



The Corporation of the Municipality of Brockton

Committee of Adjustment Minutes

Tuesday, April 28, 2020, 7:00 p.m.

Electronic Meeting

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

Staff: Sonya Watson, Chief Administrative Officer
Fiona Hamilton, Secretary/Treasurer
Ray Holliday, Chief Building Official
Sarah Johnson, Jr. Deputy Clerk

1. Call to Order

The Committee of Adjustment Meeting was called to order at 7:02 p.m. with Mayor Chris Peabody presiding.

2. Acceptance of Agenda

Motion: COA 20-01-01

Moved By: Steve Adams

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 April 28, 2020 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 - December 3, 2019

Motion: COA 20-01-02

Moved By: Dan Gieruszak

Seconded By: Kym Hutcheon

That the Committee of Adjustment adopt the minutes of the December 3, 2019 Committee of Adjustment Meeting as presented.

Carried

5. Reports

5.1 Planning Report - Minor Variance Application - Reeves A-2020-009

Mark Paoli, Bruce County Land Use Planning Manager reviewed the planning report, noting that the applicant, Turner Reeves, proposed to reduce the minimum distance separation (MDS) between a dwelling and livestock facility across the road to allow a new house to be built on the vacant lot. The barn across the road is a feeder operation with a current maximum housing capacity of 300. The required MDS setback is 286 m and Mr. Reeves is requesting a setback of 197 m. The subject lands are approximately 1.5 acres, and zoned 'A1-General Agriculture'. Without zoning relief from the MDS I requirement, building a house would not be permitted. Mr. Paoli summarized the four tests for Minor Variances, explaining that the application maintains the intent and purpose of the Official Plan and Zoning By-Law and is desirable for the appropriate development of the property.

Mr. Paoli noted that he is presenting the planning reports on behalf of Dana Kieffer, Bruce County Planner, who has left for maternity leave.

Mayor Chris Peabody invited questions from the Committee of Adjustment, and the applicant.

The Applicant, Turner Reeves, inquired about the conditions of the Minor Variance. Fiona Hamilton, Clerk summarized the proposed conditions that any future development on the property conforms to the Zoning By-Law, that the decision applies only to the proposed development, and finally that the MDS I setback shall be no less than +/-197 m to the barn located 1060 Sideroad 25 N.

Mr. Paoli explained the process to Mr. Reeves noting once Bruce County receives the signed Decision Sheet from the Committee of Adjustment, a Notice of Decision would be distributed to any individuals who requested it, followed by a twenty (20) day appeal period. If no appeals are received, a Notice of No Appeals will be distributed and Mr. Reeves can obtain a building permit from the Municipality.

Motion: COA 20-01-03

Moved By: James Lang

Seconded By: Dean Leifso

That the Committee of Adjustment of the Corporation of the Municipality of Brockton has considered Bruce County Planning File A-2020-009 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 Turner Reeves for land described as CON 11 PT LOT 25 RP 3R6426;PART 1 (Brant) Municipality of Brockton and approves the Minor Variance in accordance with the conditions outlined on the Decision Sheet.

Carried

6. Adjournment

Motion: COA 20-01-04

Moved By: Steve Adams

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 7:17 p.m.

Carried

Chair – Chris Peabody

Clerk - Fiona Hamilton