



PLANNING & DEVELOPMENT

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To: Reeve Vincent and North Huron Council

Sharon Chambers, CAO

From: Laura Young, Planner

Date: April 27 2016

Re: Site Plan Application for Maitland River Community Church (414 Josephine Street, Plan 410 Part Park Lots 9 and 10; RP 22R3903 Parts 5 and 6; RP 22R4107 Part 1; RP 22R5714, Part 2, Wingham Ward, Township of North Huron)

Applicant & Owner: Maitland River Community Church

RECOMMENDATION

It is recommended that the site plan application (414 Josephine Street, Wingham Ward, Township of North Huron) be **approved** with the following conditions and a site plan agreement be entered into:

1. this site plan approval applies to the site plan entitled "Project 15-1498 Maitland River Community Church" prepared by Guy Robert Bellehumeur (GB Architect Inc.), dated December 17, 2015 and referred to as Plan A1.1, and any supporting drawings by GB Architect, including elevations and floor plans;
2. this site plan approval also includes submitted drawings prepared by R.J Burnside & Associates Ltd, dated April 4, 2016, entitled:
 - Maitland River Church Expansion Lot Grading and Drainage Plan, referred to as C201
 - Maitland River Church Expansion Stormwater Management Plan, referred to as C301
3. this site plan approval also includes submitted drawings prepared by Mighton Engineering, dated December 16, 2015, for Project 35416 entitled:
 - Lighting and Life Safety Electrical Plan, referred to as E1.1
4. all necessary curb installations and replacements shall be completed;
5. the construction of a cement walkway for the front entrance of the building;
6. providing and maintaining the site grading, drainage of surface waters and storm water management on the lands in accordance with Drawings C201, and C301, and the Engineer's specifications;
7. submitted Burnside Drawings C201 and C301 be modified to show changes and comments from the review by B.M Ross and Associates Limited;
8. relocation of the existing fire hydrant located on Josephine Street to a location satisfactory to the Township on or before July 1st 2016;
9. an Encroachment Agreement entered into between the Church and the Township for the lands on the most north portion of the subject property for the church side exits;
10. all surfacing on the lands is to be complete;
11. all snow and ice is to be cleared from the newly constructed front walkway and the fire routes on the property;

12. and further that all snow removed from walkways and driveways shall be stored on the subject property;
13. all exterior lighting is to be installed to prevent glare on adjacent properties; and
14. all landscaping and planting indicated on the site plan shall be completed to the satisfaction of the Township.

PURPOSE AND DESCRIPTION

The subject property is designated *Core Commercial* on Schedule B, Ward of Wingham of the North Huron Official Plan and zoned *Core Commercial- Special Zone (C4-9)* in the North Huron Zoning By-law. This Special Zone recognizes the church and its accessory parking lot as permitted uses in the Core Commercial Zone. The applicant is proposing to develop a 697 square metre addition on the north side of the existing church building. The new addition would contain the new auditorium, fellowship hall and multi-purpose rooms.

COMMENTS

The property currently contains a church that is approximately 465 square metres and accompanying parking lots for on-site parking. The proposed addition is to be located on the north side of the existing building to the north lot line, as permitted by the C4 zoning provisions. The proposed development has been reviewed by the Chief Building Official and Community Fire Safety Officer.

The site plan has been reviewed against the requirements of the North Huron Zoning By-law and the proposed building addition has been found to comply.

Comments from Township staff on the application indicated that there were no objections to the proposal. However, there were several items identified to be addressed through the site plan agreement to ensure suitability of the development:

- a) installation or repair of any curbing or infrastructure works and facilities;
- b) providing and maintaining the site grading, drainage of surface waters and storm water management on the lands;
- c) all surfacing on the lands is to be complete;
- d) all snow is to be stored on the subject property and removed from the newly constructed walkway and identified fire routes;
- e) all exterior lighting is to be installed to prevent glare on adjacent properties;
- f) the construction of a new walkway to the front entrance of the building;
- g) an encroachment agreement be entered into between the Maitland River Community Church and the Township; and
- h) the relocation of the existing fire hydrant on Josephine Street.

Figure 1. Subject Parcel – Air Photo (property outlined in yellow)



Figure 2. Site Plan of Subject Property – Plan A1.1

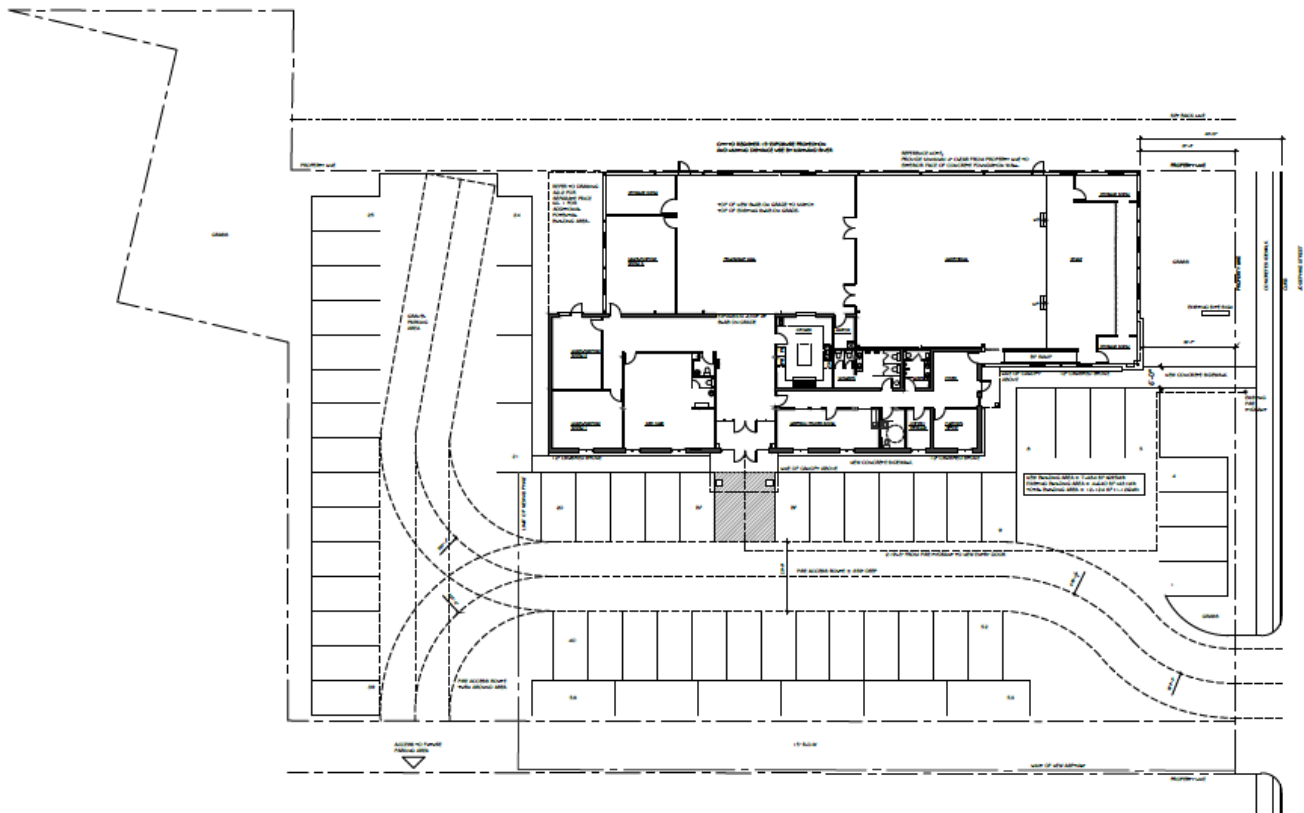


Figure 3. Photographs of Subject Property



View from Josephine Street



View from Josephine Street, showing Right of Way across subject property to dwelling

There are no anticipated negative impacts from the addition onto the existing structure and the proposed parking lot layout. All proposed changes to the property grading and drainage and the storm water management plan have been addressed through drawings submitted by Burnside and reviewed by B.M Ross and Associates Limited. Comments and direction from B.M Ross Ltd for the submitted drawings have been incorporated as a condition of site plan approval.

It is recommended that site plan approval to permit the construction of the existing building addition be approved. Please note that this recommendation is based on the assumption all conditions in the site agreement will be met.

Sincerely,

Original signed by

Laura Young
Planner

27 April 2016

Date