

**Township of McNab/Braeside**  
**Committee of Adjustment**

A meeting of the Committee of Adjustment was held on April 4, 2024 at 11:00 a.m. at the Township's Municipal Office.

**Members Present:** Jacqueline Asselin      Chairperson  
Mackie J. McLaren      Member  
Lori Hoddinott      Member

**Staff Present:** Anne McVean, County Planner (Secretary-Treasurer)

**Public:** Barry McLachlan and Shelly McLachlan, (Owner)  
Adam Kasprzak, Kasprzak Surveying Ltd. (Agent)

Chairperson Asselin opened the hearing at 11:05 a.m., with the land acknowledgement and introduction of the Committee members and staff present. The purpose of the hearing for minor variance was confirmed.

Moved by Member Mackie M. McLaren and seconded by Member Lori Hoddinott that the minutes of the March 11, 2024 hearing be approved as circulated. **Carried.**

Members were asked to state any financial interest and the general nature thereof before the item is discussed under the Municipal Conflict of Interest Act. **No disclosures** of pecuniary interest were declared at this time.

Chairperson Asselin advised that all persons present would be given the opportunity to ask questions or provide comment, and at the end of the hearing the Committee will render a decision, to be read aloud before signing by the Committee.

**HEARING**

**A-3/24 Barry McLachlan and Shelly McLachlan (owner); Adam Kasprzak Surveying Ltd. (Agent)**

Neither the land owner nor the agent were present. No members of the public were in attendance.

Ms. McVean the County Planner read the Notice of Hearing, then explained the nature and purpose of the application being a request to permit an increased maximum accessory building height from 5.0 metres to 9.0 metres for two existing barns on a proposed severed residential lot at 675 Kippen Road.

Ms. McVean, confirmed the date and circulation of the notice of hearing on March 20, 2024, in accordance with the Planning Act. She further confirmed the notice was also posted on site on March

26, 2024. The only comments received, were those from the Township. The Building Department, Public Works Department and Fire Department all identified that they had no concerns with the application. Also, Council reviewed the application and recommends the minor variance be given.

The Planner summarized the Planning Report, highlighting that the variance is required as a condition of approval of consent file B170/22(1). The building height variance is technical in nature. These are small barns that have existed on the rural farm property. With the severance, they will be located on a new rural residential lot and would be considered as accessory buildings to a residential use. Section 3.3.6 limits an accessory building height for residential uses to 5.0 metres. Although the applicants requested a 9.0 metre height, they confirmed the actual building heights, in accordance with the definition of building height in the Township's Zoning By-law, subsequent to the submission of application. The actual variances required are to 5.75 and 5.9 metres for the log barn and timber frame barn, respectively.

The buildings will be centred on the new lot, with large setbacks, and will not negatively impact surrounding land uses. The required minor variances meet the four tests of the Planning Act, meet the general intent of the Official Plan and the Zoning By-law; represents desirable development and in context of lot and surrounding land uses and can be considered as minor. The recommendation is to approve the minor variances, as modified.

The Chair asked the Committee members if they had any questions. There were none. Upon the request of Chair Asselin, Ms. McVean read the draft decision. The Chair asked if the Committee was satisfied with the decision and if so, requested a show of hands. Both Members McLaren and Hoddinott endorsed the decision with a show of hands.

At the request of the Chair, Ms. McVean read the appeal rights as set out in the Planning Act. She explained the notice of decision to be given and the 20 day appeal period starting the date the decision is made.

Chair Asselin declared the hearing over at 11:15 a.m.



Chair Asselin



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Secretary