



MUNICIPALITY OF HURON EAST

SPECIAL MEETING

TUESDAY, MARCH 4th, 2014 – 7:00 P.M.

HURON EAST COUNCIL CHAMBERS

The purpose of the special meeting is to hold a public meeting to consider amendments 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 Application**

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 David Menzies which affects Part Lot 70, Concession 1, Grey Ward. The By-Law proposes to permit the continuation of an existing mobile home as a temporary use for a period of up to 3 years. The mobile home was previously permitted by By-Laws 18-2011, 3-2008, 2-2005, 11-2002, 44-1998 and 40-1995. (encl.) (Pages 2-6)

Comments Received: Report from Senior Planner Sandra Weber dated February 21st, 2014 (encl.) (Page 7)

- 3 b) Zoning By-Law Amendment Application by Deborah Anne VanBeek which affects Part Lot 4, Concession 13, Grey Ward. The By-Law proposes to permit the continuation of an existing mobile home as a temporary use for a period of up to 3 years. The mobile home was previously permitted by By-Laws 19-2011, 70-2007, 70-2004, 12-2002 and 41-1998. (encl.) (Pages 8-12)

Comments Received: Report from Senior Planner Sandra Weber dated February 21st, 2014. (encl.) (Page 13)

4. **Close Special Meeting**

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

Roll No. 4040-420-001-09200-0000

TAKE NOTICE that Council of the Corporation of the Municipality of Huron East will hold a public meeting on **March 4th, 2014 at 7:00 pm** in the Huron East Council Chambers to consider a proposed temporary use zoning by-law amendment under Sections 34 and 39 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 **February 7th, 2014**.

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

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 Municipality of Huron East to the Ontario Municipal Board.

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 temporary use 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 11th day of February, 2014.

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

PURPOSE AND EFFECT:

This By-law proposes to permit the continuation of an existing mobile home as a temporary use on Part Lot 70, Concession 1, Municipality of Huron East, (Grey Ward). The temporary use by-law allows the mobile home for a period of up to 3 years after which Council may extend or terminate permission for the temporary use. The mobile home was previously permitted by By-laws 18-2011, 3-2008, 2-2005, 11-2002, 44-1998 and 40-1995.

The subject property is zoned AG4 (Agriculture Small Holding). The subject parcel has a frontage of 116 metres (382 feet), a depth of 45 metres (150 feet) and an area of approximately 0.5 hectares (1.3 acres). The temporary mobile home is presently located to the north of the existing residence on the subject property.

This temporary use by-law proposes to amend zoning by-law 52-2006 to allow the mobile home to continue on the subject property for an additional 3 years. The Huron East Official Plan includes policies, which allow Council to permit a temporary mobile home on rural properties in the municipality subject to a temporary use rezoning.

The property is located at 86611 Road 172.

SCHEDULE 1

**CORPORATION OF THE
MUNICIPALITY OF HURON EAST
GREY WARD
TEMPORARY USE BY-LAW - 2014**

WHEREAS section 39 of the Planning Act, RSO 1990, authorizes a municipality to pass a by-law under section 34 of the Planning Act, RSO 1990, for the purpose of authorizing the temporary use of lands, buildings, or structures for a purpose otherwise prohibited by the by-law;

AND WHEREAS the Council of the Corporation of the Municipality of Huron East considers it appropriate to pass a Temporary Use By-law as a temporary amendment to Zoning By-law 52-2006 (Grey Ward);

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

1. This temporary use by-law hereby applies to Part Lot 70, Concession 1, Grey Ward, as shown on the attached Schedule A;
2. The temporary use authorized by this by-law shall be in effect for a period of time of 3 years effective March 5, 2014.
3. The Council may, by by-law, grant further periods of not more than three years each during which the temporary use is authorized;
4. The temporary use permitted by this by-law is as follows:
Notwithstanding any provisions of Section 7 (AG4) of By-law 52-2006, as amended, to the contrary, the lands to which this temporary use by-law applies may be used for one mobile home on a temporary basis in addition to the existing permanent residence.
5. All other provisions of By-law 52-2006 apply.
6. This By-law shall come into force pursuant to Section 34(21) of The Planning Act, RSO 1990.

READ A FIRST TIME THIS	DAY OF	, 2014
READ A SECOND TIME THIS	DAY OF	, 2014
READ A THIRD TIME AND PASSED THIS	DAY OF	, 2014

Bernie MacLellan, Mayor

Brad Knight, CAO/Clerk

SCHEDULE 2

CORPORATION OF THE MUNICIPALITY OF HURON EAST GREY WARD TEMPORARY USE BY-LAW - 2014

By-law -2014 has the following purpose and effect:

1. This By-law proposes to permit the continuation of an existing mobile home as a temporary use on Part Lot 70, Concession 1, Municipality of Huron East, (Grey Ward). The temporary use by-law allows the mobile home for a period of up to 3 years after which Council may extend or terminate permission for the temporary use. The mobile home was previously permitted by By-laws 18-2011, 3-2008, 2-2005, 11-2002, 44-1998 and 40-1995.

The subject property is zoned AG4 (Agriculture Small Holding). The subject parcel has a frontage of 116 metres (382 feet), a depth of 45 metres (150 feet) and an area of approximately 0.5 hectares (1.3 acres). The temporary mobile home is presently located to the north of the existing residence on the subject property.

This temporary use by-law proposes to amend zoning by-law 52-2006 to allow the mobile home to continue on the subject property for an additional 3 years. The Huron East Official Plan includes policies, which allow Council to permit a temporary mobile home on rural properties in the municipality subject to a temporary use rezoning.

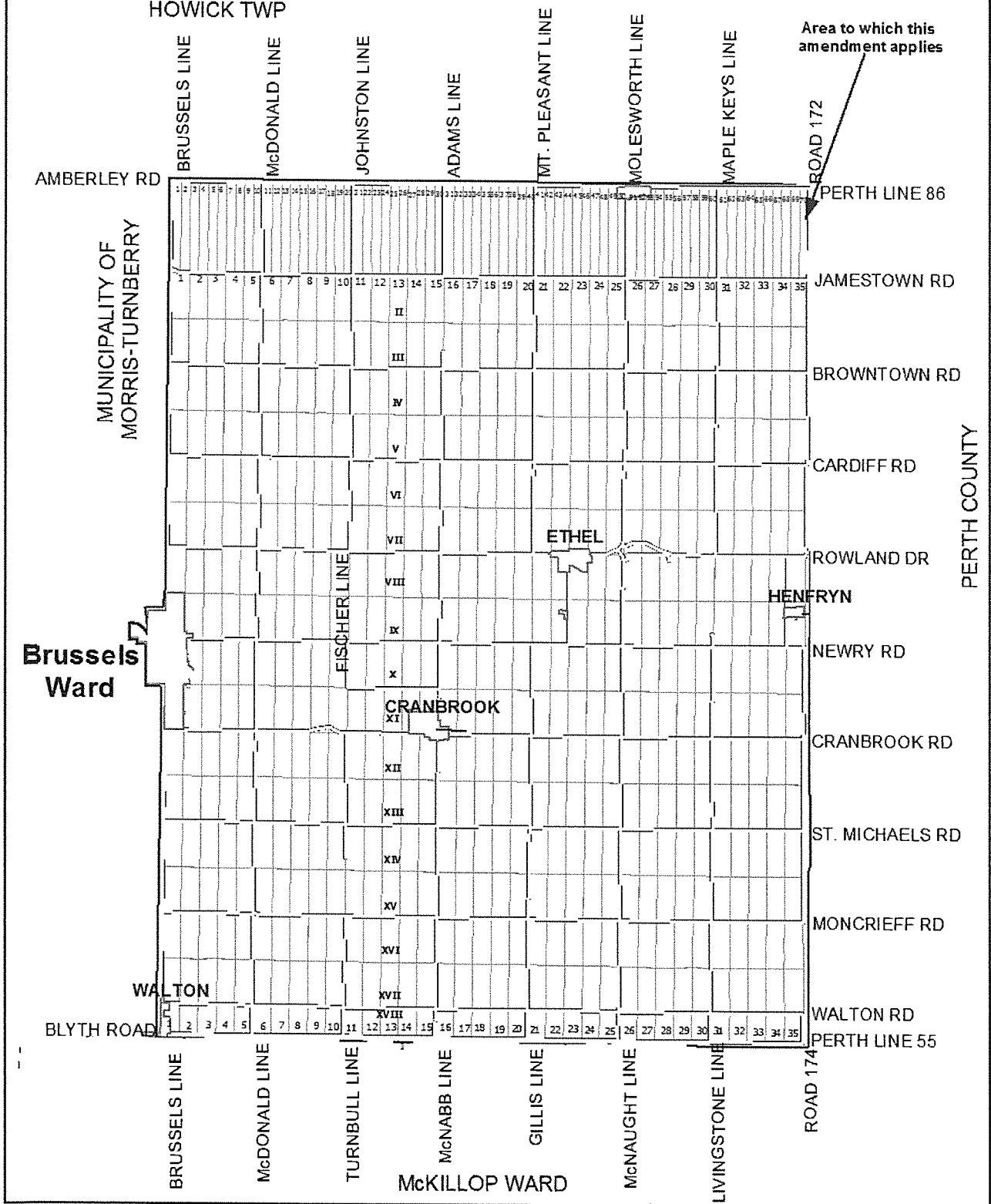
The property is located at 86611 Road 172.

2. A Location Map and Key Map 4 (entitled Schedule 'A'), showing the location of the lands to which this by-law applies are shown on the following pages.

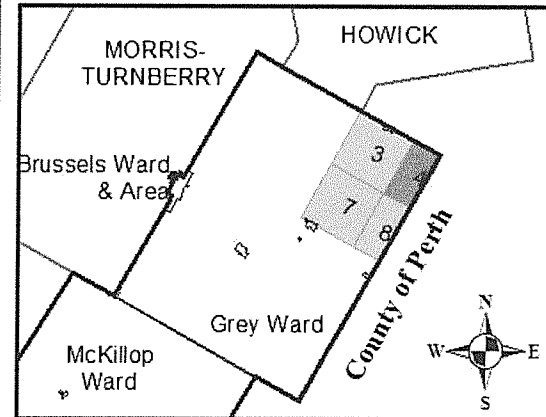
LOCATION MAP

MUNICIPALITY OF HURON EAST

GREY WARD



SCHEDULE 'A'
KEY MAP 4
HURON EAST
GREY WARD

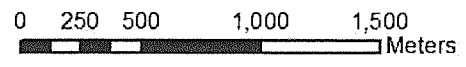
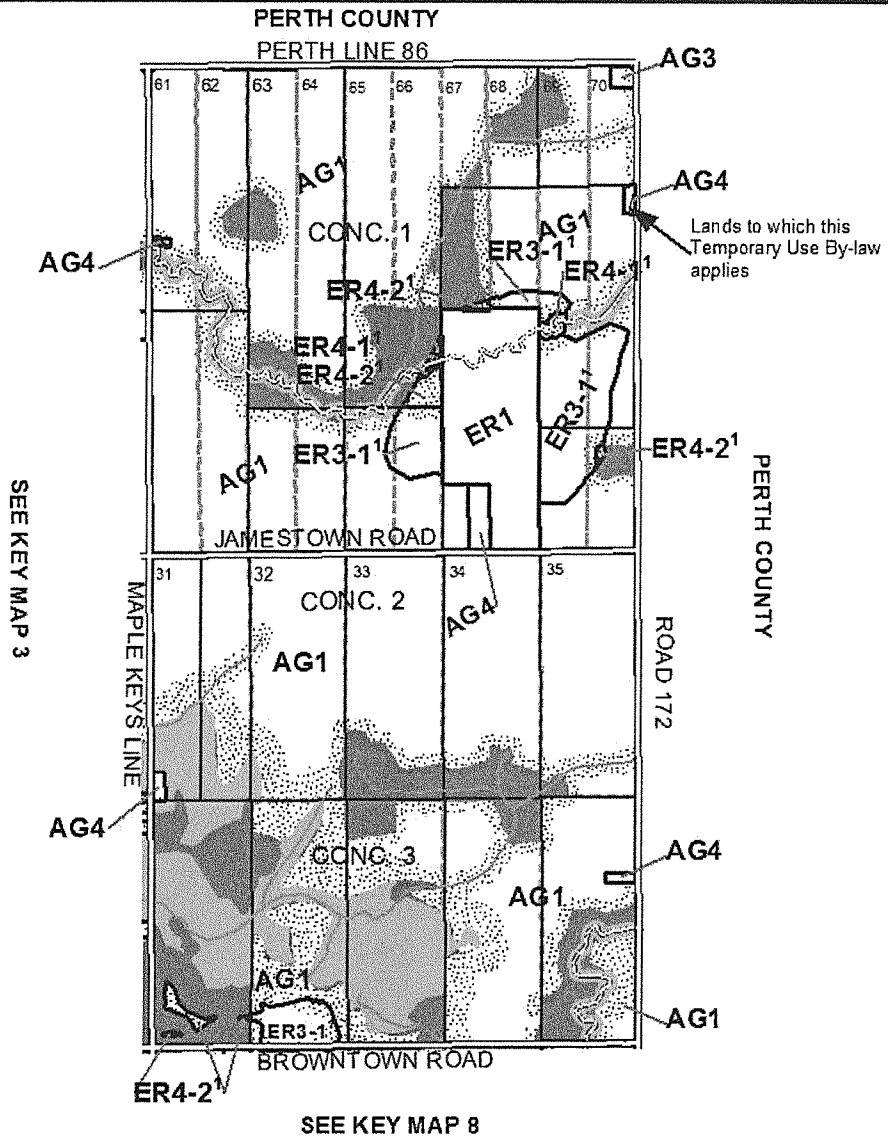


- NE1
- NE2
- Zone
- Rivers
- Railway
- Roads
- Natural Environment - Watercourse (NE1)
- Adjacent Lands and/or Conservation Authority Regulated Lands

Amendments

1 Amended by By-law 85-2009

REVISION DATE April 7, 2010



1:28,000



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

Temporary Use Zoning By-law Amendment Report To Huron East Council

Name: David Menzies	Date: February 21, 2014
Property Address: 86611 Road 172	
Property Description: Part Lot 70, Conc. 1, Grey Ward, Municipality of Huron East	

RECOMMENDATION

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

PURPOSE AND EFFECT

This By-law proposes to permit the continuation of an existing mobile home as a temporary use on Part Lot 70, Concession 1, Municipality of Huron East, (Grey Ward). The temporary use by-law allows the mobile home for a period of up to 3 years after which Council may extend or terminate permission for the temporary use. The mobile home was previously permitted by By-laws 18-2011, 3-2008, 2-2005, 11-2002, 44-1998 and 40-1995.

The subject property is zoned AG4 (Agricultural Small Holding). The subject parcel has a frontage of 116 metres (382 feet), a depth of 45 metres (150 feet) and an area of approximately 0.5 hectares (1.3 acres). The temporary mobile home is presently located to the north of the existing residence on the subject property.

This temporary use by-law proposes to amend zoning by-law 52-2006 to allow the mobile home to continue on the subject property for an additional 3 years. The Huron East Official Plan includes policies, which allow Council to permit a temporary mobile home on rural properties in the municipality subject to a temporary use rezoning.

COMMENTS

Section 4.4 ii) of the Huron East Official Plan permits temporary mobile homes to be considered on existing lots within the Agricultural designation subject to a temporary use by-law. The temporary mobile home is to be accessory to an occupied dwelling and the occupants of the mobile home are elderly and wish to live in close proximity to the occupants of the dwelling, the temporary mobile home is compatible with adjacent uses, is located within close proximity to the dwelling, there is enough area to accommodate servicing requirements and does not create an MDS issue. No consent will be granted to sever the temporary mobile home.

It is the understanding of the Department that a family member continues to occupy the temporary mobile home and the structure is still required on the property. The application conforms to the Huron East Official Plan.

OTHERS CONSULTED

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

Sandra Weber, Senior Planner

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

Roll No. 4040-420-013-00400-0000

TAKE NOTICE that Council of the Corporation of the Municipality of Huron East will hold a public meeting on **March 4th, 2014 at 7:00 pm** in the Huron East Council Chambers to consider a proposed temporary use zoning by-law amendment under Sections 34 and 39 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 **February 3rd, 2014**.

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

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 Municipality of Huron East to the Ontario Municipal Board.

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 temporary use 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 11th day of February, 2014.

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

PURPOSE AND EFFECT:

This By-law proposes to permit the continuation of an existing single wide mobile home as a temporary use on Part Lot 4, Concession 13, Municipality of Huron East, (Grey Ward). The temporary use by-law allows the mobile home for a period of up to 3 years after which Council may extend or terminate permission for the temporary use. The mobile home was previously permitted by By-laws 19-2011, 70-2007, 70-2004, 12-2002, and 41-1998.

The subject property is zoned AG4 (Agriculture Small Holding). The subject parcel has a frontage of 241.7 metres (793 feet), a depth of 68.6 metres (225 feet) and an area of approximately 1.9 hectares (4.7 acres). The temporary mobile home is presently located to the west of the existing residence on the subject property.

This temporary use by-law proposes to amend zoning by-law 52-2006 to allow the mobile home to continue on the subject property for an additional 3 years. The Huron East Official Plan includes policies, which allow Council to permit a temporary mobile home on rural properties in the municipality subject to a temporary use rezoning.

The property is located at 42936 St. Michaels Road.

SCHEDULE 1

CORPORATION OF THE
MUNICIPALITY OF HURON EAST
GREY WARD
TEMPORARY USE BY-LAW - 2014

WHEREAS section 39 of the Planning Act, RSO 1990, authorizes a municipality to pass a by-law under section 34 of the Planning Act, RSO 1990, for the purpose of authorizing the temporary use of lands, buildings, or structures for a purpose otherwise prohibited by the by-law;

AND WHEREAS the Council of the Corporation of the Municipality of Huron East considers it appropriate to pass a Temporary Use By-law as a temporary amendment to Zoning By-law 52-2006 (Grey Ward);

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

1. This temporary use by-law hereby applies to Part Lot 4, Concession 13, Grey Ward, as shown on the attached Schedule A;
2. The temporary use authorized by this by-law shall be in effect for a period of time of 3 years effective March 5, 2014.
3. The Council may, by by-law, grant further periods of not more than three years each during which the temporary use is authorized;
4. The temporary use permitted by this by-law is as follows:
Notwithstanding any provisions of Section 7 (AG4) of By-law 52-2006, as amended, to the contrary, the lands to which this temporary use by-law applies may be used for one mobile home on a temporary basis in addition to the existing permanent residence.
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READ A FIRST TIME THIS	DAY OF	, 2014
READ A SECOND TIME THIS	DAY OF	, 2014
READ A THIRD TIME AND PASSED THIS	DAY OF	, 2014

Bernie MacLellan, Mayor

Brad Knight, CAO/Clerk

SCHEDULE 2

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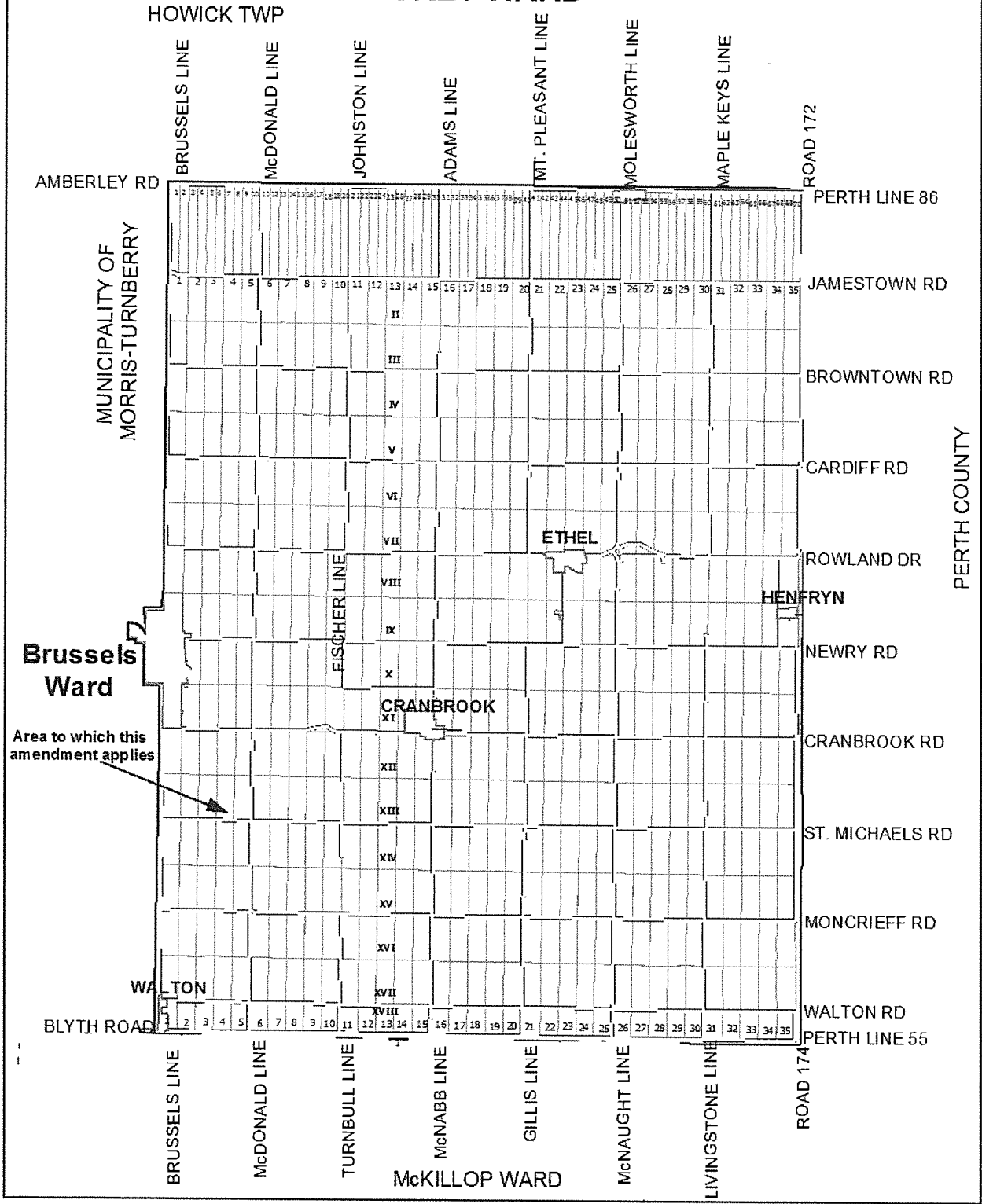
The property is located at 42936 St. Michaels Road.

2. Key Map 13 (entitled Schedule 'A') and a Location Map, showing the location of the lands to which this by-law applies are shown on the following pages.

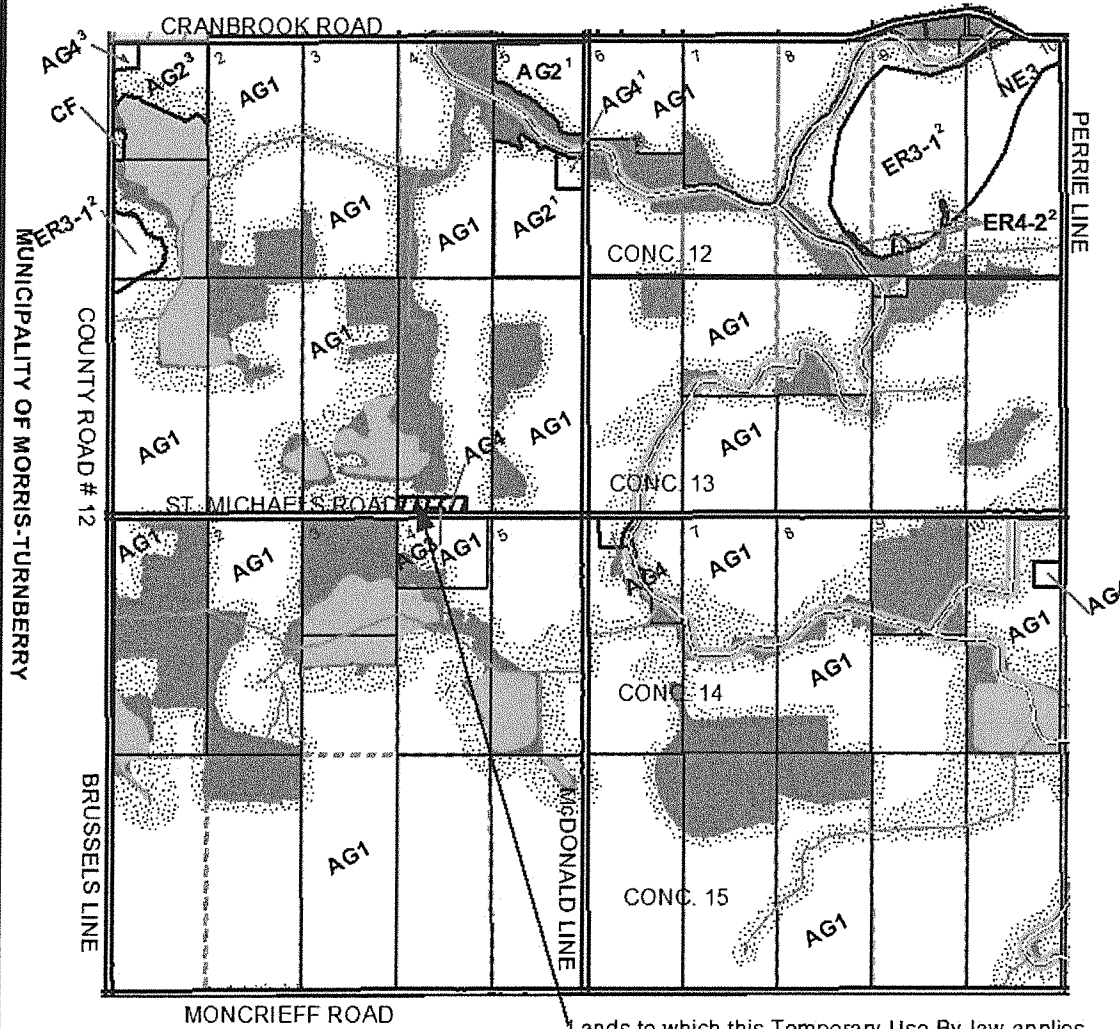
LOCATION MAP

MUNICIPALITY OF HURON EAST

GREY WARD

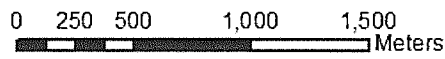


SEE KEY MAP 9



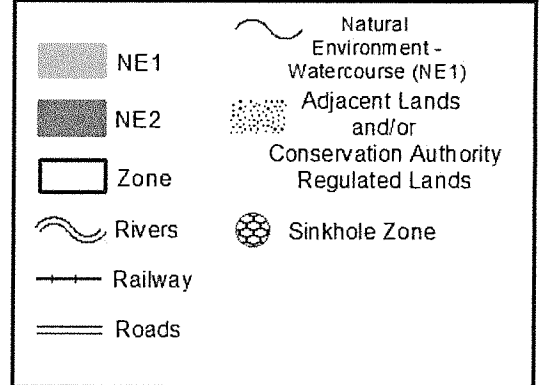
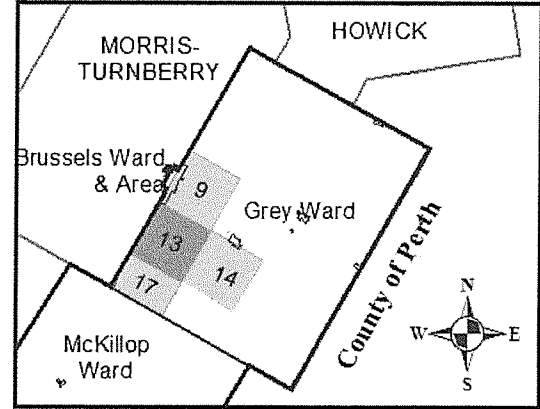
Lands to which this Temporary Use By-law applies

SEE KEY MAP 17



1:28,000

SCHEDULE 'A'
KEY MAP 13
HURON EAST
 GREY WARD



Amendments
 1 Amended by By-law 88-2008
 2 Amended by By-law 85-2009
 3 Amended by By-law 68-2010

REVISION DATE October 25, 2010



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

Temporary Use Zoning By-law Amendment Report To Huron East Council

Name:	Kenneth & Deborah VanBeek	Date:	February 21, 2014
Property Address:	42936 St. Michaels Road		
Property Description:	Part Lot 4, Concession 13, Grey Ward, Municipality of Huron East		

RECOMMENDATION

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

PURPOSE AND EFFECT

This By-law proposes to permit the continuation of an existing single wide mobile home as a temporary use on Part Lot 4, Concession 13, Municipality of Huron East, (Grey Ward). The temporary use by-law allows the mobile home for a period of up to 3 years after which Council may extend or terminate permission for the temporary use. The mobile home was previously permitted by By-laws 19-2011, 70-2007, 70-2004, 12-2002 and 41-1998.

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It is the understanding of the Department that a family member continues to occupy the temporary mobile home and the structure is still required on the property. The application conforms to the Huron East Official Plan.

OTHERS CONSULTED

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

Sandra Weber, Senior Planner