

4.0 PUBLIC MEETINGS REQUIRED UNDER PLANNING ACT

- 4.1 **R.G. & G. Farms Limited**
1351 Highway 21 South
Part of Lots 36 and 37, Concession 12, geographic Township of Huron
Alteration/Extension of a Legal Non-Conforming Use (A-50-14.16)

The applicant is proposing to construct an addition to a dairy barn to convert from tie-stalls to a free-housing system, as well as to accommodate a minor expansion to his herd from 66 to 80 milking cows. The enlargement/extension will comply with the Minimum Distance Separation II calculation.

[Planning Report](#)

STAFF COMMENTS: Staff have no concerns with this application. The report is attached for your review. Mr. Stickney will be in attendance to present the report.

ACTION:

- 4.2 **John Bond**
Carloway Trail in Inverlyn Estates
Unit 14, level 1, Bruce Vacant Condominium Plan 19 Geographic Township of Huron
Minor Variance (A-57-14.16)

The application is to facilitate construction of a new single detached dwelling. The application is seeking relief from the maximum lot coverage; and the minimum yard requirements of the By-Law.

[Planning Report](#)

STAFF COMMENTS: Staff have no concerns with this application. The report is attached for your review. Mr. Stickney will be in attendance to present the report.

ACTION:

4.3 **Ronald and Donna Willis**
842 Victoria Road
Part of Lot 13, Concession 'A', (being Part 3 on RP 3R-6858), geographic Township
of Huron
Minor Variance (A-55-14.16)

The application is proposing to construct a double garage and workshop on an undeveloped lot.

[Planning Report](#)

[Letters of Concern](#)

STAFF COMMENTS: The report is attached for your review. Mr. Stickney will be in attendance to present the report. Staff do have concerns to bring to the Committee's attention with this application and the precedent it may set in this area. In the past Council has approved applications for a garage on an adjoining lot but required a deeming by-law be passed. In this instance if this shed is permitted and the lot were to be sold separately to another person it is a building with no residential use on the property.

Should in the future the owner wish to turn this building into a residence or build a residence, development charges would then be collected upon the issuance of a building permit. At this time no fees for the development could be charged.

ACTION:

5.0 ADJOURN

Moved by
Seconded by

ADJOURN

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

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