



COMMITTEE OF ADJUSTMENT

MEETING MINUTES

1st MEETING OF 2022

TUESDAY FEBRUARY 15, 2022

The first meeting of 2022 for the Committee of Adjustment of the Township of Brock was held on Tuesday, February 15, 2022 virtually by Microsoft Teams.

Members Present:

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

Others Present:

- Jason Duckworth and Becca Timbers

Staff Present:

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

1. **CALL TO ORDER** – Chair George Hewitt – 7:00 p.m.
2. **DECLARATION OF CONFLICT OF INTEREST**
3. **CONFIRMATION OF MINUTES** – 7th meeting – November 9, 2021

Resolution 1-1

MOVED BY Peter Prust and seconded by Gloria Stewart, that the minutes of the 7th meeting of the Township of Brock Committee of Adjustment, as held on November 9, 2021, be taken as read, confirmed, and signed by the Chair and Secretary-Treasurer.

CARRIED

4. HEARING OF APPLICATIONS

Application A-1/22 DUCKWORTH

Name of Applicant / Agent:	Jason Duckworth and Becca Timbers
Address of Applicant / Agent:	B1390 Thorah Concession 4, Beaverton ON L0K 1A0
Location of Property:	B1390 Thorah Concession 4, Beaverton ON L0K 1A0
Purpose of Application:	To provide relief from Line 11, Column C, of Plate C, (by way of Section 10.1.(h)(iv), and Section 10.1(b), of Zoning By-law 287-78-PL; to permit the proposed accessory building to be constructed in front of the existing dwelling, at a distance of 1.2m to the front property line.
Effect of Application:	To permit the construction of an accessory building in front of the existing dwelling, 1.2m from the property line.

4a) Presentation of Application A-1/22 DUCKWORTH

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

Jason Duckworth: We want to build a garage. We need more space than anywhere else on the property provides as the well and septic get in the way. The road ends at the front corner of our property. It is the best place to put the garage. We did look at trying to buy the neighbours 1 acre and it didn't work.

- Does anyone else wish to speak to the application?

Ralph Maleus: The property is pretty secluded. The question is if you are planning to build a living quarter on the second floor of the garage?

Jason Duckworth: The plan is storage or like a playroom as we don't have a rec room in the house and no storage. We thought if we were building a garage, it would be good to have more storage and room.

Gloria Stewart: If your intention is a rec room on the second floor – what is your plan for services?

Jason Duckworth: Only electricity. There won't be any water going to the shop.

Peter Prust: I don't have any questions. It looks like it will fit in with the area and we have had other builds with this setback.

Bill Baszyk: It appears to be the ideal location for the garage as well. You are the end house, so no impact to neighbours.

George Hewitt: Do you know roughly how deep your well is now?

Jason Duckworth: I want to say about 60 feet deep, but I'm not sure exactly. It is dug with a drilled sleeve. We have about a foot of soil before we are into shale so services are tough.

4b) Written Submissions for A-1/22 DUCKWORTH

- None received.

Resolution 2-1

MOVED BY Ralph Maleus and seconded by Bill Baszyk that Minor Variance Application File No. A-1/22 DUCKWORTH as made by Jason Duckworth and Becca Timbers, 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) CONFIRMATION OF DECISION for A-1/22 DUCKWORTH

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

5. OTHER BUSINESS

- Discussion of the future of in-person meetings for the Committee.

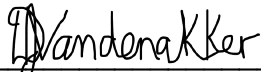
All Committee members prefer to meet in-person.

6. ADJOURN

MOVED BY Peter Prust that this meeting does now close at 7:19 pm.

CARRIED

CHAIR


SECRETARY-TREASURER