



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

Date: December 12, 2022  
Time: 7:00 pm  
Location: Council Chambers

Members Present Don Murray, Mayor  
Jim Hanna, Deputy Mayor  
Larry Allison, Councillor  
Shari Flett, Councillor  
Scott Gibson, Councillor  
Ed McGugan, Councillor  
Carl Sloetjes, Councillor

Staff Present Jennifer White, Manager of Legislative Services/Clerk  
Mary Rose Walden, Chief Administrative Officer

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**1. Call to Order**

Mayor Murray called the meeting to order at 7:00 p.m.

**2. Disclosure of Pecuniary Interest**

None disclosed.

**3. Adoption of the Minutes**

**Resolution No.: 8**

Moved by: Larry Allison, Councillor  
Seconded by: Shari Flett, Councillor

THAT the minutes of the Committee of Adjustment meeting of July 11, 2022 be adopted as presented.

Carried

#### 4. Public Meetings Required Under the Planning Act

##### 4.1 A-2022-037 Courtney

Benito Russo, Planner County of Bruce presented the application to allow relief from the interior side yard setback and height. The proposed height is 8.75 m, whereas the maximum height in the Zoning By-law is 8m. The applicant is requesting relief for 0.75m. The proposed side yard setback is 1.5m, whereas the required setback in the zoning by-law is 3m. The applicant is requesting relief for 1.5 m. The application is intended to facilitate an addition to the existing single detached dwelling.

##### Questions and Discussion from Committee of Adjustment

Committee members inquired about the height of the addition with respect to the slope of the addition roof, and about the legal non-conforming status of the garage.

Committee members expressed concerns regarding the side yard setback of 1.5m, County Staff indicated that it's not uncommon to see that as a regular set back.

##### Presentation from the Applicant

The applicant addressed Committee. The applicant indicated that they consulted with their closest neighbors to accommodate any concerns raised.

##### Presentations from the public

None.

Under Bill 23 this is the first minor variance, County Staff confirmed that only "specified persons" can appeal.

##### **Resolution No.: 9**

Moved by: Scott Gibson, Councillor

Seconded by: Jim Hanna, Deputy Mayor

THAT the Township of Huron-Kinloss Committee of Adjustment approves the Minor Variance from Comprehensive Zoning By-law 2018-98 application for 21 Boiler Beach Road being Plan 503 Lot 21 (Huron) to permit an increase to the maximum height from 8m to 8.75m AND a reduced side yard setback from 3m to 1.5m to allow for an addition to the existing single detached dwelling;

AND FURTHER THAT this Minor Variance be granted subject to the following conditions:

1. That any future development on the property conforms to the provisions of the Zoning By-law;
2. That the decision applies only to the proposed development as indicated on Schedule 'A' attached to and forming part of this decision.
3. The interior side yard setback for the dwelling shall be no less than 1.5m.
4. The height of the dwelling shall be no greater than 8.75m.

Carried

## 5. **Adjournment**

**Resolution No.:** 10

Moved by: Ed McGugan, Councillor

Seconded by: Carl Sloetjes, Councillor

THAT the Township of Huron-Kinloss Committee of Adjustment hereby adjourn at 7:20 p.m.

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Mayor

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Clerk