



# City of Brockville

## Committee of Adjustment

### Minutes

3:00 PM - Wednesday, January 25, 2023

Virtual Meeting

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The Committee of Adjustment meeting was called to order on Wednesday, January 25, 2023, at 3:00 PM, in the Virtual Meeting, with the following present:

**Members**

Committee Chair Hugh A Bates

**Present:**

Committee Member Dave Cody

Committee Member Shelbi McFarlane

**Regrets:**

**Staff:**

Dayna Golledge, Administrative Coordinator - Planning/COA

Secretary-Treasurer

Colin Herrewynen, Planner

### Chair's Remarks

“The Council for the City of Brockville, under by-law, has appointed us as members of the Committee of Adjustment. Our responsibilities are outlined in detail in the Planning Act and include the processing of applications for minor variances to certain by-laws, consideration of changes or extensions to non-conforming uses and the processing of consent applications where a minor variance is required prior to a consent being approved. Further information, if required, may be obtained from the Planning Department.

Anyone who wishes to speak at today's hearing is asked to direct their comments through the Chair, stating your full name and address for the record.

Anyone present, other than the applicant, who wishes to receive a copy of the decision of the Committee on any of the submissions being heard, must submit a written request with the Secretary-Treasurer for such notice. In order to be kept advised of any possible Ontario Land Tribunal hearing, one must request in writing and be sent a copy of the Committee's decision on any particular application.

Any minor variance decision made by the Committee at today's meeting will become final 20 days after the date of making of the Decision, provided no appeals are lodged. In the case of a consent, the appeal period is 20 days after the date of the Notice of Decision.”

### Disclosure of Interest

Nil

## Public Meeting

1. 2023-11  
550 Stewart Boulevard – A01/23

The Planner provided a brief summary of the application, stating that it was to facilitate redevelopment of the property which currently has two (2) vacant structures situated on the land.

City Infrastructure and Engineering Department submitted a number of comments outlining concerns around ensuring proper surface drainage, parking aisle widths and increased driveway size. Hydro One noted that the widening must not encroach on the existing pole that is located directly to the north of the property. No comments were received by the public.

The Planner clarified that the minor variances requested were largely just to recognize existing conditions and that the owners didn't want to expand. He noted that the property is similar shape and size as surrounding lots within close proximity and that the new layout and proposed building conforms with the current Zoning By-law.

The Chair asked if there were any questions from the applicant. No comments were brought forward. Member Cody asked who deals with the encroachment agreement required as a condition. The Planner confirmed that the Clerk's Office processes the agreement which goes to Council for approval. If the condition cannot be met, the minor variance is not granted.

Member McFarlane moved:

THAT the proposed:

- Reduction in the required minimum side yard setback from 6.0m to 3.27m,
- Reduction in the minimum parking aisle width requirement from 6.0m to 4.2m,
- Increase in driveway size from 9.0m to 13.32m for southern entrance, and
- To permit parking areas 4.2m from streetline,

**Be granted subject to the following condition:**

1. THAT, an encroachment agreement be obtained to allow for the existing encroachment on the City Right-of-Way.

CARRIED

2. 2023-12  
100 Strowger Boulevard – A2/23

The Planner provided a summary of the application stating that if approved, it would facilitate a new outside storage area on the very large property which is surrounded by residential uses. The proposed area is located away from parks and residential areas. The property is zoned E2 - General Employment Area which permits outside storage, but not in front yards. As the property is so large, all yards are considered "front yards." Fencing/screening the area is recommended as a condition to ensure that it is out of sight from the road.

Internal Departments provided comments and noted no major concerns as long as surface drainage is not altered and no dangerous materials are stored on site. External Agencies were circulated. The Cataraqui Region Conservation Authority (CRCA) stated no objections to the application and noted that the proposed development at the north of the property is located within 30 metres of a watercourse and will require a permit. Hydro One advised that equipment operating near power lines must maintain proper clearance from wires and no fencing can be within five (5) metres from any hydro pole or line. One (1) call was received from the public regarding the effects on traffic, however, written comment was not received.

Planning Staff have no objections to the proposal as the use and grading are similar to surrounding properties. He clarified that the applicant will provide adequate parking on the property and that the proposed storage location will have minimal impact on abutting properties. The Planner noted that Planning Staff recommended granting approval subject to conditions.

The Chair asked if the applicant had any questions. Applicant Brandon Aiello from Eastern Engineering Group Inc. requested to remove the recommended condition for screening the area and only be required to construct a chain link security fence. He explained that the owners would prefer to have the area in open view to avoid vandalism and theft.

The Planner explained that screening the area was a requirement in the Zoning By-law and such a change would require a new application/amendment. The applicant agreed to proceed with the original proposal requested and agreed with the condition for screening to keep the application moving forward.

Moved by Member Cody:

THAT the request for outside storage to be permitted in the front yard area along Central Avenue West and Hubbell Street, **be granted subject to the following conditions:**

1. THAT a permit be obtained from the Cataraqui Conservation Authority for the outside storage area within 30m of the watercourse, and;
2. THAT, a privacy fence to conceal the outside storage areas from public view be constructed before the outside storage areas are used, and;
3. THAT, a minor change of Site Plan be applied for and processed to reflect the proposed changes on site.

CARRIED

### **Approval of the Minutes**

THAT the minutes of the Committee of Adjustment meeting dated 14 December 2022 be adopted as circulated.

CARRIED

### **Adjournment**

THAT the Committee of Adjustment meeting be adjourned until its next scheduled meeting.

CARRIED

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Hugh Bates, Chair

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Dayna Golledge, Secretary/Treasurer