



Corporation of the Municipality of South Huron

Minutes-Committee of Adjustment

**Monday, September 18, 2017, 5:00 p.m.
Olde Town Hall-Carling Room**

Members Present: Maureen Cole - Mayor
Dave Frayne - Deputy Mayor
Marissa Vaughan - Councillor - Ward 1
Wayne DeLuca - Councillor - Ward 2
Craig Hebert - Councillor - Ward 2
Ted Oke - Councillor - Ward 3
Member Regrets: Tom Tomes - Councillor - Ward 1
Staff Present: Genevieve Scharback, Corporate Services Manager/Clerk
Sarah Smith, Huron County Planner
Rebekah Msuya-Collison, Deputy Clerk

1. Call to Order

Moved: W. DeLuca

Seconded: C. Hebert

That South Huron Committee of Adjustment convenes at 5:00 p.m. to consider an application for a Minor Variance for lands owned by Gerben Steenbeek and H. M. Steenbeek-Zijderveld, known as Concession 11, Part Lot 2, Concession Southeast Boundary Part Lot 14, Concession Southeast Boundary Part Lot 13, (42201 Woodham Road).

Disposition:Carried

2. Purpose of Meeting

The Secretary-Treasurer advised that the purpose of this public meeting of the South Huron Committee of Adjustment 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 this application.

She advised that a public registry is available and if any member of the public would like to be notified in writing of the Committee of Adjustment's decision they

are to provide their name and mailing address on the registry. This also entitles them to be advised of an Ontario Municipal Board hearing if the decision is appealed.

A copy of written comments received after the preparation of the package has been provided to each Committee member and is available to any member of the public upon request.

3. Disclosure of Pecuniary Interest and General Nature Thereof

None.

4. Minor Variance D13-04-2017

4.1 Application D13-04-2017

4.2 Report - S. Smith, Huron County Planner Re: Minor Variance #D13-04-2017

Ms. Smith reviewed her report and a power point presentation on the minor variance application. She noted that the purpose of the application is to seek relief from the required Minimum Distance Separation Setback requirements in order to construct a new livestock facility and related manure storage facility on the subject lands.

The applicant is seeking a 805 metre setback from the proposed manure storage from the designated Woodham Settlement Area, being a reduction of 37 metres from the required 842 metres. The applicant is also seeking a front yard setback to the livestock barn of 81 metres, being a 9 metre reduction from the required 90 metres.

Ms. Smith reviewed the application in relation to the four tests set out for Minor Variances in the Planning Act.

She recommended approval of the application.

4.3 Written Comments Received

The Secretary-Treasurer noted that written comments have been received and included in the agenda package from Doris Richardson and Debbie and Ellard Brant. She advised that written comments have been received after the preparation of the agenda package from the following;

1. Kathy Holdsworth, 42468 Woodham Rd.
2. Geoffrey Holdsworth, 42468 Woodham Rd.
3. Sharon Culbert and Mike Jones, Concession Southeast BDY PT Lot 14

4. Jay Hayden, Hayden Water Wells Co., Inc., Lucan

5. Linda Brintnell, 1563 Road 164

6. Sam McLaughlin, 42480 Woodham Road

7. Gehardus And Tanya Steenbeek, Owners

Copies have been provided to all Committee Members and can be made available for members of the public if they would like a printed copy.

4.3.1 Doris Richardson, Resident

4.3.2 Debbie and Ellard Brandt, Residents

4.4 Comments - Committee - Public in Attendance

The following comments were received from members of the public in attendance.

Sam McLaughlin noted that they had a 239 foot well drilled in the fall but doesn't know how long it will last, as lactating cows require a lot of water. He is opposed to the increase in the number of cattle by the applicants.

Mike Hern noted that he lives across the road from the subject property. He has never had a change to his water level in his 43 foot bored well since starting his dairy farming operation, or since he has increased his herd.

Brian Thomson noted that he is in opposition of the operation due to the odour issues caused by spreading manure and deadstock.

Josephine Jacobs commented that she has a dug well and does not want 500 additional cattle drinking from the same aquifer.

Peter Sutherland commented that most people in Woodham need water purifiers due to the iron in water. He is opposed to the application due to the amount of water the operation will take.

Brian Thomson noted concerns about the municipal drain being too close to the operation.

Mr. Steenbeek, owner/applicant, advised that Hayden Water Wells has assured them that there is no issue with the water levels in Woodham. All work will be done to Ontario regulations for the new well, and the operation meets all provincial regulations.

The Committee noted that nutrient management and the water issue are not part of the Minor Variance application, nor are they within the Committee's jurisdiction to regulate.

5. Decision

The Committee noted that no agency comments were received so there was no effect on the decision. Public comments were received on the issues of water quantity and quality, deadstock, manure and odours. Comments were thoroughly considered but the effect did not influence the decision of the Committee of Adjustment to approve the application.

Motion: CA15-2017

Moved: T. Oke

Seconded: D. Frayne

That Minor Variance #D13-04-2017, Steenbeek, be approved as per the attached decision sheet.

Disposition:Carried

6. Adjournment

Motion: CA16-2017

Moved: W. DeLuca

Seconded: C. Hebert

That South Huron Committee of Adjustment hereby adjourns at 5:34 p.m.

Disposition:Carried

Maureen Cole, Chair

Genevieve Scharback, Secretary-
Treasurer