



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

**November 18, 2025
Virtual Meeting**

Members Present: Ralph Maleus, Vice-Chair
 Gloria Stewart
 Kitty Bavington
 Negin Khorasani (arrived at 7:02 PM)

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

Others Present: Nick Watman
 Dana Evans
 Hannah Petersen

Regrets: Mike Cole, Chair
 Billie Clark, Building and Planning Assistant

1. Call to Order

R. Maleus called the meeting to order at 7:00 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 G. Stewart

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

Carried.

5. Hearing of Applications

5.1 File No.: A/11/25

Owner: N. Watman

Address of Property: B39 Cedar St

Purpose of application: To reduce the interior side yard setback from 5m to 1.2m on the west side and 3.6m on the east side to facilitate the construction of a new dwelling to replace the existing dwelling on the lot.

5.1.1 Staff Report to the Committee of Adjustment

Report No.: 2025-CoA-012

N. Watman, owner, spoke to the application. Current house is 1.5m from the property line. There was a fire, so tearing down the existing house and rebuilding a new, slightly larger, house. R. Maleus asked how much the footprint is increasing on each side? N. Watman confirmed that he believes the 3.63m side is staying the same; the existing on the other side is 7 feet right now, so they are moving it 2 feet over on the one side. It is going to be pretty similar to what is there.

R. Prentice, Secretary-Treasurer, outlined the staff report, which includes a summary of agency comments received. Comments were also received from the Health Dept, which were circulated to the Committee members prior to the meeting. They noted no concerns, and that a permit is required from them for the septic system. No concerns or objections were raised by any agencies, and no comments have been received from the public with respect to this application.

No members of the public were in attendance at the meeting.

K. Bavington, Committee member, confirmed that the applicant already had a reduced setback. Concerned about the west side, given the 0.6m setback for the chimney. The reduced setback seems challenging and noted the Building department's comments. The applicant noted that a grading plan has already been completed with respect to drainage. Neighbour didn't have any issues with the proposed plan. K. Bavington asked if a fence would be installed in the future. Owner said there are no plans for a fence and would leave it open as it currently is.

G. Stewart, Committee member, asked if the services were going to be located in the same location and if there were satisfactory. The owner said the services would all be in the same location.

R. Maleus, Committee member, visited the property and noted the tight setback on the west side. Noted the comments regarding a drainage and the grading plan. He noted that he didn't see the required sign on the property when he visited the site. Staff clarified that the sign was initially installed across the street on the mailbox and the owner moved it to the front of the property.

Decision:

Having reviewed and considered all the agency comments, written submissions and oral submissions, I hereby move:

- Staff Report 2025-CoA-012 be received; and
- That Minor Variance Application A/11/25 to reduce the interior side yard setback from 5m to 1.2m on the west side and 3.6m on the east side, 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 G. Stewart
Seconded by K. Bavington

Carried.

5.2 File No.: A/12/25

Owner: S. Barnett
Agent: D. Evans
Address of Property: B385 Conc 2

Purpose of application: To reduce the front yard and side yard setbacks to facilitate the reconstruction of the house and recognize the existing setbacks of the house, along with a new front porch and rear deck.

5.2.1 Staff Report to the Committee of Adjustment

Report No.: 2025-CoA-013

D. Evans, agent for the owner, spoke to the application. Existing footprint of the house remains the same, but asking for reduced setbacks for the front porch and rear deck.

R. Prentice, Secretary-Treasurer, outlined the staff report, which includes a summary of agency comments received. Comments were also received from the

Health Dept, which were circulated to the Committee members prior to the meeting. They noted no concerns, and that approval is required from them for the septic system. No concerns or objections were raised by any agencies, and no comments have been received from the public with respect to this application.

No members of the public were in attendance at the meeting.

Decision:

Having reviewed and considered all the agency comments, written submissions and oral submissions, I hereby move:

- Staff Report 2025-CoA-013 be received; and
- That Minor Variance Application A/12/25 to:
 - reduce the front yard setback from 11m to 7.9m for the house,
 - reduce the front yard setback from 9.5m to 5.7m for the front porch,
 - reduce the interior side yard setback from 5m to 3m on the west side for the house, and
 - reduce the interior side yard setback from 3.5m to 3m on the west side for the front porch, 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.

5.3 File No.: A/13/25

Owners: H. Petersen & C. Cormack
Address of Property: C1395 Regional Rd 12

Purpose of application: To reduce the front yard setback of a deck from 13.5m to 7.3m to facilitate the construction of a new front deck on an existing house.

5.3.1 Staff Report to the Committee of Adjustment

Report No.: 2025-CoA-014

H. Peterson, owner/applicant, spoke to the application. Proposing to put a front deck on the house: 18 inches in height, 10 feet by 24 feet.

No members of the public were in attendance at the meeting.

K. Bavington, Committee member asked about the dimensions of the porch. H. Petersen noted the proposed deck will be approximately 10ft deep x 24ft wide and 18 inches high.

Decision:

Having reviewed and considered all the agency comments, written submissions and oral submissions, I hereby move:

- Staff Report 2025-CoA-014 be received; and
- That Minor Variance Application A/13/25 to reduce the front yard setback of a deck from 13.5m to 7.3m, 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 N. Khorasani
Seconded by K. Bavington

Carried.

6. Other Business

None.

7. Next Meeting

December 16, 2025 - 7:00 PM

8. Adjournment

Meeting adjourned at 7:25 PM.

Moved by N. Khorasani

Carried.