

THE CORPORATION OF THE TOWNSHIP OF BROCK

MUNICIPAL ADMINISTRATION BUILDING

PLANNING COMMITTEE

SESSION FOURTEEN

MONDAY, JULY 24, 2006

The Fourteenth Meeting of the Planning Committee of the Corporation of the Township of Brock, in the Regional Municipality of Durham, was held on Monday, July 24, 2006, in the Municipal Administration Building Council Chamber.

Members present:	Mayor:	Keith Shier
	Regional Councillor:	Larry O'Connor
	Councillors:	Karen Windatt
		Reg Starr
		Debbie Bath
		Allan Simpson
Members absent:	Councillor:	John Grant – personal
Staff Members present:	Deputy Clerk-Administrator Thomas G. Gettinby (recording the minutes)	
	Clerk-Stenographer Susan Creighton	
	Planning Consultant Valerie Cranmer, of Valerie Cranmer & Associates	

I. CALL TO ORDER

Chair 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: Vince Ivanyi
Part Lot 10, Concession 10 (Thorah)
File Number 2-2006-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 amend the existing Hamlet Commercial Exception Two (HC-2) Zone category to permit a maximum of five (5) residential dwelling units on the ground floor of the existing building in addition to all other uses as may be permitted within the Hamlet Commercial (HC) Zone category. Presently, the Zoning By-law permits a maximum of three (3) residential dwelling units to be located on the ground floor of the building.
2. There will be no decision made in respect of the subject application at this meeting.
3. The Township of Brock Planning Committee will consider the merits of the 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 Township Planning Committee 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 files an appeal of a decision of the Township in respect of the proposed by-law (if adopted) AND does not make oral or written

submissions to the Township prior to adoption of the by-law, the Ontario Municipal Board may dismiss the appeal.

6. In the event that the actual by-law is passed by Council, it will be circulated in a 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. Vince Ivanyi, the applicant, addressed those present, advising that he purchased the subject property which is located in Gamebridge, approximately 10 years ago, and following an unsuccessful commercial venture, he decided to create three apartments on the ground floor of the building. This application, if approved, would permit the creation of a maximum of five apartments on the ground floor of the building.

Councillor Allan Simpson enquired as to the exact location of the subject property and was advised it is the former Gamebridge Store which is located on the east side of Regional Road 50 on Lot 10, Concession 10 in the former Thorah Area of the Township of Brock.

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

No one was present from the public to provide input concerning the subject application, however, Councillor Karen Windatt commented that the Health Department has no objection to the application subject to a new holding tank being installed on the property. Mr. Ivanyi confirmed this comment, adding that application for the new holding tank has been submitted and approved. Councillor Karen Windatt enquired whether a holding tank currently exists at the property and was advised in the affirmative. She further enquired as to the source of water for the property and was advised it is from a private well and that water has never been a problem at the site.

Councillor Karen Windatt enquired whether the Fire Department will be involved in light of the residential nature of the application and was advised by the Deputy Clerk-Administrator that Fire and Building compliance will be part of the application. He further pointed out that this property has been the subject of a previous rezoning application and due to the simplicity of the current application, no planning report is anticipated.

Councillor Windatt asked what members of committee can expect if no report is forthcoming and was advised there will be a motion for the consideration of the committee at the September Planning Meeting.

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

III. ADJOURNMENT

Resolution No. 1-14

MOVED BY Debbie Bath that the Public Meeting of the Planning Committee as held concerning File Number 2-2006-RA – Vince Ivanyi, now be closed at 7:07 p.m.

MOTION CARRIED

CHAIR

SECRETARY