



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

Date: April 8, 2024
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
Jodi MacArthur, Chief Administrative Officer

1. Call to Order

Mayor Murray called the meeting to order at 7:00 p.m. Councillor Allison attended the meeting electronically, with all other members of the Committee of Adjustment and Staff present in the Council Chambers.

2. Disclosure of Pecuniary Interest

None disclosed.

3. Adoption of the Minutes

Resolution No.: 04/08/2024 COA - 01

Moved by: Jim Hanna, Deputy Mayor
Seconded by: Ed McGugan, Councillor

THAT the Committee of Adjustment Minutes of May 8, 2023 be adopted as presented.

4. Public Meetings Required Under the Planning Act

4.1 A-2024-008 Cowell

The purpose of this application is for a minor variance from Section 4.1.3 of the Huron-Kinloss Zoning By-law. It is proposed to permit an accessory building with the height of 6.5 meters where 5.0 meters is permitted. If approved this will facilitate the construction of an accessory building for the storage of vehicle(s) and personal belongings 6.5 meters in height.

The property has a civic address of 160 Bruce Beach Rd, in the Township of Huron-Kinloss.

The Planner explained the report and recommendation. Any comments received from Agencies and the Public received by the time of writing the report are in the written report.

Presentations from the Applicant

The applicant did not provide comments on the application.

Presentations from the Public

No person or public body provided comments on the application.

Questions and Clarifications from Committee of Adjustment

Committee of Adjustment inquired as to the height of the eaves versus the height of the roof. A member of the Committee clarified that this number indicated the midway height of the roof and the peak would be higher. Council inquired about the aesthetic if trees were removed. The Planner indicated that there is an additional garage of the same height, so it is compatible. The Planner confirmed the existing building is slightly smaller than the proposed shed. The zoning by-law permits accessory buildings in front of the dwellings in the lakeshore area. It is common in the lakeshore for accessory buildings to be more prominent than dwelling the dwelling.

Resolution No.: 04/08/2024 COA - 02

Moved by: Shari Flett, Councillor

Seconded by: Scott Gibson, Councillor

THAT the application for Minor Variance from Comprehensive Zoning By-law 2018-98 be hereby 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'; and
3. Development of the property must be carried out in accordance with the site plan, approved by Township staff, shown as Schedule 'A'.

Carried

5. **Adjournment**

Resolution No.: 04/08/2024 COA - 03

Moved by: Carl Sloetjes, Councillor

Seconded by: Ed McGugan, Councillor

THAT the Township of Huron-Kinloss Council hereby adjourn at 7:10 p.m.

Carried

Mayor

Clerk