



Committee of Adjustment Minutes

Bruce County Council Chambers, 30 Park Street, Walkerton, ON
Tuesday, October 9, 2018- 7:12 p.m.

Convened Pursuant to Section 45(6) of the Planning Act

Committee Members

David Inglis, Mayor and Chair	Present
Dan Gieruszak, Deputy Mayor	Present
Steve Adams, Councillor	Present
Bill Bell, Councillor	Present
Dean Leifso, Councillor	Present
Chris Oberle, Councillor	Present
Chris Peabody, Councillor	Present

Staff

Sonya Watson, CAO and Alternate Secretary-Treasurer	Present
Fiona Hamilton, Clerk and Secretary-Treasurer	Present
Mark Paoli, Senior Bruce County Planner	Present
John Ghent, Bruce County Planner	Present

The Council Meeting was called to order at 7:12 p.m. with Mayor David Inglis presiding.

Public Meeting

1. Acceptance of Agenda

Resolution COA 18-05-01 Moved by C. Peabody Seconded by B. Bell

That the Committee of Adjustment of the Council of the Municipality of Brockton accept the Agenda for the Public Meeting of Tuesday, October 9, 2018 as presented.

Carried.

2. Disclosure of Pecuniary Interest and General Nature Thereof

None disclosed at this time.

3. Minutes

Resolution COA 18-05-02 Moved by B. Bell Seconded by C. Peabody

That the Committee of Adjustment adopt the minutes of the September 24, 2018 Committee of Adjustment Meeting as presented.

Carried.

4. Reports

4.1 **Planning Report – Minor Variance – A-43-18.34 Scherders – Prepared by John Ghent, Bruce County Planner**

John Ghent presented his revised Planning Report dated October 9, 2018. John Ghent explained that the Committee of Adjustment had approved a minor variance to reduce the applicable MDS setback from 564m to 240m. The Applicant was proposing to build a house with a setback of 198m and not the 240m that had originally been recommended by John Ghent. A revised site plan had been submitted by the Applicant prior to the last meeting on September 24, 2018, but planning staff were not aware of the change in the setbacks. John Ghent confirmed that the revised distance of 198m and not 240m would still satisfy the required tests and constituted good land use planning.

That the Committee of Adjustment of the Corporation of the Municipality of Brockton return to, and reconsider Bruce County Planning File A-43-18.34 and any objections and submissions arising from the Public Hearing and hereby approves the application for a minor variance to the Municipality of Brockton Comprehensive Zoning By-Law 2013-26 by Luke Scherders for land described as Part of Lot 18, Concession 11, geographic Township of Brant, and approves the Minor Variance for MDS 1 at a proposed setback of 198 m in accordance with the Decision Sheet.

Carried.

4.2 Planning Report – Minor Variance – A-51-18.31 Elphick– Prepared by Mark Paoli, Bruce County Planner

Mark Paoli, Senior Bruce County Planner presented his Planning Report dated October 9, 2018. Mark Paoli explained that the minor variance application would allow the applicants to build a shed to store equipment. The proposed location of the shed would allow for trucks to turn around and maintain sightlines to the barn. The applicants were proposing that the applicable setbacks be reduced from 20m to 4m. Mark Paoli confirmed that, in his opinion, the application did satisfy the required test and he recommended that it be approved.

That the Committee of Adjustment of the Corporation of the Municipality of Brockton has considered Bruce County Planning File A-51-18.31 and any objections and submissions arising from the Public Hearing and hereby approves the application for a minor variance to the Municipality of Brockton Comprehensive Zoning By-Law 2013-26 by John and Donna Elphick for land described as Part of Lot 7, Concession 14, geographic Township of Greenock, and approves the Minor Variance in accordance with the Decision Sheet.

Carried.

That the Committee of Adjustment of the Council of the Municipality of Brockton hereby adjourn the Public Meeting convened under Section 45(6) of the Planning Act at 7:21 p.m.

Carried.

Chair – Chris Peabody

Secretary-Treasurer – Fiona Hamilton