



The Corporation of the Municipality of Brockton

Committee of Adjustment Minutes

Tuesday, December 8, 2020, 6:30 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
Dean Leifso, Councillor

Staff: Fiona Hamilton, Secretary/Treasurer
Sonya Watson, Alternate Secretary/Treasurer

1. Call to Order

The Committee of Adjustment Meeting was called to order at 6:30 p.m. with Mayor Chris Peabody presiding.

2. Acceptance of Agenda

Resolution COA 20-05-01

Moved By: Dan Gieruszak

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 December 8, 2020 as presented.

Carried

3. Disclosure of Pecuniary Interest and General Nature Thereof

None disclosed.

4. Acceptance of Minutes

Resolution COA 20-05-02

Moved By: Steve Adams

Seconded By: Tim Elphick

That the Committee of Adjustment adopt the minutes of the October 13, 2020 Committee of Adjustment Meeting as presented.

Carried

5. Reports

5.1 Planning Report - Minor Variance A-2020-045

Julie Steeper, Bruce County Planner, informed all individuals in attendance that they could continue to receive updates about the application by emailing Bruce County Planning Department or Fiona Hamilton, Clerk.

Ms. Steeper provided an overview of her report and summarized the application for a larger accessory building that would exceed the maximum lot coverage, exterior set back and the maximum height provisions. The accessory building would replace an existing building and would be considered an appropriate form of development for the property and would meet the four test part for a minor variance.

Ms. Steeper noted the application would still allow for appropriate drainage and green space and the variance would maintain the purpose and intent of the by-law. The height restriction was to ensure the building would be fitting with the character of the neighbourhood. In this case, the garage would still be lower than the existing residential dwelling and would be set back adequately from the lot lines.

It was noted by Ms. Steeper that there no concerns or comments from agencies and the proposed application would not adversely impact neighbouring properties. Ms. Steeper had conversations with Dr. Duncan Graham and informed him that the minor variance would not permit the garage to be used as a home business.

Ms. Steeper responded to questions from Council about the distance of the proposed building to adjacent properties.

The Applicant, Mr. Huber, responded to questions from Council and confirmed that the garage would have two doors, one larger and the other smaller and would be used to store motorcycles and old vehicles.

Dr. Duncan Graham, a neighboring property owner, noted he witnessed Mr. Graham's trucks and equipment for his plumbing businesses and Mr. Graham noted his concern that the garage would be used for commercial purposes either by the Applicant or any potential purchaser of the property. Dr. Graham informed Council that he felt the variance was not minor when all three components were considered together and that the proposed structure was not in keeping with the historic nature of the neighbourhood.

The Applicant, Mr. Huber, noted that an adjacent property also had a larger garage and that he would be willing to brick the front of the garage to change the overall look to be more fitting to the overall character of the property.

Ms. Steeper responded to additional questions from Council about the importance of the use of the garage in determining whether it would be used for business purposes. In this case, the garage would store older vehicles and approximately six motorcycles. A zoning amendment would be required to allow a home business.

Resolution COA 20-05-03

Moved By: Dean Leifso

Seconded By: James Lang

That the Committee of Adjustment of the Corporation of the Municipality of Brockton has considered Bruce County Planning File A-2020-045 and any objections and submissions arising from the Public Hearing and hereby approves the application for a Minor Variance to 721 Yonge St. S - PLAN PT LOT 19 (Walkerton) Municipality of Brockton in accordance with the conditions as outlined on the Decision Sheet.

Carried

6. Adjournment

Resolution COA 20-05-04

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 6:49 p.m.

Carried

Chair - Mayor Peabody

Clerk - Fiona Hamilton