



Corporation of the Municipality of South Huron
Minutes-Committee of Adjustment

Tuesday, September 5, 2017, 5:00 p.m.
Olde Town Hall-Carling Room

Members Present: Maureen Cole - Mayor
 Dave Frayne - Deputy Mayor
 Tom Tomes - Councillor - Ward 1
 Marissa Vaughan - Councillor - Ward 1
 Wayne DeLuca - Councillor - Ward 2
 Craig Hebert - Councillor - Ward 2
 Ted Oke - Councillor - Ward 3

Staff Present: Genevieve Scharback, Corporate Services Manager/Clerk
 Sarah Smith, Huron County Planner

1. Call to Order

Motion: Ca10-2017

Moved: C. Hebert

Seconded: T. Tomes

That South Huron Committee of Adjustment convenes at 5:00 p.m. to consider applications for a Minor Variance as follows:

1. **#D13-03-2017 for lands owned by 1047562 Ontario Inc. (Passmore) known as Concession 7 Lot 24 (71418 Elimville Line); Municipality of South Huron; and**
2. **#D13-05-2017 for lands owned by Ernie Hohner known as Concession 14 N Part Lot 20 (37211 Huron Street); South Huron.**

Disposition: Carried

2. Purpose of Meeting

The Secretary-Treasurer noted that the purpose of this meeting is to allow the presentation of two applications for a Minor Variance and to allow interested members of the public the opportunity to ask questions or offer comments with regard to each application. A public registry for each application is available, and if any member of the public would like to be notified in writing of the decision of

either application they are to provide their name and mailing address on the corresponding registry. This will also entitle one to be advised of a possible Ontario Municipal Board hearing in the event the decision on the application is appealed.

3. Disclosure of Pecuniary Interest and General Nature Thereof

None.

4. Minor Variance #D13 03-2017 1047562 Ontario Inc.

4.1 Application #D13-03-2017

4.2 Report - S. Smith, Huron County Planner Re: Minor Variance #D13-03-2017

Sarah Smith, Huron County Planner, reviewed her report and a power point presentation outlining the Minor Variance application. The purpose of the application is to seek relief from Zoning By-law #13-1984 of the former Township of Usborne. The applicant is proposing to replace an existing residential dwelling on the subject lands. The proposed location of the replacement dwelling is located closer to the north property line, and in closer proximity to an existing livestock operation located north of the subject lands.

Ms. Smith recommended approval of this application.

4.3 Written Comments Received

None.

4.4 Comments - Committee - Public in attendance

None.

5. Decision

Motion: CA11-2017

Moved: C. Hebert

Seconded: T. Oke

That Minor Variance #D13-03-2017, 1047562 Ontario Inc. be approved as per the attached decision sheet.

Disposition: Carried

6. Minor Variance #D13-05-2017 Hohner

6.1 Application #D13-05-2017

6.2 Report - S. Smith, Huron County Planner Re: Minor Variance #D13-05-2017

Sarah Smith, Huron County Planner reviewed her report and a power point presentation outlining the Minor Variance application. The purpose of this application is to seek relief from Zoning By-law #12-1984 of the former Township of Stephen. The subject property is designated Agriculture in the South Huron Official Plan and zoned AG4 (Agricultural Small Holding) in the Township of Stephen Zoning By-law.

The applicant is proposing to construct a covered porch on the west side of the existing dwelling. Under Section 7.3 of the AG4 zone, main building setbacks must maintain a 17 metre exterior side yard setback. The applicant is proposing to construct the porch along the Blackbush exterior side yard at a setback of 11.40 metres. The relief being sought is for 5.6 metres.

Ms. Smith recommended approval of this application.

6.3 Written Comments Received

6.3.1 T. Hayter - Letter of Support

One written comment in support of the application was received from the abutting property owner, T. Hayter.

6.4 Comments - Committee - Public in attendance

None.

7. Decision

Motion: CA12-2017

Moved: W. DeLuca

Seconded: D. Frayne

That Minor Variance #D13-05-2017, Hohner, be approved as per the attached decision sheet.

Disposition: Carried

8. Adjournment

Motion: CA13-2017

Moved: T. Oke

Seconded: C. Hebert

That South Huron Committee of Adjustment hereby adjourns at 5:20 p.m.

Disposition:Carried

Maureen Cole, Mayor

Genevieve Scharback, Clerk