

THE CORPORATION OF THE MUNICIPALITY OF KINCARDINE

COMMITTEE OF ADJUSTMENT MINUTES

Monday, July 10, 2023

Members Present Mayor Kenneth Craig
 Deputy Mayor Andrea Clarke
 Councillor Beth Blackwell
 Councillor Rory Cavanagh
 Councillor Mike Hinchberger
 Councillor Doug Kennedy
 Councillor Jennifer Prenger
 Councillor Amanda Steinhoff-Gray
 Councillor Bill Stewart

Staff Present Jillene Bellchamber-Glazier, Chief Administrative Officer
 Jennifer Lawrie, Manager of Legislative Services/Clerk
 Lorie Fioze, Manager Strategic Initiatives
 Dwayne McNab, Manager of Development Services
 Mark O'Leary, Manager of Environmental Services
 Corey Voisin, Manager of Operations
 Adam Weishar, Director of Infrastructure and Development
 Jenna Leifso, Records Management Clerk

1. **Call to Order**

Mayor Craig called to order the Committee of Adjustment Meeting of the Council of The Corporation of the Municipality of Kincardine at 5:03 p.m. on July 10, 2023, in the Council Chambers at the Municipal Administration Centre.

2. **Disclosure of Pecuniary Interest and the General Nature Thereof**

None disclosed.

3. **Adoption of Minutes**

Resolution # 07/10/23 COA - 01

Moved by: Beth Blackwell

Seconded by: Bill Stewart

That the minutes of the Committee of Adjustment meeting of June 12, 2023 be adopted as printed.

Carried.

4. Minor Variance Application

4.1 Applicant: Kevin Machan and Caroline Harrison - 317 Mechanics Avenue

Planning Report:

Planner Gillian Smith explained the report and recommendation. Any comments received from Agencies and the Public received by the time of writing the report were in the written report.

Presentations from the Applicant - The applicant, Kevin Machan was present.

Presentations from the Public - Ken McEwan, 319 Mechanics Ave., presented that the proposed plan was not suitable to the residential area.

Jamie McEwan, 319 Mechanics Ave., presented concerns with planning analysis. His concerns were that it inaccurately interprets the intent of the Zoning By-law in that accessory buildings should be smaller than the principle building and that there were no other accessory buildings of like size permitted in the area or in the zone. He also presented concerns with the appropriate development of the land, building or structure in that the height of the proposed structure is too high and that the front elevation of the building in the drawings was not accurate in the public notice. He commented that the structure was not compatible with the neighbourhood. He also presented that the application was not minor in nature because the size is substantial, the proximity to the neighbours property and the loss to the neighbours enjoyment of property.

Sandy McEwan, 319 Mechanics Ave. was in attendance.

Questions and Clarifications from Committee The Committee discussed the characteristics of area, how the accessory structure is generally subordinate to the principle one, and the height currently permitted for a secondary unit above a garage.

Resolution # 07/10/23 COA - 02

Moved by: Bill Stewart

Seconded by: Beth Blackwell

That the Committee of Adjustment approve Minor Variance Application A-2023-015 to increase the height to 7m for an accessory structure, subject to the conditions on the Decision Sheet.

Carried.

5. Adjournment

Resolution # 07/10/23 COA - 03

Moved by: Jennifer Prenger

Seconded by: Mike Hinchberger

The Committee of Adjustment meeting do now adjourn at 5:25 p.m.

Carried.

Chair

Secretary-Treasurer