



Corporation of the Municipality of South Huron

Minutes-Committee of Adjustment

Monday, October 6, 2025, 5:00 p.m.

Hybrid Meeting - South Huron Council Chambers

Live Video Feed - <https://www.southhuron.ca/en/government/agendas-and-minutes.aspx>

Members Present: Aaron Neeb, Vice-Chair
Wendy McLeod-Haggitt, Chair

Member Regrets: Milt Dietrich, Member

Staff Present: Victor Kloeze, County Planner (remote)
Mike Rolph, Director of Building and Planning Services/Chief Building Official
Alex Wolfe, Secretary-Treasurer
Kendra Webster, Administrative Assistant

Others Present: Larry and Jane Rundle, Applicants

1. Call to Order

Chair McLeod-Haggitt called the meeting to order at 5:00 p.m.

2. Disclosure of Pecuniary Interest and General Nature Thereof

None.

3. Approval of Minutes

Motion: COA#9-2025

Moved: A. Neeb

Seconded: W. McLeod-Haggitt

That South Huron Committee of Adjustment approve the May 5th, 2025 minutes as printed and circulated.

Disposition: Carried

4. Purpose of Meeting

The Secretary-Treasurer noted that the purpose of this Public Meeting of the South Huron Committee of adjustment was to allow the presentation of an application for Minor Variance and to allow interested members of the public the opportunity to ask questions or offer comments with regard to the application.

She added that written comments must be submitted to herself, the secretary-treasurer of the Committee and that any members of the public who would like to be notified in writing of the Committee of Adjustment's decision on the application are to contact her directly and provide their name and mailing address to be added to the registry.

5. Minor Variance MV05-2025 Rundle

The Notice for minor variance application MV05-2025, Rundle was sent on September 15, 2025, to property owners within 60m (200 feet) of the subject property and to agencies requiring notice.

5.1 Application Package

5.2 Victor Kloeze - Huron County Planner Report

Planner Kloeze provided an overview of the application seeking relief from Section 3.17 of the Zoning By-Law to allow for the construction of a new chicken layer barn at a reduced Minimum Distance Separation (MDS) Type B setback from the Woodham settlement area of 209 metres.

Planner Kloeze noted that the application was circulated for comments. There were no objections or concerns. He reviewed the four tests and noted that the requested variance is both minor and appropriate. He recommended approval with the following conditions:

1. The proposed accessory buildings be constructed in general conformity with the submitted site plan and elevation drawings, to the satisfaction of the Chief Building Official, and
2. That the ventilation system for the agricultural building be designed to exhaust to the north, to the satisfaction of the Chief Building Official, and
3. The variance approval is valid for a period of 18 months from the date of the Committee's decision.

5.3 Written Comments Received

None.

5.4 Oral Comments - Committee - Public in Attendance

Larry and Jane Rundle advised that the ventilation of the new barn would exhaust to the northwest into the bush area, not the north. Planner Kloeze advised that would still fit within the minor variance and recommended the wording in condition two be amended to “That the ventilation system for the agricultural building be designed to exhaust to the northwest, to the satisfaction of the Chief Building Official”

6. Decision

The committee noted there were no public comments or agency concerns received on the application, so there was no effect on the decision, and proposed that the above-noted conditions, including amendments, be attached to the decision.

Motion: COA#10-2025

Moved: A. Neeb

Seconded: W. McLeod-Haggitt

That Minor Variance MV05-2025 Rundle be approved as per the attached decision sheet.

Disposition: Carried

7. Adjournment

Motion: COA#11-2025

Moved: A. Neeb

Seconded: W. McLeod-Haggitt

That South Huron Committee of Adjustment hereby adjourns at 5:12 p.m.

Disposition: Carried

Wendy McLeod-Haggitt, Chair

Alex Wolfe, Secretary-Treasurer