

**PUBLIC HEARING  
MUNICIPALITY OF HURON EAST  
Tuesday, April 17<sup>th</sup>, 2018**

Huron East Municipal Council met in the Council Chambers of the Municipal Office, Seaforth on Tuesday, April 17<sup>th</sup>, 2018 at 7:03 p.m. All members of Council were in attendance.

Also present for the public meeting were:

- Huron County Planning and Development Department Senior Planner Denise Van Amersfoort
- Jeff Bauer and Kelly Bauer, applicants of the minor variance application

**CALL TO ORDER**

Mayor Bernie MacLellan called the meeting to order at 7:03 p.m.

Minor Variance Application – A01-2018 – Jeff and Kelly Bauer  
Lot 2 and Part Lot 3, Plan 201, McKillop Ward

***Moved*** by Joseph Steffler and seconded by Larry McGrath:  
That the Agenda for the Public Hearing of the Committee of Adjustment dated April 17<sup>th</sup>, 2018 be adopted as circulated. Carried.

The Clerk explained the purpose of the meeting was to consider a minor variance application by Jeff and Kelly Bauer on Lot 2 and Part Lot 3, Plan 201, 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 a reply was received from the Huron County Planning & Development Department.

**Huron County Planning and Development Department**

Huron County Senior Planner Denise Van Amersfoort reviewed her report to Council concerning the minor variance application on Lot 2 and Part Lot 3, Plan 201, McKillop Ward with the following points being highlighted.

The application is a condition of consent application B71/2017 that enlarged an existing residential lot by merging a strip of land which contained a garage from the abutting property. As a result of the severance, the retained parcel became deficient in lot area by 58.4 square metres. The purpose of the minor variance is to recognize the deficient lot area of the retained lot; a reduction from 1,850 square metres to 1,791.6 square metres. The reduction is considered minor as the parcel size continues to be appropriate for the proposed use in that there is sufficient area to accommodate the buildings, access, servicing etc.

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. No comments were received from any agencies or the public at the time her report was prepared. The Huron County Planning Department recommended the minor variance application be approved.

***Moved*** by Kevin Wilbee and seconded by Alvin McLellan:  
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 A01-2018 by Jeff and Kelly Bauer on 44790 Line 34, Dublin, Lot 2 and part Lot 3, Plan 201, McKillop Ward to permit the following variance from By-Law 52-2006:

- a) Section 18.4 – Reduce the minimum lot area of 1,850 square metres to 1,791 metres.  
Carried.

***Moved*** by John Lowe and seconded by Brenda Dalton:  
That the Public Hearing for the Committee of Adjustment be closed at 7:08 p.m.  
Carried.