

THE CORPORATION OF THE MUNICIPALITY OF KINCARDINE

COMMITTEE OF ADJUSTMENT MINUTES

Tuesday, October 15, 2019

Members Present Stephen Bowley
 Athina Gatos
 Randy Norris
 Christina Weylie

Members Absent Stephen Ballok

Staff Present Michele Barr, Director of Building and Planning
 Tessa Fortier, Bruce County Planner

1. Call to Order

Chair Christina Weylie called to order the Committee of Adjustment Meeting of the Council of The Corporation of the Municipality of Kincardine at 3:00 p.m. on October 15, 2019, in the Council Chambers at the Municipal Administration Centre.

2. Amendments, Additions or Deletions To/From the Agenda

3. Disclosure of Pecuniary Interest and the General Nature Thereof

4. Adoption of Minutes

Resolution # 2019-10-15-01

Moved by: Randy Norris

Seconded by: Athina Gatos

THAT the minutes of the Committee of Adjustment meeting of September 4, 2019 be adopted as printed.

Carried.

5. Minor Variance Application

5.1 Applicant: Brian and Kathryn Young

Planning Report:

The Planner explained the report and recommendation. Any comments received from Agencies and the Public received by the time of writing the report are in the written report.

Presentations from the Applicant

None.

Presentations from the Public

None.

Questions and Clarifications from Committee

None.

Resolution # 2019-10-15-02

Moved by: Athina Gatos

Seconded by: Randy Norris

THAT the Committee of Adjustment approve the Minor Variance from Brian and Kathryn Young for the property described as Part Lots 30 & 31 E (being Part 1 RP 3R-2163), geographic Town of Kincardine, Municipality of Kincardine to permit an accessory building to have a height and coverage exceeding the by-law.

Carried.

5.2 Applicant: Canadian Tire Properties Inc. c/o Harry Froussios - Zelinka Priamo Ltd.**Planning Report:**

The Planner explained the report and recommendation. Any comments received from Agencies and the Public received by the time of writing the report are in the written report. Comments were received from Scott Patterson and were circulated with the agenda.

Presentations from the Applicant

Jared Dykstra from Zelinka Primo Ltd. explained the site plan and reason for the location of the horse shelter in the front yard.

Presentations from the Public

Scott Patterson described why he opposed the application, he felt it was not minor, it didn't meet the intent of the zoning by-law in his opinion at least one test failed. He questioned the site specific setback requirement of 15 metres opposed to the 6 metres mentioned in the report. Staff clarified that in fact the required setback would be 15 metres as per site specific zoning for the Canadian Tire lands. Also noted was that the structure would block the view of the business located on the adjacent lot.

Questions and Clarifications from Council

The committee questioned the safety of the location and clean up of manure from the horses.

The committee expressed concern that no discussion was had with adjacent property owners regarding the location.

Several alternatives were discussed, rotating the building, moving the structure closer to the main building, attaching the structure to the main building, providing signage on the property for the Car Wash, considering the safety of the entrance.

Zelinka Primo Ltd. will discuss options with their client and come back to the committee at a future date.

Resolution # 2019-10-15-03

Moved by: Athina Gatos

Seconded by: Randy Norris

THAT the Committee of Adjustment defer the Minor Variance from Canadian Tire Properties Inc. for the property described as Lot 1, Concession 1 SDR (being Part 1, RP 3R-7072 & Part 3, RP 3R-8356) geographic Town of Kincardine, Municipality of Kincardine to permit an accessory building (horse and buggy shelter) to be built in the legal front yard.

Carried.

5.3 Applicant: Kincardine Super Storage c/o Klass Jorritsma

Planning Report:

The Planner explained the report and recommendation. Any comments received from Agencies and the Public received by the time of writing the report are in the written report. Comments were received from Charles Edey and were circulated with the agenda.

Presentations from the Applicant

Mr. Jorritsma explained the intent to build a fence and leave space to cut the lawn. If required snow will be removed off site. The original design of the building has changed to interior self storage.

Presentations from the Public

None.

Questions and Clarifications from Council

The committee clarified the snow removal, inquired about the 1.5 metre sideyard and the drainage and grading plan.

Resolution # 2019-10-15-04

Moved by: Randy Norris

Seconded by: Stephen Bowley

THAT the Committee of Adjustment approve the Minor Variance from Kincardine Super Storage c/o Klass Jorritsma for the property described as Pt Lot C, Kincardine Conc A (being Pt 1, RP 3R-4147 & Pt 2 & 3, RP 3R-8425), geographic Town of Kincardine, Municipality of Kincardine to permit the construction of a new building and an addition.

Carried.

6. Adjournment

Resolution # 2019-10-15-05

Moved by: Athina Gatos

Seconded by: Stephen Bowley

THAT the Committee of Adjustment meeting now adjourn.

Carried.

Mayor

Clerk