



The Corporation of the Municipality of Brockton

Committee of Adjustment Minutes

Friday, July 24, 2020, 3:30 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

Committee Members Dean Leifso, Councillor
Absent

Staff: Fiona Hamilton, Secretary/Treasurer
Sarah Johnson, Alternate Secretary/Treasurer

1. Call to Order

The Committee of Adjustment Meeting was called to order at 3:30 p.m. with Mayor Chris Peabody presiding.

2. Acceptance of Agenda

Resolution COA 20-02-01
Moved By: Steve Adams
Seconded By: James Lang

That the Committee of Adjustment of the Council of the Municipality of Brockton accept the Agenda for the Public Meeting of July 24, 2020 as presented.

Carried

3. Disclosure of Pecuniary Interest and General Nature Thereof

Committee Member Leifso declared a conflict of interest prior to the commencement of the meeting and was not in attendance.

4. Acceptance of Minutes

Resolution COA 20-02-02
Moved By: Kym Hutcheon
Seconded By: Tim Elphick

That the Committee of Adjustment adopt the minutes of the April 28, 2020 Committee of Adjustment Meeting as presented.

Carried

5. Reports

5.1 Minor Variance Planning Report - A23 - Turner

Coreena Smith, Senior Planner with the County of Bruce, provided a summary of the planning report and recommended that the application be approved. Ms. Smith confirmed the four tests required for a minor variance were met and the proposed pool was in line with the appropriate development of the property over time. The by-law permitted a maximum lot coverage of accessory buildings of %5, and the application was for approximately 11%. It was noted that the garage dwelling already on the lot already represented 7% of the maximum lot coverage.

Ms. Smith noted that the application would still allow for sufficient permeable space to allow for proper drainage and would fit the character of the neighbourhood, as many other residences had backyard pools as well. It was also noted that none of the commenting agencies expressed any concerns with the proposed development.

Ms. Smith reviewed the conditions recommended for the approval of the minor variance as included on the Decision Sheet.

Mayor Peabody inquired with the Sarah Johnson, Alternate Secretary/Treasurer whether any members of the public had indicated that they wished to participate and it was confirmed that there were no members wishing to speak.

Mayor Peabody then requested comments from Council, who welcomed the applicants to the community.

Resolution COA 20-02-03

Moved By: Dan Gieruszak

Seconded By: Steve Adams

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

Carried

6. Adjournment

Resolution COA 20-02-04

Moved By: James Lang

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 3:43 p.m.

Carried

Chair - Mayor Peabody

Clerk - Fiona Hamilton