

Decision of the Committee of Adjustment With Reasons

(Section 45(1), Planning Act, 1990)

Municipality	Township of Huron-Kinloss
File Number	A-2024-020
Related File(s)	None
Date of Hearing	August 12, 2024
Owner / Applicant / Agent	Stacey & Patrick Bailey
Legal Description	PLAN 795 LOT 24 CAMPBELL S/S, (geographic Huron Township), Township of Huron-Kinloss
Municipal Address	819 Wilson Ave
Purpose of Application	The purpose of this application is a Minor Variance to permit an interior side yard setback of 1.8m and 2.1m where 3.0m is required. If approved, this will permit the establishment of an uncovered lower-level deck and associated stairs at 2.1m from the interior lot line, and the addition of a roof cover over an existing upper-deck area at 1.8m from the interior lot line. This would result in further gross floor area encroaching into the required side yard setback.
Variances Granted	Relief from Section 4.8 and Section 12.4.6 of the Huron-Kinloss Zoning By-law permitting a covering for the upper deck 1.8m from the West interior side lot line and permitting stairs and a lower deck 2.1m from the West interior side lot line.
Effect of Submissions	Any submissions relating to this application were considered by the Approval Authority in making its decision on this matter.

The application for Minor Variance from Comprehensive Zoning By-law 2018-98 is hereby **granted** subject to the following conditions:

1. Development of the property must be carried out in accordance with the site plan, approved by Municipal staff, shown as Schedule 'A', which is attached to and forms part of the decision.
2. That the decision applies only to the proposed development as indicated on Schedule 'A' attached to and forming part of this decision.
3. Any future development on the property must conform to the provisions of the zoning bylaw.

Reasons:

1. The variance maintains the intent and purpose of the Official Plan.
2. The variance maintains the intent and purpose of the Zoning By-law.
3. The variance requested is desirable for the appropriate and orderly development and use of the lands and buildings.
4. The variance is minor in nature.

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Effect of Submissions	Any submissions relating to this application were considered by the Approval Authority in making its decision on this matter.

The application for Minor Variance from Comprehensive Zoning By-law 2018-98 is hereby **refused**.

Reasons (check all that apply):

- The variance does not maintain the intent and purpose of the Official Plan.
- The variance does not maintain the intent and purpose of the Zoning By-law.
- The variance requested is not desirable for the appropriate and orderly development and use of the lands and buildings.
- The variance is not minor in nature.
- The variance does not conform to the Provincial Policy Statement.

Concurrence of Committee Members for Minor Variance A-2024-020 Bailey

We, the undersigned, **concur in the Decision and reasons** given for the Decision of the Committee of Adjustment for the Township on August 12, 2024

Signature	Title & Name	Absent	Present
_____	Committee Member, (Jim Hanna)	()	()
_____	Committee Member, (Larry Allison)	()	()
_____	Committee Member, (Shari Flett)	()	()
_____	Committee Member, (Scott Gibson)	()	()
_____	Committee Member, (Ed McGugan)	()	()
_____	Committee Member, (Carl Sloetjes)	()	()
_____	Committee Chair, (Don Murray)	()	()

Certification of Committee's Decision

I, **Jennifer White** being the Secretary-Treasurer of the Committee of Adjustment for the Corporation of the **Township of Huron-Kinloss**, certify that this is a true copy of the Committee's Decision of **August 12, 2024**.

Date

Secretary-Treasurer

Notice of Last Date of Appeal

Notice is hereby given that the last date for appealing this decision to the

Ontario Land Tribunal is **September 01, 2024**.

See appeal information on reverse of this form.

Notice That No Appeals Have Been Received

When signed, this certifies that no appeals have been received

Date

Secretary-Treasurer

Appeal Information

Not later than 20 days from the Date of Decision, only the applicant, the Minister, a specified person (being a utility and transportation company) or public body that has an interest in the matter may appeal to the Ontario Land Tribunal (OLT) against the decision of the Committee. If no notice of appeal is given within 20 days, the decision of the Committee is final and binding.

Anyone wishing to appeal the decision is required to submit a notice of appeal (in accordance with the OLT guidelines and Appeal Form A1, available at <https://olt.gov.on.ca/appeals-process/> setting out the objection to the decision and the reasons in support of the objection.

Appeals must include a certified cheque or money order in the amount specified by the OLT payable to the Minister of Finance.

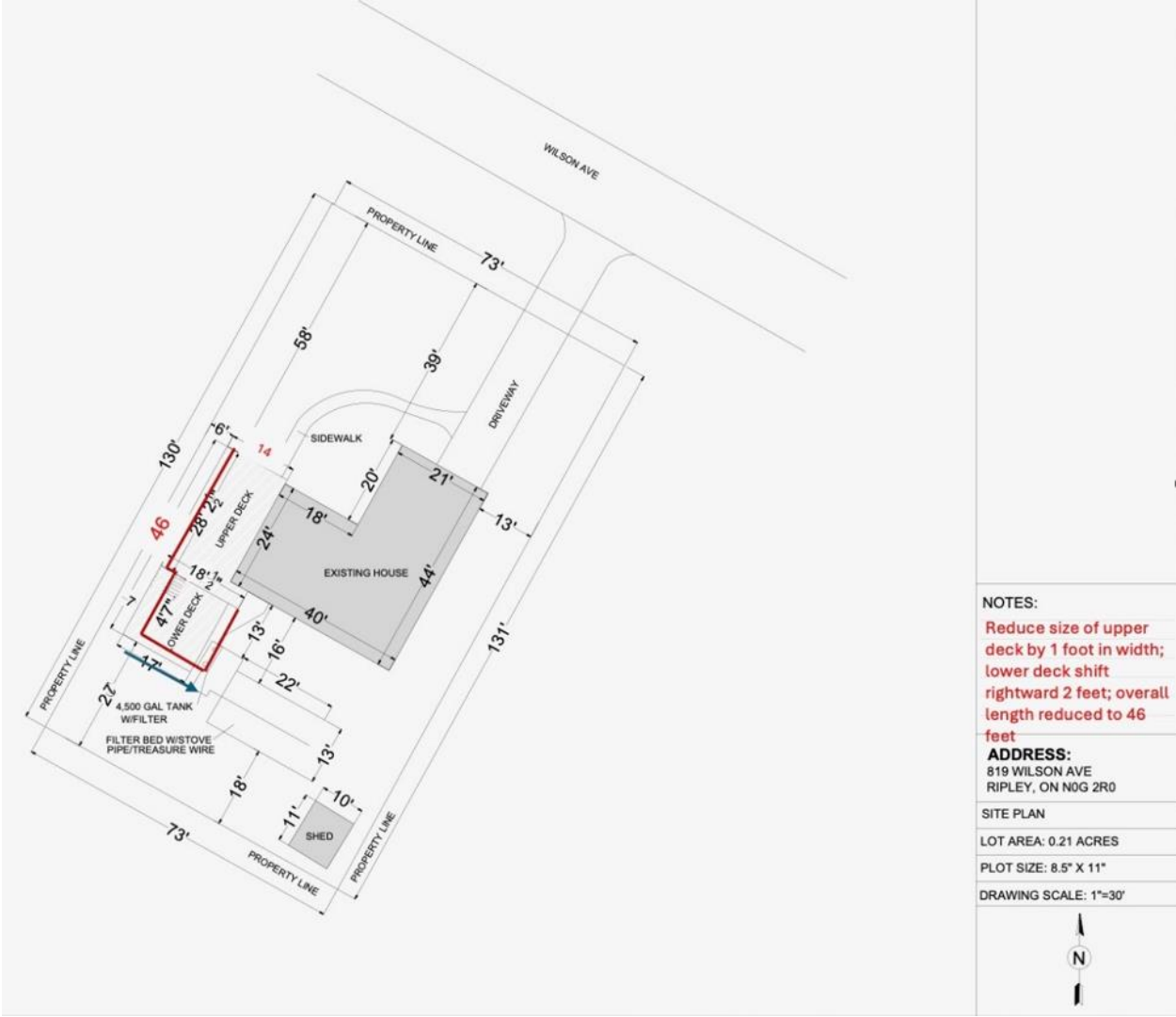
Appeals are filed with the **Secretary-Treasurer of the Committee** at:

Jennifer White
Secretary-Treasurer of the Committee of Adjustment
Township of Huron-Kinloss
21 Queen Street, P.O. Box 130
Ripley, ON N0G 2R0

The OLT may dismiss all or part of an appeal after holding a hearing or without holding a hearing on the motion under Section 45(17) [Dismissal without hearing], as it considers appropriate.

For more information about this application **phone 226-909-5515**, from 8:30 a.m. to 4:30 p.m. Monday to Friday; or visit on-line at **www.brucecounty.on.ca** under 'Living Here', 'Housing and Property', 'Land Use Planning' by Municipality and File Number; or e-mail **bcplwa@brucecounty.on.ca**.

Schedule 'A'



NOTES:
 Reduce size of upper deck by 1 foot in width; lower deck shift rightward 2 feet; overall length reduced to 46 feet

ADDRESS:
 819 WILSON AVE
 RIPLEY, ON N0G 2R0

SITE PLAN

LOT AREA: 0.21 ACRES
 PLOT SIZE: 8.5" X 11"
 DRAWING SCALE: 1"=30'

