



COMMITTEE OF ADJUSTMENT

MEETING MINUTES

7th MEETING OF 2021

TUESDAY NOVEMBER 9, 2021

The seventh meeting of 2021 for the Committee of Adjustment of the Township of Brock was held on Tuesday, November 9, 2021 virtually by Microsoft Teams.

Members Present:

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

Others Present:

- Aileen and John Larin (applicants)
- John Teel (public)

Staff Present:

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

1. **CALL TO ORDER** – Chair George Hewitt – 7:03 p.m.
2. **DECLARATION OF CONFLICT OF INTEREST**
3. **CONFIRMATION OF MINUTES** – 6th meeting – October 19, 2021

Resolution 1-7

MOVED BY Bill Baszyk and seconded by Ralph Maleus, that the minutes of the 6th meeting of the Township of Brock Committee of Adjustment, as held on October 19, 2021, be taken as read, confirmed, and signed by the Chair and Secretary-Treasurer.

CARRIED

4. HEARING OF APPLICATIONS

Application A-16/21 LARIN

Name of Applicant / Agent:	Applicant: Aileen and John Larin Agent: RWH Construction
Address of Applicant / Agent:	Applicant: 24210 Thorah Park Boulevard, Beaverton ON L0K 1A0 Agent: 13 Lindsay Street, Fenelon Falls ON K0M 1N0
Location of Property:	24210 Thorah Park Boulevard, Beaverton ON L0K 1A0
Purpose of Application:	To provide relief from Zoning By-law 287-78-PL Column G, Row 13 that requires a 5m interior side yard setback to allow for a 1.5m interior side yard setback on the north side.
Effect of Application:	To allow the construction of an addition of an attached garage with living area.

4a) Presentation of Application A-16/21 LARIN

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

We thought it was done in September because we applied for the variance but when applied for the building permit we were advised that we need this variance as well.

Debbie Vandenaeker: Just to add to this, the Site Plans submitted with the boat house variance did not show living area above the garage. When the building permit plans were submitted, the living area was shown and the Building Department correctly advised that a variance to the side yard set back is required because it is no longer just a garage set-back.

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

Bill Basztyk: Where are the stairs to the second floor living area?

John Larin: It will be accessed from the second floor of the house.

Bill Basztyk: The stairs on the main floor of the garage lead to a slightly elevated main floor?

John Larin (applicant): That is correct.

Ralph Maleus: I went back to take a look at the property to make sure I didn't miss anything from the first application. Nothing has changed and I support the application.

Gloria Stewart: Everything remains the same, so I have no questions.

Ralph Maleus: My comment is very simple. It is very common in that area to have these types of variances. You usually have to have closer to one side with a minor variance for any new construction. In this case it is the same. I don't think there will be any obstruction as such in my view. I think it will be a nice property when it is done. It is very common in this area and it allows equipment to get through on one side so the other side gets closer.

John Teel (member of the public): This is going to be clearly large against the property line. As a family, we all object to it. At first it seemed like it was only a boathouse, but now it seems like it will be a large two storey structure right up against the property line.

John Teel (member of the public): This is too large and how will the water flow through 1.2m?

Laurie Chambers (applicant's agent): We have done all of the appropriate studies and done all of the due diligence for the plans. It is not going to impact water flows.

Aileen Larin (applicant): The variance is pretty far down the property. The water will be accommodated with the swale that is there already.

John Larin (applicant): The whole construction is 10 or 15 feet behind the building next door so it isn't going to encroach on anything.

Gloria Stewart: Was LSRCA involved?

John Larin (applicant): Yes, we had all of the studies done. LSRCA is fully aware and involved with permitting. The drainage will continue to be where it is now.

4b) Written Submissions for A-16/21 LARIN

- None received.

Resolution 2-7

MOVED BY Ralph Maleus and seconded by Gloria Stewart that Minor Variance Application File No. A-16/21 LARIN as made by Aileen and John Larin, 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-16/21 LARIN

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

5. OTHER BUSINESS

6. ADJOURN

MOVED BY Ralph Maleus that this meeting does now close at 7:23 pm.

CARRIED

CHAIR



SECRETARY-TREASURER