



The Corporation of the Municipality of Brockton

Committee of Adjustment Minutes

Tuesday, January 14, 2025, 6:30 p.m.

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

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

Staff: Sonya Watson, Alternate Secretary/Treasurer
Fiona Hamilton, Secretary/Treasurer
Trish Serratore, Chief Financial Officer
Dieter Weltz, Building and Planning Manager

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

Resolution COA 25-01-01

Moved By: Gregory J. McLean

Seconded By: B. Carl Kuhnke

That the Committee of Adjustment of the Corporation of the Municipality of Brockton accept the Agenda for the Public Meeting of January 14, 2025 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 - September 26, 2023

Resolution COA 25-01-02

Moved By: Tim Elphick

Seconded By: B. Carl Kuhnke

That the Committee of Adjustment adopt the minutes of the September 26, 2023 Committee of Adjustment Meeting as presented.

Carried

5. **Reports**

- 5.1 Planning Report - Minor Variance Application A-2024-082

Benito Russo, Bruce County Planner, informed all those in attendance about the ways to receive updates on the application. Mr. Russo provided a background on the location of the property, and the intention of the application to facilitate a

surplus farm dwelling severance. Mr. Russo reviewed the four (4) tests for a minor variance application, advising that the property will maintain 1,005 metres of road access, as is within the requirements for adequate frontage with road access under the Official Plan, and the proposed changes are consistent with surrounding properties with no expected impacts to adjacent properties.

Mr. Russo noted that no concerns were provided from agencies, and no public comments were received.

Mr. Russo explained that the Zoning By-Law defines lot frontage for a corner lot which triggered the need for a minor variance. Despite the 65 metre reduced lot frontage along Concession 2 SDR, 940 metres of road access will remain on Sideroad 30 S, resulting in a total availability of 1,005 metres to sufficiently service the retained agricultural lot. This lot frontage requirement can be corrected in a future housekeeping amendment to the Zoning By-Law.

No members of the public indicated that they wished to participate in the public meeting, and there were no questions from Council.

Resolution COA 25-01-03

Moved By: Tim Elphick

Seconded By: Gregory J. McLean

That the Committee of Adjustment of the Corporation of the Municipality of Brockton has considered Bruce County Planning Report File A-2024-082 and any objections and submissions arising from the Public Hearing and approves the application for a Minor Variance to 1464 SIDEROAD 30 S CON 3 SDR LOT 66 PT LOT 67;PT LOT 68 (Brant Township) Municipality of Brockton in accordance with the conditions as outlined on the Decision Sheet.

Carried

6. Adjournment

Resolution COA 25-01-04

Moved By: Gregory J. McLean

Seconded By: Tim Elphick

That the Committee of Adjustment of the Corporation of the Municipality of Brockton hereby adjourn the Public Meeting convened under Section 45(6) of the Planning Act at 6:35 p.m.

Carried

Chair - Mayor Peabody

Secretary/Treasurer - Fiona Hamilton