

**SPECIAL MEETING
MUNICIPALITY OF HURON EAST
Tuesday, June 18th, 2013**

Huron East Municipal Council met in the Council Chambers of the Municipal Office, Seaforth on Tuesday, June 18th, 2103 at 7:00 p.m. All members of Council were in attendance with the exception of Mayor Bernie MacLellan.

Also present for the special meeting were:

- Felix Albrecht, owner of property subject to the proposed amendment on Lot 32, Concession 13, Grey Ward
- Teresa DeWetering, owner of property subject to the proposed amendment on Lot 18, Concession 8, Grey Ward

CALL TO ORDER

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

Moved by Nathan Marshall and seconded by Les Falconer:
That the Agenda for the Special Meeting of Council dated June 18th, 2013 be adopted as circulated. Carried.

DISCLOSURE OF ELECTED OFFICIALS – PECUNIARY INTEREST

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 32, Concession 13, Grey Ward

The Clerk explained the purpose and intent of the proposed by-law. The by-law proposes to change the zoning to ‘General Agriculture – Special Zone (AG1-35)’ from ‘General Agriculture (AG1)’.

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

The Huron County Planning and Development Department noted that the entire property (Lots 32 and 33, Con. 13) is 80.9 hectares (200 acres) with an existing dairy barn, sheds and 2 existing permanent dwellings, including the original farm house and a bungalow dwelling. The applicant is proposing to demolish the original farm dwelling on the property and reconstruct it in a different location in front of the farm buildings. The other bungalow dwelling is required as part of the farming operation and is proposed to remain on the property.

The Huron East Zoning By-Law permits only one permanent dwelling per lot in an Agricultural zone, and although 2 dwellings already exist, if one is purposefully removed, it is not permitted to be reconstructed. The proposed special zoning would permit a second permanent dwelling to be constructed on Lot 32, Con. 13 provided it remains clustered with the existing buildings on the property. The second permanent dwelling will also not be entitled to a severance from the farm parcel.

The application meets the intent of the Provincial Policy Statement, the Huron County Official Plan and the Huron East Official Plan.

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

Zoning By-Law Amendment
Lot 18, Concession 8, 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 (AG4-29)’ and ‘Restricted Agriculture (AG2)’ from ‘General Agriculture (AG1)’.

The Clerk advised that the zoning was a condition of severance application B71/12 which severs a surplus farm dwelling. He advised that Huron County Senior Planner Sandra Weber had provided comments concerning the proposed rezoning in a report to Council dated June 12th, 2013. The following points were noted in Ms. Weber’s report.

The Huron County Planning and Development Department noted that the area proposed to be severed is 1.6 hectares (3.95 acres) with an existing residence, shed and grain bins. The special zone recognizes the Minimum Distance Separation setback from the residence to the neighbouring barns and is deemed to comply with the Huron East Zoning By-Law. The retained vacant farm lands are 38.8 hectares (96 acres) in size and will continue to be used for agricultural purposes. The natural area on the property will continue to be zoned Natural Environment (NE2).

The Zoning By-Law Amendment application is a condition of Consent File B71/12 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.

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

Moved by Dianne Diehl and seconded by Frank Stretton:
That the Special Meeting for Zoning By-Law Amendments No. 40 and 41 for 2013 be closed at 7:07 p.m. Carried.

Joseph Steffler, Deputy Mayor

Brad Knight, CAO/Clerk