

PUBLIC HEARING**MUNICIPALITY OF HURON EAST****Tuesday, May 21st, 2019 – P.M.**

Huron East Municipal Council met in the Council Chambers of the Municipal Office, Seaforth on Tuesday, May 21st, 2019 at p.m. All members of Council were in attendance.

Also present for the public hearing were:

→ Huron County Planning and Development Department Senior Planner Denise Van Amersfoort

CALL TO ORDER & MAYORS REMARKS

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

CONFIRMATION OF THE AGENDA

Moved by _____ and seconded by _____ Adopt Agenda
That the Agenda for the Public Hearing of the Committee of Adjustment dated May 21st, 2019 be adopted as circulated. Carried.

DISCLOSURE OF PECUNIARY INTEREST

Councillor Raymond Chartrand declared a pecuniary interest and refrained from any discussion on the minor variance as he is the applicant of the proposed minor variance.

MINOR VARIANCE APPLICATION A04-2019

The Clerk explained the purpose of the meeting was to consider a minor variance application by Raymond Chartrand on 179 Isabella Street, Plan 390, Block G, Lot 15, Seaforth 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 of the Huron County Planning & Development Department dated May 13th, 2019.

Huron County Planning and Development Department

Huron County Senior Planner Denise Van Amersfoort reviewed her report to Council concerning the minor variance application on 179 Isabella Street, Plan 390, Block G, Lot 15, Seaforth Ward with the following points being highlighted.

The purpose of the application is to permit an accessory building in the applicant's front yard. Section 3.2.2. of the Huron East Zoning By-Law requires any accessory building which is not an integral part of the main building to be erected in the rear or side yard. The requested variance would permit the placement of a garden shed in the front yard of the subject property.

The subject property contains a residence and is surrounded by low density residential uses. It is zoned R1 (Residential Low Density) in the Huron East Zoning By-Law and is designated Residential in the Huron East Official Plan. The property is 0.25 acres in size and is bordered by three streets; Charlotte to the north, Isabella to the east and an unopened portion of Lloyd Eisler Street to the south.

Ms. Van Amersfoort 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 _____ and seconded by _____

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 A04-2019;

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;

NOW THEREFORE, the Committee of Adjustment approves the minor variance application A04/2019 by Remo Schlumpf on 179 Isabella Street, Plan 390, Block G, Lot 15, Seaforth Ward to permit the following variance from By-Law 52-2006:

1. Section 3.2.2. – permit the placement of a garden shed in the front yard of the subject property.

Carried.

Moved by _____ and seconded by _____

That the Public Hearing for the Committee of Adjustment be closed at _____ p.m. Carried.

Bernie MacLellan, Mayor

Brad Knight, CAO/Clerk