

**PUBLIC HEARING  
MUNICIPALITY OF HURON EAST  
Tuesday, August 8<sup>th</sup>, 2017**

Huron East Municipal Council met in the Council Chambers of the Municipal Office, Seaforth on Tuesday, August 8<sup>th</sup>, 2017 at 7:07 p.m. All members of Council were in attendance.

Also present for the public meeting were:

- Huron County Planning and Development Department Planner Carol Leeming
- Lorenz Guntensperger, applicant of the proposed minor variance application for Karl Guntensperger, the owner of Lot 22, Concession 3, McKillop Ward

**CALL TO ORDER**

Minor Variance Application – A01-2017 – Karl Guntensperger  
43080 Hydro Line Road, Lot 22, Concession 3, McKillop Ward

*Moved* by Nathan Marshall and seconded by Raymond Chartrand:  
That the Agenda for the Public Hearing of the Committee of Adjustment dated August 8<sup>th</sup>, 2017 be adopted as circulated. Carried.

*Moved* by Nathan Marshall and seconded by Raymond Chartrand:  
That the Public Hearing of the Committee of Adjustment for a minor variance amendment application on 43080 Hydro Line Road, Lot 22, Concession 3, McKillop Ward, Karl Guntensperger be opened. Carried.

The Clerk explained the purpose of the meeting was to consider a minor variance application by Lorenz Guntensperger for Karl Guntensperger of 43080 Hydro Line Road, Lot 22, Concession 3, McKillop 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 replies were received from the Huron County Planning & Development Department and Christa Eckert.

**Huron County Planning and Development Department**

Huron County Planner Carol Leeming attended before Council to present the report to Council on the proposed minor variance application with the following points being highlighted.

Council were advised the subject property is a 100 acre property designated Agriculture and Natural Environment in the Huron East Official Plan and zoned General Agriculture and Natural Environment-Limited Protection in the Huron East Zoning By-Law. The applicant proposes to build a new 147 metre x 32 metre dairy barn to the east of their existing farm buildings and residence. The agent identified on the application there is not enough distance on the property between the existing farm buildings and the easterly lot line to build the new barn with the required interior side yard setback of 30 metres. The topography and the slope of the farmland does not work well for orienting the barn in a different location. The application has been made to reduce the easterly interior yard setback from 30 metres to 12 metres.

Ms. Leeming advised the requested variance is considered to be minor and conforms to the general intent of the Official Plan and Zoning By-Law. No comments were received from any agencies or the public at the time her report was prepared however one response was received on August 7<sup>th</sup>, 2017 from Christa Eckert advising she had no objection to the proposed variance. The Huron County Planning and development Department recommended the minor variance application be approved subject to the following conditions:

1. The site be developed consistent with the site plan submitted with the minor variance application prepared by DLS (May 8<sup>th</sup>, 2017).
2. The variance approval is valid for a period of 18 months form the date of the Committee's decision.

**Christa Eckert**

Correspondence dated August 7<sup>th</sup>, 2017 was received from Christa Eckert of Eckerlea Acres advising she had no objection to the proposed minor variance application.

**Moved** by Brenda Dalton and seconded by Kevin Wilbee:

That Council of the Municipality of Huron East, acting as Committee of Adjustment, acknowledge the recommendation of the Huron County Planning Department and approve the minor variance application A01-2017 by Karl Guntensperger on 43080 Hydro Line Road, Lot 22, Concession 3, McKillop Ward to permit the following variance from By-Law 52-2006;

1. Section 4.4 – Reduce the minimum interior side yard setback of 30 metres to 12 metres.

Subject to the following conditions:

- a) The site be developed consistent with the site plan submitted with the minor variance application prepared by DLS (May 8<sup>th</sup>, 2017).
- b) The variance approval is valid for a period of 18 months from the date of the Committee's decision.

Carried.

**Moved** by John Lowe and seconded by Dianne Diehl:

That the Public Hearing for the Committee of Adjustment be closed at 7:12 p.m.

Carried.

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Bernie MacLellan, Mayor

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Brad Knight, CAO/Clerk