



## **Municipality of Brockton Property Standards Committee Minutes**

Thursday, November 2, 2023, 7:00 pm  
Bruce County Council Chambers - 30 Park Street, Walkerton, ON

Members Present: Steve Cobean  
Amy Rogers  
Dean Leifso

Other Present: Fiona Hamilton, Secretary  
Lisa MacDonald, Property Standards/By-law Enforcement Officer  
Dieter Wetz, Building and Planning Manager  
Tracey Lemont, Appellant  
Philip McGhee, Property Owner

### **1. Call to Order and Acceptance of Agenda**

Chairperson Stephen Cobean called the meeting to order at 7:15 p.m. and introduced the Members of the Committee. The Appellant, Tracey Lemont, identified herself, followed by Lisa MacDonald, Property Standards Officer/By-law Enforcement Officer.

#### **Motion PSC-01-01**

Moved By: Dean Leifso  
Seconded By: Amy Rogers

That the Municipality of Brockton Property Standards Committee approves the Agenda as presented.

**Carried.**

### **2. Declaration of Pecuniary Interest or General Nature Thereof**

Committee Member Dean Leifso declared a conflict of interest in relation to the appeal for 1104 Yonge Street South for professional reasons.

### **3. Adoption of Minutes**

3.1 Property Standards Committee Minutes - October 5, 2023

#### **Motion PSC-01-02**

Moved By: Dean Leifso  
Seconded By: Amy Rogers

That the Municipality of Brockton Property Standards Committee approved the minutes from the meeting on October 5, 2023 as presented.

**Carried.**

### **4. Powers of the Committee and Explanation of the Process**

Chairperson Cobean informed those in attendance that the Committee was meeting in accordance with section 9 of the Statutory Powers Procedures Act and that the meeting was open to public. Chairperson Cobean confirmed that his role was to ensure decorum and that the hearing proceeded in a fair and respectful manner.

## 5. Hearing for Appeal of Property Standards Order

### 5.1 Municipality's Presentation

Committee Member Dean Leifso declared a conflict of interest in relation to the appeal for 1104 Yonge Street South and did not participate in any discussion, question period or deliberations in relation to this matter.

Fiona Hamilton, Committee Secretary, administered the oath to Lisa MacDonald, Property Standards Officer/By-law Enforcement Officer.

Lisa MacDonald informed the Committee that she responded to a complaint about a property located at 1104 Yonge Street South, Walkerton, Ontario. Ms. MacDonald informed the Committee that she attended the property for an inspection on August 2, 2023 and she provided photographs showing empty containers, bags of soil and mulch, recycling, waste, loose cardboard, long grass and large shrubs impeding the view of pedestrians and motorists approaching the intersection. Ms. MacDonald referenced the specific provisions from the Brockton Property Standards By-law that applied to the yard.

Ms. MacDonald informed the Committee that she issued a Notice of Contravention to the Appellant, and then completed a reinspection of the property on August 14, 2023. Ms. MacDonald provided the Committee with additional photographs from the August 14, 2023 reinspection, showing long grass, a brush pile, soil and mulch bags, empty containers, and containers with dead vegetation.

Ms. MacDonald informed the Committee that she issued the Order to Remedy having confirmed the names of the registered owner using the parcel abstract for the property.

Ms. MacDonald introduced the following documents as Exhibits:

1. Aerial Photograph of the Property
2. Photographs of the Property Dated August 2, 2023
3. Notice of Contravention Dated August 3, 2023
4. Photographs of the Property Dated August 16, 2023
5. Parcel Abstract for Parcel Identifier Number 33205-0264.
6. Order to Remedy Dated August 18, 2023.
7. Purolator Confirmation Slip Dated August 22, 2023.

Neither the Appellant or the Committee had any questions for Ms. MacDonald.

### 5.2 Appellant's Presentation

Fiona Hamilton, Secretary administered the Oath to both the Appellant, Tracey Lemont, and the Property Owner, Philip Robert McGhee.

The Appellant thanked the Committee for hearing the appeal and noted that the tree limb that had been obscuring the view of the intersection had been removed.

The Property Owner, Philip Robert McGhee, noted that the lawn did have large patches of clover and the intention in keeping the grass long was to support a healthy environment for pollinators. Mr. McGhee noted that the

bags of soil and mulch were being used to create a definitive border around the garden. Mr. McGhee and Ms. Lemont confirmed that while they had previously had chickens on the property, they had been removed. The Appellant confirmed that their goal had been to accomplish an environmentally friendly way of living, noting that residents needed to reimagine green spaces for food production rather than having short grass lawns.

The Appellant confirmed the intention to eventually have a lawn entirely made of clover, thyme and natural wildflowers rather than grass if possible. The Appellant also responded to questions from the Committee Members about the definition and purpose of a "pollinator garden".

Ms. MacDonald clarified that the items the Appellant noted as having been addressed were not included in the Order to Remedy.

### 5.3 Final Submissions

Neither the Municipality or the Appellant provided final submissions.

### 5.4 Deliberation and Decision

Committee Member Amy Roger and Chairperson Cobean left the room to deliberate. When the Committee Members returned, Chairperson Cobean verbally conveyed the decision of the Committee to confirm the Order to Remedy and provided a summary of the reasons for the decision. Mr. Cobean noted that while the Committee appreciated the Appellant's goal of having a more environmentally friendly lawn, it was noted that this goal could be accomplished in a manner that would still comply with the terms of the by-law.

#### **PSC-01-03**

Moved By: Amy Rogers

Seconded By: Steve Cobean

That the Municipality of Brockton Property Standards Committee confirms the Order to Remedy dated August 18, 2023 in relation to the property located at 1104 Yonge Street South.

**Carried.**

## 6. Adjournment

#### **PSC-01-04**

Moved By: Amy Rogers

Seconded By: Dean Leifso

That the Municipality of Brockton Property Standard Committee adjourns at 8:04 p.m. to meet again as needed in relation to appeals received.

**Carried.**

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Chairperson- Steve Cobean

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Secretary– Fiona Hamilton