



COMMITTEE OF ADJUSTMENT

MEETING MINUTES

6th MEETING OF 2022

TUESDAY July 19, 2022

The sixth meeting of 2022 for the Committee of Adjustment of the Township of Brock was held on Tuesday, July 19, 2022 in the Council Chambers.

Members Present:

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

Regrets:

Others Present:

- David Watman
- David Schmucker

Staff Present:

- Richard Ferguson, CBO
- Luke Puckrin, Inspector / Secretary-Treasurer
- Billie Clark, Building and Planning Assistant (recording minutes)

1. CALL TO ORDER – Chair George Hewitt – 7:04 PM

2. APPOINTMENT OF LUKE PUCKRIN AS NEW SECRETARY-TREASURER

Resolution 1-6

MOVED BY Ralph Maleus and seconded by Peter Prust, that Luke Puckrin be and is hereby appointed as the Secretary-Treasurer of the Township of Brock Committee of Adjustment.

CARRIED

3. DECLARATION OF CONFLICT OF INTEREST

4. CONFIRMATION OF MINUTES – 5th meeting – June 21, 2022

Resolution 2-6

MOVED BY Bill Basztyk and seconded by Peter Prust, that the minutes of the 5th meeting of the Township of Brock Committee of Adjustment, as held on June 21, 2022, be taken as read, confirmed, and signed by the Chair and Secretary-Treasurer.

CARRIED

5. HEARING OF APPLICATIONS

Application A-11/22 WATMAN

Name of Applicant / Agent:	David Watman
Address of Applicant / Agent:	27440 Cedarhurst Beach Rd, Beaverton ON L0K 1A0
Location of Property:	27440 Cedarhurst Beach Rd, Beaverton ON L0K 1A0
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 6.5m.
Effect of Application:	To allow for the construction of a detached garage.

5a) Presentation of Application A-11/22 WATMAN

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

David Watman: this is for a garage for an RV, it needs a 14 foot door.

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

Peter Prust: No questions. I visited the site and found that the height and style is consistent with other existing structures on the property.

Ralph Maleus: I also visited the site. The garage blends in nicely with the house on the property. I'm not a fan of retroactive approval, but it is better to have retroactive approval than no approval.

Gloria Stewart: I also visited the site. I'm happy with the garage, but it is already erected.

Bill Basztyk: I visited the site and didn't even notice the garage was there, because of how well it blends in with the house. I'm also not a fan of retroactive approvals, but it is better than no approval. Was the building of the garage approved by Conservation?

Richard Ferguson: Yes, the property owner has already received Conservation approval, a permit was issued by Lake Simcoe Region Conservation Authority.

5b) Written Submissions for A-11/22 WATMAN

No comments received.

Resolution 3-6

MOVED BY Ralph Maleus and seconded by Bill Basztyk, that Minor Variance Application File No. A-11/22 WATMAN as made by David Watman, 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

5d) CONFIRMATION OF DECISION for A-11/22 WATMAN

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

Application A-14/22 SCHMUCKER

Name of Applicant / Agent:	David Schmucker
Address of Applicant / Agent:	16100 Brock Rd, Sunderland ON L0C 1H0
Location of Property:	16100 Brock Rd, Sunderland ON L0C 1H0
Purpose of Application:	To provide relief from Zoning By-Law 287-78-PL, Section 8, "Plate D", Column D Row 13 that requires a minimum side yard setback of 15m to allow for a setback of 8.8m.
Effect of Application:	To allow for the construction of a new barn.

6a) Presentation of Application A-14/22 SCHMUCKER

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

David Schmucker: We want to build a barn to house chickens. Our chickens are free-range, pasture chickens, but they would be able to go in the barn during the day and be kept in the barn overnight. We want the barn closer to the lot line to better use the space on the property by keeping more useable space to the south of the property. Having the barn closer to the lot line would also keep it in-line with an existing barn on the property, keep it further from our neighbours, and out of their views. It will be a frame structure and house 750 chickens as the maximum at one time.

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

Bill Basztyk: I visited the property and spoke with Mr. Schmucker Sr. At the time, I asked why the barn couldn't be further from the lot line, as there is plenty of space. He explained the same things, about keeping the barn in-line and further from the neighbours, and keeping the odour away, too. I am satisfied.

Gloria Stewart: I visited the property, but didn't go through the "chicken area". Everything was explained to me by Mr. Schmucker's mother/mother-in-law. It all seemed okay, I didn't see any problems.

Peter Prust: I attended the site. The situation was explained to me: there is environmental protection to the north, so being closer to the lot line shouldn't have any impact on the future development of that property. It also makes sense to keep the chickens away from the neighbours.

Ralph Maleus: I visited the site. I think it makes sense to have the barn closer to the lot line, it's nicer for the neighbours.

6b) Written Submissions for A-14/22 SCHMUCKER

No comments received.

Resolution 4-6

MOVED BY Peter Prust and seconded by Gloria Stewart, that Minor Variance Application File No. A-14/22 SCHMUCKER as made by David Schmucker, 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

6d) CONFIRMATION OF DECISION for A-14/22 SCHMUCKER

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

6. OTHER BUSINESS

- In-person meetings
 - Richard Ferguson: We can still do an in-person meeting in August, but I can't promise beyond that
- Appointment of new committee in December
 - Committee members must re-apply at that time (after the election)

7. ADJOURN

MOVED BY Peter Prust that this meeting does now close at 7:28 PM.

CARRIED

CHAIR

SECRETARY-TREASURER