



The Corporation of the Municipality of Brockton

Committee of Adjustment Minutes

Tuesday, September 26, 2023, 6:30 p.m.

Bruce County Council Chambers - 30 Park Street, Walkerton, ON

Committee Members: Chris Peabody, Mayor
Mitch Clark, Councillor
Tim Elphick, Councillor
Kym Hutcheon, Councillor
B. Carl Kuhnke, Councillor

Committee Members Absent: James Lang, Deputy Mayor
Gregory J. McLean, Councillor

Staff: Fiona Hamilton, Secretary/Treasurer
Sonya Watson, Alternate Secretary/Treasurer
Trish Serratore, Chief Financial Officer

1. **Indigenous Land Acknowledgement Statement**
2. **Call to Order and Acceptance of Agenda**

Resolution COA 23-03-01

Moved By: Kym Hutcheon

Seconded By: Tim Elphick

That the Committee of Adjustment of the Council of the Municipality of Brockton accept the Agenda for the Public Meeting of September 26, 2023 as presented.

Carried

3. **Disclosure of Pecuniary Interest and General Nature Thereof**

None disclosed at this time.

4. **Acceptance of Minutes**

- 4.1 Committee of Adjustment Minutes - April 11, 2023

Resolution COA 23-03-02

Moved By: Tim Elphick

Seconded By: B. Carl Kuhnke

That the Committee of Adjustment adopt the minutes of the April 11, 2023 Committee of Adjustment Meeting as presented.

Carried

5. **Reports**

- 5.1 Planning Report - Minor Variance Application A-2023-042

Benito Russo, Bruce County Planner, provided an overview of the characteristics of the property and an overview of the application. Mr. Russo also summarized all the ways the public could receive updates relating to the application.

Mr. Russo noted that the application would allow for an extension of the existing industrial building to improve the safety of the movement of goods and equipment through the site. The extension would not produce any new noise intrusions or other nuisances to surrounding property.

Mr. Russo summarized the existing designations on the property and the four-part test required for a minor variance.

The independent review from adjacent properties noted that the equipment that would be placed in the extension was not discernable with the doors open and closed and was further not discernible from Old Durham Road. It was noted that overtime an owner will be expected to develop the property to maximize its use. The proposed extension was not expected to have any impact on the adjacent properties.

Mr. Russo noted that two public comments were received, noting potentially increased truck traffic on Elm Street. The commenter was satisfied when the details about the application were explained. A second commenter suggested additional visual screening in the form of tree planting along the boundary of the lot.

Mr. Russo responded to questions from Council about the commitment on the part of the property owner to plan additional trees and the inclusion of a provision in the Site Plan Control Agreement.

Resolution COA 23-03-03

Moved By: Tim Elphick

Seconded By: Kym Hutcheon

That the Committee of Adjustment of the Corporation of the Municipality of Brockton has considered Bruce County Planning Report File A-2023-042 and any objections and submissions arising from the Public Hearing and approves the application for a Minor Variance to TO PLAN 7 LOTS 1 TO 5 WS; PRINCESS ST LOTS 1 AND 2 SS; KING ST AND RP 3R748 PARTS 1; TO 3 (Walkerton) Municipality of Brockton in accordance with the conditions as outlined on the Decision Sheet.

Carried

6. Adjournment

Resolution COA 23-03-04

Moved By: B. Carl Kuhnke

Seconded By: Kym Hutcheon

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 6:40 p.m.

Carried

Chair - Mayor Peabody

Secretary/Treasurer - Fiona Hamilton