and 1846 for information.

MOTION CARRIED

Councillor Harold Lodwick enquired as to the process following the public meeting and was advised by the Deputy Clerk-Administrator that a resolution will be prepared for

consideration by Council in October and if passed, the zoning by-law will most likely be dealt with at the same meeting. Following passage and circulation of the by-law, there is a 20 day appeal period.

9. There being no further input concerning the subject application, Chair Larry O'Connor requested a motion to close the meeting.

III. ADJOURNMENT

Resolution No. 2-17

MOVED BY W.E. Ted Smith that the Public Meeting of the Committee of the Whole as held concerning Application for Rezoning File No. 3-2007-RA – Bill Elliot, now be closed at 7:10 p.m.

MOTION CARRIED

CHAIR

SECRETARY