

**PUBLIC MEETING  
MUNICIPALITY OF HURON EAST  
Tuesday, August 25<sup>th</sup>, 2015**

Huron East Municipal Council met in the Council Chambers of the Municipal Office, Seaforth on Tuesday, August 25<sup>th</sup>, 2015 at 7:05 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 Van Dieten
- Robert Revesz, applicant of the proposed zoning amendment on Part Lot 16 as RP 22R2866 Part 3, Concession 1, LRS, Tuckersmith Ward
- Robert Schulz, adjacent property owner to the proposed zoning amendment on Part Lot 16 as RP 22R2866 Part 3, Concession 1, LRS, Tuckersmith Ward
- Rigel Chiokis

**CALL TO ORDER**

Deputy Mayor Joseph Steffler called the meeting to order at 7:05 p.m.

*Moved* by Ray Chartrand and seconded by Nathan Marshall:

That the Agenda for the Public Meeting for Zoning By-Law Amendment 55 for 2015 dated August 25<sup>th</sup>, 2015 be adopted as circulated. Carried.

**DISCLOSURE OF ELECTED OFFICIALS – PECUNIARY INTEREST**

CAO/Clerk Brad Knight advised that the following provisions are contained in Ontario Regulation 545/06, Section 5(11) 5;

- i. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Huron East before the by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Municipality of Huron East to the Ontario Municipal Board.
- ii. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Huron East before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal to the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

Zoning By-Law Amendment

Part Lot 16, as RP 22R2866 Part 3, Concession 1, LRS, Tuckersmith Ward

CAO/Clerk Brad Knight explained the purpose and intent of the proposed by-law. The by-law proposes to change the zoning from ‘Community Facility (CF)’ to ‘Residential Low Density – Special Provision (R1-34)’.

The Clerk advised that the zoning will permit the use of the property as a residence, and to recognize yard setbacks established by the existing buildings. He advised that Huron County Senior Planner Claire Dodds and Student Planner Ben Kissner had provided comments concerning the proposed rezoning in a report to Council dated August 20<sup>th</sup>, 2015 and were in attendance to review the report and answer any questions concerning the application.

Huron County Planning and Development Department

Student Planner Ben Kissner attended before Council to review the report on the proposed zoning amendment with the following points being noted.

The proposed amendment will recognize the legal non-complying front and rear yard setbacks. The front yard has a depth of 1.83 metres and the rear yard has a depth of 0.98 metres while the Zoning By-law requires setbacks from 6 metres and 8 metres respectively in the R1 zone. The church has been purchased by an individual who wishes to convert it to a residence and no exterior changes to the church are proposed as a result of the application. The subject property is designated Urban in the Huron East Official Plan and permits a range of land uses including residential. The current zoning on the subject property is CF (Community Facility). Surrounding the property are lands currently zoned Residential Low Density (R1), Village Commercial (C1 and Future Development (FD). It was noted rezoning the subject property to allow for a residence will not encroach on the ability of the neighbouring land-owners to utilize their own properties, even with the reduced yard setbacks. By converting the church to a residence there is significant investment occurring in the structure that will preserve this important building within Kippen.

The Huron County Planning and Development Department advised the application conforms with the policies of the Huron East Official Plan, County Official Plan and Provincial Policy Statement and recommended approval of the zoning by-law amendment as circulated.

Robert Schulz, owner of lands adjacent to the subject property, questioned whether the zoning amendment would have any effect on the development of his land in the future. Planner Claire Dodds advised that there will be no change to any zoning requirements on neighbouring properties resulting from the proposed zoning amendment on the subject property.

**Moved** by Alvin McLellan and seconded by David Blaney:  
That the Public Meeting for Zoning By-Law Amendments No. 55 for 2015  
be closed at 7:15 p.m. Carried.

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Joseph Steffler, Deputy Mayor

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Brad Knight, CAO/Clerk