



The Corporation of the Municipality of South Huron

Decision of Committee of Adjustment Pursuant to Section 45 of *The Planning Act*, R.S.O. 1990

Re: Minor Variance Application File #SHu D13-MV04/19
Location: Conc 17 Lot 13 Stephen Ward (70205 Shipka Line)
Applicant: Brett Steeper
Owner: Garry and Sheona Baker

Purpose and Effect

The purpose of this application is to seek relief from the Municipality of South Huron Zoning By-law 69-2018. The applicant is proposing to construct a new residential dwelling accessory to agriculture on the subject lands. Under AG1 zone provisions, any accessory residential dwelling must comply with Minimum Distance Separation setback requirements to any neighbouring livestock use. Per MDS calculations the proposed residential dwelling must be set back a distance of 285 metres to the adjacent existing cattle barn located east of the subject lands. The applicant proposes to site the new residential structure at an approximate setback of 244 metres. The relief being sought in this application is for a MDS reduction of 45 metres (240m relief to setback request with 4m buffer for building siting).

Decision and Reasons of the Committee

It is the decision of the Committee of Adjustment to approve this variance application with the below conditions for the following reasons:

- The variance is minor in nature;
- The proposed minor variance represents appropriate use of the subject property;
- The requested variance conforms to the general intent and purpose of the South Huron Official Plan;
- The requested variance conforms to the general intent and purpose of the Municipality of South Huron Comprehensive Zoning By-law #69-2018.

This Decision has been made subject to the following conditions:

1. This minor variance is valid for a period of eighteen (18) months from the date of the Committee's decision;
2. The development follow the approximate building location and size illustrated on the sketch submitted with this application.


Effect of Public and Agency Comments on Decision of Committee of Adjustment

No public comments were received on this application so there was no effect on the decision of Committee.

No agency comments were received on this application so there was no effect on the decision of Committee.

Dated this 23rd day of September, 2019.

Jim Dietrich



Aaron Neeb



Ted Oke

Certification of the Committee's Decision

I, Rebekah Msuya-Collison being the Secretary- Treasurer of the Committee of Adjustment for the Corporation of the Municipality of South Huron, certify that this is a true copy of the Committee's Decision.



Secretary- Treasurer

September 23, 2019

Date

Appeals

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of South Huron Committee of Adjustment before the minor variance is granted, the person or public body is not entitled to appeal the decision of the Municipality of South Huron to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of South Huron Committee of Adjustment before the minor variance is granted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal, unless in the opinion of the Tribunal, there are reasonable grounds to do so.

Any appeals of the Decision of the South Huron Committee of Adjustment must be filed with the Secretary-Treasurer of the Committee of Adjustment, **not later than the 13th day of October, 2019** setting out the reasons for the appeal together with a certified cheque or money order in the amount prescribed payable to the Minister of Finance. A copy of the appeal form is available from the Local Planning Appeal Tribunal website at <http://elto.gov.on.ca/>. If no appeal is received within the prescribed, a Notice of No Appeal will be sent out to the applicant.

Additional Information

Additional information related to this minor variance may be obtained at the South Huron Municipal office or by contacting Rebekah Msuya-Collison, Director of Legislative Services/Clerk at 519-235-0310, between the hours of 8:30 a.m. and 4:30 p.m. (Monday to Friday). Information may also be posted on our website (www.southhuron.ca).

Key Maps

