

PUBLIC HEARING**MUNICIPALITY OF HURON EAST****Monday, September 16th, 2019 – 7:08 P.M.**

Huron East Municipal Council met in the Council Chambers of the Municipal Office, Seaforth on Monday, September 16th, 2019 at 7:08 p.m. All members of Council were in attendance with the exception of Mayor Bernie MacLellan and Councillor Zoey Onn.

Also present for the public hearing were:

Hugh Haverkamp, applicant of minor variance application A09-2019 on Part Lots 67, 68, 69 and 70, Concession 1, Grey Ward.

Trevor Reading, agent for the applicant of the proposed minor variance application A09-2019, attended to hear the discussion and answer any question. (Item 5.18.1)

CALL TO ORDER & MAYORS REMARKS

Deputy Mayor Robert Fisher called the meeting to order at 7:08 p.m.

CONFIRMATION OF THE AGENDA

Moved by John Lowe and seconded by Robert Fisher:
That the Agenda for the Public Hearing of the Committee of Adjustment dated September 16th, 2019 be adopted as circulated. Carried.

Adopt Agenda

DISCLOSURE OF PECUNIARY INTEREST .**MINOR VARIANCE APPLICATION A09-2019**

The Clerk explained the purpose of the meeting was to consider a minor variance application by Hugh and Karen Haverkamp on Part Lots 67, 68, 69 and 70, Concession 1, Grey Ward.

CAO/Clerk Brad Knight explained the purpose and intent of the proposed minor variance is to permit a reduced top of bank setback to the Maitland River for an expansion of an existing layer barn from 60 metres to 40 metres.

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 two replies were received.

Huron County Planning and Development Department

CAO Brad Knight reviewed Huron County Planning report to Council concerning the minor variance application on Part Lots 67, 68, 69 and 70, Concession 1, Grey Ward with the following points being highlighted.

The purpose of the application is to permit a reduced top of bank setback to a natural watercourse for an existing layer barn to be expanded to the south. The reduction is from the required 60 metres (197 feet) to 40 metres (131 feet).

The subject property contains a residence, layer barn, manure storage facility and a shed and is surrounded by agricultural and extractive resource uses. The property is zoned General Agriculture (AG1), Natural Environment (NE2), Protected Extractive Resources (ER3-1 and ER4-1) in the Huron East Zoning By-Law.

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.

Maitland Valley Conservation Authority

The CAO advised that comments were received from the Maitland Valley Conservation Authority dated September 12th, 2019. The MVCA advised that based on the site plan submitted with the application, the barn is outside the limits of the hazards and regulated areas and as such MVCA has no objection to the minor variance application.

Moved by Brenda Dalton and seconded by Alvin McLellan:
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 A09-2019;
AND WHEREAS agency comments were received from the Huron County Planning and Department recommending approval of the application;
AND WHEREAS agency comments were received from the Maitland Valley Conservation Authority stating they had no objection to 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 A09-2019 by Hugh and Karen Haverkamp on Part Lots 67, 68, 69 and 70, Concession 1, Grey Ward to permit the following variance from By-Law 52-2006:

1. Section 3.34.3. – reduce the top of bank natural watercourse setback from 60 metres (197 feet) to 40 metres (131 feet)

Carried.

Moved by Alvin McLellan and seconded by Brenda Dalton:
That the Public Hearing for the Committee of Adjustment be closed at 7:14 p.m. Carried.

Robert Fisher, Deputy Mayor

Brad Knight, CAO/Clerk