

PUBLIC HEARING
MUNICIPALITY OF HURON EAST
Tuesday, July 16th, 2019 – 8:58 P.M.

Huron East Municipal Council met in the Council Chambers of the Municipal Office, Seaforth on Tuesday, July 16th, 2019 at 8:58 p.m. All members of Council were in attendance.

Also present for the public hearing were:

- Huron County Planning and Development Department Senior Planner Denise Van Amersfoort
- Joe Dekroon, Scott Dekroon and Kyle Bennewies, applicants of the minor variance application A07/2019 on Lots 221 and 222, Plan 386, Seaforth Ward
- Scott Allen, MHBC Planning Urban Design & Landscape Architecture – Planner for the applicant of the minor variance application A07/2019

CALL TO ORDER & MAYORS REMARKS

Mayor Bernie MacLellan called the meeting to order at 8:58 p.m.

CONFIRMATION OF THE AGENDA

Moved by Gloria Wilbee and seconded by Zoey Onn: Adopt Agenda
 That the Agenda for the Public Hearing of the Committee of Adjustment dated July 16th, 2019 be adopted as circulated. Carried.

DISCLOSURE OF PECUNIARY INTEREST

MINOR VARIANCE APPLICATION A07/2019

The Clerk explained the purpose of the meeting was to consider a minor variance application by Tripod Properties (c/o Joe Dekroon) on Ord Street, Lots 221 and 222, Plan 386, Seaforth Ward. The Clerk advised that this application was deferred by the Committee of Adjustment at a public hearing on June 18th, 2019 to allow the developers the opportunity to respond to the concerns of Council and neighbours with respect to the design of the buildings and the Planner had provided an updated planning report. .

Huron County Planning and Development Department

Huron County Senior Planner Denise Van Amersfoort reviewed her report to Council dated July 11th, 2019 concerning the minor variance application on Ord Street, Lots 221 and 222, Plan 386, Seaforth Ward with the following points being highlighted.

Ms. Van Amersfoort advised the purpose of the original application was to permit the construction of two, multiple attached dwellings containing four (4) dwellings each (for a total of 8 units). The application has since been reduced to seven (7) units which are proposed in a four unit multiple attached dwelling and a three unit multiple attached dwelling. The reduction in the number of units allows the applicants to comply with the Huron East Zoning By-Law minimum requirements for exterior side yard depth and interior side yard depth. With the revised application, the only variance being requested is to reduce the minimum lot depth from 38 metres to 35 metres. It was noted the applicants have revised their application in the following ways:

- Reduced the number of units from eight (8) to seven (7);
- Revised the site plan to comply with all side yard requirements;
- Shifted the building back further than the Zoning By-Law requires on the exterior side yard to better reflect the existing setback of dwellings to the north;
- Incorporated a full length, covered porch on the Ord Street façade to create a ‘stepped down’ approach, softening the impact of the second storey height;
- Introduced gables in the Ord Street façade roofline to create interest and further articulate the design of this street facing façade; and
- Indicated that the design of the building will be a combination of stone/brick, siding and other materials to help create visual interest and reduce the impact of the massing of the building.

Ms. Van Amersfoort advised that comments were received from the following members of the public:

Claude Stewart (71 Ord Street):

- continues to have concerns about the two storey height overwhelming the neighbourhood, parking and questions market viability and she read a letter that had been provided to her from Mr. Stewart to that effect

Craig Metzger (67 Ord Street)

→ no objection, all concerns addressed through recommended conditions

Ms. Van Amersfoort noted the development of the sites will be regulated through the site plan control process and will allow for further discussion about an appropriate fence/planting strip to be installed on along the north property boundary. She further noted that the changes to the architectural drawings satisfied concerns raised by planning staff and the proposed development now conforms with the goals and vision of the Huron East Official Plan.

Ms. Van Amersfoort advised the requested variance to reduce the overall lot depth from 38 metres to 35 metres is considered to be minor and appropriate and maintains the intent of both the Official Plan and Zoning By-Law. The Huron County Planning Department recommended the minor variance application be approved.

MHBC Planning Urban Design & Landscape Architecture

Scott Allen, Planner for the applicant, attended before Council to express his appreciation to municipal staff and the planning department for their assistance throughout the application process and expediting the project in short order. Mr. Allen advised the applicant is looking forward to proceeding with the project and site plan approval.

Moved by Joseph Steffler and seconded by Raymond Chartrand:
That Council of the Municipality of Huron East, acting as Committee of Adjustment, has held a public meeting pursuant to Section 45 of the Planning Act, 1990 with respect to minor variance application A07-2019;
AND WHEREAS agency comments were received from the Huron County Planning and Development Department recommending approval of the application;
AND WHEREAS public comments were received with respect of the design of the buildings; the comments were noted and the applicants have revised their design of the buildings including the reduction in the total number of units from eight to seven and thereby meeting the interior and exterior side yard requirements;
NOW THEREFORE, the Committee of Adjustment approves the minor variance application A07-2019 by Tripod Properties (c/o Joe Dekroon) on Lots 221 and 222, Plan 389, Seaforth Ward to permit the following variance from By-Law 52-2006:
Section 19.7

– minimum lot depth for Units 1-7 from 38 metres to 35 metres

with the following conditions:

- 1) That the buildings be constructed in accordance with the submitted site plan (Site Plan prepared by MHBC Planning, dated July 9, 2019) and architectural drawings (Tripod Elevations, prepared by Blakestyle Design and Drafting Inc., dated July 5, 2019);
- 2) That the site plan approval apply to both lots for the purposes of addressing landscaping, fencing/planting strips and servicing.

Carried.

Moved by Raymond Chartrand and seconded by Larry McGrath:
That the Public Hearing for the Committee of Adjustment be closed
at 9:15 p.m. Carried.

Bernie MacLellan, Mayor

Brad Knight, CAO/Clerk