



The Corporation of the Municipality of Brockton

Committee of Adjustment Minutes

Tuesday, August 12, 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 (attended remotely)
Steve Travale, Councillor

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

1. Indigenous Land Acknowledgement Statement

2. Call to Order and Acceptance of Agenda

Resolution COA 25-03-01

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 August 12, 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 - March 18, 2025

Resolution COA 25-03-02

Moved By: Kym Hutcheon

Seconded By: Tim Elphick

That the Committee of Adjustment adopt the minutes of the March 18, 2025 Committee of Adjustment Meeting as presented.

Carried

5. Reports

5.1 Planning Report - Minor Variance Application A-2025-017

Amy Rogers, Bruce County Planner, informed all those in attendance about the ways they could receive updates in relation to the Application. Ms. Rogers

provided the Committee with an overview of the application and described the characteristics of the property. Ms. Rogers described the current uses and zoning of the property and described the proposed severance for a lot enlargement in the agricultural area. It was noted that no lands were being taken out of agricultural production and there were no natural features that would constrain the uses of the lands.

Ms. Rogers summarized the 4 part test for a minor variance and reviewed how the application met each component of the test. Mr. Rogers noted that the area had non-farm lots and the application was in keeping with the surrounding lots and the residential character of the area.

There were no members of the public in attendance at the meeting indicating they wanted to participate and no questions from Council.

Resolution COA 25-03-03

Moved By: Kym Hutcheon

Seconded By: Tim Elphick

That the Committee of Adjustment of the Corporation of the Municipality of Brockton has considered Bruce County Planning Report File A-2025-017 and any objections and submissions arising from the Public Hearing and approves the application for a Minor Variance to 21 BRUCE ROAD 22 CON 2 NDR PT LOT 73 CON 2; NDR PT LOT 74 RP 3R2643 PART; 1 RP 3R4223 PART 25 (Brant Township) Municipality of Brockton in accordance with the conditions as outlined on the Decision Sheet.

Carried

6. Adjournment

Resolution COA 25-03-04

Moved By: Kym Hutcheon

Seconded By: Tim Elphick

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 6:42 p.m.

Carried

Chair - Mayor Peabody

Secretary/Treasurer - Fiona Hamilton