



**The Corporation of the Township of Brock
Committee of Adjustment Minutes**

**February 18, 2025
Virtual Meeting**

Members present: Mike Cole, Chair
Ralph Maleus, Vice-Chair
Kitty Bavington
Negin Khorasani

Staff Present: Robin Prentice, Director of Development Services /
Secretary-Treasurer

Others Present: M. Cidylo
K. Drake

Regrets: Gloria Stewart

1. Call to Order - 7:00 PM

M. Cole called the meeting to order at 7:02 PM and a quorum was present.

2. Introduction of Committee Members and Staff Present

3. Declaration of Conflict of Interest

None.

4. Confirmation of Minutes

Moved by K. Bavington
Seconded by N. Khorasani

That the meeting minutes from January 21, 2025 be approved.

Carried.

5. Hearing of Applications

5.1 File No.: B/07/24
Owner: S. Cowan
Applicant / Agent: M. Cidylo, Lakeshore Group
Address of Property: 94 Laidlaw St N

Purpose of the Application:

The purpose of the application is to convey a 261.5m² parcel of land from 94 Laidlaw St N to the adjacent property at 108 Laidlaw St N, retaining a 1,056.43m² residential lot with an existing dwelling.

5.1.1 Staff Report to the Committee of Adjustment

Report No.: 2025-CoA-002

M. Cidylo, planning consultant and agent, presented the application on behalf of their client, the owners of 94 and 108 Laidlaw St N. One family owns both subject lots and they would like to move a small strip of land from 94 Laidlaw St N to the larger property at 108 Laidlaw St N. The lot line adjustment is being requested to protect the mature trees on the larger 108 Laidlaw St lot, as they are currently located along the property boundary. Agree with the planning justification as outlined in the staff report.

R. Prentice, Secretary-Treasurer, outlined the staff report, which includes a summary of all agency comments received. The requested conditions are outlined in Attachment 2 of the staff report, including a condition to relocate the driveway to be on the retained lot, as opposed to crossing the revised property boundary. No comments have been received from the public and no members of the public were in attendance.

R. Maleus, Committee member, visited the property. He now has a better understanding of why the lot line adjustment is being requested based on the agent's presentation. It was hard to see the subject land given the large amount of snow. He requested confirmation that there are no streams or other elements that would cause issue with a lot line adjustment. M. Cidylo confirmed the reason for the proposed lot line adjustment, with respect to the trees and R. Prentice confirmed that there are no streams or other features that would be impacted by the lot line adjustment.

M. Cole, Committee member asked if staff visited the site prior to the snow. R. Prentice noted that she did visit the site prior to the previous weekend's snow event. M. Cole requested confirmation that the zoning setbacks are still being

met, including the 1.2m side yard setback. R. Prentice confirmed that the retained lot would still meet all required setbacks.

Decision:

Having reviewed and considered all the agency comments, written submissions and oral submissions, move that Staff Report 2025-CoA-002 be received; and that Consent application B/07/24, be approved subject to the conditions outlined in Attachment 2 of the report, as they generally comply with all applicable plans and policies.

Moved by K. Bavington
Seconded by R. Maleus

Carried.

5.2 File No.: B/01/25
 Owner / Applicant: Beaverton Metal Works c/o K. Drake
 Address of Property: B1420 Concession 4

Purpose of the Application:

The purpose of the application is to request a validation of title under Section 57 of the Planning Act to verify the title of the property.

K. Drake, applicant and owner, spoke to the application. A legal issue was raised noting that consent not attached by solicitor as part of the 2002 land transfer. Therefore, the application is asking for the title of the property to be validated.

R. Prentice, Secretary-Treasurer, spoke to the history of this property and the validation certificate request. No members of the public were in attendance.

K. Bavington, Committee member, noted her support for the validation request.

R. Maleus, Committee member, noted he reviewed the information package and supports the validation request.

M. Cole, Committee member, asked if there's any way to prevent this from happening in the future. R. Prentice noted that staff work to make the process clear, but there is some responsibility on the applicant's solicitor with respect to the registration process. She also noted the purpose of the validation certificate request process, which respect to resolving some title issues that may arise.

Decision:

Having reviewed and considered all the agency comments, written submissions and oral submissions, we move that application B/01/25, be approved as applied for to validate title under Section 57 of the Planning Act.

Moved by R. Maleus
Seconded by N. Khorasani

Carried.

6. Other Business

M. Cole asked if a motion is required with respect to the Chair and Vice Chair positions given that the Committee is halfway through its term. The Secretary-Treasurer noted that since the Committee was supportive of maintaining the current Chair and Vice Chair, then a motion was not required.

7. Next Meeting

March 18, 2025 - 7:00 PM

8. Adjournment

Meeting adjourned at 7:19.

Moved by K. Bavington

Carried.