

# Decision of the Committee of Adjustment With Reasons

(Section 45(1), Planning Act, 1990)

Municipality	Municipality of Brockton
File Number	A-2021-064
Related File(s)	None
Date of Hearing	October 12, 2021
Owner / Applicant / Agent	Darryl Randall & Stephanie Randall
Legal Description	PLAN 2 PT PARK LOT 3 WEST; RANGE PLAN 71 PT PARK LOT 4; WEST RANGE RP 3R7806 PART 1 (Walkerton) Municipality of Brockton
Municipal Address	221 Thomas Street
Purpose of Application	An increase of the maximum lot coverage and number for accessory buildings and structures.
Variances Granted	The proposed site coverage is 7.8%, whereas the maximum site coverage permitted in the Zoning By-law is 5%. The applicant is requesting to exceed the maximum lot coverage by 2.8%. The proposed number of accessory buildings and structures is 4, whereas the maximum number permitted in the Zoning By-law is 3. The applicant is requesting to exceed the maximum number by 1.
Effect of Submissions	Any submissions relating to this application were considered by the Approval Authority in making its decision on this matter.

The application for Minor Variance from Comprehensive Zoning By-law 2013-26 is hereby **granted** subject to the following conditions:

1. That any future development on the property conforms to the provisions of the Zoning By-law;
2. That the decision applies only to the proposed development as indicated on Schedule 'A' attached to and forming part of this decision.
3. That the total lot coverage for the accessory building shall be no great than +/- 10.5%.
4. That the total number of accessory buildings shall not exceed 4.

**Reasons:**

1. The variance maintains the intent and purpose of the Official Plan.
2. The variance maintains the intent and purpose of the Zoning By-law.
3. The variance requested is desirable for the appropriate and orderly development and use of the lands and buildings.
4. The variance is minor in nature.

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Purpose of Application	An increase of the maximum lot coverage and number for accessory buildings and structures.
Effect of Submissions	Any submissions relating to this application were considered by the Approval Authority in making its decision on this matter.

The application for Minor Variance from Comprehensive Zoning By-law 2013-26 is hereby **refused**.

**Reasons (check all that apply):**

- ☐ The variance does not maintain the intent and purpose of the Official Plan.
- ☐ The variance does not maintain the intent and purpose of the Zoning By-law.
- ☐ The variance requested is not desirable for the appropriate and orderly development and use of the lands and buildings.
- ☐ The variance is not minor in nature.
- ☐ The variance does not conform to the Provincial Policy Statement.

# Concurrence of Committee Members for Minor Variance A-2021-064 Randall

We, the **undersigned, concur in the Decision and reasons** given for the Decision of the Committee of Adjustment for the Municipality on October 12, 2021

Signature	Title & Name	Absent	Present
<hr/>	Committee Member (Kym Hutcheon)	( )	( )
<hr/>	Committee Member (Dan Gieruszak)	( )	( )
<hr/>	Committee Member (Steve Adams)	( )	( )
<hr/>	Committee Member (James Lang)	( )	( )
<hr/>	Committee Member (Dean Leifso)	( )	( )
<hr/>	Committee Member (Tim Elphick)	( )	( )
<hr/>	Committee Chair (Chris Peabody)	( )	( )

## Certification of Committee’s Decision

I, **Fiona Hamilton** being the Secretary-Treasurer of the Committee of Adjustment for the Corporation of the **Municipality of Brockton** certify that this is a true copy of the Committee's Decision of **October 12, 2021**.

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Date

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Secretary-Treasurer

## Notice of Last Date of Appeal

Notice is hereby given that the last date for appealing this decision to the Ontario Land Tribunal is **November 1, 2021**.  
See appeal information on reverse of this form.

## Notice That No Appeals Have Been Received

When signed, this certifies that no appeals have been received

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Date

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Secretary-Treasurer

# Appeal Information

**Not later than 20 days** from the Date of Decision, the applicant, the Minister or any other person or public body who has an interest in the matter may appeal to the Ontario Land Tribunal (OLT) against the decision of the Committee. If no notice of appeal is given within 20 days, the decision of the Committee is final and binding.

Anyone wishing to appeal the decision is required to submit a notice of appeal (in accordance with the OLT guidelines and Appellant Form A1, available at <https://olt.gov.on.ca/appeals-process/forms/>) setting out the objection to the decision and the reasons in support of the objection.

Appeals must include a certified cheque or money order for the appropriate amount, payable to the Minister of Finance.

Appeals are filed with the **Secretary-Treasurer of the Committee** at:

Fiona Hamilton  
Secretary-Treasurer of the Committee of Adjustment  
Municipality of Brockton  
Administration Centre  
100 Scott Street, P.O. Box 68  
WALKERTON, ON N0G 2V0

The OLT may dismiss all or part of an appeal after holding a hearing or without holding a hearing on the motion under Section 45(17) [Dismissal without hearing], as it considers appropriate.

For more information about this application **phone 226-909-5515**, from 8:30 a.m. to 4:30 p.m. Monday to Friday; or visit on-line at [www.brucecounty.on.ca](http://www.brucecounty.on.ca) under 'Living Here', 'Housing and Property', 'Land Use Planning' by Municipality and File Number; or e-mail [bcplwa@brucecounty.on.ca](mailto:bcplwa@brucecounty.on.ca).

# Schedule 'A'

