



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

**December 16, 2025
Virtual Meeting**

Members present: Mike Cole, Chair
Gloria Stewart
Kitty Bavington
Negin Khorasani

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

Others Present: Sam Kanoun
Gord Mahoney
Kathleen and Alex Attwell
Michelle Zante

Regrets:

1. Call to Order

M. Cole called the meeting to order at 7:01 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 November 18, 2025 be approved.

Carried.

5. Hearing of Applications

5.1 File No.: A/14/25

Owner: Carz Auto Recycling (c/o Sam Kanoun)
Address: 15550 Simcoe St

Purpose of application: To reduce the front yard setback from 60m to 36m to facilitate the construction of a new building to replace an existing building on the lot.

5.1.1 Staff Report to the Committee of Adjustment

Report No.: 2025-CoA-015

G. Mahoney, agent, spoke to the application. The property is located on the west side of Simcoe Street, south of Manilla. The property is designated Major Open Space Area in the Envision Durham Official Plan and zoned M5-1 in the Township's Zoning By-law. The current use of the property is an auto recycling facility. The OP and Zoning By-law permit the continuation of the auto recycling facility. The owner is proposing to demolish an existing building and build a slightly larger building in the same location. The existing building has an existing setback of 36m, which is less than the 60m required. Concurs with staff's review of the 4 tests for a minor variance in accordance with the Planning Act.

M. Cole, Committee member, asked about the siding materials. G. Mahoney confirmed that it would be a steel-type building.

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. No concerns or objections were raised by any agencies, and no comments have been received from the public with respect to this application.

One member of the public was in attendance at the meeting.

M. Zante, 15721 Simcoe St, lives directly across from the operation and just wanted to learn about what is proposed. G. Mahoney noted that the owners are just replacing an existing building on the site. The use is not changing on the property and there is no anticipated increase in business.

M. Zante noted if they're not changing the use, there were no concerns.

K. Bavington, Committee member, asked for clarification about the proposed building. G. Mahoney confirmed the new building is only proposed to be one storey. The existing building is 91m² and the new building is 223m². The new building is not proposed to be any closer to the road. The length of the building will be parallel to Simcoe Street. K. Bavington noted that the gap between the new building and other existing building on site will be narrower. Which way will the doors be opening?

S. Kanoun, property owner, noted that the proposed building will have doors facing south, so the building may be rotating on the plan 90 degrees.

K. Bavington noted the existing smokestack on the existing building and asked if that would also be in the new building. S. Kanoun noted that the new building would also have a smokestack as part of the auto recycling operation.

N. Khorasani, Committee member, would like to see on the site plan where the current building is located in the context of the proposed new building. G. Mahoney shared a plan showing the outline of the existing building and the new proposed building. G. Mahoney clarified that the new building would maintain the existing 36m setback.

M. Zante, asked for clarification on the size of the proposed building. R. Prentice noted that relief is only requested for the front lot line. The size of the building can be increased. G. Mahoney also noted that if the building is turned, the doors would face south, which would help with the noise. S. Kanoun also noted that some of the operations that take place outside now would be able to be done inside the new larger building, making the work less visible.

Decision:

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

- Staff Report 2025-CoA-015 be received; and
- That Minor Variance Application A/14/25 to reduce the front yard setback from 60m to 36m, 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.: A/15/25

Owner: A. Attwell

Address: 137 Cameron St E

Purpose of application: To reduce the front yard setback of a porch from 6.5m to 2.4m to facilitate the construction of a new front porch on an existing house.

5.2.1 Staff Report to the Committee of Adjustment

Report No.: 2025-CoA-016

K. and A. Attwell, owners, noted there was an existing concrete step on the house and are looking to add a new porch to the front of the house. Showed a copy of the proposed plan. Can cut the steps back if the width of the property is an issue.

M. Cole asked if they have already built it. The owners thought the conservation authority had jurisdiction to approve it. So they received approval from LSRCA and thought that's all they needed.

R. Prentice, Secretary-Treasurer, outlined the staff report, which includes a summary of agency comments received. Comments were also received from the Regional Works department, which were circulated to the Committee members prior to the meeting. They noted a concern with the 2.4m setback and requested at least a 3m setback. No concerns or objections were raised by any other 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, asked for confirmation that the existing porch is what the application was for. R. Prentice confirmed that the existing porch is the subject of the application. A. Attwell noted that the step that leads up to the existing concrete pad could be removed if necessary to meet the 3m setback supported by Regional Works.

K. Bavington, Committee member, confirmed that it was the Committee's prerogative to approve the application as applied for, even if the decision is counter to Regional Works' comments. R. Prentice noted that it was up to the Committee to take any comments into consideration and confirmed that the final decision was ultimately up to the Committee.

M. Cole, Committee member, asked if the step was currently attached to the deck. A. Attwell said that it was, but it could be removed if that is the Committee's decision.

Decision:

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

- Staff Report 2025-CoA-016 be received; and
- That Minor Variance Application A/15/25 to reduce the front yard setback of a porch/deck from 6.5m to 2.4m, 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

January 20, 2026 - 7:00 PM

8. Adjournment

Meeting adjourned at 7:39 PM.

Moved by N. Khorasani

Carried.