

PUBLIC HEARING
MUNICIPALITY OF HURON EAST
Tuesday, August 25th, 2015

Huron East Municipal Council met in the Council Chambers of the Municipal Office, Seaforth on Tuesday, August 25th, 2015 at 7:15 p.m. All members of Council were in attendance with the exception of Mayor MacLellan.

Also present for the public meeting were:

→ Huron County Planning and Development Department Senior Planner Claire Dodds and Student Planners Ben Kissner and Ben VanDieten

CALL TO ORDER

Minor Variance Application – A01-2015 – Design Concrete Systems Ltd.
Lots 223, 224, 225 and Part Lots 219-222, Part of Maple Street Closed, Plan 399, Seaforth Ward

Moved by Larry McGrath and seconded by Robert Fisher:
That the Agenda for the Public Hearing of the Committee of Adjustment dated August 25th, 2015 be adopted as circulated. Carried.

Moved by David Blaney and seconded by Alvin McLellan:
That the Public Hearing of the Committee of Adjustment for a minor variance amendment application on 63 Birch Street, Lots 223, 224, 225 and Part Lots 219-222, Part of Maple Street closed, Plan 388, Seaforth Ward, Design Concrete Systems Ltd. be opened with Deputy Mayor Steffler acting as Chair. Carried.

The Clerk explained the purpose of the meeting was to consider a minor variance application by Design Concrete Systems Ltd., owner of 63 Birch Street, Lots 223, 224, 225 and Part Lots 219-222, Part of Maple Street closed, Plan 388, Seaforth Ward. The minor variance will allow for a reduction of the westerly interior side yard to be reduced from the required 3 metres to 1.93 metres to permit construction of an addition to the company's 'Wetast Building'. 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 one reply was received:

Huron County Planning and Development Department

Huron County Planner Claire Dodds advised that a pre-consultation meeting was held for a related site plan control application for Design Concrete on August 18th, 2015. Design Concrete's planning consultant prepared the original minor variance application based on old site drawings and the Huron County GIS that indicated the proposed building would be offset a minimum of 1.93 metres from the existing property line. GM Blue Plan were retained by Design Concrete to assist with the full site plan application and performed a full topographic survey of the existing site last week. Based on that survey information, the most up to date proposed building drawings, the proposed building will only be 1.34 metres offset from the existing property line at its closest location. As a result, the Planning Consultant was requested to provide in writing the modifications to the application and have since been received.

Council were advised that based on a legal opinion of the Municipal Solicitor, Greg Stewart, the Huron County Planning and Development Department were recommending that a decision on this application be deferred; the applicant provide in writing the required modifications to the minor variance application; the modified application be circulated in accordance with section 45 of the *Planning Act*; and a public hearing of the Committee of Adjustment be scheduled for the September 8th, 2015 Council meeting.

Moved by Nathan Marshall and seconded by Robert Fisher:
That Council of the Municipality of Huron East, acting as Committee of Adjustment, accept the recommendation of the Huron County Planning Department and defer the Public Hearing to discuss the minor variance application by Design Concrete Systems Ltd. to allow the applicant to provide modifications to the minor variance application and the modified application to be re-circulated. Carried.

Moved by Raymond Chartrand and seconded by Nathan Marshall:
That the Public Hearing for the Committee of Adjustment be closed at 7:20 p.m. Carried.