



Corporation of the Municipality of South Huron

Minutes-Committee of Adjustment

**Monday, December 18, 2017, 5:00 p.m.
Olde Town Hall-Carling Room**

Members Present: Maureen Cole - Chair
Tom Tomes - Member
Marissa Vaughan - Member
Wayne DeLuca - Member
Ted Oke - Member
Member Regrets: Dave Frayne - Member
Craig Hebert -Member
Staff Present: Genevieve Scharback, Secretary/Treasurer
Sarah Smith, Huron County Planner
Rebekah Msuya-Collison, Deputy Clerk

1. Call to Order

Chair Cole called the meeting to order at 5:00 p.m to consider an application for a Minor Variance for lands owned by Greg and Melissa Hummel, known as Concession 1 Part Lot 1 as RP22R2451; Part 1 to Part 3 Usborne Ward; South Huron (40022 Whalen Line).

2. Purpose of Meeting

The Secretary-Treasurer advised that the purpose of this public meeting of the South Huron Committee of Adjustment is to allow the presentation of an application for a Minor Variance and to allow interested members of the public the opportunity to ask questions or offer comments with regard to this application.

She advised that a public registry is available and if any member of the public would like to be notified in writing of the Committee of Adjustment's decision they are to provide their name and mailing address on the registry. This also entitles them to be advised of an Ontario Municipal Board hearing if the decision is appealed.

3. Disclosure of Pecuniary Interest and General Nature Thereof

None.

4. Minor Variance D13-06-2017

4.1 Application D13-06-2017 - Hummel (Robinson)

4.2 Report - S. Smith, Huron County Planner Re: Minor Variance #D13-06-2017

Ms. Smith reviewed her report and a power point presentation on the minor variance application.

She noted that the purpose of the application to seek relief from Zoning By-law #13-1984 of the former Township of Usborne requirements in order to construct a new attached garage with mudroom on the east side of the existing dwelling. Under Section 7.3 of the AG4 zone, main building setbacks must maintain a 5m interior side yard; the applicant proposes to build the addition at a setback of 1.5 metres (5 feet) and requests relief of 3.5 metres.

Ms. Smith reviewed the application in relation to the four tests set out for Minor Variances in the Planning Act. She recommended approval of the application.

4.3 Written Comments Received

No written correspondence.

4.4 Comments - Committee - Public in Attendance

Mr. Rob Essery inquired about a survey to determine the property line. Ms. Smith noted that a survey is not a requirement of the minor variance, but the application for the building permit will have to demonstrate that the design plans meet set back and lot line requirements before a permit is issued.

5. Decision

Motion: CA17-2017

Moved: T. Oke

Seconded: T. Tomes

That Minor Variance #D13-06-2017, Hummel, be approved as per the attached decision sheet.

Disposition: Carried

6. Adjournment

Motion: CA18-2017

Moved: M. Vaughan

Seconded: T. Oke

That South Huron Committee of Adjustment hereby adjourns at 5:09 p.m.

Disposition:Carried

Maureen Cole, Chair

Genevieve Scharback, Secretary-
Treasurer