



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

Monday, November 8, 2021, 5:00 p.m.
Hybrid Meeting - South Huron Council Chambers

Members Present: Aaron Neeb, Chair
 Ted Oke, Vice Chair
 Dianne Faubert, Member

Staff Present: Vanessa Culbert, Planning Coordinator
 Katie Trebble, Administrative Assistant
 Alex Wolfe, Deputy Clerk, Secretary Treasurer
 Rebekah Msuya-Collison, Director of Legislative Services
 (remote)
 Craig Metzger, Senior Planner (remote)

Others Present: Colin and Sue Haskett, applicants (MV14-2021) (remote)
 Jay McGuffin, Monteith Brown Planning Consultants (MV15-
 2021) (remote)
 Patrick Matkowski, Monteith Brown Planning Consultants
 (MV15-2021) (remote)

1. Call to Order

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

2. Disclosure of Pecuniary Interest and General Nature Thereof

None.

3. Approval of Minutes

Motion: COA#31-2021

Moved: T. Oke

Seconded: D. Faubert

That South Huron Committee of Adjustment approve the October 12th, 2021 minutes as printed and circulated.

Disposition: Carried (3-0)4. Purpose of Meeting

The Secretary-Treasurer noted the purpose of this Public Meeting of the South Huron Committee of Adjustment is to allow the presentation of three applications for Minor Variance and to allow interested members of the public the opportunity to ask questions or offer comments on the applications and that written comments must be submitted to her. She noted that members of the public that want to be notified in writing of decision are to contact the Clerk directly and provide their name and mailing address to be added to the registry which will also entitle them to be advised of possible Ontario Land Tribunal hearings in the event a decision on an application is appealed.

5. Minor Variance MV13-2021 Hovius (Runge)

5.1 Application

The Secretary-Treasurer advised that the Notice for Minor Variance application MV13-2021 Hovius (Runge) was sent by regular mail on September 27th, 2021 to property owners within 60m (200 feet) of the subject property and to agencies requiring notice. She noted that no comments have been received from any members of the public or agencies receiving notice.

5.2 Craig Metzger - Huron County Planner Report

Planner Metzger provided an overview of the application and noted that the application is proposing a variance to the required side yard setback from 5 metres to 3.2 metres along the north side yard in order to accommodate an addition to the north side of the existing house.

Planner Metzger reviewed the four tests and noted that the requested variance is both minor and appropriate. Other potential areas for the addition to be added on had been reviewed, however it was deemed not feasible based on the current interior layout and design, along with the elevations of the entrances to the house. The addition would add another bedroom, and continues the residential use of the house.

Planner Metzger recommended approval of the requested variance with the following conditions:

1) The proposed addition be located as shown in the site sketch and elevation drawings that accompanied the application and

2) The variance approval is valid for a period of 18 months from the date of the Committee's decision.

5.3 Written Comments Received

5.4 Oral Comments - Committee - Public in Attendance

There were no comments from the public or Committee.

5.5 Decision

Motion: COA#32-2021

Moved: D. Faubert

Seconded: T. Oke

That Minor Variance D13-MV13-2021 Hovius (Runge) be approved as per the attached decision sheet.

Disposition: Carried (3-0)

6. Minor Variance MV14-2021 Haskett Funeral Homes

6.1 Application

The Secretary-Treasurer advised that the Notice for Minor Variance application MV14-2021 Haskett Funeral Home was sent by regular mail on September 29th, 2021 to property owners within 60m (200 feet) of the subject property and to agencies requiring notice. She noted that no comments have been received from any members of the public or agencies receiving notice.

6.2 Craig Metzger- Huron County Planner Report

Planner Metzger provided an overview of the application and noted that the application is proposing variances to the required landscaped/opening spaces and parking requirements. It was noted that a severance application had been submitted for this property, to split the property into two separate lots. The proposed severance results in some deficiencies in both landscaped/open spaces and parking requiring the variances.

The proposed variances are to recognize the existing landscaped/open spaces on both parcels (5% for the north parcel and 9% for the south parcel) and to further recognize the existing parking on the south parcel (reducing the number of parking spaces from 31 to 20). He noted that the reducing of the parking requirement is an interim measure as Haskett's is

moving locations in the near future. Staff had noted that when the northern parcel is developed in the future, it would require a new water and sewer connection.

Planner Metzger advised that the Official Plan speaks to residential intensification in the historic core, and does allow for commercial development. He mentioned there would be future zoning by-law amendment applications being brought forward should the new owners wish to use the property for strictly residential use.

Planner Metzger recommended approval of the requested variance with the following conditions:

1) The variance approval is valid for a period of 18 months from the date of the Committee's decision.

6.3 Written Comments Received

6.4 Oral Comments - Committee - Public in Attendance

The applicant, Colin Haskett, inquired about the process of obtaining an extension to the condition of the 18 month valid period. He noted that due to the delays in the construction industry, in the event that they did not make the 18 months, he asked how would an extension be obtained. Planner Metzger advised that a new application would need to be submitted, or the Committee could consider an extension at this time if they feel it is appropriate.

The Committee discussed the extension request and decided to amend the condition of approval to "The variance approval is valid for a period of 24 months from the date of the Committee's decision".

6.5 Decision

Motion: COA#33-2021

Moved: D. Faubert

Seconded: T. Oke

That Minor Variance D13-MV14-2021 Haskett Funeral Homes be approved as per the attached decision sheet.

Disposition: Carried (3-0)

7. Minor Variance MV15-2021 Buckingham Estates

7.1 Application

The Secretary-Treasurer advised that the Notice for Minor Variance application MV15-2021 Buckingham Estates was sent by regular mail on October 12th, 2021 to property owners within 60m (200 feet) of the subject property and to agencies requiring notice. Written correspondence dated October 18th, 2021 from the Ausable Bayfield Conservation Authority (ABCA) was received, and no further comments were received from any members of the public or any other agencies receiving notice.

She also noted that South Huron Council passed resolution 404-2021 at their November 1, 2021 Regular Council Meeting permitting the Committee of Adjustment to consider the proposed minor variance application MV15-2021 for Buckingham Estates Ontario Ltd.

7.2 Craig Metzger - Huron County Planner Report

Planner Metzger provided an overview of the application and noted that the application is to recognize the exiting zone area for nine interior lots that were recently created through a plan of subdivision, by reducing the minimum required zone area for these lots from 420 metres to 410 metres. The lots themselves are in three groups of three. After the plan was registered it was determined that the nine lots fell under the 420 metre minimum. He noted that no new lots were being created, and there are no changes to the size of the lots, or the property boundaries.

Planner Metzger advised he had confirmation from ABCA that they had received the payment for their commenting fee. As such he recommended approval of the requested variance without any conditions.

7.3 Written Comments Received

7.3.1 Ausable Bayfield Conservation Authority

7.4 Oral Comments - Committee - Public in Attendance

The applicant, Jay McGuffin, spoke in support of the application. There were no comments from the Committee.

7.5 Decision

Motion: COA#34-2021

Moved: T. Oke

Seconded: D. Faubert

That Minor Variance D13-MV15-2021 Buckingham Estates be approved as per the attached decision sheet.

Disposition: Carried (3-0)

8. 2022 Committee of Adjustment

The Secretary-Treasurer noted that this is the last Committee of Adjustment for 2021 and under the terms of the Committee's terms of reference Council will appoint Committee members for 2022. She also noted that the scheduling of Planning Meetings for Committee in 2022 will generally be scheduled at 5:00 p.m. prior to regularly scheduled Council meeting.

9. Adjournment

Motion: COA#35-2021

Moved: D. Faubert

Seconded: T. Oke

That South Huron Committee of Adjustment hereby adjourns at 5:33 p.m.

Disposition: Carried (3-0)

Aaron Neeb, Chair

Alex Wolfe, Secretary-Treasurer