



The Corporation of the Municipality of Brockton

Committee of Adjustment Minutes

Tuesday, March 9, 2021, 6:30 p.m.

Electronic Meeting

Committee Members: Chris Peabody, Mayor
Dan Gieruszak, Deputy Mayor
Steve Adams, Councillor
Tim Elphick, Councillor
Kym Hutcheon, Councillor
Dean Leifso, Councillor

Committee Members Absent: James Lang, Councillor

Staff: Sonya Watson, Alternate Secretary/Treasurer
Fiona Hamilton, Secretary/Treasurer
Dieter Wertz, Chief Building Official
Julie Steeper, Bruce County Planner

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 21-01-01
Moved By: Kym Hutcheon
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 March 9, 2021 as presented.

Carried

3. Disclosure of Pecuniary Interest and General Nature Thereof

None disclosed at this time.

4. Acceptance of Minutes

Resolution COA 21-01-02
Moved By: Tim Elphick
Seconded By: Dean Leifso

That the Committee of Adjustment adopt the minutes of the December 8, 2020 Committee of Adjustment Meeting as presented.

Carried

5. Reports

5.1 Planning Report - Minor Variance Application - A-2020-059

Julie Steeper, Bruce County Planner, informed all those in attendance how to receive updates about the Application as the process continues. Ms. Steeper provided an overview of the Application and the requirements for a minor variance, noting that the applicants seek relief from the maximum site coverage and the maximum height for accessory buildings. If approved, the application would facilitate an addition of 12.2 m x 14.6 m to the existing shed at 51 Sideroad 15 Brant, located outside of Walkerton, South of Bruce Road 4 and East of Sideroad 15 Brant. The property is surrounded by residential and agricultural uses.

Ms. Steeper confirmed that the application maintains the intent and purpose of the Official Plan, and further described the purpose of the maximum lot coverage provisions. It was noted that the applicant maintains the objective in allowing for drainage, amenity space and green landscaping, confirming that the variance also maintained the intent and purpose of the Zoning By-law. Ms. Steeper explained the intent of the height regulations, advising that the height of the applicant's accessory building maintains the area's character and is lower in relation to the residence which maintains the intent and purpose of the Zoning By-law.

Ms. Steeper advised that the variance represented an appropriate form of development, and noted that it is not expected that permitting the variance would impact the character or ability for adjacent land owners to use their property for permitted uses since the variance was minor in nature.

It was noted that no comments were received by the agencies, but comments were received from neighbours in support of the application.

Mayor Peabody invited comments from Council and members of the public, but no comments were made.

Resolution COA 21-01-03

Moved By: Dan Gieruszak

Seconded By: Kym Hutcheon

That the Committee of Adjustment of the Corporation of the Municipality of Brockton has considered Bruce County Planning File A-2020-059 and any objections and submissions arising from the Public Hearing and hereby approves the application for a Minor Variance to 51 Sideroad 15 Brant BRANT CON 1 SDR PT LOT 36 RP; 3R10268 PART 1 (Brant) Municipality of Brockton in accordance with the conditions as outlined on the Decision Sheet.

Carried

5.2 Planning Report - Minor Variance Application - A-2020-076

Julie Steeper, Bruce County Planner, reviewed the ways in which individuals could receive notifications in relation to the property.

Ms. Steeper reviewed the relief requested in the application to increase the maximum lot coverage, maximum height and the exterior rear year. If approved, the applicants would construct a new garage structure in the former town of Walkerton. The property is surrounded by residential units.

Ms. Steeper reviewed the requirements of the four part test to permit a minor variance. Ms. Steeper reviewed the purpose of the rear set back and the purpose of the maximum lot coverage. The proposal would maintain the intent and

purpose of the official plan and zoning by-law. The minor variance was unlikely to have any impact on the character of the neighbourhood or the use of property for other owners.

Ms. Steeper advised that the Chief Building Official made comments that were addressed through the use of a drainage plan.

Ms. Steeper responded to questions from Council and confirmed the use for the garage was to store recreational vehicles such as snowmobiles etc.

Mayor Peabody invited comments from the public, and Fiona Hamilton, Clerk invited the applicants to speak if they wished to participate, but no comments were received by the public or applicants.

Council inquired about the siding of the building's exterior, and Ms. Steeper advised that she was not aware of the finishing.

Resolution COA 21-01-04

Moved By: Dean Leifso

Seconded By: Tim Elphick

That the Committee of Adjustment of the Corporation of the Municipality of Brockton has considered Bruce County Planning File A-2020-076 and any objections and submissions arising from the Public Hearing and hereby approves the application for a Minor Variance to 931 Old Durham Rd CON 1 SDR PT LOT 32 RP;3R5050 PART 1 (Brant) Municipality of Brockton in accordance with the conditions as outlined on the Decision Sheet.

Carried

6. Adjournment

Resolution COA 21-01-05

Moved By: Tim Elphick

Seconded By: Dean Leifso

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 6:43 p.m.

Carried

Chair - Mayor Peabody

Clerk - Fiona Hamilton