



**COMMITTEE OF ADJUSTMENT**

**MEETING MINUTES**

3<sup>rd</sup> MEETING OF 2022

TUESDAY APRIL 19, 2022

The third meeting of 2022 for the Committee of Adjustment of the Township of Brock was held on Tuesday, April 19, 2022 virtually by Microsoft Teams.

**Members Present:**

- George Hewitt
- Peter Prust
- William Basztyk
- Ralph Maleus
- Gloria Stewart

**Staff Present:**

- Richard Ferguson, CBO
- Debbie Vandenakker, Planner / Secretary-Treasurer (recording minutes)

**Regrets:**

**Others Present:**

- Elliot Warner, applicant
- Anthony Bartolini (Warner application agent)
- David Seaman (Seaman/Johnson application agent)
- Peter Johnson, applicant

1. **CALL TO ORDER** – Chair George Hewitt – 7: p.m.

2. **DECLARATION OF CONFLICT OF INTEREST**

3. **CONFIRMATION OF MINUTES** – 2<sup>nd</sup> meeting – March 15, 2022

**Resolution 1-3**

MOVED BY Ralph Maleus and seconded by Bill Basztyk, that the minutes of the 2<sup>nd</sup> meeting of the Township of Brock Committee of Adjustment, as held on March 15, 2022, be taken as read, confirmed, and signed by the Chair and Secretary-Treasurer.

**CARRIED**

4. **HEARING OF APPLICATIONS**

**Application A-5/22 POWELL**

<b>Name of Applicant / Agent:</b>	Applicant: Sarah Powell Agent: John Boyce
<b>Address of Applicant / Agent:</b>	Applicant: 31 Jones Street, Sunderland ON Agent: 47 Cawkers Cove Road, Port Perry ON
<b>Location of Property:</b>	31 Jones Street, Sunderland ON
<b>Purpose of Application:</b>	To provide relief from Section 7 of Zoning By-law 287-78-PL, Plate C, Column H, Row 11 that requires an 8m front yard setback as well as Section 10.1 m UNENCLOSED PORCHES, BALCONIES, STEPS OR PATIOS that allows a 1.5m

	encroachment to allow for an encroachment of 2.44m resulting in a front yard setback of 3.7m.
<b>Effect of Application:</b>	To permit the construction of a connected, renovated front porch on 31 and 33 Jones Street.

**4a) Presentation of Application A-5/22 POWELL**

- **Does the owner or agent wish to speak to the application?**

John Powell: I own 31 and my daughter and son in law own 33 Jones Street. In one sense, it can be considered one application. We would like to complete the front porch to what we think the house was originally. We want to put a full length, traditional porch. The extent of the porch will bring it in line with most of the other houses on the street. We are not coming any closer to the road than other houses on the street. It is in keeping with the historic nature of the neighbourhood.

- **Does anyone else wish to speak to the application?**

Gloria Stewart: I think the porch would be a nice addition. The property to the east will have a matching set back.

Peter Prust: I met Sarah briefly. I noticed the recent improvements and that the set back would be consistent with the other properties.

Bill Basztyk: I attended as well and note the improvements look very nice. It does seem to match up nicely with the houses on either side. Being that this is a contiguous porch between the houses, is there a requirement for a fire barrier?

Richard Ferguson: No, there is no issue with fire separation on the porch.

Ralph Maleus: I walk by this property regularly. I agree, the renovation is nice and improves the area. I was wondering how two separate applications happen to be at the same time until you told use you are family. I see that the porch will be a nice addition to what you have already done.

**4b) Written Submissions for A-5/22 POWELL**

**Township of Brock Building Department**

“The Building Department has no objection to the application. Please note two separate building permits will be required.”

**Resolution 2-3**

MOVED BY Ralph Maleus and seconded by Peter Prust that Minor Variance Application File No. A-5/22 POWELL as made by Sarah Powell, represented by John Boyce, be approved. The proposed use is considered minor in nature, within the general intent and purpose of the Official Plan and Zoning By-law, and desirable in the opinion of the Committee.

**CARRIED**

**4d) CONFIRMATION OF DECISION for A-5/22 POWELL**

Chair called each member to confirm the decision – all members answered “yes”.

**Application A-6/22 BOYCE**

<b>Name of Applicant / Agent:</b>	John Boyce
<b>Address of Applicant / Agent:</b>	47 Cawkers Cove Road, Port Perry ON
<b>Location of Property:</b>	33 Jones Street, Sunderland ON
<b>Purpose of Application:</b>	To provide relief from Section 7 of Zoning By-law 287-78-PL, Plate C, Column H, Row 11 that requires an 8m front yard setback as well as Section 10.1 m UNENCLOSED PORCHES, BALCONIES, STEPS OR PATIOS that allows a 1.5m encroachment to allow for an encroachment of 2.44m resulting in a front yard setback of 3.7m.
<b>Effect of Application:</b>	To permit the construction of a connected, renovated front porch on 31 and 33 Jones Street.

**4a) Presentation of Application A-6/22 BOYCE**

- **Does the owner or agent wish to speak to the application?**

Please see notes on application A-5/22 POWELL

- **Does anyone else wish to speak to the application?**

Please see notes on application A-5/22 POWELL

**4b) Written Submissions for A-6/22 BOYCE****Township of Brock Building Department**

“The Building Department has no objection to the application. Please note two separate building permits will be required.”

**Resolution 3-3**

MOVED BY Bill Baszyk and seconded by Gloria Stewart that Minor Variance Application File No. A-6/22 BOYCE as made by John Boyce, be approved. The proposed use is considered minor in nature, within the general intent and purpose of the Official Plan and Zoning By-law, and desirable in the opinion of the Committee.

**CARRIED**

**4d) CONFIRMATION OF DECISION for A-6/22 BOYCE**

Chair called each member to confirm the decision – all members answered “yes”.

**Application A-7/22 SAMIS**

<b>Name of Applicant / Agent:</b>	Michael and Natasha Samis (Crone)
<b>Address of Applicant / Agent:</b>	C1732 Durham Road 12 (Regional Road 12), Cannington ON L0E 1E0
<b>Location of Property:</b>	C1732 Durham Road 12 (Regional Road 12), Cannington ON L0E 1E0

<b>Purpose of Application:</b>	To provide relief from Section 7 of Zoning By-law 287-78-PL, Plate C, Column E, Row 13 that requires a 5m interior side yard setback to allow for a 2.3m interior side yard setback.
<b>Effect of Application:</b>	To permit the construction of an addition to the existing home and to bring the existing home into conformity with the applicable zoning by-law.

#### 4a) Presentation of Application A-7/22 SAMIS

- **Does the owner or agent wish to speak to the application?**

Mike Samis: The back addition of the property was done poorly. We'll take it down and add two bedrooms to make space at the front.

- **Does anyone else wish to speak to the application?**

Peter Prust: I talked to Mike on the site. The whole thing makes a lot of sense. The neighbours don't appear to have impacts and the addition will match the existing house set-back.

Bill Basztyk: I also attended and spoke with Michael. I understand it is 2 bedrooms and a bathroom as well as upgrading of the septic system. Overall, it looks straightforward and a benefit to the neighbourhood.

Ralph Maleus: I visited the property. I am in favour of the application.

Gloria Stewart: The water supply is public. Is that correct?

Mike Samis: Yes. They ran it when the school was built.

Gloria Stewart: Everything looks fine.

#### 4b) Written Submissions for A-7/22 SAMIS

##### **Township of Brock Building Department**

"The Building Department has no objection to the application subject to the clearance of the Durham Region Health Department regarding the septic system."

##### **Durham Region Health Department**

"The above noted application has been reviewed by this department and we have no objection to the reduction of the side yard set back. Please note that this is not an approval for the proposed building addition or the installation of the sewage system. At the building permit application stage, the Health Department will review the proposed sewage system design to ensure it meets the requirements of the Ontario Building Code."

#### **Resolution 4-3**

MOVED BY Peter Prust and seconded by Bill Basztyk that Minor Variance Application File No. A-7/22 SAMIS as made by Mike and Natasha Samis, be approved. The proposed use is considered minor in nature, within the general intent and purpose of the Official Plan and Zoning By-law, and desirable in the opinion of the Committee.

**CARRIED**

#### 4d) CONFIRMATION OF DECISION for A-7/22 SAMIS

Chair called each member to confirm the decision – all members answered "yes".

**5. OTHER BUSINESS**

Peter Prust: Has there ever been an effort made to remove the 20-day appeal period?  
Debbie VandenaKker: I have not seen it. It is part of the Planning Act.

Potentially scheduling an additional meeting to support the Women's Shelter project. The Committee will be notified as with potential dates. There may be an opportunity for the May 17 date to be moved to the 31<sup>st</sup> if it is okay with all parties.

**6. ADJOURN**

MOVED BY Gloria Stewart that this meeting does now close at 7:38pm.

**CARRIED**

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CHAIR

*D VandenaKker*  
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SECRETARY-TREASURER