



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

**May 20, 2025
Virtual Meeting**

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

Staff Present: Robin Prentice, Director of Development Services /
Secretary-Treasurer
Billie Clark, Building and Planning Assistant

Others Present: G. Ranich
A. Teoli
J. & R. Scott

Regrets:

1. Call to Order

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 R. Maleus
Seconded by N. Khorasani

That the meeting minutes from April 15, 2025 be approved.

Carried.

5. Hearing of Applications

5.1 File No.: A/02/25
Owner: J. & R. Scott
Address of Property: 19 Shedden Street

Purpose of the Application:

The purpose of the application is to increase the total floor area permitted for a secondary unit from 50% to 72% of the gross floor area of the main dwelling to facilitate the construction of a new secondary dwelling unit.

5.1.1 Staff Report to the Committee of Adjustment

Report No.: 2025-CoA-004

The owners, J. & R. Scott, spoke to the application. They would like to have a secondary unit for their parents. They want to increase the size with accessibility and mobility in mind.

R. Prentice, Secretary-Treasurer, outlined the staff report, which includes a summary of all agency comments received. No comments have been received from the public and no members of the public were in attendance.

M. Cole, Committee member, asked how old the parents are. The owners responded with the ages. M. Cole asked if the secondary unit would match the house. The owners are proposing a one-level unit with a slight addition to the existing house. M. Cole asked if they spoke with the neighbour? The owners said they have spoken with the neighbours about their plans and they didn't have any concerns and are supportive of the idea.

K. Bavington, Committee member, noted exact dimensions haven't been provided because the plans haven't been finalized and wanted to make sure the other zone provisions will be met. The owners said they wanted the Committee's decision before having plans done and they anticipate being able to meet all of the other zoning requirements.

R. Maleus, Committee member, visited the site. The concept makes sense for what they want to do.

Decision:

Having reviewed and considered all the agency comments, written submissions and oral submissions, I hereby move that Staff Report 2025-CoA-004 be

received; and that Minor Variance application A/02/25 to increase the maximum floor area of a secondary unit to 72% of the gross floor area of the main dwelling, be approved. The proposed application is considered minor in nature, is consistent with the general intent and purpose of the Official Plan and Zoning By-law and is considered desirable for this site.

Moved by K. Bavington
Seconded by N. Khorasani

Carried.

5.2 File No.: B/02/25
 Owner: G. Ranich
 Agent: J. Stephenson
 Address of Property: 572 Highland Cres

Purpose of the Application:

The purpose of the application is to facilitate a lot line adjustment from 572 Highland Cres to the adjacent property at 578 Highland Cres.

5.2.1 Staff Report to the Committee of Adjustment

Report No.: 2025-CoA-005

The owner, G. Ranich spoke to the proposal. The property is too large for him to maintain, so he spoke to the neighbour, Tony, about purchasing that portion of the property.

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. No comments have been received from the public and there is 1 member of the public in attendance, being the benefitting landowner.

M. Cole, Committee member, confirmed that the property is on municipal servicing and not a septic. R. Prentice confirmed the property is on municipal water and sanitary sewers.

Decision:

Having reviewed and considered all the agency comments, written submissions and oral submissions, I hereby move that Staff Report 2025-CoA-005 be received; and that Consent application B/02/25 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 G. Stewart
Seconded by K. Bavington

Carried.

6. Other Business

None.

7. Next Meeting

June 17, 2025 - 7:00 PM

8. Adjournment

Meeting adjourned at 7:23.

Moved by K. Bavington

Carried.