

Report to Council

Report Title:	Minor Variance Application Request		
Prepared By:	Fiona Hamilton, Clerk		
Department:	Clerk		
Date:	March 9, 2021		
Report Number:	CLK2021-09	File Number:	C11CL, D13LA
Attachments:	Letter from Kevin and Joan Lair, Lot Plan, Exterior Elevations		

Recommendation:

That the Council of the Municipality of Brockton hereby approves Report Number CLK2021-09 - Minor Variance Application Request, prepared by Fiona Hamilton, Clerk and further approves allowing Kevin and John Lair to bring an application for a minor variance for the property located at 223 Irishwood Lane, Walkerton prior to the second anniversary of the day the zoning for the property was established.

Report:

Background:

The *Planning Act, RSO 1990, c P.13* contains a provision that prohibits property owners from applying for a minor variance if the relevant provision of the Zoning By-law was amended less than two (2) years earlier, unless Council passes a resolution allowing the application to proceed earlier. The zoning provisions for the Walker West Subdivision were established on March 26, 2019.

The current owners of 223 Irishwood Lane (a currently vacant lot) in the Walker West Subdivision are looking to begin construction on residential dwelling. The lot plan and the exterior elevations for the proposed home have been attached to this report. The dwelling the owners are hoping to construct would require relief of 1.28 metres from the exterior side-yard setback.

The owners intend to proceed to bring a minor variance application and are requested Council's permission to do so. Although the owners would be able to bring their minor variance application in April of 2021 in any event, they are requesting permission to bring the application earlier to speed up the potential construction timeline.

Analysis:

Given the short time frame when the owners could bring the minor variance application without prior permission, staff are in support of this request. For clarity the owners would still proceed through the minor variance application process, with the necessary public notice and hearing provisions. The merits of the requested relief would be fully analyzed by the Bruce County planning staff through the minor variance application process.

Sustainability Checklist:

What aspect of the Brockton Sustainable Strategic Plan does the content/recommendations in this report help advance?

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| • Do the recommendations help move the Municipality closer to its Vision? | N/A |
| • Do the recommendations contribute to achieving Cultural Vibrancy? | N/A |
| • Do the recommendations contribute to achieving Economic Prosperity? | N/A |
| • Do the recommendations contribute to Environmental Integrity? | N/A |
| • Do the recommendations contribute to the Social Equity? | N/A |

Financial Impacts/Source of Funding:

- Do the recommendations represent a sound financial investment from a sustainability perspective?
N/A

There are no budget implications associated with this request.

Reviewed By:



Trish Serratore, Chief Financial Officer

Respectfully Submitted by:



Fiona Hamilton, Clerk

Reviewed By:



Sonya Watson, Chief Administrative Officer