



COMMITTEE OF ADJUSTMENT MEETING MINUTES

2nd MEETING OF 2020

TUESDAY JULY 14, 2020

The second meeting of the Committee of Adjustment of the Township of Brock was held on Tuesday, July 14, 2020 virtually by Microsoft Teams.

Members Present:

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

Staff Present:

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

Others Present:

- Barb Hoban
- Randy (Bruce) Hoban

1. CALL TO ORDER

- Chair George Hewitt called the meeting to order at 7:02 p.m.

2. DECLARATION OF CONFLICT OF INTEREST

- No declarations

3. CONFIRMATION OF MINUTES – 2nd meeting – July 7, 2020

Resolution No. 1-2

MOVED BY Ralph Maleus that the minutes of the 1st meeting of the Township of Brock Committee of Adjustment, as held on July 7, be taken as read, confirmed, and signed by the Chair and Secretary-Treasurer.

MOTION CARRIED

4. HEARING OF APPLICATION

Application File No. A-1/20 HOBAN

Name of Applicant / Agent:	Barb and Randy (Bruce) Hoban
Address of Applicant / Agent:	656 Sanford Road, Uxbridge ON L9P 1R7
Location of Property:	28 and 30 St. John Street, Cannington ON L0E 1E0
Purpose of Application:	Relief from Zoning By-law 287-78-PL: row 11, column J which requires a minimum front yard set-back of 8m and the applicant is requesting relief from this provision to recognize the existing 2.08m set-back.
Effect of Application:	The effect of the application is to recognize the deficiency in the front yard set-back to complete a Part Lot Control process that will legally separate the 28 and 30 St. John Street addresses at the existing duplex.

4a) Presentation of Application

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

- It has always been a duplex. We have always rented out to two separate families since purchase in around 2003.
- We would like the houses to become semi-detached. The house doesn't currently conform, so in order to do that, we need to get a minor variance.



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Does anyone else wish to speak to the application?

Ralph: I was taken back with the drop in set-back, but I rode by on my bicycle and there are neighbouring houses that have similar set-backs. I don't see any issues with it. I don't have any questions.

Gloria: I also went to see the property. I was wondering if the porch on the front was part of the original building?

Response: I don't know if it is original, but it is very old. It appears to be 50 or 60 years old, but I'm not sure exactly. It has been there a very long time.

Bill: When I was at the property, I took a sightline north from the edge of the house and they all appear to be approximately in-line with this property, so it is very consistent. In terms of the separation of the units, I take it this is where the property merges. You purpose os to separate this out? Are you looking at selling in the future? Are you planning on renovating?

Response: It is my understanding that it has always been a duplex and it was never two separate houses or properties. It has always been a single lot. We did a substantial amount of renovations in 30 a few years ago. 28 still needs some work. Yes, there is going to be some work required. They have separate utilities already (water, heat, gas) but there will be some work that will be required. The garage will have to be divided. We have no intention to kick the existing tenants out, but after the existing tenants leave, we hope to sell it as two separate units.

Peter: Nothing elaborate. I focused on the sight lines too and they are very similar for the overall setting. I think it is pretty consistent and I don't see any issues with it.

4b) Written Submissions

- No written submissions were received.

4c) Decision

The Committee will consider the application after hearing all parties, advise those present of its decision, and will notify by mail as required in accordance with the *Planning Act*.

Resolution No. 2-2

MOVED BY member Peter Prust that Minor Variance Application File No. A-1/20 HOBAN as made by Barb and Bruce Hoban 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.

MOTION CARRIED

Chair Hewitt advised of the 20-day appeal period before the decision becomes final.

5. CONFIRMATION OF DECISION

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

6. OTHER BUSINESS

- a) Is there any other business from the Committee Members?



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Request from Ralph: the package being sent out, stick to 8.5 x 11 size.

Also, go back to the previous map format with the street base and zoomed out for geographical reference to where the property is located.

7. ADJOURN

MOVED BY Peter Prust that this meeting does now close at 7:21p.m.

MOTION CARRIED

CHAIR



SECRETARY-TREASURER