



The Corporation of the Township of Huron-Kinloss

Committee of Adjustment Minutes

Council Chambers

May 13, 2019

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
Jodi MacArthur, Treasurer	Present
Matt Farrell, Building & Planning Manager/CBO	Present

Committee of Adjustment

1. Call to Order

Deputy Mayor Don Murray called the meeting to order at 7:00pm

2. Disclosure of Pecuniary Interest

None Noted

3. Adoption of the Minutes

3.1 Motion to Adopt

- [April 8, 2019 Committee of Adjustment Minutes](#)

Motion No: 21

Moved by: Lillian Abbott Seconded by: Lillian Abbott

THAT the Township of Huron-Kinloss Committee of Adjustment hereby adopts the April 8, 2019 Minutes as printed.

Carried

4 . Public Meetings Required Under the Planning Act

4.1 Parkwood Development Limited

Owner: Michael Runstedler and Katharine Runstedler Applicant: Parkwood Developments Limited

Legal Description: Plan 3M-114 Lot 9, geographic Township of Huron Municipal Address: 9 Pine Street

The application is requesting a minor variance to permit a reduction of both side yard setbacks from the required 3.0m (9.8ft) to 1.5m (4.92 ft) to permit the construction of a new dwelling.

Planners Report

Mark Paoli, Senior Planner presented the report and recommendation.

- [Planning Report A-21-19.16](#)

Additional comments received after the report was published were provided at the meeting.

- [Kathy & Dean Musselman e-mail dated May 13, 2019](#)
- [Linda Lewis e-mail dated May 13, 2019](#)
- [Michael and Jill Malleck, e-mail dated May 13, 2019](#)
- [T & G Phelan e-mail dated May 10, 2019](#)

Presentation from the Public

David Grant, 139 Gordon Street North

- Questioned why he did not receive notification of the application.

It was explained that his property was not within the 60m required by the Planning Act to receive notification.

Committee Comments

- Questioned the location of the property and if other minor variances have been approved.
- Questioned the location of a proposed septic system and lot grading.

The location of the clarified, it was explained that the septic system and lot grading would be provided to the CBO at the time of building permit application. It was noted that approximately 10 minor variances have been approved in the past.

Motion No: 22

Moved by: Ed McGugan Seconded by: Lillian Abbott

THAT the Township of Huron-Kinloss Committee of Adjustment approves Planning Report A-21-19.16 prepared by Mark Paoli, Planner County of Bruce for the minor variance submitted by Parkwood Development Limited AND APPROVES a reduction in both side yard setbacks from the required 3.0m (9.8ft) to 1.5m (4.92ft) to permit the construction of a new dwelling.

Carried

4.2 Simon B. Martin and Eva S. Martin

Owner: Simon B. Martin and Eva S. Martin

Legal Description : Concession 4 E Part Lot 9 East Part Lot 10 Municipal Address: 1106 Grey Ox Ave

The applicant is requesting a minor variance to permit the construction of a livestock facility (sow barn) with a reduced minimum distance separation (MDS). The separation from the nearest residence is 650 feet, whereas the MDS requirement is 750 feet - a variance of 110 feet.

Public Comments

Attached are public comments received following the submission of the Planners report.

- [Bill and Donna Moffat Comments](#)
- [Ean and Amanda Moffat Comments](#)
- [Paul and Christine MacIntyre Comments](#)

Additional comments received after the report was published were provided at the meeting.

- [Carter e-mail dated May 10, 2019](#)

Planners Report

Mark Paoli, Senior Planner presented the report and recommendation.

- [Planning Report A-14-19.11](#)

Presentation from the Public

Cleon Martin, on behalf of the landowner

- agreed there are other available locations on the property; however, noted there are health hardships that prevent them from utilizing other locations.
- Noted it was not their intent to cause discord and regret if this has occurred.

Julia Barlow, 406 Bruce Road 1

- Questioned why she was not notified.
- Noted her objections to the application.

It was explained that her property was not within the 60m required by the Planning Act to receive notification.

Committee Comments

- Noted the barn could be located in an alternate location.
- Questioned why the applicant had building materials delivered prior to the application being heard.
- Questioned the health issues.
- Explained that decisions must also consider future use and compatibilities.
- Questioned Nutrient Management

The Manager of Building and Planning gave a short explanation of the Nutrient Management Act.

Motion No: 23

Moved by: Jeff Elliott Seconded by: Carl Sloetjes

THAT the Township of Huron-Kinloss Committee of Adjustment approves Planning Report A-14-19.11 prepared by Mark Paoli, Senior Planner for the proposed minor variance submitted by Simon B. Martin and Eva S. Martin AND REFUSES the request to permit a reduced minimum distance separation from the nearest residence

Carried

5 .Adjournment

Motion No: 24

Moved by: Carl Sloetjes Seconded by: Jeff Elliott

THAT the Township of Huron-Kinloss Committee of Adjustment hereby adjourns at 7:35pm

Carried

Original signed by Don Murray

Deputy Mayor

Original signed by Emily Dance

Clerk

Document Accessibility

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Please note that third party documents received and found within this document will not be converted to an accessible format by the Township of Huron-Kinloss. However, upon request, we will attempt to obtain these documents in an appropriate accessible format from the third party.

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