



The Corporation of the Township of Huron-Kinloss

Committee of Adjustment Meeting Minutes

Council Chambers

May 25th, 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 | Absent |
| Mary Rose Walden, Administrator | Absent |
| Sonya Watson, Clerk | Present |
| Matt Farrell, Chief Building Official | Present |

Others Present: David Smith, Stuart Metzger, Peter Leverenz

1. Call to Order

Chair Twolan called the meeting to order.

2. Disclosure of Pecuniary Interest

Name:. Item:. Nature of Interest:.

None disclosed.

3. Adoption of Minutes

Motion Number: 10

Moved by: Murray Seconded by: Abbott

That the Township of Huron-Kinloss Committee of Adjustment hereby adopts the April 27th, 2015 Committee of Adjustment Meeting minutes as written.

Carried.

4. Public Meetings Required Under the Planning Act

4.1 Stuart and Julia Metzger c/o Champagne Renovations

Minor Variance

A-14-15.16

112 Stratford Street

Part Lot 58, Concession A, Geographic Township of Huron, Township of Huron-Kinloss.

The application is to permit the construction of an 18 X 20 foot addition to an existing dwelling. The addition will require a reduced side and rear yard setback.

[Planning Report](#)

Aerial Photo

ACTION: The Committee raised concern with the side yard setbacks. The Committee also questioned the grading in this area and stated water flow should be monitored by the CBO to ensure that the new buildings don't create a water issue for the neighbour due to the small setbacks. The CBO stated the eaves should be directed to the back of the lot where possible to alleviate water concerns and drainage in this area is good due to the slope. The CBO also stated that the 1.2 meter setback is a minimum for the Ontario Building Code and he could not issue a permit on anything less than that. The Clerk clarified that the deck has already been relocated to the owners property. The Committee passed the following motion and the decision sheet was signed.

Motion Number: 11

Moved by: Abbott Seconded by: Murray

That the Township of Huron-Kinloss Committee of Adjustment hereby accepts the recommendations provided by the County of Bruce Planning Department and as such grants **approval** for application file A-14-15.16 for Stuart and Julia Metzger c/o Champagne Renovations to permit the construction of an addition to an existing building subject to the conditions outlined on the decision sheet.

Carried.

5. Adjournment

Motion to Adjourn

Motion No.12

Moved by: Abbott Seconded by: Gamble

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

Carried.

Original Signed by Mitch Twolan

Original Signed by Sonya Watson

Mayor

Clerk