



Committee of Adjustment Meeting Minutes

8th Meeting of 2022

Tuesday October 18, 2022

The eighth meeting of 2022 for the Committee of Adjustment of the Township of Brock was held on Tuesday, October 18, 2022 in Committee Room 1.

Members Present:

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

Regrets:

Others Present:

- Tanya Grela – Applicant
- Sherri-Lynn McDowell, SD Consultants Corp. – Agent
- Nathan Grela

Staff Present:

- Robin Prentice, Director of Development Services / Secretary-Treasurer
- Billie Clark, Building and Planning Assistant (recording minutes)

1. **Call to Order** – Chair George Hewitt – 7:00 PM

2. **Appointment of Robin Prentice as New Secretary-Treasurer**

Resolution 1-8

Moved by Peter Prust and seconded by William Basztyk, that Robin Prentice is hereby appointed as the Secretary-Treasurer of the Township of Brock Committee of Adjustment.

Carried

3. **Declaration of Conflict of Interest**

4. **Confirmation of Minutes** – 7th meeting – August 16, 2022

Resolution 2-7

Moved by Ralph Maleus and seconded by Gloria Stewart, that the minutes of the 7th meeting of the Township of Brock Committee of Adjustment, as held on August 16, 2022, be taken as read, confirmed, and signed by the Chair and Secretary-Treasurer.

Carried

5. **Hearing of Applications**

File No.	A-16/22
Name of Applicant / Agent:	Applicant: Tanya Grela Agent: SD Consultants Corp.
Location of Property:	B1350 Main Street East, Beaverton

Purpose of Application:	To provide relief from Zoning By-Law 287-78-PL: Plate “C” Column E, Row 11 ; to reduce the required front yard setback from 15m to 12.1m for the proposed addition and garage.
Effect of Application:	If approved, the application would permit the construction of an addition in-line with the existing structure.

5a) Presentation of Application A-16/22 GRELA

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

Sherri-Lynn McDowell, SD Consulting Corp., Agent of the Applicant: This application is proposing to reduce the front yard setback. The property has an existing bungalow with a front porch, and the applicant wants to renovate the existing bungalow and add an addition. The addition will have a 2-car garage and living space and will be set back from where the existing porch is located in line with the existing bungalow. The area of the proposed addition is the only buildable area on the lot due to Lake Simcoe Region Conservation Authority (LSRCA) requirements.

Other houses in the area have similar setbacks to the bungalow’s existing setback.

The application does not further encroach or make existing conditions worse. It promotes growth, and it conforms with LSRCA requirements.

- Does anyone else wish to speak to the application?

Gloria Stewart: I went to the property. It looks like it would accommodate the proposed building and understand that the septic will be replaced. I am satisfied with this application.

William Baszyk: I visited the property on Sunday and spoke with Nathan Grela, who answered most of my questions. I want to know about the use of the proposed addition. A 2-car garage was mentioned, and will there be living space?

Sherri-Lynn McDowell: The front of the addition will be a 2-car garage. The front façade has been designed to look like an extension of the existing bungalow with the height of the addition proposed at the same height as the existing bungalow. The rear part of the addition will be a 2-storey living space.

William Baszyk: How many bedrooms will the house have by the end of the addition and renovation, and where will they be located?

Sherri-Lynn McDowell: There will be four bedrooms, and all of them will be located in the new addition. The existing bungalow is going to be completely renovated into living space.

William Baszyk: How many bathrooms will the house have after the addition?

Sherri-Lynn McDowell: Three.

William Baszyk: I am happy with the project and see no issues.

Ralph Maleus: I visited the property. The current home doesn’t meet the current zoning by-law. Is it grandfathered in?

Robin Prentice: The setback on the existing structure is grandfathered in, but if approved, the revised setback would apply to the entire site, including the existing home. The variance would also help to facilitate the existing porch encroachment, as well.

Ralph Maleus: Was the notice sign posted on the property?

Tanya Grela: Yes, it was originally posted in the front window and then moved to the front porch.

Ralph Maleus: Were neighbours notified?

Robin Prentice: Notices were mailed out to all properties within 60m of the subject property in accordance with the Planning Act requirements.

Ralph Maleus: I think the proposal is in line with other properties in the area.

Peter Prust: I attended the site and met Nathan Grela. He laid out the proposal very well. The development is in line with the area. I have no issues and am in favour of the variance.

5b) Written Submissions for A-16/22 GRELA

- Planning Information Package

Robin Prentice: There were no comments received from the public regarding this application.

LSRCA commented and the applicants will need a permit from them. The applicant is aware of this.

Further to the comments from the Durham Region Health Department, a septic system plan was provided and the applicants will need a permit from them for the septic system. The applicant is aware of this.

A building permit, issued by the Township of Brock Building Department, will be required before any construction can begin on this project.

5c) Decision regarding A-16/22 Grela

Moved by William Baszyk and seconded by Ralph Maleus, that Minor Variance Application File No. A-16/22 Grela as made by Tanya Grela (applicant) and SD Consultants Corp. (agent), be approved. The proposed application 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

5d) Confirmation of Decision for A-16/22 Grela

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

6. Other Business

The Municipal Election is on Monday, October 24, 2022.

The posting to apply for the next term of the Committee of Adjustment will go out near the end of the year. This notice will be posted in the newspaper and on the Township’s website.

Meetings will most likely be switching to a hybrid format going forward (ie. in person and virtual) in line with the Council meeting format in the new term, and the Council Chambers are wired for a hybrid format.

7. Adjourn

Moved by Peter Prust that this meeting is adjourned at 7:23 PM.

Carried

Chair

Secretary Treasurer