



COMMITTEE OF ADJUSTMENT

MEETING MINUTES

4<sup>th</sup> MEETING OF 2020

TUESDAY JULY 28, 2020

The fourth meeting of the Committee of Adjustment of the Township of Brock was held on Tuesday, July 28, 2020 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)

Others Present:

- Jim Teel (7pm session)
- Lee Tasse (7:30pm session)

1. **CALL TO ORDER** – Chair George Hewitt – 7:05 p.m.
2. **DECLARATION OF CONFLICT OF INTEREST**
3. **CONFIRMATION OF MINUTES** – 3<sup>rd</sup> meeting – July 21, 2019

Bill Basztyk: Correction – yes, he did confirm the 2 acre size and the single storey garage design. Please update the minutes to reflect the complete answer provided at the meeting.

**Resolution 1-4**

MOVED BY Ralph Maleus, seconded by Gloria Stewart that the minutes of the 3<sup>rd</sup> meeting of the Township of Brock Committee of Adjustment, as held on July 21<sup>st</sup>, 2020, be taken as read, confirmed, and signed by the Chair and Secretary-Treasurer with the above-noted correction. [Note: correction completed by D. Vandenakker on July 29, 2020]

**MOTION CARRIED**

4. **HEARING OF APPLICATIONS**

<b>Application #1: A-2/20 TEEL</b>	<b>7:00pm</b>
<b>Application #2: A-6/20 TASSE</b>	<b>7:30pm</b>

**Application File No. A-2/20 TEEL**

<b>Name of Applicant / Agent:</b>	James (Jim) Allan Teel
<b>Address of Applicant / Agent:</b>	440 North Street, Beaverton ON L0K 1A0
<b>Location of Property:</b>	440 North Street, Beaverton ON L0K 1A0
<b>Purpose of Application:</b>	Relief from Zoning By-law 287-78-PL: Plate “C” Provisions for Residential Uses, row 13, column H in which the interior side yard set-back required is 1.8m, to 0.91m; and Section 10.1c. in which an accessory building must be located 1.8m away from the principal building, to 1.37m.

<b>Effect of Application:</b>	The effect of the application is to permit the construction/location of a pre-built garage on the subject property that is not in conformance with the zoning by-law.
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**4a) Presentation of Application A-4/20 BRUNNE**

- **Does the owner or agent wish to speak to the application?**  
The owner provided a brief description of the finished pre-fabricated garage. The garage has to be pinned in 4 corners. The exterior is a vinyl finish with a steel roof.
- **Does anyone else wish to speak to the application?**

**Gloria Stewart:** I had a concern, according to the application, the height of the pre-fabricated garage is significantly lower than the building in the back. I’m not sure it is going to be that aesthetically pleasing if you can see the building behind it.

**Response:** I (Jim Teel) don’t think you will actually be able to see it unless you are standing at the end of my driveway.

**Ralph Maleus:** It is a very narrow lot. It seems like a reasonable request with few impacts. I have no concerns or questions.

**Bill Basztyk:** Essentially, I looked at the property and proposed building. I don’t have any issues or questions on that. With regards to the purpose of the application, the type of “principal” used in the wording needs to be corrected from “principle” to “principal”. [Note: complete]

**Peter Prust:** I have no issues. It is a narrow lot and is pretty consistent with the neighbourhood.

**4b) Written Submissions for A-4/20 BRUNNE**

- Planning Report
- An email was received from Lore and John Grant noting that they have no issues or objections to Mr. Teel’s application.

**4c) Decision regarding A-2/20 TEEL**

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 2-4**

MOVED BY Bill Basztyk, seconded by Peter Prust that Minor Variance Application File No. A-2/20 TEEL as made by Jim Teel 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.

MOTION CARRIED

**4d) CONFORMATION OF DECISION**

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

Chair Hewitt explained the appeal period. A building permit cannot be issued within 20 days, but you can work towards obtaining it. The appeal goes to the LPAT and their decision is final.

Application File No. A-6/20 TASSE

Name of Applicant / Agent:	Lee Tasse
Address of Applicant / Agent:	50 Albert Street North, Sunderland ON L0C 1H0
Location of Property:	50 Albert Street North, Sunderland ON L0C 1H
Purpose of Application:	Relief from Zoning By-law 287-78-PL Plate “C” Provisions for Residential Uses, row 13, column H, from a 5m interior side yard set-back to 1.2m, and relief from row 14, column H for the rear yard set-back from 8m to 5.5m.
Effect of Application:	The effect of the application is to permit the building of a garage closer to the interior and rear of the property lines than is permitted in the Zoning By-law.

4a) Presentation of Application A-6/20 TASSE

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

**Lee Tasse:** The main reason to build this is that my mother is aging and I want her to be able to live with us. It will be a hobby shop, but built as a single car garage. It will be board and batten and tin roof like the house. If we followed the zoning by-law, we would only see the side of the garage. This way it doesn't block the sun.

- Does anyone else wish to speak to the application?

**Bill Basztyk:** I spoke with Mr. Tasse and he was showing me the various construction plans. Looking at the property and location of the structure. I don't see any issues with the application. He was able to answer all of my questions on site.

**Ralph Maleus:** I also spoke with Mr. Tasse on site. I think Mr. Tasse has placed the garage in a very nice place to save some of the old trees. It seems suitable. I don't have any questions or concerns.

**Peter Prust:** It seems to be well placed and consistent with the nature of the neighbourhood. It fits in very well from Albert Street.

**Gloria Stewart:** My questions have also been answered.

4b) Written Submissions for A-6/20 TASSE

- Planning Report
- No written or verbal comments were received.

4c) Decision regarding A-6/20 TASSE

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 3-4

MOVED BY Peter Prust, seconded by Ralph Maleus that Minor Variance Application File No. A-6/20 TASSE as made by Lee Tasse 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.

MOTION CARRIED

**4d) CONFORMATION OF DECISION for A-6/20 TASSE**

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

Chair Hewitt explained the appeal period. A building permit cannot be issued within 20 days, but you can work towards obtaining it.

**5. OTHER BUSINESS**

- No other business was brought forward.

**6. ADJOURN**

MOVED BY Gloria Stewart that this meeting does now close at 7:31 pm.

MOTION CARRIED

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CHAIR

  
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SECRETARY-TREASURER