



Municipality of Brockton Planning Report

To: Committee of Adjustment

From: Coreena Smith, Senior Development Planner

Date: July 24, 2020

Re: Minor Variance - A-2020-023 (Turner)

Recommendation:

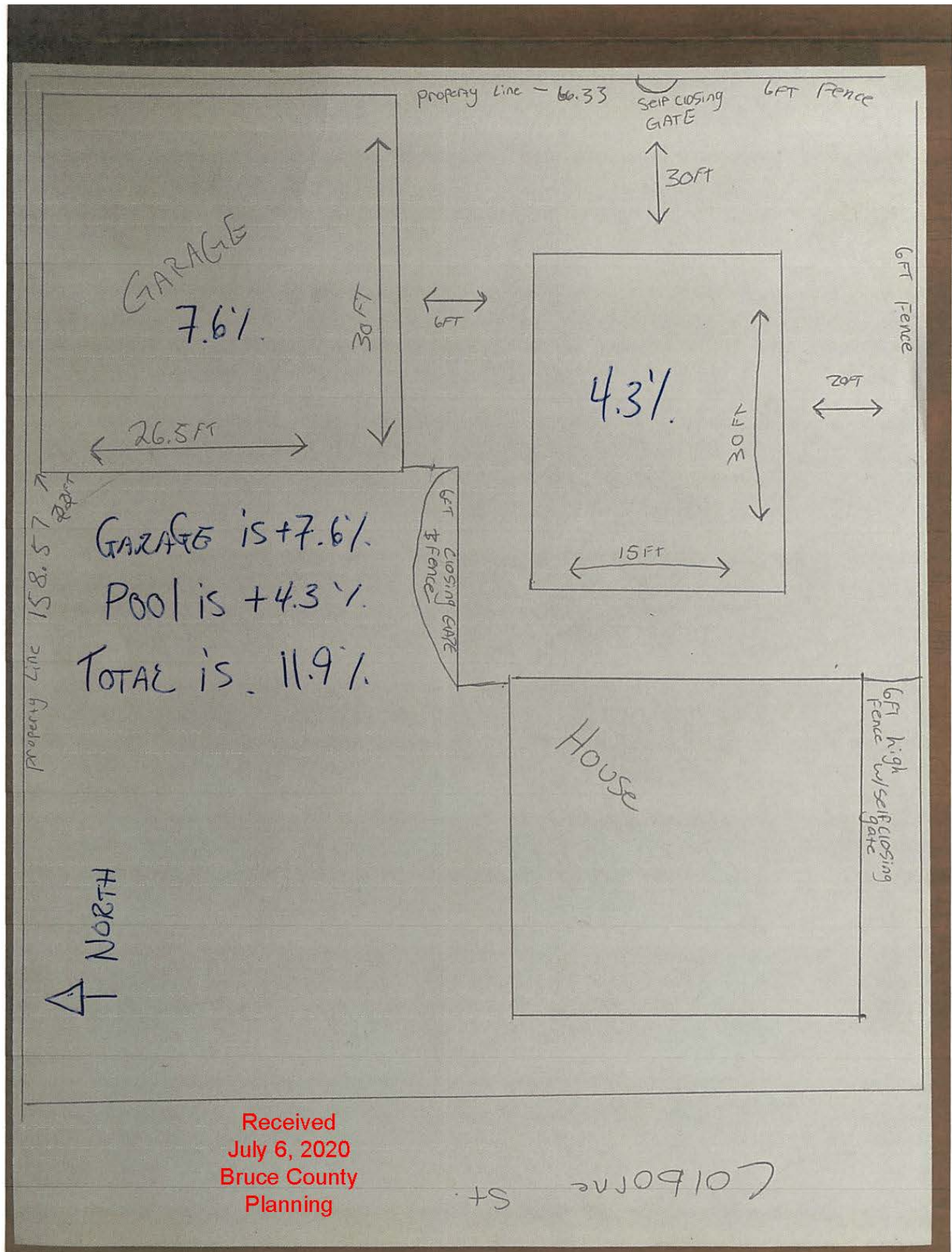
Subject to a review of submissions arising from the public meeting:

That Committee approve Minor Variance A-2020-023 as attached subject to the conditions on the decision sheet.

Summary:

The application proposes to increase the total lot coverage of all accessory buildings or structures from 5% to +/- 11.9% of the lot at 508 Colborne St S, PLAN 242 LOT 2 (Walkerton), Municipality of Brockton. If approved, the proposed amendment would permit the installation of an inground pool.

Site Plan



Planning Analysis

The following section provides an overview of the planning considerations that were factored into the staff recommendation for this application, including relevant agency comments (attached) and planning policy sections.

Four Tests of a Minor Variance

Does the variance maintain the intent and purpose of the Official Plans?

The Bruce County Official Plan designates the property Primary Urban Communities. The Walkerton Community Official Plan designates the lands Residential. The proposed inground pool is accessory to the existing residential use and permitted within the residential designations of both the County and local Official Plans. The application does maintain the intent and purpose of the Official Plans.

Does the variance maintain the intent and purpose of the Zoning By-law?

The subject lands are zoned Residential: Low Density Single (R1). The by-law identifies a maximum lot coverage of 5% for all accessory buildings or structures. Lot coverage as a percentile allows for a balance between lot size and the size permitted for structures (i.e., a larger lot can permit a larger building; smaller lot, smaller building) rather than setting a maximum size. Lot coverage is aimed at ensuring there is enough permeable surfaces on the lot for proper drainage, space for amenities and green space.

In this instance, the applicant is proposing to increase the total lot coverage of all accessory buildings or structures from 5% to +/- 11.9%. The existing garage on the property occupies 7.6% of the lot. The owner advised that the existing garage was built in the early 1900s. The proposed inground pool will occupy approximately 4.3% of the lot. The pool is proposed in the same approximate location as a pond that had previously existed on the site. The pond was removed in or around 2018 or 2019 before the current owners acquired the property.

The total proposed increase in lot coverage of +/- 6.9% allows for any minor variations that may result in the dimensions of the inground pool during its installation.

The front and rear yards on this property are large and there will be enough permeable surfaces maintained to allow for drainage, amenity space and green landscaping. The variance maintains the intent and purpose of the zoning bylaw.

Is the application desirable for the appropriate development of the land, building or structure?

Over time, it can be expected that a property owner will grow and replace, add to, or build new structures on their property which allow them to maximize the benefit, value and use of their property. The variance will enable the property owner to build an accessory structure that meets their needs, in accordance with the Official Plan and Zoning By-law. The variance will not impede the function of the lot. The variance represents an appropriate form of development for the use of the land.

Is the application minor in nature?

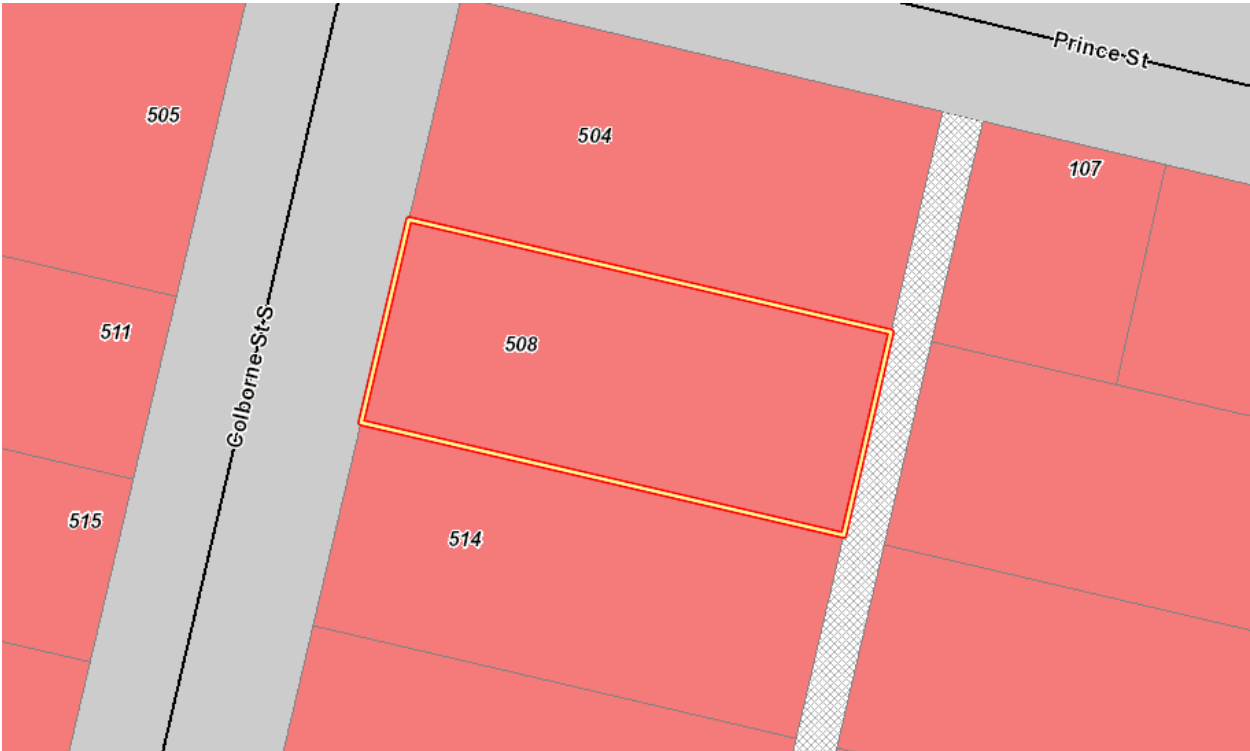
Whether a variance is minor is evaluated in terms of the impact the proposed development is expected to have on the surrounding neighbourhood. It is not expected that permitting the

variance will have any impact on the character of the area or impact the ability of adjacent property owners to use their property for permitted uses. The owner will maintain adequate permeable open space on the site. The installation of an inground pool in the rear yard of the residence is also in keeping with other similar lots in the neighbourhood and, as of the preparation of this report, no public comments had been received on the application. The variance is minor.

Appendices

- County Official Plan Map
- Local Official Plan Map
- Local Zoning Map
- Agency Comments
- Public Notice

County Official Plan Map



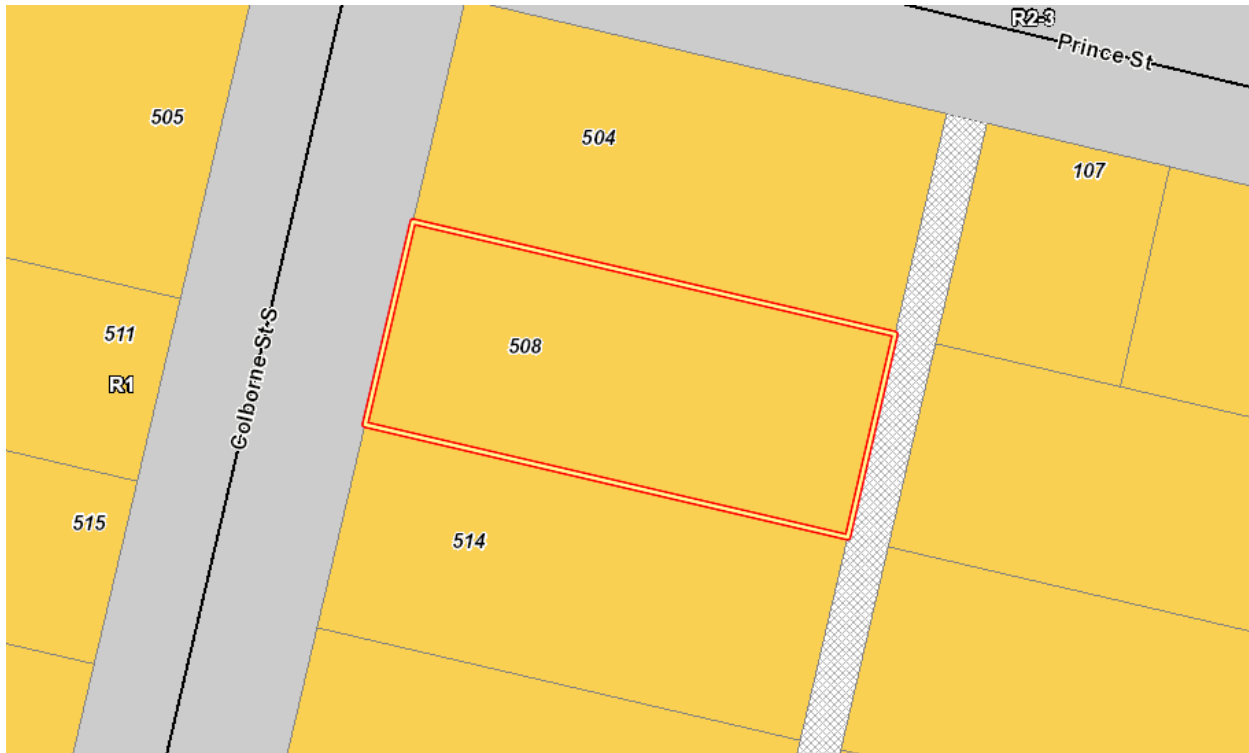
Bruce County Official Plan - Designated Primary Urban Communities

Local Official Plan Map



Municipality of Brockton Official Plan - Designated Residential

Local Zoning Map



Municipality of Brockton Zoning By-law - Zoned Residential: Low Density Single (R1)

Agency Comments



County of Bruce
Planning & Development Department
30 Park Street, P.O. Box 848
Walkerton ON N0G 2V0
brucecounty.on.ca
226-909-5515



July 7, 2020

File Number: A-2020-023

Request for Agency Comments

TO: Municipal Staff, Conservation Authority, First Nations, Mortgage Holder

A change is proposed, and we're asking for your input. The proposal is to increase the total lot coverage of all accessory buildings or structures from 5% to +/- 11.9% of the lot.

Your comments and/or conditions of approval will be used to prepare a Planning Report. Please provide your feedback by emailing bcplwa@brucecounty.on.ca by July 17, 2020. If you require more time to provide comments, please let us know.



508 Colborne St S
PLAN 242 LOT 2 (Walkerton)
Municipality of Brockton
Roll Number 410436000316700

COVID-19 Notice: All Bruce County and Municipal offices are closed to the public until further notice. Our staff would be pleased to connect with you by email or phone.

Learn more

You can view more information about the applications at <https://brucecounty.on.ca/living/land-use>. Once our offices re-open, information about the application will be available in person at the County of Bruce Planning Office noted above, between 8:30 a.m. and 4:30 p.m. (Monday to Friday).

The Planner on the file is: Coreena Smith

The details

Development Proposal	To increase the total lot coverage of all accessory buildings or structures from 5% to +/- 11.9% of the lot.
Related Files	None
Owner	Shawn & Nicole Turner
Legal Description	PLAN 242 LOT 2 (Walkerton), Municipality of Brockton
Municipal Address	508 Colborne St S
Lot Dimensions	Entire Lot
Frontage	20.12 m
Depth	48.28 m
Area	971.25 sq. m
Uses Existing	Residential
Uses Proposed	Residential
Structures Existing	Single Family Detached Dwelling, Detached Garage
Structures Proposed	Inground Pool
Servicing Existing	Municipal Water & Sewers
Servicing Proposed	None
Access	Year-round municipal road
County Official Plan	Primary Urban Communities
Proposed Official Plan	No Change

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Local Official Plan	Residential
Proposed Official Plan	No Change
Zoning By-law	Residential: Low Density Single (R1)
Proposed Zoning By-law	No Change
Surrounding Land Uses	Residential

File Number: A-2020-023

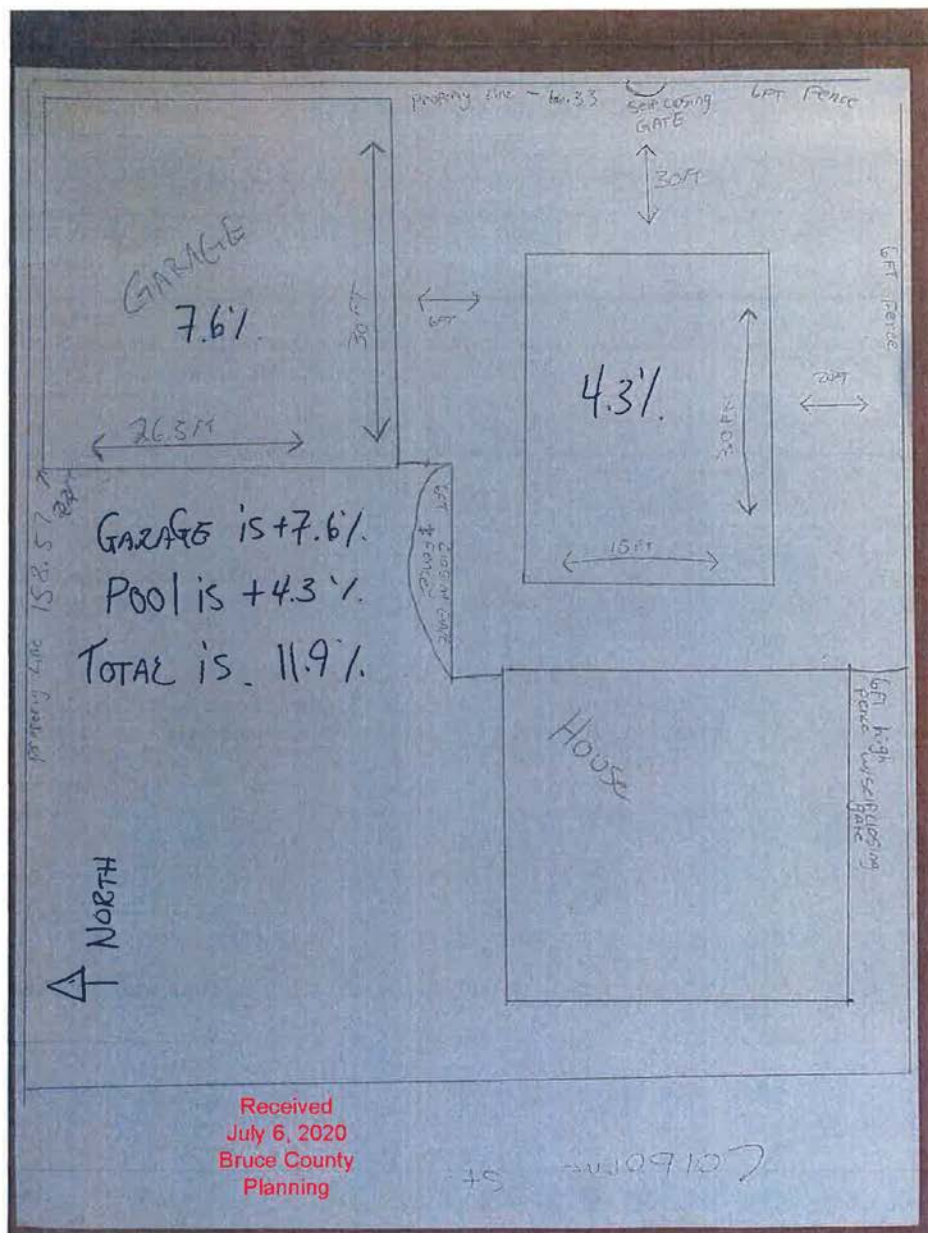
Agency: _____

No Comment: ☒ Title: Clerk Signature: h n

Comments:

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Site plan



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1078 Bruce Road 12, P.O. Box 150, Formosa ON Canada N0G 1W0
Tel 519-367-3040, Fax 519-367-3041, publicinfo@svca.on.ca, www.svca.on.ca

SENT ELECTRONICALLY (bcplwa@brucecounty.on.ca)

July 16, 2020

County of Bruce
Planning and Development Department
30 Park Street, P.O. Box 848
Walkerton, ON N0G 2V0

ATTENTION: Candace Hamm, Applications Technician

Dear Mrs. Hamm,

RE: Application for Minor Variance: A-2020-023
508 Colborne Street
Roll No. 410436000316700
Plan 242, Lot 2
[Geographic Town of Walkerton
Municipality of Brockton

[Turner]

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). SVCA staff has also provided comments as per our Memorandum of Agreement (MOA) with the County of Bruce representing natural hazards, natural heritage, and water resources; and the application has also been reviewed through our role as a public body under the *Planning Act* as per our CA Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018.

It is SVCA staff's understanding the purpose of the application to increase the total lot coverage of all accessory buildings or structures from 5% to +/- 11.9% of the lot.

Staff have received and reviewed the following documents submitted with this application:

- 1) Request for Agency Comments, Bruce Cty., dated July 7, 2020 and associated application and site plan.

Recommendation

SVCA staff find the application acceptable. The subject property does not contain any floodplains, watercourses, shorelines, wetlands, valley slopes or other environmental features of interest to SVCA or as per our MOA with the County of Bruce. As such, it is the opinion of SVCA staff that the application is consistent with the Natural Hazard and Natural Heritage Policies of the PPS, 2020 and the Walkerton Community Official



Watershed Member Municipalities
Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands,
Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce,
Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North,
Town of Saugeen Shores, Township of Southgate, Municipality of West Grey

Municipality of Brockton
MV A-2020-023
July 16, 2020
Page 2 of 2

Plan. Additionally, the property is not subject to Ontario Regulation 169/06, or to the policies of SVCA at this time, and as such, permission from the SVCA is not required.

Should you have any questions, please contact the undersigned.

Sincerely,

A handwritten signature in cursive script that reads "Brandi Walter".

Brandi Walter
Environmental Planning Coordinator
Saugeen Conservation

BW/

cc: Dan Gieruszak, Authority Member (via email)

Candace Hamm

From: Chris Hachey <hsmrcc@bmts.com>
Sent: Wednesday, July 8, 2020 1:52 PM
To: Planning Applications Walkerton
Subject: Request for Comments - Brockton (Turner) - Proposed Minor Variance

**** [CAUTION]:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Your File: A-2020-023
Our File: Brockton Municipality

Ms. Hamm,

The Historic Saugeen Métis (HSM) Lands, Resources and Consultation Department has reviewed the relevant documents and have no objection or opposition to the proposed development, land re-designation, zoning, land severance, Official plan and/or Zoning By-law Amendments.

Thank you for the opportunity to review this matter.

Regards,

Chris Hachey

Coordinator, Lands, Resources and Consultation
Historic Saugeen Métis
204 High Street
Southampton, Ontario, N0H 2L0
Telephone: (519) 483-4000
Fax: (519) 483-4002
Email: hsmasstrcc@bmts.com

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Public Notice



County of Bruce
Planning & Development Department
30 Park Street, Box 848
Walkerton, ON N0G 2V0
brucecounty.on.ca
226-909-5515



July 7, 2020

File Number: A-2020-023

Public Hearing Notice

**You're invited to participate in an Online Public Hearing
Friday, July 24, 2020, 3:30 pm**

As a result of the COVID-19 Pandemic, the Municipality of Brockton has closed the Municipal Office to the public. The Public Meeting will be held in electronic format only.

For information on how to participate in the public meeting, please visit the municipal website at: <https://www.brockton.ca/en/our-services/Current-Council-Meeting-Agenda.aspx>.

Please contact the Municipality of Brockton at fhamilton@brockton.ca or 519 881 2223 ext 124 if you have any questions regarding how to participate in the meeting.

A change is proposed in your neighbourhood: The proposal is to increase the total lot coverage of all accessory buildings or structures from 5% to +/- 11.9% of the lot.



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PLAN 242 LOT 2
(Walkerton)
Municipality of Brockton
Roll Number
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Have your say

Comments and opinions submitted on these matters, including the originator's name and address, become part of the public record, may be viewed by the general public and may be published in a Planning Report and Council Agenda.

1. Please contact us by email bcplwa@brucecounty.on.ca, mail, or phone (226-909-5515) if you have any questions, concerns or objections about the application.
2. You can participate in the public hearing. For information on how to participate in the public hearing, please visit the municipal website at: <https://www.brockton.ca/en/our-services/Current-Council-Meeting-Agenda.aspx>.

The Planner on the file is: Coreena Smith

Stay in the loop

If you'd like to be notified of the decision of the Committee of Adjustment on the proposed application(s), you must make a written request to the Bruce County Planning Department on behalf of the Secretary-Treasurer for the Committee of Adjustment.

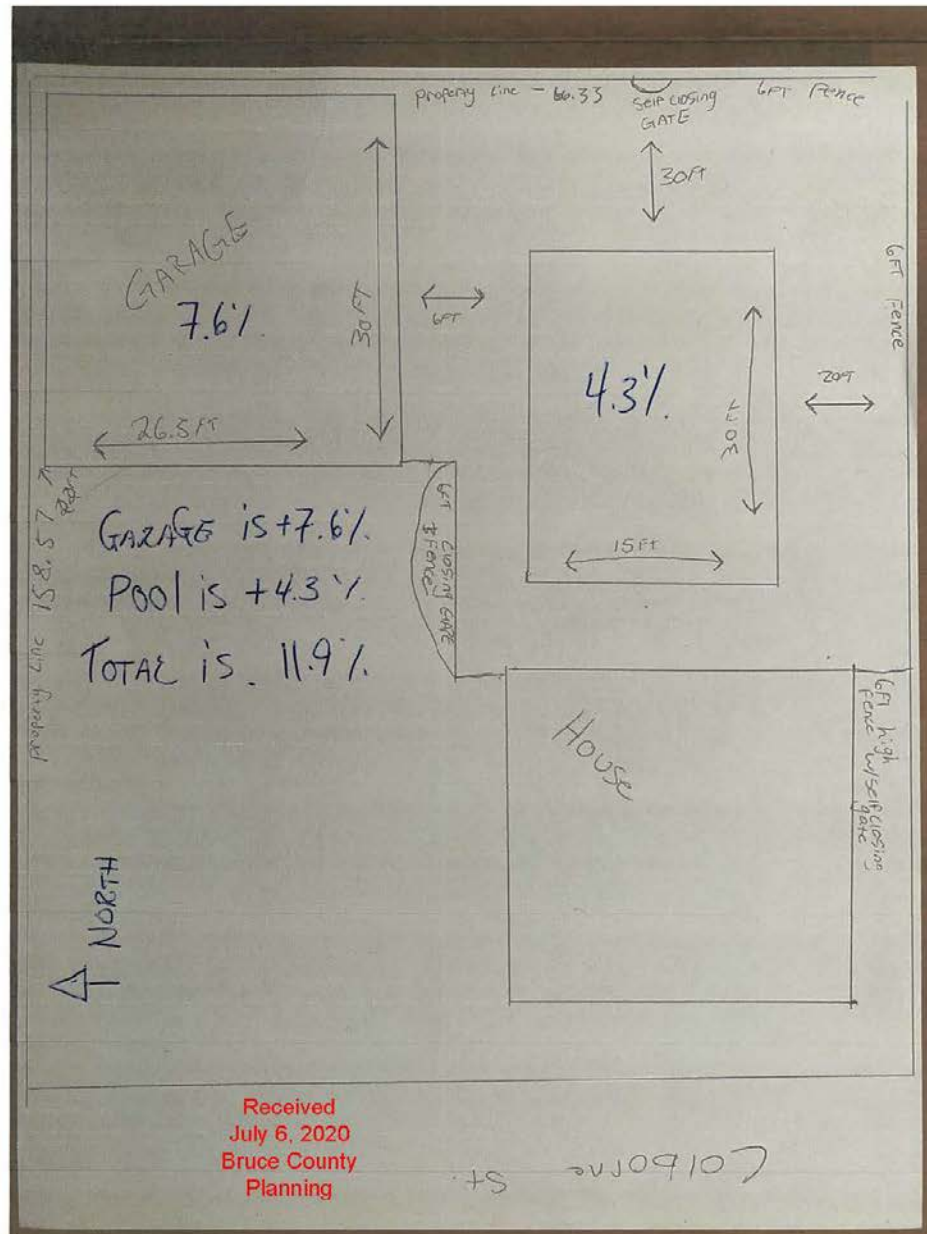
Know your rights

The applicant, the Minister or any other person or public body who has an interest in the matter may within 20 days of the making of the decision appeal to the Tribunal against the decision of the committee by filing with the secretary-treasurer of the committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the secretary-treasurer of the fee charged by the Tribunal under the Local Planning Appeal Tribunal Act, 2017 as payable on an appeal from a committee of adjustment to the Tribunal, in accordance with Section 45(12) of the Planning Act

For more information please visit the Local Planning Appeal Tribunal website at <https://elto.gov.on.ca/tribunals/lpat>.

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