



Municipality of Huron East

Committee of Adjustment

Public Hearing Agenda

Tuesday, June 6, 2023 at 6:00 P.M.

Council Chamber

2nd Floor, 72 Main Street South, Seaforth, ON

The purpose of the public hearing of the Committee of Adjustment is to consider an application and decision for proposed minor variance to the Huron East Zoning By-law 52-2006.

1. **Call to Order**
2. **Confirmation of the Agenda**
3. **Disclosure of Pecuniary Interest**
4. **Minor Variance Applications**
 - 4.1 [Planning Report](#) re: MV05-2023 for 51 CN Road, Brussels

Page 2

- Reduce the rear yard setback for a building from 10 metres to 3 metres

5. **Adjournment**



PLANNING & DEVELOPMENT

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To: Municipality of Huron East, Mayor and Members of the Committee of Adjustment
 From: Shae Stoll, Planner
 Date: May 31, 2023

Re: MV05-23 Minor Variance

Concession 9, Part Lot 1, as in Part 1 of Reference Plan 22R4135, Geographic Township of Grey, Brussels Ward, Municipality of Huron East (municipally referred to as 51 CN Road)
 Owner/Applicant: Municipality of Huron East

RECOMMENDATION

It is recommended that minor variance amendment application MV05-23 be approved with the following condition:

1. The variance approval is valid for a period of 18 months from the date of the Committee's decision.

PURPOSE

The purpose of this application is to permit a reduced rear yard setback of 3 metres where 10 metres is required to facilitate an expansion of the existing building for the Huron County Emergency Medical Services (EMS) station. This project also includes a road dedication on the east side of the property (referred to locally as Princess Street).

Figure 1. 2020 Air photo of the subject lands outlined in orange



Figure 2. Minor Variance site sketch.

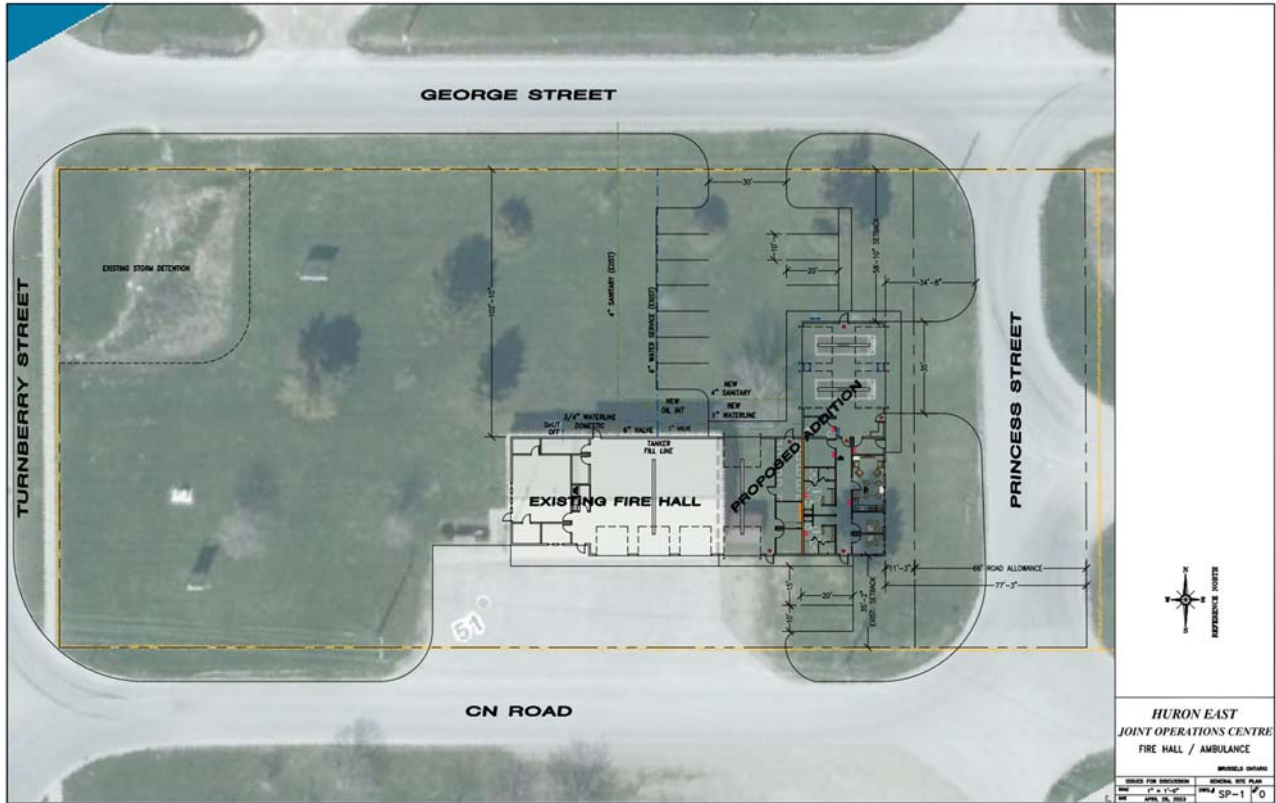


Figure 3. Site Photo showing general location of proposed addition.



COMMENTS RECEIVED

At the time of report submission, no comments were received during the circulation of this variance application from members of the public. No concerns were received from Municipal staff, neighbours or other agencies. Comments were received from Source water Protection Staff and they have no concerns with the proposal.

This report was prepared in advance of the Public Meeting. Additional comments may be presented at the Public Hearing for consideration by the Committee.

REVIEW

The subject lands are designated Community Facility in the Huron East Official Plan (HEOP) and within the Settlement Area of Brussels. The property is zoned CF (Community Facility) in the Huron East Zoning By-Law. The surrounding land uses include industrial, residential and community facilities including a church and the Brussels Drinking Water Well.

Each minor variance application must satisfy four tests set out under Section 45 of the Planning Act (1990), as amended. This minor variance application:

Meets the intent of the Huron East Official Plan

The property currently contains the Brussels Firehall and proposes an addition to accommodate the Huron County EMS Station. The HEOP provides policies and goals for such community facilities including the co-location of community facilities to promote cost-effectiveness and facilitate service integration. The Official Plan categorizes this use as a public service community facility and further provides policies for this category (6.8.4.2). These policies encourage such facilities to be located within urban settlement areas and on lands already designated community facility. The request to reduce the rear yard setback from 10m to 3m meets the intent of the Huron East Official Plan.

Meets the intent of the Huron East Zoning By-law

The subject property is currently bordered by three streets (George, CN Road and Turnberry); once the land currently referred to as Princess Street is a formal street, the property will be bordered by streets on all sides. The front property line is deemed to be Turnberry Street which will remain unchanged by the dedication of Princess Street.

The site will be altered to include 2 additional entrances as a result of the building expansion; this is to accommodate multiple drive-through bays for ambulances and other service vehicles. Once completed, the site will operate with 3 entrances.

Both a fire hall and ambulance station are listed as permitted uses under the existing CF zoning. The request to reduce the rear yard setback will allow for the development of a new County EMS station and recognizes the adjusted location of the east lot line at such time of the planned Princess Street Road dedication. The proposal as shown in Figure 2 above, otherwise meets the applicable Zoning By-law provisions such as yard setbacks and lot coverage. As such, the proposal meets the intent of the Huron East Zoning By-law.

Is desirable for the appropriate development of the lands in question & is minor in nature

The proposed addition is compatible with the existing uses and character of the neighborhood. Due to the ingress and egress requirements of the proposed EMS station, the proposed location provides the most suitable orientation of the addition. The development is considered appropriate for the subject lands as they are already used for a similar public service community facility and the subject lands contain adequate space to accommodate

the addition. The variance is considered minor in nature as the proposed setback maintains enough space for access and maintenance and will not have the effect of encroaching on the road.

CONCLUSION

The variance requested is minor and appropriate and maintains the intent of both the Official Plan and Zoning By-law. It is recommended that the variance be approved with the included standard conditions.

Please note this report is prepared without the benefit of input from the public as may be obtained through the public meeting. Council should carefully consider any comments and/or concerns expressed at the public meeting prior to making their decision on this application.

Sincerely,

'Original signed by'

Shae Stoll
Planner