



**The Corporation of the Municipality of Brockton**

## **Committee of Adjustment Minutes**

**Tuesday, September 22, 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:**

**Fiona Hamilton, Secretary/Treasurer**

**Sonya Watson, Chief Administrative Officer**

**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 20-03-01

Moved By: Dan Gieruszak

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 September 22, 2020 as presented.

**Carried**

**3. Disclosure of Pecuniary Interest and General Nature Thereof**

**4. Acceptance of Minutes**

**4.1 Committee of Adjustment Minutes - July 24, 2020**

**Resolution COA 20-03-02**

Moved By: Steve Adams

Seconded By: Tim Elphick

That the Committee of Adjustment adopt the minutes of the July 24, 2020 Committee of Adjustment Meeting as presented.

**Carried**

**5. Reports**

**5.1 Planning Report - Minor Variance Application - Whytock A-2020-029**

Ms. Steeper provided a summary of the report and noted that the variance was minor. Ms. Steeper noted that no concerns were received from outside agencies. Ms. Steeper noted that two comments were received from the general public after the report was circulated. Ms. Steeper noted that this application would not impact any possible expansion of the Pitt's Produce Commercial Business, and that a nutrient restriction would be required for any other applications in the future.

The Applicant noted that they did not intend to hinder future expansion of any commercial businesses. The Applicant also noted that a berm would be constructed to protect the site, and that the proposed site was selected by a site engineer based on the proximity to natural features.

Deputy Mayor Gieruszak asked whether the current nutrient management plan could accommodate future growth and whether the liquid waste would be distributed on other lands. The Applicant noted that the nutrient management plan was based on an operation that was slightly larger than the herd proposed at this time. It was noted that the property was large enough to handle all the waste within the tank. Any future expansion would require additional land and a new nutrient management plan. The Applicant noted that neighbouring cash croppers would likely be willing to take the additional nutrient in the future.

Ms. Steeper noted that the MDS requirements were implemented to deal with odour, but Ms. Steeper confirmed that the proposed variance was aligned with similar applications.

Committee Member Hutcheon joined the meeting at 7:11 p.m.

Council discussed whether the application may impact individuals at the Pitt's Produce Retail location. The Applicant noted that the liquid manure would be stored in such a manner that no odour would escape aside from the limited number of days that the manure would be stirred. The Applicant noted that the

prevailing winds would take odour away from the commercial business and that trees would also be planted as a buffer.

The Applicant responded to questions from Council about the particular tank being proposed and the limits on any agitation of the odour producing nutrients.

Ms. Steeper also confirmed that the environmental protection area was located behind the area where the tank was proposed that impacted the location of the tank.

The Applicant responded to concerns from Council about the potential odour concerns on the commercial property by noting that the property was already being used as a cattle operation and the only difference was to change to liquid manure.

**Resolution COA 20-03-03**

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-2020-029 and any objections and submissions arising from the Public Hearing and hereby approves the application for a minor variance to 274 Bruce Road 2 CON 1 NDR PT LOTS 12 & 23 (Brant) Municipality of Brockton in accordance with the conditions as outlined on the Decision Sheet.

**Carried**

**6. Adjournment**

**Resolution COA 20-03-04**

Moved By: Dan Gieruszak

Seconded By: Kym Hutcheon

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 7:24 p.m.

**Carried**

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Chair - Mayor Peabody

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Secretary/Clerk - Fiona Hamilton