



COMMITTEE OF ADJUSTMENT

MEETING MINUTES

1st MEETING OF 2021

TUESDAY MARCH 16, 2021

The first meeting of 2021 for the Committee of Adjustment of the Township of Brock was held on Tuesday, March 16, 2021 virtually by Microsoft Teams.

Members Present:

- George Hewitt
- Peter Prust
- William Basztyk
- Ralph Maleus
- Gloria Stewart

Staff Present:

- Richard Ferguson, CBO
- Debbie Vandenaeker, Planner / Secretary-Treasurer (recording minutes)

Others Present:

- Cody Windebank (applicant)
- Dave Mowatt (applicant)

1. **CALL TO ORDER** – Chair George Hewitt – 7:03 p.m.

2. **DECLARATION OF CONFLICT OF INTEREST**

3. **CONFIRMATION OF MINUTES** – 9th meeting – December 8, 2020

Resolution 1-1

MOVED BY Peter Prust and seconded by Gloria Stewart, that the minutes of the 9th meeting of the Township of Brock Committee of Adjustment, as held on December 8, 2020, be taken as read, confirmed, and signed by the Chair and Secretary-Treasurer.

CARRIED

4. HEARING OF APPLICATIONS

Application A-1/21 WINDEBANK

Name of Applicant / Agent:	Cody Windebank
Address of Applicant / Agent:	B1496 Concession 6, Beaverton ON L0K 1A0
Location of Property:	B1496 Concession 6 (Thorah), Beaverton ON L0K 1A0
Purpose of Application:	Relief from Zoning By-law 287-78-PL, Section 10.1 d) LOT COVERAGE AND HEIGHT to provide a maximum height of 4.5m
Effect of Application:	The effect of the application is to permit the construction of a detached garage.

4a) Presentation of Application A-1/21 WINDEBANK

- Does the owner or agent wish to speak to the application?

Cody Windebank: Looking to build a two-car garage with storage above.

Gloria Stewart: I visited the property. There is obviously a shed that needs to be relocated. There is a lot of lot there.

Bill Basztyk: Cody answered all my questions at the on-site visit.

Ralph Maleus: I visited the property. I assume the nearest shed would be demolished. It looks like there is another one that will stay?

Cody: That is correct.

Peter Prust: I attended the site. The project looks appropriate and I have no questions.

- Does anyone else wish to speak to the application?

No

4b) Written Submissions for A-1/21 WINDEBANK

- Planning Report.
- No external comments received.

4c) Decision regarding A-1/21 WINDEBANK

The Committee considered the application after hearing all parties, advised those present of the decision, and will notify as required in accordance with the *Planning Act*.

Resolution 2-1

MOVED BY Bill Baszyk and seconded by Ralph Maleus that Minor Variance Application File No. A-1/21 WINDEBANK as made by Cody Windebank, be approved. The proposed use is considered minor in nature, within the general intent and purpose of the Official Plan and Zoning By-law, and desirable in the opinion of the Committee.

CARRIED

4d) CONFORMATION OF DECISION for A-1/21 WINDEBANK

Chair called each member to confirm the decision – all members answered “yes”.

Application A-2/21 MOWATT

Name of Applicant:	Dave Mowatt
Address of Applicant / Agent:	79 Cameron Street West, Cannington ON L0E 1E0
Location of Property:	79 Cameron Street West, Cannington ON L0E 1E0
Purpose of Application:	Relief from Zoning By-law 287-78-PL, Section 10.1 d) LOT COVERAGE AND HEIGHT to provide a maximum height of 5.1m.
Effect of Application:	The effect of the application is to permit the construction of a detached garage.

4a) Presentation of Application A-2/21 MOWATT

Dave Mowatt: 26 x 30 garage. No loft. The height is just under 5.1m. I am building it for storage of my house trailer in the winter and my truck.

Ralph Maleus: I spoke to Dave on site. I don't have any remaining questions. The neighbouring house is certainly higher than the garage. I don't have any comments beyond that.

Peter Prust: I attended the site and discussed with the proponent. It is consistent with the neighbourhood. I see no difficulty.

Gloria Stewart: I visited the site and saw the neighbour's garage is higher. I am satisfied that it will be fine.

Bill Basztyk: I also visited and chatted with Dave. He answered all of my questions and details about what would be removed. I also noted the neighbouring garage is quite high. I have no objections to the applicant's proposal.

4b) Written Submissions for A-2/21 MOWATT

- Planning Report.
- No external comments received.

4c) Decision regarding A-2/21 MOWATT

The Committee will consider the application after hearing all parties, advise those present of its decision, and will notify by mail as required in accordance with the *Planning Act*.

Resolution 3-1

MOVED BY Ralph Maleus and seconded by Peter Prust that Minor Variance Application File No. A-2/21 MOWATT as made by Dave Mowatt, be approved. The proposed use is considered minor in nature, within the general intent and purpose of the Official Plan and Zoning By-law, and desirable in the opinion of the Committee.

CARRIED

4d) CONFORMATION OF DECISION for A-2/21 MOWATT

Chair called each member to confirm the decision – all members answered “yes”.

5. OTHER BUSINESS

No other business was brought forward.

6. ADJOURN

MOVED BY Bill Basztyk that this meeting does now close at 7:20pm.

CARRIED

CHAIR

SECRETARY-TREASURER