

**PUBLIC HEARING
MUNICIPALITY OF HURON EAST
Tuesday, December 5th, 2017**

Huron East Municipal Council met in the Council Chambers of the Municipal Office, Seaforth on Tuesday, December 5th, 2017 at 7:07 p.m. All members of Council were in attendance with the exception of Councillor John Lowe.

Also present for the public meeting were:

- Huron County Planning and Development Department Planner Victor Kloeze
- Jessica Lunshof of JL Retirement Living Inc. – owner of Part of Lot 24, Concession 1, Part 4 of Registered Plan 22R-6187, Geographic Township of McKillop, now within Seaforth Ward

CALL TO ORDER

Minor Variance Application – A02-2017 – JL Retirement Living Inc.

Part of Lot 24, Concession 1, Part 4 of Registered Plan 22R-6187, Geographic Township of McKillop, now within Seaforth Ward

Moved by Dianne Diehl and seconded by Joseph Steffler:

That the Agenda for the Public Hearing of the Committee of Adjustment dated December 5th, 2017 be adopted as circulated. Carried.

Moved by Joseph Steffler and seconded by Dianne Diehl:

That the Public Hearing of the Committee of Adjustment for a minor variance amendment application on Part Lot 24, Concession 1, Part 4 of RP 22R-6187, Geographic Township of McKillop, now within Seaforth Ward (JL Retirement Living Inc.) be opened. Carried.

The Clerk explained the purpose of the meeting was to consider a minor variance application by JL Retirement Living Inc. of Part Lot 24, Concession 1, Part 4 of RP 22R-6187, Geographic Township of McKillop, now within Seaforth Ward.

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 Planner Victor Kloeze attended before Council to present the report to Council on the proposed minor variance application with the following points being highlighted.

Council were advised that JL Retirement Living Inc. is proposing to develop the subject property into multiple attached dwelling units held within a vacant land plan of condominium. The Plan of Condominium (40CDM16001) has received draft plan approval and the related zoning by-law amendment is in effect and force; the site plan has received first and second readings. The Medium Density Residential (R2) Zone, Section 19.7 requires a minimum lot depth of 38 metres for multiple attached dwelling units. The minor variance requested is to reduce the minimum lot depth from 38 metres to 33 metres. If the proposed minor variance is approved, it would allow the development of the subject property into 40 units of multiple attached dwellings. Without the minor variance, the draft plan of condominium and site plan would need to be revised. Any revision which complied with the lot depth minimums would likely have significantly fewer units and would represent a less efficient use of land. Mr. Kloeze advised the proposed variance is minor and appropriate as it allows for the efficient use of the lands, all other zone provisions are met, and there are no anticipated negative impacts from the proposed variance. It was also noted that no comments were received from agencies or the public.

Mr. Kloeze advised the requested variance is considered to be minor and conforms to the general intent of the Official Plan and Zoning By-Law and represents appropriate planning for the subject site. The Huron County Planning and Development Department recommended the minor variance application A02-2017 be approved without any conditions.

Moved by Nathan Marshall and seconded by Raymond Chartrand:

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 A02-2017 by JL Retirement Living Inc. on Part Lot 24, Concession 1, Part 4 of RP 22R-6187, Geographic Township of McKillop, now within Seaforth Ward, to permit the following variance from By-Law 52-2006:

1. Section 19.7 – Reduce the minimum lot depth of 38 metres to 33 metres for multiple attached dwelling units.

Carried.

Moved by Raymond Chartrand and seconded by Nathan Marshall:
That the Public Hearing for the Committee of Adjustment be closed at 7:17 p.m.
Carried.

Bernie MacLellan, Mayor

Brad Knight, CAO/Clerk