

**PUBLIC HEARING
MUNICIPALITY OF HURON EAST
Tuesday, September 6th, 2016**

Huron East Municipal Council met in the Council Chambers of the Municipal Office, Seaforth on Tuesday, September 6th, 2016 at 7:01 p.m. All members of Council were in attendance with the exception of Councillor Lowe.

Also present for the public meeting were:

- Huron County Planning and Development Department Senior Planner Claire Dodds
- Clayton Gingrich, applicant of the proposed minor variance application for the Zion Mennonite Church on Part Lot 29, Concession 11, Parts 1 & 2, Plan 22R-1583, Grey Ward
- Trevor McNeil, MTE OLS Ltd., agent for the applicant of the proposed minor variance application
- Gerald Lichty, G. L. Carpentry Ltd., contractor for the applicant of the proposed minor variance application

CALL TO ORDER

Minor Variance Application – A02-2016 – Zion Mennonite Church
44902 Cranbrook Road, Part Lot 29, Concession 11, Parts 1 & 2, Plan 22R-1583, Grey Ward

Moved by Brenda Dalton and seconded by Larry McGrath:

That the Agenda for the Public Hearing of the Committee of Adjustment dated September 6th, 2016 be adopted as circulated. Carried.

Moved by Kevin Wilbee and seconded by Nathan Marshall:

That the Public Hearing of the Committee of Adjustment for a minor variance amendment application on 44902 Cranbrook Road, Part Lot 29, Concession 11, Parts 1 and 2, Plan 22R-1583, Grey Ward, Zion Mennonite Church be opened. Carried.

The Clerk explained the purpose of the meeting was to consider a minor variance application by Zion Mennonite Church, c/o Clayton Gingrich of 44902 Cranbrook Road, Part Lot 29, Concession 11, Parts 1 and 2, Plan 22R-5183, Grey Ward. The Zion Mennonite Church is proposing to remove the existing church and build a new one on the property. There is not enough area on the property to build the new church with the required rear yard setback of 10 metres, while also providing the required area for the septic system and parking. The following minor variance is being requested for this property:

1. Section 34.3 – Reduce the minimum rear yard setback of 10 metres to 4.5 metres

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 a reply was received from the Huron County Planning & Development Department.

Huron County Planning and Development Department

Huron County Senior Planner Claire Dodds attended before Council to present the report to Council on the proposed minor variance application with the following points being highlighted.

Council were advised the subject property is a 1.28 acre property designated Agriculture in the Huron East Official Plan and zoned Community Facility in the Huron East Zoning By-Law. The proposed development is to demolish the existing multi-storey red-brick church building and replace it with a new one storey, accessible church. The agent identified on the application that there is not enough room on the property to construct a new church that meets all the zoning setbacks, provides the required parking and provides the required area for the septic system. The Community Facility zone establishes a rear yard of 10 metres and reducing the rear yard setback by 5.5 metres allows all other zone provisions to be met, including exceeding parking standards and providing a septic system sized to current standards under the Building Code.

Ms. Dodds advised the requested variance is considered to be minor and conforms to the general intent of the Official Plan and the Zoning By-Law. It was noted the development is serviced by a private well and septic system and comments have not yet been received from the Health Unit on the sizing of the septic system. The Huron County Planning and Development Department recommended the minor variance application be approved subject to the following conditions:

1. The site be developed consistent with the site plan and elevation drawings submitted with the minor variance application prepared by MTE OLS Ltd. (July 20, 2016) and GB Architect Inc. (July 18, 2016).
2. A septic permit be obtained from the Huron County Health Unit to ensure the area set aside for the septic system is sized appropriately and the design of the septic system meets current regulations.

Councillor Chartrand questioned whether the old church would be demolished before the new church is built. Trevor McNeil advised the removal of the old church will be done once an occupancy permit has been issued for the new church.

Moved by David Blaney and seconded by Alvin McLellan:

That Council of the Municipality of Huron East, acting as Committee of Adjustment, acknowledge the recommendation of the Huron County Planning Department and approve the minor variance application A02-2016 by Zion Mennonite Church, on 44902 Cranbrook Road, Part Lot 29, Concession 11, Parts 1 and 2, Plan 22R-1583, Grey Ward to permit the following variance from By-Law 52-2006:

1. Section 34.3 – Reduce the minimum rear yard setback of 10 metres to 4.5 metres.

Subject to the following condition:

1. That a septic permit be obtained from the Huron County Health Unit to ensure the area set aside for the septic system is sized appropriately

Carried.

Moved by Dianne Diehl and seconded by Kevin Wilbee:

That the Public Hearing for the Committee of Adjustment be closed at 7:13 p.m.
Carried.

Bernie MacLellan, Mayor

Brad Knight, CAO/Clerk