



The Corporation of the Township of Huron-Kinloss

Committee of Adjustment Meeting Minutes

Council Chambers

April 27th, 2015

7:00 p.m.

Mitch Twolan, Mayor	Present
Wilfred Gamble, Deputy Mayor	Present
Lillian Abbott, Councillor	Present
Jeff Elliott, Councillor	Present
Jim Hanna, Councillor	Present
Don Murray, Councillor	Present
Carl Sloetjes, Councillor	Present
Mary Rose Walden, Administrator	Absent
Sonya Watson, Clerk	Present
Matt Farrell, Chief Building Official	Present

Others Present: David Smith, County of Bruce Planning, Valerie Gillies, Ken & Bonnie MacDonald, Chad Freeman

1. **Call to Order**

Chair Twolan called the meeting to order at 7:00 p.m.

2. **Disclosure of Pecuniary Interest**

Name:.. Item:.. Nature of Interest:..

N/A

3. **Adoption of Minutes**

Motion Number: 5

Moved by: Elliott Seconded by Murray

That the Township of Huron-Kinloss Committee of Adjustment hereby adopts the March 2nd, 2015 Committee of Adjustment Meeting minutes as written.

Carried.

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

4.1 **Kent and Debbie McKinnon c/o Bradstone Construction**

Minor Variance

A-11-15.16

124 Bell Drive, Lurgan Beach

Part Lot 23, Concession A and part of the Original Shoreline Allowance,
Geographic Township of Huron, Township of Huron-Kinloss

The purpose of the application is to permit an increase in the maximum building height on the west peak of a proposed residential building from 8.0 m to 8.8 m when the existing cottage is replaced with a new cottage.

[Planning Report](#)

[Aerial photo](#)

STAFF COMMENTS: David Smith presented the details of the Planning Application for the Committee members. The Committee questioned the shed that is located on the beach. There were concerns with the shed and the dunes that have been removed around the shed and the destruction of the beach area.

The Clerk read a letter for the Committee noting Mr. McKinnon's agreement to enter an encroachment agreement with the Township to permit the continued use of the shed and agreeing to pay for the costs associated with preparation of such agreement.

David Smith stressed how this issue was separate from planning and should not be linked to the application but was brought to the Committee's attention. The Committee questioned ownership of the area the shed sits on and the potential liability the shed created for the Township if something were to happen in it. The Clerk said that an encroachment agreement could be entered and it was Township practice to include a clause for the removal of the shed upon sale of the property. The Clerk noted it is desirable to deal with certain instances as they occur rather than to ignore even though there may be many other "structures" on the beach.

The Committee has concerns with the shed but chose to deal with the structures on the MacKinnon Property and decide on the minor variance request. The issue of the shed will be brought to the General Committee meeting for further direction from Council.

ACTION: The following motion was passed.

Motion Number: 6

Moved by: Murray Seconded by Hanna

That the Township of Huron-Kinloss Committee of Adjustment hereby approves minor variance application File No. A-11-15.16 subject to the conditions on the decision sheet.

Carried.

4.2 **MacGregor Enterprises Limited**

Minor Variance

A-8-15.16

245 Carloway Trail

Unit 3, Bruce Vacant Condo Plan 19, Geographic Township of Huron, Township of Huron-Kinloss

The purpose of the application is to permit an increase to the maximum lot coverage and reduce side yard setbacks to allow for the construction of a single-detached home.

[Planning Report](#)

[Aerial Photo](#)

ACTION: The Committee questioned the type of house they were building and what the adjacent lands contained. It is expected that a bungalow would be the likely development and adjacent lands are vacant at this time. The Committee had no concerns with this application. The following motion was passed.

Motion Number: 7

Moved by: Gamble Seconded by Sloejtes

That the Township of Huron-Kinloss Committee of Adjustment hereby approves minor variance application File No. A-8-15.16 subject to the conditions on the decision sheet.

Carried.

Other Planning Related Matters

4.3 [Request for Proposal – Five Year Official Plan Review](#)

Staff have prepared a report regarding a Request for Proposals for a Five Year Official Plan Review.

STAFF COMMENTS: The report will be discussed further at the meeting. David Smith has also been actively involved in assisting with the preparation of this RFP and will assist with addressing the Committee's questions at the meeting.

ACTION: There was further discussion regarding the report. The Committee supports removal of the Agriculture and Rural Area Policies. There was further discussion on second residence provisions and the hamlet areas. The following motion was passed.

Motion Number: 8

Moved by: Abbott Seconded by Murray

That the Township of Huron-Kinloss Committee of Adjustment hereby receives report CLK2015-04-05 respecting "Request for Proposal- Five Year Official Plan Review" and authorizes staff to proceed with the release of the Request for Proposal.

Carried.

5. **Adjournment**

Motion Number: 9

Moved by: Elliott Seconded by Sloetjes

That the Township of Huron-Kinloss Committee of Adjustment does now adjourn.

Carried.

Originals Signed by Mitch Twolan

Mayor

Originals Signed by Sonya Watson

Clerk