

**PUBLIC HEARING**  
**MUNICIPALITY OF HURON EAST**  
**Tuesday, August 6<sup>th</sup>, 2019 – 7:02 P.M.**

Huron East Municipal Council met in the Council Chambers of the Municipal Office, Seaforth on Tuesday, August 6<sup>th</sup>, 2019 at 7:02 p.m. All members of Council were in attendance with the exception of Councillors Joseph Steffler and Gloria Wilbee.

Also present for the public hearing were:

Brad Stephenson, applicant of minor variance application A08-2019 on Lot 29, Concession 5, London Road Survey, as RP 22R-4205, Part 1, Tuckersmith Ward.

**CALL TO ORDER & MAYORS REMARKS**

Mayor Bernie MacLellan called the meeting to order at 7:02 p.m.

**CONFIRMATION OF THE AGENDA**

*Moved* by Zoey Onn and seconded by Brenda Dalton:  
That the Agenda for the Public Hearing of the Committee of Adjustment dated August 6<sup>th</sup>, 2019 be adopted as circulated. Carried.

Adopt Agenda

**DISCLOSURE OF PECUNIARY INTEREST** .

**MINOR VARIANCE APPLICATION A04-2019**

The Clerk explained the purpose of the meeting was to consider a minor variance application by Brad Stephenson on 42011 Mill Road, Lot 29, Concession 5, LRS, as RP 22R-4205, Part 1, Tuckersmith Ward.

The Clerk advised that a notice of the Committee of Adjustment public hearing had been circulated to all government agencies and adjoining property owners as provided by the legislation and one reply was received from Senior Planner Denise Van Amersfoort and Planner Victor Kloeze of the Huron County Planning & Development Department dated July 31<sup>st</sup>, 2019.

**Huron County Planning and Development Department**

CAO Brad Knight reviewed Huron County Planning report to Council concerning the minor variance application on 42011 Mill Road, Lot 29, Concession 5, LRS, as RP 22R-4205, Part 1, Tuckersmith Ward with the following points being highlighted.

The purpose of the application is to permit the addition onto the existing dwelling which will project into the required front yard. The requested variance would reduce the front yard setback to a County Road from 25 metres to 20 metres.

The subject property contains a dwelling, shed and bank barn and is surrounded by agricultural operations. The property is 2 acres in size and is zoned AG4 (Agricultural Small Holding) and designated Agriculture in the Huron East Official Plan.

The Planning Department received comments from the County of Huron Public Works Department as the property fronts onto County Road No. 3 (Mill Road). The comments state that they have no concerns regarding the proposed reduced front yard setback for the addition. Comments were also received from the Ausable Bayfield Conservation Authority indicating that the subject lands are not within an ABCA regulated area and therefore they had no concerns.

The Planning Department advised the requested variance is considered to be minor and appropriate and maintains the intent of both the Official Plan and Zoning By-Law. The Huron County Planning Department recommended minor variance application be approved.

*Moved* by Raymond Chartrand and seconded by Larry McGrath:  
That Council of the Municipality of Huron East, acting as Committee of Adjustment, has held a public meeting pursuant to Section 45 of the Planning Act, 1990 with respect to minor variance application A08-2019;  
AND WHEREAS agency comments were received from the Huron County Planning Department recommending approval of the application;  
AND WHEREAS no public comments were received on this application so there was no effect on the decision;

NOW THEREFORE, the Committee of Adjustment approves the minor variance application A08/2019 by Bradley Stephenson on Lot 29, Concession 5, LRS, RP 22R-4205, Part 1, Tuckersmith Ward to permit the following variance from By-Law 52-2006:

1. Section 7.4. – front yard setback from a County Road from 25 metres to 20 metres.  
Carried.

*Moved* by Alvin McLellan and seconded by Larry McGrath:  
That the Public Hearing for the Committee of Adjustment be closed  
at 7:06 p.m. Carried.

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Bernie MacLellan, Mayor

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Brad Knight, CAO/Clerk