



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

Tuesday, September 4, 2018, 5:00 p.m.
Olde Town Hall-Carling Room

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

Member Regrets: Wayne DeLuca - Member

Staff Present: Sarah Smith, Huron County Planner
 Rebekah Msuya-Collison, Secretary-Treasurer

1. Call to Order

Chair Cole called meeting to order at 5:00 p.m.

Motion: CA13-2018

Moved: T. Oke

Seconded: M. Vaughan

That South Huron Committee of Adjustment hereby convenes at 5:00 p.m. to consider an application for Minor Variance D13-MV07-2018 for lands owned by Martin Koolen , known as Plan 203 Lot 42, Stephen Township (245 Prince Alfred Street).

Disposition: Carried

2. Purpose of Meeting

The Clerk acting as Secretary Treasurer advised that the purpose of this meeting is to allow the presentation of an application for Minor Variance and to allow interested members of the public the opportunity to ask questions or offer comments with regard 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 a Local Planning Appeal Tribunal hearing if the decision is appealed.

Notice of this meeting for Minor Variance D13-MV07-2018 was sent on August 24, 2018.

3. Disclosure of Pecuniary Interest and General Nature Thereof

None.

4. Minor Variance #D13-MV07-Koolen (Swance)

4.1 Application

4.2 S. Smith Huron County Planner Report: D13-MV07-2018

Planner Smith reviewed the purpose of the application and reviewed the four tests for a minor variance.

4.3 Written Comments Received

There were no written comments received from public or agency. Planner Smith advised she received one telephone call and indicated to the caller that any building would have to be permitted by the building code, permitted use and setbacks.

4.4 Comments - Committee - Public in Attendance

Planner Smith answered question from Member Frayne regarding building code requirement for minimum size. Ms. Smith advised that there are minimums for rooms such as bedroom, bathroom and kitchen which would then determine total minimum building size.

Carol Preece noted that the proposed building is not the same size as surrounding residential buildings. Planner Smith responded that general residential use is permitted on the property.

Wayne Greb asked if the building is going to be a trailer and said that the Stephen Zoning By-Law had areas zoned as trailer parks so that there would not be trailers in a community with regular homes. He is concerned that the proposed residence does not meet those standards and asks whether that By-Law is still in effect.

Planner Smith advised that a mobile home or trailer is permitted in certain areas but not on this property. Ms. Smith noted that a building permit will not be issued unless the proposed building meets the requirements of the Zoning By-law.

Mr. Greb said that the proposed residence is basically a trailer and asked why it is permitted in residential built up area.

The Committee asked Planner Smith whether the proposed residence was a mobile home or whether it has to be an actual built home. Planner Smith responded that CSA Standards require certain standards to qualify as a modular home and confirmed that a mobile home is not permitted. The proposed structure must comply with building code and zone provisions.

Planner Smith advised that CSA Standards require certain standards to qualify as a modular home and confirmed that a mobile home is not permitted and the proposed residence is a CSA Standard Modular Home.

Applicant Martin Koolen advised that the proposed residence is a modular home, not a mobile home and will replace existing home.

Dave Elliott asked if there was a picture of the proposed residence.

Roger Swance noted a concern about the size of the lot and the setback requirements.

Carol Preece asked whether a minor variance is required every time someone wants a smaller home. Chair Cole advised that each time there is a variance to the Zoning By-Law, an application goes through a minor variance process.

5. Decision

Motion: CA14-2018

Moved: M. Vaughan

Seconded: T. Oke

That Minor Variance D13-MV07-2018 (Koolen/Swance) be approved as per the attached decision sheet.

Disposition: Carried

6. Adjournment

Motion: CA15-2018

Moved: T. Tomes

Seconded: D. Frayne

That South Huron Committee of Adjustment hereby adjourns at 5:25 p.m.

Disposition: Carried

Maureen Cole, Chair

Rebekah Msuya-Collison, Secretary-
Treasurer