



Corporation of the Municipality of South Huron

Minutes-Committee of Adjustment

Monday, May 15, 2017, 6:00 p.m.
Council Chambers - Olde Town Hall

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: Dan Best, CAO
 Genevieve Scharback, Corporate Services Manager/Clerk
 Sandy Becker, Financial Services Manager/Treasurer
 Andrew Baird, Emergency Services Manager/Fire Chief
 Jo-Anne Fields, Community Services Manager
 Dwayne McNab, Development Services Manager/CBO
 Jason Parr, Transportation Services Manager
 Sarah Smith, Huron County Planner

2. Purpose of Meeting

The Secretary-Treasurer noted 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 regard to the application. A public registry is available, and if any member of the public would like to be notified in writing of the decision on the application they are to provide their name and mailing address on the 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.

1. Call to Order

Motion: CA04-2017

Moved: C. Hebert

Seconded: W. DeLuca

That South Huron Committee of Adjustment convenes at 6:00 p.m. to consider an application for a Minor Variance for lands owned by Soestdale Holsteins Inc., known as Lot 16, Part Lot 17, Part Lot 18, Concession NE Boundary (41587 Line 17), Usborne Ward, Municipality of South Huron.

Disposition: Carried

4. Minor Variance #D13-01-2017

4.4 Comments - Committee; Public in Attendance

Ms. Smith clarified for the Committee that there are alternate locations on the property for the proposed building that would not require a minor variance.

There were no comments or questions from the public.

3. Disclosure of Pecuniary Interest and General Nature Thereof

None.

4. Minor Variance #D13-01-2017

4.1 Application - Minor Variance #D13-01-2017 - Soestdale Holsteins Inc.

4.2 Report - S. Smith, Huron County Planner Re: Minor Variance #D13-01-2017

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 the former Usborne Zoning By-Law, #13-1984, to construct a livestock barn, in conjunction with the existing operation, with a reduced front yard setback from 90 metres to 27.43 meters.

Sarah reviewed the four tests for a Minor Variance set out in the Planning Act.

The Minor Variance application meets the intent of the South Huron Official Plan, as the proposed livestock building is a permitted use in the agricultural designation and the Official Plan encourages farm operations to grow.

It does not meet the intent of the Township of Usborne Zoning By-Law as front yard setbacks allow proper development of a property and are

required due to the potential impact on neighbouring properties. In this instance the proposed building could be accommodated on the site without relief from the zoning by-law.

It does not meet the test for appropriate development of the lands in question as there is space on the property to effectively build the proposed agricultural building while meeting the setback requirements which would be an appropriate development of the lands.

It does not meet the test of being minor in nature as the setback variance requested is significant, being a reduction of approximately 70% to the required 90 metre setback.

Ms. Smith recommended denial of the Minor Variance application for these reasons.

4.3 Written Comments Received

No written comments have been received.

5. Decision

Motion: CA05-2017

Moved: W. DeLuca

Seconded: M. Vaughan

That the proposed Minor Variance for Soestdale Holsteins Inc. is denied for the reasons set out in the Planner's Report.

Disposition: Carried

6. Adjournment

Motion: CA06-2017

Moved: D. Frayne

Seconded: T. Tomes

That South Huron Committee of Adjustment hereby adjourns at 6:15 p.m.

Disposition: Carried

Maureen Cole, Mayor

Genevieve Scharback, Clerk

