



The Corporation of the Township of Huron-Kinloss
Committee of Adjustment Meeting Minutes

Date: July 11, 2022
Time: 7:00 pm
Location: Council Chambers

Members Present Don Murray, Deputy Mayor
Lillian Abbott, Councillor
Jeff Elliott, Councillor
Jim Hanna, Councillor
Ed McGugan, Councillor
Carl Sloetjes, Councillor

Members Absent Mitch Twolan, Mayor

Staff Present Emily Dance, Clerk
Matt Farrell, Building & Planning Manager
Monica Walker Bolton, Senior Planner, County of Bruce

1. Call to Order

Deputy Mayor Murray called the meeting to order at 7:36 p.m.

2. Disclosure of Pecuniary Interest

None noted

3. Adoption of the Minutes

Resolution No.: 4

Moved by: Jeff Elliott, Councillor

Seconded by: Carl Sloetjes, Councillor

THAT the Township of Huron-Kinloss Committee of Adjustment hereby adopts the March 14, 2022 Committee Meeting Minutes as presented.

4. Public Meetings Required Under the Planning Act

4.1 Cousins A-2021-61

916 VICTORIA RD - ALMA TOWNPLOT PT LOT 4 E; VICTORIA ST
(Huron)

County of Bruce Senior Planner, Monica Walker-Bolton presented the report and explained the purpose of this application is to allow a minimum interior side yard setback and a minimum rear yard setback of 1.5 m (5 feet) where the Zoning By-law identifies minimum setbacks of 3.0 m (10 feet) for accessory buildings with a maximum building height of 6.0 m. to facilitate the construction of a detached garage.

Committee Comments

The Committee questioned if there were any concerns about snow removal. The Planner noted that the lot line does not coincide with the traveled portion of the road. The Manager of Building and Planning noted that Albert Street is a private road.

Public Comments

None

Resolution No.: 5

Moved by: Carl Sloetjes, Councillor
Seconded by: Jeff Elliott, Councillor

THAT the Township of Huron-Kinloss Committee of Adjustment approves the minor variance application of Ken & Shelia Cousins for 916 Victoria Road being ALMA Townplot PT LT 4 E; Victoria to permit a reduced interior side yard set back from 3 m to 1.5 m AND a reduced rear yard setback from 3 m to 1.5 m to allow for an accessory building.

4.2 McNaughton A-2022-025

822 ANNIE'S CR – CON A PT LOT 51 PLAN 3M139; LOT 23 SEC 3M-139 PCL 23-1 (Huron)

County of Bruce Senior Planner, Monica Walker Bolton presented the report and explained the purpose of the application is to allow an

accessory building in the front yard and to permit a reduction to the required front yard setback. The applicant is requesting a front yard setback of 3.5 m whereas the Zoning Bylaw requires 7.5 m. to facilitate the new construction of a 10.9 m x 8.5 m detached garage.

Committee Comments

The Committee commented that the proposed garage is going to be close to the neighbours' laneway and questioned if there are concerns for snow build-up, or site line issues for the neighbour leaving their property.

The Planner explained that the accumulation of snow was not considered in her review. She noted that the applicants property is irregular in shape and that the setback is from the lot line not the travelled portion of the road; therefore, the neighbours should have a clear view of Annie's Crescent when exiting their driveway.

Public Comments

Mark MacNaughton, Applicant noted that he spoke to their neighbour and they requested information on the septic location. Mr MacNaughton confirmed that the neighbour's property is a double-wide laneway with two car lengths and felt that the site-lines should not be an issue.

Resolution No.: 6

Moved by: Ed McGugan, Councillor

Seconded by: Jim Hanna, Councillor

THAT the Township of Huron-Kinloss Committee of Adjustment approves the minor variance application of Mark MacNaughton & Susan Willems-MacNaughton for 822 Annie's Cr being CON A PT LT 51 PLAN 3M-139; LOT 23 SEC 3M-139 PCL 23-1 to permit a reduced front yard set back from 7.5 m to 3.5 m to allow for an accessory building.

Carried

5. Adjournment

Resolution No.: 7

Moved by: Jim Hanna, Councillor

Seconded by: Ed McGugan, Councillor

THAT the Township of Huron-Kinloss Committee of Adjustment hereby adjourns at 7:55 p.m.

Carried

Mayor

Clerk