



The Corporation of the Municipality of Brockton

Committee of Adjustment Minutes

Tuesday, April 23, 2019, 7:00 p.m.

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

Committee Members: Chris Peabody, Mayor
Dan Gieruszak, Deputy Mayor
Dean Leifso, Councillor
Steve Adams, Councillor
Chris Oberle, Councillor
James Lang, Councillor
Kym Hutcheon, Councillor

Staff: Sonya Watson, Chief Administrative Officer
Fiona Hamilton, Secretary/Treasurer
Terry Tuck, Chief Building Official and Zoning Administrator

1. Call to Order

The Committee of Adjustment Meeting was called to order at 7:00 p.m. with Mayor Chris Peabody presiding.

2. Acceptance of Agenda

Resolution COA 19-03-01
Moved By: Kym Hutcheon
Seconded By: Steve Adams

That the Committee of Adjustment of the Council of the Municipality of Brockton accept the Agenda for the Public Meeting of April 23, 2019 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 9, 2019

Resolution COA 19-03-02
Moved By: Steve Adams
Seconded By: Dean Leifso

That the Committee of Adjustment adopt the minutes of the April 9, 2019 Committee of Adjustment Meeting as presented.

Carried

5. Reports

5.1 Planning Report - Minor Variance - Longman Hill Farms Ltd c/o Van Nes A-17-19.31

Dana Kieffer, Planner for the County of Bruce presented the Planning Report dated April 23, 2019 for the Minor Variance submitted by Longman Hill Farms Ltd. c/o Lippert.

The subject lands are zoned as 'A1 – Agriculture', and the lands are actively farmed with a dwelling, pig barn and associated outbuildings. The purpose of the application is to build a second barn for livestock which would require a variance from the required Minimum Distance Separation. According to Ms. Kieffer, the proposed application met the test required for a minor variance and would have minimal adverse impact on surrounding lands.

Council asked Ms. Kieffer whether the impact on the gravel roads from the use of large equipment associated with an expansive farming operation was considered as a factor for minor variances. Ms. Kieffer summarized the tests that were considered when reviewing a minor variance application.

Council also noted that many residents may have concerns related to the odour from additional animals. Ms. Kieffer noted that odour issues in general usually relate to the spreading of manure, and noted that the applicant's plans included underground storage that would reduce any potential odours.

Mayor Peabody asked for citizen questions. Cheryl McTeer spoke on her concerns of the state of the roads, especially in the Spring months. Jim Leask voiced similar concerns regarding the odor, noise of the farm, and road conditions.

Council stated that roads will be a priority for the Municipality and also discussed the use of the Bradley Community Centre that was adjacent to the property. The applicant also confirmed that the proposed expanded livestock barn could not be placed on another part of the property because of the location of hydro lines.

Resolution COA 19-03-03

Moved By: Steve Adams

Seconded By: Dean Leifso

That the Committee of Adjustment of the Corporation of the Municipality of Brockton has considered Bruce County Planning File A-17-19.31 and any objections and submissions arising from the Public Hearing and hereby approves the application for a minor variance to the Municipality of Brockton Comprehensive Zoning By-Law 2013-26 by Longman Hill Farms Ltd. c/o Van Nes for land described as Con 16 Lot 3 to 4, Geographic Township of Greenock, Municipality of Brockton, and approves the Minor Variance in accordance with the conditions as outlined on the Decision Sheet.

Carried

6. Adjournment

Resolution COA 19-03-04

Moved By: James Lang

Seconded By: Dean Leifso

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 7:17 p.m.

Carried

Chair – Chris Peabody

Secretary/Treasurer - Fiona Hamilton