



MUNICIPALITY OF HURON EAST
SPECIAL MEETING
TUESDAY, APRIL 16th, 2013 – 7:00 P.M.
HURON EAST COUNCIL CHAMBERS

The purpose of the special meeting is to hold a public meeting to consider an amendment to the Huron East Zoning By-Law 52-2006.

AGENDA

- 1. Call to Order – Adopt Agenda for Special Meeting**
- 2. Disclosure of Elected Officials – Pecuniary Interest**
- 3. Zoning By-Law Amendment Applications**

Note: 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.

3 a) Zoning By-Law Amendment Application by JR Terpstra Farms (Herman Terpstra Jr.) which affects Part Lots 9 and 10, Concession 6, Grey Ward. The By-Law proposes to change the zoning to 'Agricultural Small Holding (AG4)' and 'Restricted Agriculture (AG2)' from 'General Agriculture (AG1)'. (encl.)

This rezoning is a condition of severance application B73/12.

Comments Received: Report from Senior Planner Sandra Weber dated April 4th, 2013. (encl.)

- 4. Close Special Meeting**

**PUBLIC MEETING
CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT
AFFECTING THE MUNICIPALITY OF HURON EAST**

Roll No. 4040 420 006 01300 0000

TAKE NOTICE that Council of the Corporation of the Municipality of Huron East will hold a public meeting on **April 16, 2013 at 7:00 pm** in the Huron East Council Chambers to consider a proposed zoning by-law amendment under Section 34 of the Planning Act.

BE ADVISED that the Clerk/Council of the Corporation of the Municipality of Huron East considered this application to be complete on March 25th, 2013.

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of, or in opposition to, the proposed zoning by-law amendment.

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IF a person or public body does not make an oral submission 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 before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body.

ADDITIONAL INFORMATION relating to the proposed zoning by-law amendment is available for inspection during regular office hours at the Huron East Municipal Office and the County of Huron Planning and Development Department (519) 524-8394 x 3.

DATED AT THE MUNICIPALITY OF HURON EAST this 26th day of March, 2013.

Brad Knight, CAO/Clerk, Municipality of Huron East
72 Main Street South, PO Box 610 Seaforth, Ontario N0K 1W0
Phone: 519-527-0160 1-888-868-7513 (toll free) Fax: 519-527-2561

PURPOSE AND EFFECT

This proposed Zoning By-law Amendment affects Lot 10, Conc. 6, Municipality of Huron East (Grey Ward). The By-law proposes to change the zoning to 'Agricultural Small Holding (AG4)' and 'Restricted Agriculture (AG2)' from 'General Agriculture (AG1)'.

This rezoning is a condition of severance application B73/12 which severs a surplus farm dwelling.

The severed lands require a zone change from 'General Agriculture (AG1)' to 'Agricultural Small Holding (AG4)'. The area proposed to be severed is 1.35 ha (3.35 acres) with an existing residence, bank barn with silos, and a shed.

A portion of the retained lands (Lot 10, Concession 6 only), requires a zone change from 'General Agriculture (AG1)' to 'Restricted Agriculture (AG2)' in order to prohibit the construction of new residential buildings as required by the Provincial Policy Statement and the Huron East Official Plan. The retained vacant farm lands are 59 ha (145.8 ac.) in size and will continue to be used for agricultural purposes.

The property is located on 43411 Cardiff Road.

SCHEDULE 1

CORPORATION OF THE MUNICIPALITY OF HURON EAST

GREY WARD

BY-LAW NO. - 2013

BEING a by-law to amend the zoning on Lot 10, Conc. 6, Municipality of Huron East (Grey Ward).

WHEREAS the Corporation of the Municipality of Huron East considers it advisable to amend Zoning By-law 52-2006, as amended.

NOW THEREFORE, the Council of the Corporation of the Municipality of Huron East enacts as follows:

1. This by-law shall apply to Lot 10, Conc. 6, Municipality of Huron East (Grey Ward).
2. By-law 52-2006 is hereby amended by changing 'General Agriculture (AG1)' to 'Agricultural Small Holding (AG4)' and 'Restricted Agriculture (AG2)', the zone symbol on the lands designated zone change to 'AG4' and 'AG2' on the attached Schedule A.
3. Key Map 5, Schedule A, By-law 52-2006 is hereby replaced with amended Key Map 5 attached hereto, which is declared to be part of the by-law.
4. This by-law shall come into force upon final passing, pursuant to Section 34(21) of the Planning Act, RSO 1990, as amended.

READ A FIRST TIME ON THE _____ DAY OF _____, 2013.

READ A SECOND TIME ON THE _____ DAY OF _____, 2013.

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2013.

Bernie MacLellan, Mayor

Brad Knight, Clerk/CAO

SCHEDULE 2

CORPORATION OF THE MUNICIPALITY OF HURON EAST

GREY WARD

BY-LAW - 2013

1. By-law - 2013 has the following purpose and effect:

This proposed Zoning By-law Amendment affects Lot 10, Conc. 6, Municipality of Huron East (Grey Ward). The By-law proposes to change the zoning to 'Agricultural Small Holding (AG4)' and 'Restricted Agriculture (AG2)' from 'General Agriculture (AG1)'.

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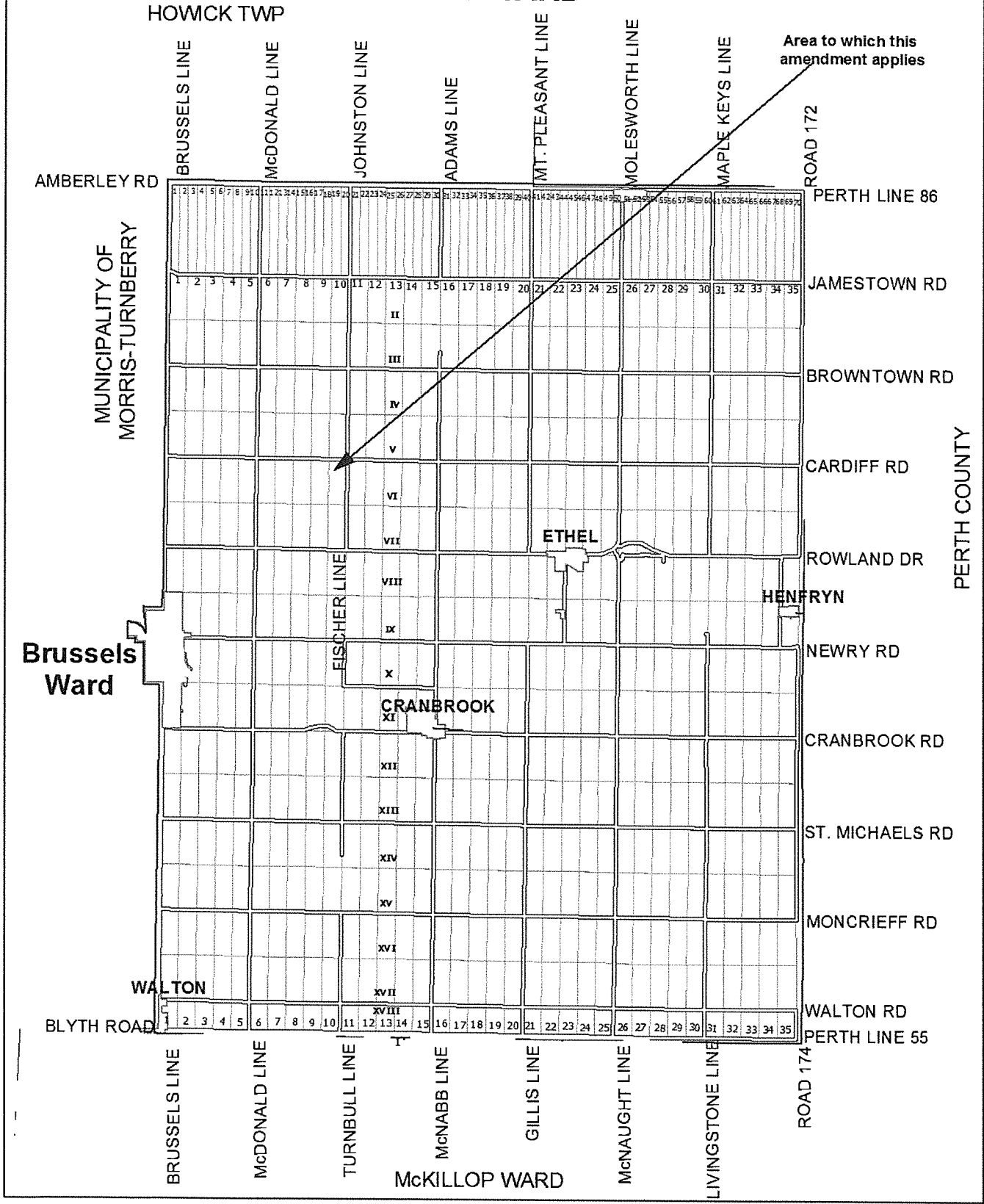
This by-law amends Huron East Zoning By-law # 52-2006.
All other zone provisions apply.

2. A Location Map and Key Map (entitled Schedule 'A') showing the location of the lands to which this by-law applies are shown on the following pages.

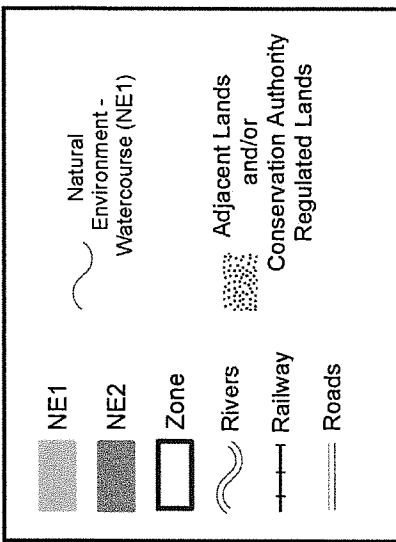
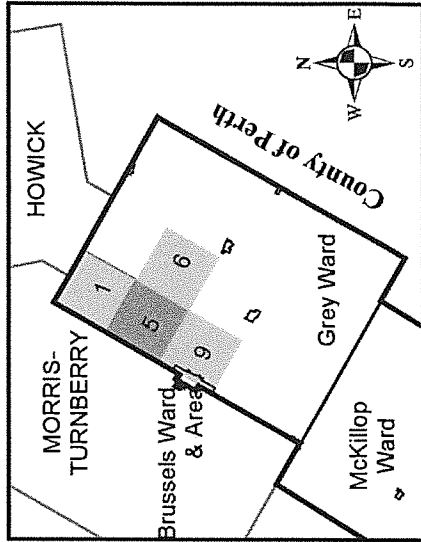
LOCATION MAP

MUNICIPALITY OF HURON EAST

GREY WARD



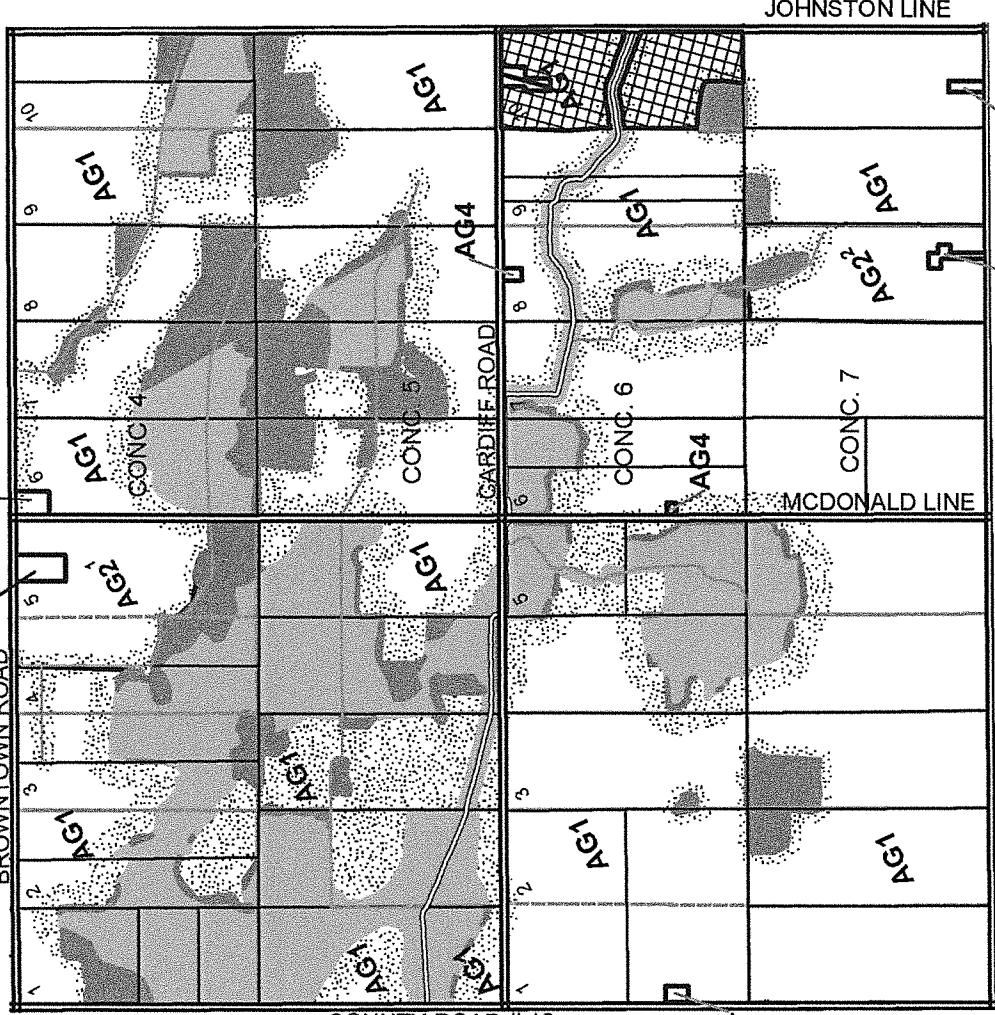
SCHEDULE 'A'
KEY MAP 5
HURON EAST
 GREY WARD



Amendments
 1 Amended by By-law 89-2007
 2 Amended by By-law 23-2012
 [Symbol] Zone change from AG1 (General Agriculture) to AG4 (Agricultural Small Holding)
 [Symbol] Zone change from AG1 (General Agriculture) to AG2 (Restricted Agriculture)

REVISION DATE May 3, 2012

SEE KEY MAP 6



1:28,000



SEE KEY MAP 1
 AG4, AG4-2

SEE KEY MAP 9

MUNICIPALITY OF MORRIS-TURNBERRY



PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

Phone: 519.524.8394 Ext. 3 Fax: 519.524.5677 Toll Free: 1.888.524.8394 Ext. 3

www.huroncounty.ca

Zoning By-law Amendment Report To Huron East Council

Owner: JR Terpstra Farms (Herman Terpstra Jr.)	Date: April 4, 2013
Property Address: 43411 Cardiff Road	
Property Description: Part Lots 9 & 10, Conc. 6, Grey Ward, Municipality of Huron East	

RECOMMENDATION

It is recommended that this Zoning By-law Amendment application be **approved**.

PURPOSE AND EFFECT

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COMMENTS

The Huron East Official Plan permits consents for surplus farm residences. This Zoning By-law Amendment application is a condition of Consent File B73/12 that was approved by the County of Huron. The application conforms to the Huron East Official Plan and is consistent with the Provincial Policy Statement.

OTHERS CONSULTED

No additional comments were received at the time of writing this report.

Sandra Weber, Senior Planner