

**SPECIAL MEETING
MUNICIPALITY OF HURON EAST
Tuesday, February 19th, 2013**

Huron East Municipal Council met in the Council Chambers of the Municipal Office, Seaforth on Tuesday, February 19th, 2103 at 7:00 p.m. All members of Council were in attendance with the exception of Councillor Dianne Diehl.

Also present for the special meeting were:

Kevin Coyne and Geraldine Coyne, applicants of proposed zoning by-law amendment on Lot 52, Block J, Registered Plan 388, Seaforth Ward

Nathan Prior, applicant of proposed zoning by-law amendment on Part of Lot 8, Concession 7, Grey Ward

CALL TO ORDER

Deputy Mayor Joseph Steffler called the meeting to order at 7:00 pm.

Moved by Frank Stretton and seconded by Nathan Marshall:

That the Agenda for the Special Meeting of Council dated February 19th, 2013 be adopted as circulated. Carried.

DISCLOSURE OF ELECTED OFFICIALS – PECUNIARY INTEREST – nil

The Clerk advised that the following provisions are contained in Ontario Regulation 545/06, Section 5(11) 5;

- i. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Huron East before the by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Municipality of Huron East to the Ontario Municipal Board.
- ii. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Huron East before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal to the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

Zoning By-Law Amendment

Lot 52, Block J, Registered Plan 388, Seaforth Ward

The Clerk explained the purpose and intent of the proposed by-law. The by-law proposes to change the zoning to ‘Residential Low Density – Special Zone (R1-32)’ from ‘Residential Low Density (R1)’.

The Clerk advised that the Huron East Official Plan does permit semi-detached residential units although a rezoning is required for other than a single family residential unit. The rezoning would permit a semi-detached residential unit within 2 dwelling units fronting onto Centre Street. He advised that Huron County Senior Planner Sandra Weber had provided comments concerning the proposed rezoning in a report to Council dated February 12th, 2013. The following points were noted in Ms. Weber’s report.

The Huron County Planning and Development Department noted that the property is a corner lot with the defined front lot line being along West William Street. The property has a frontage of 17.7 metres (58 feet), a depth of 45.7 metres (150 feet), and an area of 809 square metres (8712 square feet).

The applicants are proposing to construct a semi-detached dwelling with the units facing Centre Street and the units are proposed to be maintained under one ownership. The semi-detached dwelling is one story which maintains the low building profile of the area, and will have a brick exterior with the exception of the dormers which will be sided. The access from the interior of the units will be at the front facing Centre Street with the inclusion of covered patios. The semi-detached dwelling is sensitively integrated and represents a balance in the housing type in this area.

The Planning Department recommended the Zoning By-law Amendment be approved.

Councillor Marshall questioned if this was a rebuild or if the existing buildings on the subject property will be removed. Mr. Coyne advised all existing buildings on the subject property are proposed to be removed.

Zoning By-Law Amendment
Part Lot 8, Concession 7, Grey Ward

The Clerk explained the purpose and intent of the proposed by-law. The by-law proposes to change the zoning to ‘Agricultural Small Holding – Special Zone (AG4-27)’ from ‘Agricultural Small Holding (AG4)’

The Clerk advised that the subject property is 0.95 ha (2.3 acres) with an existing residence, barn and shed and was created by Consent File B58/11 in 2012. The current AG4 (Agricultural Small Holding) zone limits the number of livestock in the existing barn to a maximum of 2 nutrient units. The applicant, Mr. Prior, who is the proposed purchaser of the severed parcel, is requesting a zone change to allow him to house beef cattle in the existing barn to a maximum of 45 nutrient units which is approximately 40% of the livestock housing capacity of the barn. The Clerk advised that Mr. Prior has come up with a reasonable request of 40% capacity of the barn, although Council needs to be cognizant that the main use of the property remains as residential.

He advised that Huron County Senior Planner Sandra Weber had provided comments concerning the proposed rezoning in a report to Council dated February 12th, 2013. The following points were noted in Ms. Weber’s report.

The Huron County Planning and Development Department noted the application does not conform to the Huron East Official Plan and is not consistent with the Provincial Policy Statement and therefore recommended the application be denied. She further advised that should Council choose to approve the application, the By-Law should be amended to include wording that requires a Nutrient Management Strategy and Plan be completed and filed with the Municipality.

There were no questions from Council.

Moved by Nathan Marshall and seconded by William Siemon:
That the Special Meeting for Zoning By-Law Amendments No. 9 for 2013 and No. 10 for 2013 be closed at 7:16 p.m. Carried.

Joseph Steffler, Deputy Mayor

Brad Knight, CAO/Clerk