



The Corporation of the Township of Huron-Kinloss

Committee of Adjustment Minutes

Council Chambers

April 8, 2019

7:00 pm

Mitch Twolan, Mayor	Absent
Don Murray, Deputy Mayor	Present
Lillian Abbott, Councillor	Present
Jeff Elliott, Councillor	Present
Jim Hanna, Councillor	Present
Ed McGugan, Councillor	Present
Carl Sloetjes, Councillor	Present
Mary Rose Walden, Chief Administrative Officer	Present
Emily Dance, Clerk	Present
Matt Farrell, Building & Planning Manager/CBO	Present
Kelly Lush, Deputy Clerk/Administrative Assistant	Present

Committee of Adjustment

1 Call to Order

Deputy Mayor Don Murray called the meeting to order at 9:20 p.m.

2 . Disclosure of Pecuniary Interest

None noted.

3 . Adoption of the Minutes

3.1 Motion to Adopt

- [January 14, 2019 Committee of Adjustment Meeting Minutes](#)

Motion No: 18

Moved by: Jeff Elliott Seconded by: Carl Sloetjes

THAT the Township of Huron-Kinloss Committee of Adjustment hereby adopts the January 14, 2019 Committee of Adjustment Meeting Minutes as printed.

Carried

4 . Public Meetings Required Under the Planning Act

4.1 Raymax Construction A-2-19.16

Raymax Construction Ltd. c/o Tony Azar has made an application for a minor-variance to permit a reduced rear yard, a reduced side yard, increased lot coverage and reduced number of parking spaces to permit the development of a 3-story building at 89 Huron Street, Ripley.

Mark Paoli, Senior Planner presented the report.

- [Planning Report A-2-19.16](#)
- [Decision Sheet A-2-19.16](#)

Comments from Committee of Adjustment

- Clarified the rear and side yards.

Comments from the Public

Harold Galloway, 85 Huron Street

- Questioned if access to the back laneway would be blocked, snow removal, the fence line and overhang from the second story.

Matt Farrell, Manager of Building and Planning explained that the proposed parking spaces are standard and the overhang will not affect traffic using the lane.

Sherry Nelson, 87 Huron Street

- Questioned the right of access using the back lane if it would change.

It was explained that access using the back lane was a legal issue and encouraged them to get legal advice.

Motion No: 19

Moved by: Carl Sloetjes Seconded by: Jeff Elliott

THAT the Township of Huron-Kinloss Committee of Adjustment approves Planning Report A-2-19.16 prepared by Mark Paoli, Senior Planner, County of Bruce for the proposed minor variance submitted by Raymax Construction to allow a reduced rear yard, a reduced side yard, increased lot coverage and a reduction in the number of parking spaces required for the construction of a 3-story building at 89 Huron Street, Ripley.

Carried

5 . Adjournment

Motion No: 20

Moved by: Carl Sloetjes Seconded by: Jeff Elliott

THAT the Township of Huron-Kinloss Committee of Adjustment hereby adjourn at
9:40pm Carried

Original signed by Don Murray

Deputy Mayor

Original signed by Emily Dance

Clerk

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