

The Corporation of the Township of Brock

Special Council Meeting Agenda

Electronic Meeting

Session One

Wednesday, January 13, 2021

Due to the current COVID-19 Pandemic and the need to implement social distancing, the Municipal Administration Building is closed to the public and no residents will be permitted to attend this meeting in person. Council Members and staff will be participating electronically in the meeting. The meeting will be livestreamed at www.townshipofbrock.ca. The public is asked to contact the Clerk's Department with any questions or clarification by email at clerks@townshipofbrock.ca or by phone at 705-432-2355.

1. **Call to Order & Moment of Silence – Deputy Mayor W.E. Ted Smith – 2:30 p.m.**
2. **Disclosure of Pecuniary Interest and Nature Thereof**
3. **Delegations – None**
4. **Consideration of business for which notice was given**

Correspondence

- 45 David & Ruby Lancaster, Application to Request Exemption to Interim Control By-law No. 2994-2020 (Housing Study)

Recommendation

That communication no. 45 be received for information; and that the Application to request exemption to Interim Control By-law No. 2994-2020 be approved; and further that Council bring forth the amending by-law.

By-laws

- A) By-law Number 3005-2021 – Being a By-law to amend Interim Control By-law No. 2994-2020, a By-law applicable to all of the area of Zoning By-law No. 287-78-PL, as amended, in order to exempt the lands municipally known as B24430 Side Road 17, Brock, Ontario L0K 1A0 from the application thereof.

Recommendation

That By-law Number 3005-2021, Being a By-law to amend Interim Control By-law No. 2994-2020, a By-law applicable to all of the area of Zoning By-law No. 287-78-PL, as amended, in order to exempt the lands municipally known as B24430 Side Road 17, Brock, Ontario L0K 1A0 from the application thereof, be read a first, second and third time and passed in open Council and that the Mayor and Clerk be authorized to sign the by-law on behalf of the municipality and to have same engrossed in the by-law book

5. **Public Questions and Clarification**
6. **Confirmation By-law**

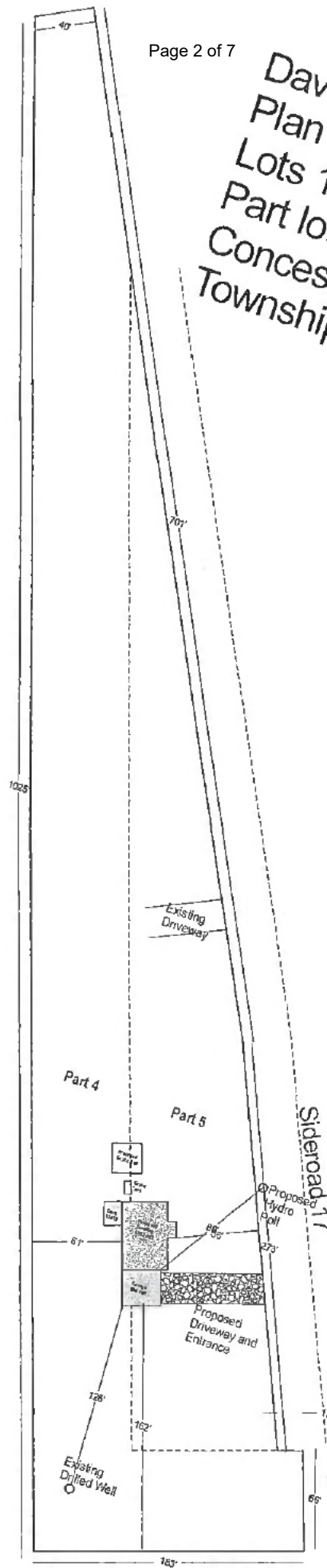
By-law Number 3006-2021 – to confirm the proceedings of the Council of the Corporation of the Township of Brock at its meeting held on January 13, 2021.

Recommendation

That By-law Number 3006-2021, being a by-law to confirm the proceedings of the Council of the Corporation of the Township of Brock at its meeting held on January 13th, be read a first, second and third time and passed in open Council and that the Mayor and Clerk were authorized to sign the by-law on behalf of the municipality and to have same engrossed in the by-law book.

7. **Adjournment**

David and Ruby Lancaster
Plan 40R-29989
Lots 15 and 16
Part lot 4,5
Concession 1
Township of Brock





Township of Brock
Application to Request an Exemption to
Interim Control By-law No. 2994-2020 – Housing Study

*Please note applications may be submitted until March 1, 2021 to be considered by Council. Please note that completed applications should be emailed to planning@townshipofbrock.ca. Applications will be reviewed within 14 days and a recommendation made to Council for its consideration. Once Council has considered your application, a formal letter will be sent to you from the Clerk's Department.

Applicant's Information	
Applicant's Name:	Ruby & David Lancaster
Address:	B24430 Side Road 17
Phone Number:	[REDACTED]
Email Address:	N/A. [REDACTED]
Agent's Information (if applicable)	
Agent's Name:	TANIA BOISVERT ROYAL HOMES
Address:	Box 395 MINDEN ON K0M 2K0
Phone Number:	[REDACTED] [REDACTED]
Email Address:	tan@royalhomesminden.ON.CA.
Property Information	
Legal Address:	THORAH CON 1 PT LOT 16 PT RD ALLOW RP 40R29989 PARTS 2 TO 5
Roll Number:	183904000403002
Proposed Use of the Property (description of project):	Install a new CSA 277 approved modular home on a new cast in place foundation.
Reason for Exemption Request	Modular home purchased prior to the enactment of the Interim Control By-law.
Please include the following information with the application	
<ul style="list-style-type: none"> Elevation drawings of all four sides of the structure(s) Site plan showing dimensions and locations of all buildings on property 	

**This document is available in alternate formats upon request.
Please contact the Clerk's Department at 705-432-2355.**

• Table 1: Site Plan / Building Details

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Please mark the number of each building on your Site Plan to correspond to the contents of the table below.

Building Details (in meters)	Existing Building #1	Existing Building #2	Existing Building #3	Proposed Building #1	Proposed Building #2	Proposed Building #3
Description (e.g. garage)	NA	NA	NA	SFD (attached garage)	NA	NA
Setback from Front Yard				56'		
Setback from Rear Yard				61'		
Setback from Side Yard				162'		
Setback from Side Yard				500'+		
Building Height				13'6"		
Building Width				36'		
Building Length				69'6"		
Number of Storeys				1		
Ground Floor Area				1363 Sq.Ft.		

Please note any Additional Information/Comments

building permit sent in Dec 7/2020.

David Lancaster

Ruby Lancaster

Applicant's Signature

David Lancaster

Ruby Lancaster

(please print name)

Jan 8 2021

Date

Tanya Boisvert

Agent's Signature

TANYA BOISVERT

(please print name)

JAN 08 2021

Date



Exemption to Interim Control By-law No. 2994-2020 – Housing Study

EVALUATION TABLE

Applicant's Name:	Ruby and David Lancaster		
Address:	B24430 Side Road 17		
Phone Number:	[REDACTED]		
Email Address:	[REDACTED]		
Description of the Request:	Install a new CSA approved single family modular home on a new cast in place concrete foundation.		
Durham OP Designation:		Brock OP Designation:	
Zoning:	RU (Rural)		
Any other distinctive Planning Details:			
Does the proposal conform to the Township of Brock's Zoning By-law prior to the enactment of the Interim Control By-law (ICBL)	Yes		
Separation distances between the exemption request property and other properties of the same use within 1km	There is a single family dwelling 65m to the north of a similar appearance and a single family dwelling 350 south of a similar appearance.		
Discuss the scale of the project in relation to surrounding uses and uses within the Township (if applicable)	The proposal is consistent in appearance and scale with other single family dwellings on rural lots in the immediate area and throughout the Township.		
Decision (please highlight)	Approve Exemption or Reject Exemption Request		
Rationale for Decision	The proposal is consistent with other residential development in the rural area in both scale and appearance. The proposed location on the lot is in compliance with the zoning by-law and the well and on-site sewage system approval are in place for the project.		

Evaluated by:

Date:

THE CORPORATION OF THE TOWNSHIP OF BROCK

BY-LAW NUMBER 3005-2021

Being a By-law to amend Interim Control By-law No. 2994-2020, a By-law applicable to all of the area of Zoning By-law No. 287-78-PL, as amended, in order to exempt the lands municipally known as B24430 Side Road 17, Brock, Ontario L0K 1A0 from the application thereof.

The Council of the Township of Brock, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c. P.13, hereby enacts as follows:

1. Interim Control By-law No. 2994-2020, as amended, is hereby amended by adding after the words “Notwithstanding the permitted uses and regulations of Zoning By-law No. 287-78-PL, as amended, no Lot, Building, or Structure shall be used for the establishment of new Supportive Housing or Modular Construction or the expansion of existing Supportive Housing or Modular Construction in the entire Township of Brock, except for the continued use of a Building or Structure lawfully existing on the date that this By-law is enacted, provided such a use is a permitted use in the Building or Structure under Zoning By-law No. 287-78-PL, as amended”, the following:

“and except for Section 2.1 of this By-law, as amended”
2. Interim Control By-law No. 2994-2020, as amended, is hereby amended by adding a new Section 2.1:

“2.1. The lands municipally known as B24430 Side Road 17, Brock, Ontario L0K 1A0, and as further described in Schedule A to this By-law, for the purposes of permitting a Manufactured Dwelling House in accordance with the plans and specifications included in Exemption Request Number: 001 (dated January 8, 2021).”
3. Interim Control By-law No. 2994-2020, as amended, is hereby amended by adding the new Schedule A attached to this By-law.
4. This By-law shall come into force and effect immediately upon the final passing thereof by the Council of the Township of Brock.

THIS BY-LAW READ TWICE THIS 13th DAY OF JANUARY, A.D., 2021.

Deputy Mayor
Ted Smith

Clerk
Becky Jamieson

THIS BY-LAW READ A THIRD TIME AND FINALLY PASSED THIS 13th DAY OF JANUARY, A.D., 2021.

Deputy Mayor
Ted Smith

Clerk
Becky Jamieson

SCHEDULE A

