

# Decision of the Committee of Adjustment With Reasons

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

<b>Municipality</b>	Municipality of Brockton
<b>File Number</b>	A-2025-028
<b>Related File(s)</b>	N/A
<b>Date of Hearing</b>	August 26, 2025
<b>Owner / Applicant / Agent</b>	Helena Vance and Terry Vance
<b>Legal Description</b>	CON 19 PT LOT 3 RP 3R6598;PART 1 (Geographic Township of Greenock), Municipality of Brockton
<b>Municipal Address</b>	4146 Bruce Road 1
<b>Purpose of Application</b>	The purpose of this application is to permit an increased height and lot coverage for an accessory building. It is proposed an accessory building be permitted at a height of 7.2 m (where 6.0 m is permitted) and lot coverage of 7% (where 5% is permitted). If approved, the application will facilitate the construction of an accessory building measuring 18.3 m by 36.6 m with a height of 7.2 m to be used for personal storage.
<b>Variances Granted</b>	<ol style="list-style-type: none"><li>1. A maximum permitted accessory building height of 7.2m for the proposed structure as shown on the site plan.</li><li>2. A permitted lot coverage of 7% for accessory buildings and structures.</li></ol>
<b>Effect of Submissions</b>	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. Development of the property must be carried out in accordance with the site plan, approved by Municipal staff, shown as Schedule 'A', which is attached to and forms part of the decision.
2. The variance granted by this decision applies only to the development as shown on Schedule 'A', attached to and forming part of this decision.
3. Any future development on the property must conform to the provisions of the zoning bylaw.

## 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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<b>Effect of Submissions</b>	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-2025-028 Vance

We, the undersigned, **concur in the Decision and reasons** given for the Decision of the Committee of Adjustment for the Municipality on August 26, 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 **August 26, 2025**.

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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 **September 15, 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

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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](http://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](mailto:bcplwa@brucecounty.on.ca)**.

# Schedule 'A'

