



Corporation of the Municipality of South Huron

Minutes-Committee of Adjustment

Monday, August 22, 2022, 5:00 p.m.

Hybrid Meeting - South Huron Council Chambers

Live Video Feed - <https://www.southhuron.ca/en/government/agendas-and-minutes.aspx>

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

Staff Present: Alex Wolfe, Deputy Clerk
Rebekah Msuya-Collison, Secretary Treasurer
Craig Metzger, Senior Planner

Others Present: Skyler McIndoe, Owner, Doug Reaume, Applicant

1. Call to Order

Chair Neeb called the meeting to order at 5:01 p.m.

2. Disclosure of Pecuniary Interest and General Nature Thereof

None.

3. Approval of Minutes

Motion: COA#012-2022

Moved: D. Faubert

Seconded: T. Oke

That South Huron Committee of Adjustment approve the July 11, 2022 minutes as printed and circulated.

Disposition:Carried (3 to 0)

4. Purpose of Meeting

The Secretary-Treasurer noted that the purpose of this Public Meeting of the South Huron Committee of Adjustment was to allow the presentation of one application for Minor Variance and to allow interested members of the public the opportunity to ask questions or offer comments with regard to this application. She added that written comments must be submitted to herself, the Secretary-Treasurer of the Committee and that any members of the public that would like to be notified in writing of the Committee of Adjustment's decision on the application are to contact her directly and provide their name and mailing address to be added to the registry. This will also entitle the person to be advised of a possible Ontario Land Tribunal hearing in the event the decision on this application is appealed.

5. Minor Variance #MV05-2022 McIndoe (MTE)

5.1 Application Package

Notice

5.2 Craig Metzger - Huron County Planner Report

Planner Metzger provided an overview of the application to reduce the minimum front yard setback from 7.5 metres to 5 metres for the existing house as a result of a road allowance widening proposed as part of a residential lot severance (file C68-2022). Planner Metzger noted that municipal staff did not provide any objections. He added that Huron County Public Works provided comments for no removal of trees on the road allowance and that Ausable Bayfield Conservation Authority (ABCA) had no natural hazard or natural heritage concerns.

Planner Metzger reviewed the four tests and noted that the requested variance is both minor and appropriate. He recommended approval with the following conditions:

1. No trees be taken down on the road allowance in front of the property.
2. The Ausable Bayfield Conservation Authority's (ABCA) commenting fee of \$150 be paid, to the satisfaction of ABCA.
3. The variance approval is valid for a period of 18 months from the date of the Committee's decision.

5.3 Written Comments Received

Written comments from the Ausable Bayfield Conservation Authority were uploaded to the website agenda and circulated to Committee members prior to the meeting.

5.4 Oral Comments - Committee - Public in Attendance

Skyler McIndoe said that the fee for the Ausable Bayfield Conservation Authority comments has been paid.

Doug Reaume asked for clarification of condition number three being that the decision is to be valid for 18 months. Planner Metzger responded that the condition is required for the lot creation and after that, the variance will no longer be necessary as it will be permanent.

Member Oke asked if condition number 1 with respect to the trees could be removed and whether the removal would effect the variance. Planner Metzger responded that this condition will not impact the variance and to date there has been any record of any removal.

6. Decision

The Committee proposed the following conditions attached to the decision:

1. The Ausable Bayfield Conservation Authority's (ABCA) commenting fee of \$150 be paid, to the satisfaction of ABCA.
2. The variance approval is valid for a period of 18 months from the date of the Committee's decision.

Motion: COA#013-2022

Moved: T. Oke

Seconded: D. Faubert

That Minor Variance D13-MV05-2022 McIndoe (MTE) be approved as per the attached decision sheet.

Disposition: Carried (3 to 0)

7. Adjournment

Motion: COA#14-2022

Moved: D. Faubert

Seconded: T. Oke

That South Huron Committee of Adjustment hereby adjourns at 5:15 p.m.

Disposition: Carried (3 to 0)

Aaron Neeb, Chair

Rebekah Msuya-Collison, Secretary-
Treasurer