



## **Corporation of the Municipality of South Huron**

### **Minutes-Committee of Adjustment**

**Monday, March 19, 2018, 5:00 p.m.**

**Olde Town Hall-Carling Room**

Members Present: Maureen Cole - Chair  
Dave Frayne - Member  
Tom Tomes - Member  
Marissa Vaughan - Member  
Ted Oke - Member

Member Regrets: Wayne DeLuca - Member  
Craig Hebert -Member

Staff Present: Dan Best, CAO  
Dwayne McNab, Development Services Manager/CBO  
Sarah Smith, Huron County Planner  
Rebekah Msuya-Collison, Secretary-Treasurer

1. Call to Order

The Committee of Adjustment convened at 5:00 p.m. to consider application for Minor Variance D13-02-2018 for lands owned by Martin and Teresa Van Raay, known as Concession 10 Lot 23, Stephen Township (71040 Goshen Line).

2. Purpose of Meeting

The Secretary Treasurer advised that the purpose of this meeting 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 regards to the application. A registry was provided for any member of the public that would like to be notified in writing of the decision, or advised of an Ontario Municipal Board hearing if the decision is appealed.

Notice of this meeting was sent on March 6, 2018.

3. Disclosure of Pecuniary Interest and General Nature Thereof

None

4. Minor Variance D13-02/2018 Van Raay Farms Ltd

4.1 Application D13-02/2018

4.2 S. Smith, Huron County Planner Report: #D13-02/2018

Ms. Smith presented her report noting that the application meets all four tests for a minor variance. This application is a resubmission of a previous Minor Variance relief request for a proposed barn and related manure storage in a separate uncovered outside manure pit. This previous variance was approved by South Huron Committee of Amendment under File D13-05-2015. The current application is for relief of MDS requirements to a proposed barn and under barn manure storage.

4.3 Written Comments Received - Martin & Teresa Van Raay

Martin and Teresa Van Raay, Philip Van Raay and Matt Runge, MR Engineering and Design Limited spoke to the presentation included in the agenda package.

4.4 Comments - Committee - Public in Attendance

Planner Smith confirmed that page four of her report should refer to the Township of Stephen Zoning By-law. She explained that the County MDS calculation is based on a calculation from OMAFRA. She confirmed the previous application is still active.

William Wagner said that there has been a spill on the property and CBO Dwayne McNabb advised that the municipality did not have record of spill but that Mr. Wagner could follow up with OMAFRA. Planner Smith advised the Committee that OMAFRA identifies any requirement for remediation on open storage. Planner Smith identified permitted uses on AG1 zoned property.

Mayor Cole spoke to the public in attendance about the scope and jurisdiction of a Committee of Adjustment hearing under the Planning Act.

5. Decision

**Motion:** CA05-2018

**Moved:** T. Oke

**Seconded:** M. Vaughan

**That Minor Variance D13-02-2018, be approved as per the attached decision sheet.**

**Disposition: Carried**

6. Adjournment

**Motion:** CA06-2018

**Moved:** T. Tomes

**Seconded:** M. Vaughan

**That South Huron Committee of Adjustment hereby adjourns at 5:39 p.m.**

**Disposition: Carried**

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Maureen Cole, Chair

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Rebekah Msuya-Collison, Secretary-  
Treasurer