



Municipality of Huron East Committee of Adjustment Meeting Minutes

Council Chambers

72 Main Street South, Seaforth, ON

Tuesday, June 6, 2023

Members Present:

Deputy Mayor: Alvin McLellan; Councillors: Raymond Chartrand, Brenda Dalton, Dianne Diehl, Robert Fisher, Larry McGrath, Justin Morrison, Jeff Newell, John Steffler, and Gloria Wilbee

Members Absent:

Mayor: Bernie MacLellan

Staff Present:

CAO Brad McRoberts; Clerk Jessica Rudy; Director of Finance/Treasurer Stacy Grenier; Director of Community Services Lissa Berard; and Fire Chief Kent Readman

Others Present:

Huron County Planner Shae Stoll

1. Call to Order

Deputy Mayor McLellan called the meeting to order at 6:03 p.m.

2. Confirmation of the Agenda

Moved by Councillor Diehl and Seconded by Councillor Newell:

That the Agenda for the Public Hearing of the Committee of Adjustment dated June 6, 2023 be adopted as circulated.

Carried

3. Disclosure of Pecuniary Interest

None declared.

4. Minor Variance Applications

4.1 Planning Report re: MV05-2023 for 51 CN Road, Brussels

Huron County Planner Shae Stoll provided an overview and background to the

application and details on the proposed variance recommending the application for approval. A copy of the presentation is [appended](#) to the original minutes.

Deputy Mayor McLellan called for comments from the public and none were received.

Moved by Councillor Chartrand and Seconded by Councillor Wilbee:

That the Council of the Municipality of Huron East, acting as Committee of Adjustment, has held a public hearing pursuant to Section 45 of the Planning Act, 1990 with respect to minor variance application MV05-2023;

Whereas no comments from the public were received.

And Whereas no agency comments were received.

Now Therefore, the Committee of Adjustment approves the minor variance application MV05-2023, Concession 9, Part Lot 1 of Reference Plan 22R4135, Brussels (51 CN Road), to permit the following variance from By-law 52-2006:

1. A reduced rear yard setback of 3 metres.
2. That the variance approved is valid for a period of 18 months from the date of the Committee's decision.

Carried

5. Adjournment

Moved by Councillor Diehl and Seconded by Councillor Morrison:

That the Public Hearing for the Committee of Adjustment be closed at 6:12 p.m.

Carried


Alvin McLellan, Deputy Mayor

Jessica Rudy, Clerk

Minor Variance Application MV05-23

in the Municipality of Huron East

Owner/Applicant: Municipality of Huron East
 Property Location: 51 CN Road, Brussels
 Concession 9, Part Lot 1, as in Part 1 of Reference Plan 22R4135, Geographic Township of Grey, Brussels
 Ward, Municipality of Huron East



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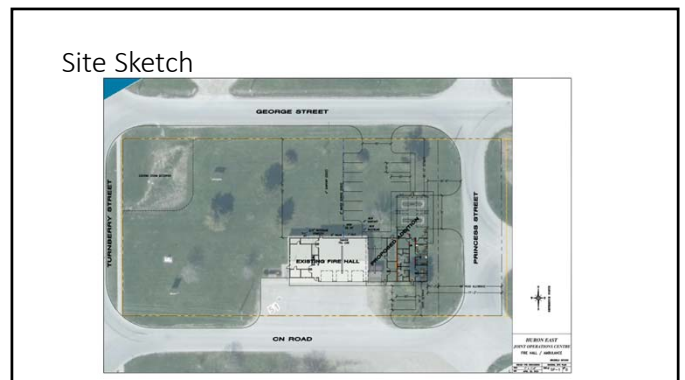
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Application Details

One minor variance is being requested for this development:

- Reduce rear yard setback from 10 metres to 3 metres
- The subject property is zoned CF (Community Facility)
- The subject property is designated Community Facility in the Huron East Official Plan.
- No concerns received at time of report submission

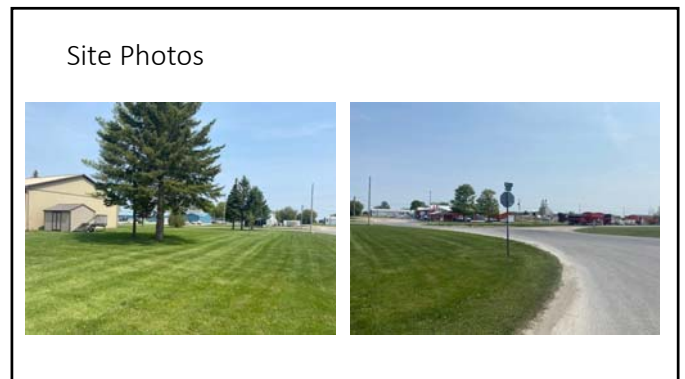
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Policy Review

Satisfies four tests of a minor variance under section 45 of the Planning Act;

- meets the intent of the Huron East Official Plan
- meets the intent of the Huron East Zoning By-Law
- is desirable for the appropriate development of the lands
- is minor in nature

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1978 Aerial



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Recommendation

It is recommended that minor variance amendment application MV05-23 be **approved** with the following condition:

1. The variance approval is valid for a period of 18 months from the date of the Committee's decision.

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