



**The Corporation of the Township of Brock
Planning and Community Affairs Minutes - Draft**

**August 23, 2021
Virtual Meeting**

Members Present: Mayor John Grant
Regional Councillor Smith
Ward 2 Councillor Claire Doble
Ward 3 Councillor Walter Schummer
Ward 4 Councillor Cria Pettingill
Ward 5 Councillor Lynn Campbell

Members Absent: Ward 1 Councillor Michael Jubb

Staff Present: Clerk Fernando Lamanna
Deputy Clerk Deena Hunt
Deputy Clerk Maralee Drake
Planner Debbie Vandenakker
Receptionist/Clerk's Assistant Stefanie Stickwood

1. Call to Order

Regional Councillor Smith, Chair called the meeting to order at 1:30 p.m. and a quorum was confirmed to be in attendance electronically.

2. Disclosure of Pecuniary Interest and Nature Thereof

None.

3. Closed Session

None.

4. Public Meetings

4.1 Parking Provisions in Zoning By-law 287-78-PL

The purpose of this Statutory Public meeting is to present the Zoning By-law Amendment (ZBA) to deal with the issues related to the number of parking spaces required for new residential units.

The subject land is the entirety of Brock Township. The amendments, upon approval, serve to amend the Zoning By-law regarding the required amount of parking by residential unit type.

There will be no decision made on behalf of the Township of Brock in respect of the applications at this meeting.

The Council of the Township of Brock will consider the merits of these applications at a later date, taking into consideration all input received on the subject applications.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Brock before the by-law is enacted (if approved), the person or public body is NOT entitled to appeal the decision of the Council of the Township of Brock to the Local Planning Appeal Tribunal.

Further, the person or public body may NOT be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

4.1.1 Staff Presentation / Overview

The Planner provided an overview of the proposed amendments to the number of parking spaces required in the Zoning by-law, advising that the biggest change will be the requirement for two parking spaces for new residential units, and 1/2 space for visitor parking. These changes are a measure to help mitigate on street parking concerns in our communities where public transportation is not readily available. The Planner further advised that the parking spaces are required to be located on the dwelling lot, outside of the garage.

Councillors enquired as to comparable municipalities to which the Planner advised the Township of Uxbridge parking by-law was used for comparison.

Councillors enquired if underground parking would be possible for future developments to which the Planner advised the onus is on the applicant to determine how parking will be accommodated and that it may be cost prohibitive for smaller developments.

Councillors highlighted the importance of using permeable parking areas.

Councillors enquired how parking would be addressed in downtown areas when new rental units are built above commercial spaces to which the Planner advised that it would be addressed on a site specific basis, and that the applicant has the opportunity to demonstrate that the two spaces are not needed through the Site Plan application process.

Councillors enquired if this amendment will affect lot coverage area to which the Planner advised that it will, and that a provision to prohibit fully paved front lawns is being developed by staff for future presentation to Council.

4.1.2 Public Questions & Clarification

There were no members of the public that participated in the electronic meeting and there were no questions or comments submitted for consideration at the public meeting.

5. Presentations

None.

6. Delegations

None.

7. Staff Reports

None.

8. Correspondence

None.

9. Other Business

None.

10. Public Questions and Clarification

None.

11. Adjournment

Resolution: 1-5

Moved by Councillor Schummer

That we do now adjourn at 1:45 p.m.

CARRIED

Chair

Secretary