



The Corporation of the Township of Huron-Kinloss
Committee of Adjustment Meeting Minutes

Date: April 12, 2021
Time: 7:00 pm
Location: Electronic Meeting

Members Present Mitch Twolan, Mayor
Don Murray, Deputy Mayor
Lillian Abbott, Councillor
Jeff Elliott, Councillor
Jim Hanna, Councillor
Ed McGugan, Councillor
Carl Sloetjes, Councillor

Staff Present Mary Rose Walden, CAO
Emily Dance, Clerk
Matt Farrell, Building & Planning Manager
Julie Steeper, Bruce County Planner

1. Call to Order

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

2. Disclosure of Pecuniary Interest

None noted

3. Adoption of the Minutes

Resolution No.: 1

Moved by: Don Murray, Deputy Mayor

Seconded by: Lillian Abbott, Councillor

THAT the Township of Huron-Kinloss Committee of Adjustment hereby adopts the July 13, 2020 Committee of Adjustment Meeting minutes as presented.

4. Public Meetings Required Under the Planning Act

4.1 A-2020-079 Pilon 100 McCormick Dr. (Lakeshore)

Application for Minor Variance - 100 McCormick Dr. (Lakeshore)
Plan M37 Lot 23 SEC M-37 PCL; 23-1 (Huron)
Roll 410716000910546

The Planner presented the planning report and explained that the purpose of the application is to allow relief from the minimum lot area. The applicant is proposing a lot size of 1383.5 sq m whereas the minimum lot area required in the zoning by-law is 1850 sq m. The applicant is requesting relief for 466.5 sq m. If approved, the application would facilitate the creation of a new lot

Questions and Comments from the Committee

The Committee voiced concerns regarding lot grading and how to mitigate issues of drainage and erosion and if the Township could include drainage requirements.

The Manager of Building and Planning indicated that the property to the north that is currently under construction is being developed in a similar manner and required approvals from Saugeen Valley Conservation Authority (SVCA). They will require studies and engineering confirmation to mitigate drainage and erosion concerns. He indicated that this property will require similar permissions and will require a comprehensive set of reports. He explained that SVCA would control the placement of soil and control the water in their approvals.

Questions and Comments from the Public

Alain Lafond, 76 Boiler Beach Road noted concerns with the drainage, water, flooding, erosion, tree removal, and proposed size of the lot which is out of character for the area. He questioned how these items will be controlled. He also explained that there are differences in the example provided for development as in their location he does not have a retaining wall nor does his neighbours.

The Manager of Building and Planning explained that the Township will rely on the engineer's reports for compliance. He noted that it will be the

responsibility of the developer to ensure that drainage issues are controlled during and post-development. He noted that the Township has a tree retention by-law that will control the removal of trees and includes a buffer to be maintained until a building permit is issued.

Kim Pilon, working as the agent for the property owner explained that the intention following the minor variance is to sever the property and sell it. They will not be removing any trees or clear-cutting.

Resolution No.: 2

Moved by: Jeff Elliott, Councillor

Seconded by: Jim Hanna, Councillor

THAT the Township of Huron-Kinloss Committee of Adjustment hereby approves the minor variance request from Francine and Pierre Pilon for Plan M37 Lot 23 SEC M-37 PCL; 23-1 known geographically as 100 McCormick Dr. to permit a reduced lot area of 1383.5 sq/m to facilitate the creation of a new lot.

Carried

4.2 A-2021-007 Vollmer 767 Victoria Road (Point Clark)

Application for Minor Variance - 767 Victoria Road (Point Clark)
CON A PT SHORE RD; ALLOW RP 3R4203 PARTS 13 and 14 (Huron)
Roll 410716000522300

The Planner presented the report and explained that the purpose of the application is to seek relief from the following provisions of the Zoning By-law:

- Minimum side yard setback - the proposed side yard setbacks to the dwelling are 1.60 m and 0.67 m whereas the minimum required is 3 m.
- Maximum height - the proposed height of the detached garage is 5.5 m whereas the maximum permitted is 5 m. If approved, the application would facilitate additions to the existing dwelling and one upper story addition to the existing detached garage.

Question and Comments from the Committee

The Committee questioned if an overhang is permitted in addition to the request and if it could encroach to the neighbouring property. There were comments made on if the development could occur within the current regulations with design changes without needing to go with a minor variance.

The Manager of Building and Planning explained that yes an overhang is permitted in addition but is not permitted to cross the property line.

Public Comments

There were no comments made by the public.

Resolution No.: 3

Moved by: Ed McGugan, Councillor

Seconded by: Carl Sloetjes, Councillor

THAT the Township of Huron-Kinloss Committee of Adjustment hereby approves the minor variance request from Mark and Karen Vollmer for CON A PT SHORE RD; ALLOW RP 3R4203 PARTS 13 and 14 (Huron) geographically known as 767 Victoria Road to permit a reduced side yard setback of 1.60 m and 0.67 m for the existing dwelling AND an increased maximum height of 5.5m to the existing detached garage to permit an addition to the existing dwelling and upper story addition to the existing garage.

Carried

5. Adjournment

Resolution No.: 4

Moved by: Don Murray, Deputy Mayor

Seconded by: Lillian Abbott, Councillor

THAT the Township of Huron-Kinloss Committee of Adjustment hereby adjourns at 7:47 pm

Carried

Mayor

Clerk