

Decision of the Committee of Adjustment With Reasons

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

Municipality	Municipality of Brockton
File Number	A-2024-082
Related File(s)	B-2024-098
Date of Hearing	January 14, 2025
Owner / Applicant / Agent	Robert Poechman – Michael Oberle
Legal Description	CON 3 SDR LOT 66 PT LOT 67;PT LOT 68 (former Brant Township), Municipality of Brockton
Municipal Address	1464 SIDEROAD 30 S
Purpose of Application	The purpose of this application is a Minor Variance to facilitate a Consent for new lot creation. It is proposed that a reduced agricultural lot frontage of +/-65m along Concession 2 SDR be permitted. If approved, this will facilitate a related consent for a surplus farm dwelling severance.
Variances Granted	Lot frontage of approximately +/-65 meters (m) where 100m is required.
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. Development of the property must be substantially consistent with the site plan attached as Schedule 'A' to this decision.

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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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-2024-082 Poechman c/o Oberle

We, the undersigned, **concur in the Decision and reasons** given for the Decision of the Committee of Adjustment for the Municipality on January 14, 2025.

Signature	Title & Name	Absent	Present
_____	Committee Member, (Carl Kuhnke)	()	()
_____	Committee Member, (Gregory McLean)	()	()
_____	Committee Member, (Kym Hutcheon)	()	()
_____	Committee Member, (Steve Travale)	()	()
_____	Committee Member, (Mitch Clark)	()	()
_____	Committee Member, (Tim Elphick)	()	()
_____	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 **January 14, 2025**.

Date

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 **February 03, 2025**.

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

Date

Secretary-Treasurer

Appeal Information

Not later than 20 days from the Date of Decision, only the applicant, the Minister, a specified person (being a utility and transportation company) or public body that 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 Appeal Form A1, available at <https://olt.gov.on.ca/appeals-process/> setting out the objection to the decision and the reasons in support of the objection.

Appeals must include a certified cheque or money order in the amount specified by the OLT 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** under 'Living Here', 'Housing and Property', 'Land Use Planning' by Municipality and File Number; or e-mail **bcplwa@brucecounty.on.ca**.

Schedule 'A'

