

CORPORATION OF THE TOWNSHIP OF HURON-KINLOSS

COMMITTEE OF ADJUSTMENT

July 28th, 2014 at 7:00 PM

Council Chambers

Mayor	Mitch Twolan	(A)
Deputy Mayor	Wilf Gamble	(P)
Councillors	Lillian Abbott	(P)
	Carl Sloetjes	(P)
	Jeff Elliott	(P)
	James Hanna	(P)
	Don Murray	(P)
Clerk	Sonya Watson	(P)
CBO	Matt Farrell	(P)

OTHERS PRESENT: Bruce Stickney, Frank Dore, Brian McNichol

MINUTES

1.0 CALL TO ORDER

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

2.0 DISCLOSURE OF PECUNIARY INTEREST

<u>Name</u>	<u>Item</u>	<u>Nature of Interest</u>
<i>None disclosed</i>		

3.0 ADOPTION OF MINUTES

Moved by Elliott
Seconded by Sloetjes

ADOPT
COMMITTEE
OF
ADJUSTMENT
MINUTES

1 THAT The Committee of Adjustment hereby adopts the
[November 25th, 2013 Meeting Minutes](#) as written.

Carried.

- 3.1 Bruce Stickney introduced himself as the new planner for the Township of Huron-Kinloss.

4.0 **PUBLIC MEETINGS REQUIRED UNDER PLANNING ACT**

- 4.1 **Grey Ox Acres Inc. c/o Brian Mc Nichol (President) - Application A-23-14.11**
Lot 28, Concession 4 Township of Huron-Kinloss (geographic Township of Kinloss)
318 Grey Ox Avenue
Minor Variance

Grey Ox Acres Inc. is requesting a minor variance to allow them to construct an addition to a finisher barn to utilize existing liquid feeding system and high moisture silos. The Minor Variance is required to permit relief from the MDS II requirements of the by-law to allow an MDS II of 228 m (748 ft) as it exists to the current barn from a dwelling at 883 Grey Ox Avenue.

Planning Report

Aerial Map

STAFF COMMENTS: The Planning Report has been attached for your review. Bruce Stickney will be in attendance to present the report.

ACTION: Bruce Stickney presented the planning report and specified the MDS concerns with the application.

Frank Dore from 267 Grey Ox Avenue spoke. He suggested that with a slight North West wind the neighbours cannot even go outside due to the manure smell. He also raised concern with permitting the increase in production of 75% this would lead to extra traffic for fee and hauling of the pigs on Grey OX Avenue which is unstable in the spring of the year.

Councillor Murray responded suggested the Dore property is well outside the MDS calculated area and there will be less hauling of fee or feed brought in when compared to other finishing barns because feed is stored on site. The smells or inconveniences described are all part of living in the country.

The Committee questioned the CBO if there was enough land for this expansion for nutrient management. The CBO responded they would have to provide an approved Nutrient Management Plan as part of the building permit application. The applicant suggested a plan has already been approved by OMAFRA and will be submitted.

The Committee suggested the applicant do what he can to mitigate the inconveniences noted by neighbouring property owners and suggested tilling the manure would help reduce the smell.

Moved by Hanna
Seconded by Murray

GREY OX
ACRES INC
MINOR
VARIANCE

2

THAT the Committee of Adjustment hereby accepts the recommendations provided by the County of Bruce Planning department and as such grants approval for application #A-23-14.11 for Grey Ox Acres Inc. For a minor variance as per the conditions outlined on the decision sheet.

Carried.

5.0 ADJOURN

Moved by Sloetjes
Seconded by Abbott

ADJOURN

3

THAT the Committee of Adjustment does now adjourn to move to a Planning Meeting.

Carried.

Original Signed by Mitch Twolan
Chair

Original Signed by Sonya Watson
Clerk