

Date: Mon, 15 Apr 2013 09:16:24 -0400  
Subject: Re: BRA: 75 Tuyl St. O.M.B. Decision - further info  
To: [ainsliewillock@hotmail.com](mailto:ainsliewillock@hotmail.com)  
From: [cmetzger@huroncounty.ca](mailto:cmetzger@huroncounty.ca)

Hi Ainslie,

The OMB upheld the minor variance with one modification (see attached). The first condition, which dealt with definition of a privately-owned beach house, was modified to be a more general statement. Here's the change:

Original Condition:

*The property owner agrees that a privately-owned beach house is a structure for the purpose of providing changing facilities, does not contain kitchen facilities and is not used for sleeping accommodation or dining.*

Amended Condition:

*The definition of a privately-owned beach house is a structure for the purpose of providing changing facilities, does not contain kitchen facilities and is not used for sleeping accommodation or dining.*

In my opinion, the change made no difference to the effect of the condition or the minor variance so I was agreeable to this change as proposed at the hearing.

The minor variance application was only for 75 Tuyl Street and didn't amend the Bayfield Zoning By-law so it's not applicable to other NE zoned properties in Bayfield. The only situation where I think we might see someone refer to the decision would be if they had a similar situation (i.e. an existing home below the top-of-bank that they wanted to convert so they could build a new home above the top-of-bank without removing the existing structure). However, I'm unaware of any other properties in Bayfield that would have a similar situation. Two properties that do have homes below the top-of-bank (Mr. McMillan's to the south of this property and the one at the end of Tuyl Street) don't have any space above the top-of-bank to build another home so I can't see them applying to change their house into a beach house.

I don't see this minor variance decision having any significant impact beyond the property to which it applied (75 Tuyl Street) due to its unique circumstances.

Sincerely,  
Craig

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Craig Metzger, Senior Planner  
Huron County Planning & Development Department

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**Ainslie Willock** <[ainsliewillock@hotmail.com](mailto:ainsliewillock@hotmail.com)> on Friday, April 12, 2013 at 11:31 PM -0400 wrote:

Hi everyone,

I spoke with Craig Metzger, at the Heritage Workshop, today and he told me the OMB decision would only apply to **existing properties on the bank on Tuyl St**. There are only three that it might impact.

I asked if he could give me a brief summary of what the decision meant as I'd like to let ratepayers know and he agreed to write something up.

I'll keep you posted.

Thanks Craig!

Cheers,  
Ainslie