



COMMITTEE OF ADJUSTMENT

MEETING MINUTES

5th MEETING OF 2022

TUESDAY June 21, 2022

The fifth meeting of 2022 for the Committee of Adjustment of the Township of Brock was held on Tuesday, June 21, 2022 virtually by Microsoft Teams.

Members Present:

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

Staff Present:

- Richard Ferguson, CBO
- Debbie Vandenakker, Planner / Secretary-Treasurer (recording minutes)
- Billie Clark, Building and Planning Assistant

Regrets:

Others Present:

- Shane Pollock
- Debby Wojtka
- Mr. and Mrs. McCulloch (attendee for Pollock application)
- Jacqueline Kelly (attendee for Pollock application)
- Mark Dossantos (attendee for Pollock application)

1. **CALL TO ORDER** – Chair George Hewitt – 7:02p.m.
2. **DECLARATION OF CONFLICT OF INTEREST**
3. **CONFIRMATION OF MINUTES** – 4th meeting – May 31, 2022

Resolution 1-5

MOVED BY Ralph Maleus and seconded by Peter Prust, that the minutes of the 4th meeting of the Township of Brock Committee of Adjustment, as held on May 31, 2022, be taken as read, confirmed, and signed by the Chair and Secretary-Treasurer.

CARRIED

4. HEARING OF APPLICATIONS

Application A-12/22 POLLOCK

7:00pm

Name of Applicant:	Shane Pollock
Address of Applicant / Agent:	C130 Regional Rd 12, Pefferlaw ON L0E 1N0
Location of Property:	C130 Regional Rd 12, Pefferlaw ON L0E 1N0
Purpose of Application:	To provide relief from Section 10.1d. Lot Coverage and Height that requires an accessory structure in a residential zone to be a maximum of 4m to allow for a height of 4.8m.

Effect of Application:	To allow for the construction of an accessory structure.
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4a) Presentation of Application A-12/22 POLLOCK

- Does the owner or agent wish to speak to the application?**
 Shane Pollock: this is a 4 bay garage. The roof is an 8/12 pitch and a loft. I'd like to have the height in the bottom. I purchased the trusses last year so I am kind of stuck with this design. The purpose is to store my antique cars and a race car. I'm not obstructing and views etc. Both neighbours on each side of me have over-size shops.
- Does anyone else wish to speak to the application?**
 Gloria Stewart: There are no close surrounding neighbours that I could see. I am satisfied that this is minor.

Ralph Maleus: I visited the property and spoke with Mr. Pollock. I agree with Gloria, it seems to be straight-forward. The question I have is the driveway. Has the driveway been approved by the Region?
 Shane Pollock: Yes, I got a permit from them in 2016.

Peter Prust: I visited the site as well. I can't see where the height is an issue. There is a field and trees surrounding the property.

Bill Basztyk: I noticed lots of trusses on the property. I didn't see anything objectionable. I noted the farm to the south and the surrounding trees. It is gravelled and ready to go. I have no issues.

Jacqueline Kelly: We don't have an issue with the garage or even the height. We want assurances that no semi's will be pulling up the driveways.
 Shane Pollock: I have a transmission repair business in Port Perry. I don't want to work on them at home. I want this for my antique cars and motorcycles. The door height is actually not high enough for a semi. I understand the concern but there will be no trucks repaired here.

4b) Written Submissions for A-12/22 POLLOCK

No comments received.

Resolution 2-5

MOVED BY Gloria Stewart and seconded by Bill Basztyk that Minor Variance Application File No. A-12/22 POLLOCK as made by Shane Pollock, be approved. The proposed application 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) CONFIRMATION OF DECISION for A-12/22 POLLOCK

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

Application A-13/22 WOJTKA	7:10pm
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Name of Applicant:	Debby Wojtko
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Address of Applicant / Agent:	20 Stoddart St, Beaverton ON L0K 1A0
Location of Property:	20 Stoddart St, Beaverton ON L0K 1A0
Purpose of Application:	To provide relief from zoning by-law 287-78-PL Section 10.1m Unenclosed porches, balconies, steps of patios in which a maximum yard encroachment of 1.5m is permitted and an encroachment of 2.123m is required.
Effect of Application:	To allow for the construction of a larger deck in the backyard.

4a) Presentation of Application A-13/22 WOJTKA

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

Debby Wojtka: It's a deck across the back of our bungalow in Beaverton. It's only about 4 feet larger than the by-law allows.

- **Does anyone else wish to speak to the application?**

Bill Baszyk: I noticed from the plans and my visit of the property, that the deck would occupy about half of the back yard. I agree that the deck size is appropriate. I understand that the deck will not be very high. Overall, I think it is a good project and I have no issues with it.

Peter Prust: I attended the site and I spoke with the owners. I would imagine the deck will fit in well with the neighbourhood. I have no issues.

Ralph Maleus: I walked to the back of the site. It is a bungalow and doesn't allow a lot of deck to be constructed at the back. I think this is a good compromise.

Gloria Stewart: I visited the site and I don't see any problems. It will make a better deck with the additional width. I am in favour of it.

4b) Written Submissions for A-13/22 WOJTKA

No comments received.

Resolution 3-5

MOVED BY Peter Prust and seconded by Ralph Maleus that Minor Variance Application File No. A-13/22 WOJTKA as made by Debby Wojtka, be approved. The proposed application 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) CONFIRMATION OF DECISION for A-13/22 WOJTKA

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

5. OTHER BUSINESS

- In-person hearings beginning July 2022
- Discussion of mileage rate
- Discussion of appointment of new Secretary-Treasurer

6. ADJOURN

MOVED BY Peter Prust that this meeting does now close at 7:37pm.

CARRIED

CHAIR

SECRETARY-TREASURER