



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

**January 21, 2025
Virtual Meeting**

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

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

Others Present: D. and B. Moquin

Regrets:

1. Call to Order - 7:00 PM

M. Cole 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 December 17, 2024 be approved.

Carried.

5. Hearing of Applications

5.1 File No.: A/13/24

Applicant / Owner: D. Moquin

Address of Property: C1710 Regional Road 12

Purpose of the Application:

The purpose of the application is to increase the maximum height of an accessory structure to facilitate the construction of a detached garage on the property.

5.1.1 Staff Report to the Committee of Adjustment

Report No.: 2025-CoA-001

The Owner, D. Moquin, outlined the application. Would like to build a garage in the backyard and wants to increase the height because he's a car hobbyist and would like to install a hoist in the garage.

The Secretary-Treasurer, R. Prentice, outlined the staff report. No objections were received from Township staff or external agencies. Staff confirmed with the owner that there are no commercial uses proposed and it's for personal purposes. No one from the public was in attendance at the meeting.

K. Bavington, Committee member, referred to the revised plan and proposed size of the garage. Noted that staff confirmed the use of the structure is for personal purposes and not commercial use. No concerns were noted for the proposed height.

R. Maleus, Committee member, visited the property and understands the context of the structure. No concerns with height given the higher grade of the neighbouring property. Understand the owner is a car enthusiast and there can be some concerns with such a structure, but that is beyond the Committee's purview.

M. Cole, Committee member, asked about the access to the garage. The owner noted the existing garage on the house has a door on each side, which would allow for a through access point to the proposed detached garage or there is also a pathway around the house. M. Cole clarified the use through the Secretary Treasurer and that a commercial repair shop would require a rezoning.

M. Cole also asked about the architectural materials for the building. The owner said it would be vinyl siding, but they haven't quite confirmed colours yet. M. Cole

asked if the neighbour supports the project, and the owners noted the neighbour is helping with the project.

Decision:

Having reviewed and considered all the agency comments, written submissions and oral submissions, we move that Staff Report 2025-COA-001 be received; and that the minor variance application to increase the maximum height of an accessory building from 4m to 5.4m, 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 R. Maleus
Seconded by G. Stewart

Carried.

6. Other Business

R. Prentice noted that 2 applications will be heard at the next meeting. A consent application for a lot line adjustment and a request for a certificate of validation. A certificate of validation is most often used to validate or correct a prior registered document on title, such as a transfer of land, that has breached the Planning Act. She noted that the application process is a bit different in that it does not require a sign to be posted on the property or a public notice to be mailed out. Staff will outline the history of the property and the validation certificate request in the information package to be sent out to the Committee members, but a staff report will not be prepared for the application.

M. Cole asked if the public would be able to comment on the corrections being made with the certificate of validation. R. Prentice indicated that there are no appeal rights for this type of application. The application is intended to recognize what is already in place, which is why such applications are not subject to the same public notice requirements.

7. Next Meeting

February 18, 2025 - 7:00 PM

8. Adjournment

Meeting adjourned at 7:19 PM.

Moved by K. Bavington

Carried.