

**SPECIAL MEETING
MUNICIPALITY OF HURON EAST
Tuesday, July 16th, 2013**

Huron East Municipal Council met in the Council Chambers of the Municipal Office, Seaforth on Tuesday, July 16th, 2103 at 7:00 p.m. All members of Council were in attendance with the exception of Councillor Larry McGrath.

Also present for the special meeting were:

- Huron County Planning and Development Department Senior Planner Sandra Weber
- Jason Hulley, Mary Hulley and Don Hulley, owners of property subject to the proposed amendment on Part of Park Lots 6 and 7, Reference Plan 22R-5338, Part 3, RP 237, Egmondville, Tuckersmith Ward
- Sandra Melady, Melita Cronin, Janet Klaver, Ron Kirkconnell, Luke Janmaat, Donna Arts and Harry Arts attended to hear the discussion on the proposed amendment on Part of Park Lots 6 and 7, Reference Plan 22R-5338, Part 3, RP 237, Egmondville, Tuckersmith Ward

CALL TO ORDER

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

Moved by Dianne Diehl and seconded by Frank Stretton:

That the Agenda for the Special Meeting of Council dated July 16th, 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

Part of Park Lots 6 and 7, Reference Plan 22R-5338, Part 3, RP 237, Egmondville, Tuckersmith Ward

The Clerk explained the purpose and intent of the proposed by-law. The by-law proposes to change the zoning to ‘Residential Medium Density – Special Zone (R2-15)’ from ‘Residential Low Density – Special Zone (R1-19)’. Correspondence was received concerning the proposed rezoning from the following:

- 1) Melita A. Cronin
- 2) Mike and Jackie Alles

Senior Planner Sandra Weber reviewed her report to Council dated July 10th, 2013 and the following points were noted.

The proposal had been revised by the applicant since the public meeting held on May 21st, 2013 and was re-circulated for public comments.

The By-law proposes to change the zoning on the subject property to permit 2 semi-detached residential dwellings on the subject property. The applicants have submitted a revised elevation drawing and site plan with their application. The applicants have changed the proposal from one long 4 unit multiple attached dwelling to 2 semi-detached dwelling units on the subject property. Each single storey semi-detached dwelling has a maximum of 2 units per dwelling for a maximum of 4 units in total. The buildings will be separated by 6 metres (20 feet) of open space area. The design includes a mix of building materials including brick and siding and includes gable roofing over the garages. The rear yards of each unit will be separated by privacy fencing. The proposal to separate the units into 2 buildings is being done to make the design and scale of the development more compatible with the surrounding dwellings.

The units will be serviced with municipal water and a private communal septic system. A Drainage Plan, Evaluation of Soil and Groundwater Conditions, and revised Site Plan and Elevation drawings have been prepared and submitted with the application. It has been determined that the location of the soil test pits used in the study were taken at the north end of the property rather than in the location of the proposed septic system. The Huron County Health Unit indicated that new test pits would be required in the location of the septic system and a new soils report is required to determine if the subject property is suitable for the proposed development. Ms. Weber advised that new septic system soil test pits were dug and an Evaluation of Soil and Groundwater Conditions has been re-submitted to the Huron County Health Unit. The Health Unit has reviewed the new soils report and advised they have no concerns with the location of the proposed septic system.

The Huron East Zoning By-law requires a 1.5 metre high continuous planting strip or fence where multiple dwellings abut lands zoned or used for single detached dwellings. The Municipality has the authority to place the development under site Plan Control to regulate the specific details of the development including the type of planting/buffer strip, type of surfacing of the driveway, drainage and servicing requirements.

Don Hulley advised those in attendance that with the revised proposal they have tried to address concerns expressed by the neighbours. Mr. Hulley also noted there is an existing duplex in the neighbourhood on Water Street that has been there for many years.

Harry Arts advised they had moved from the country to town to retire in a residential zone. Had they known rental units would be considered in their back yard, they would not likely have considered this location. Mr. Arts also expressed concerned with rental property not being taken care of the same as if it was personally owned.

Luke Janmaat, a resident at 54 William Street, advised those in attendance that he supported the proposed development.

Ms. Weber provided a summary of comments that had been received since the initial public meeting held on May 21st, 2013

Harry Arts

Telephone call on July 10th, 2013 from Mr. Arts indicating that the objections submitted and presented at the May 21st, 2013 public meeting continue to apply to the revised proposal submitted by the applicants.

Melita A. Cronin

An email dated July 14th, 2013 from Melita A. Cronin advising of her opposition to the proposed amendment. Ms. Cronin was concerned with how future owners would take care of the property therefore decreasing the value of her home. Ms. Cronin did not believe that the current owners have any intention of paving the driveway and is also concerned for the safety of first responders if there was a need for them to come to the development.

Mike and Jackie Alles

Correspondence was received on July 16th, 2103 from Mike and Jackie Alles advising of their opposition to the proposed amendment. They are homeowners at 49 and 51 William Street in Egmondville and the subject property is located directly behind their property. They are under the impression that the lot will have to be built up in order to build a structure on it and are concerned this could cause drainage problems on their property. Concerns were expressed with who will be renting the units and the increased traffic to a residential area.

Moved by Nathan Marshall and seconded by David Blaney:
That the Special Meeting for Zoning By-Law Amendment No. 36 for 2013
be closed at 7:35 p.m. Carried.