

**SPECIAL MEETING
MUNICIPALITY OF HURON EAST
Tuesday, March 18th, 2014**

Huron East Municipal Council met in the Council Chambers of the Municipal Office, Seaforth on Tuesday, March 18th, 2014 at 7:00 p.m. All members of Council were in attendance with the exception of Councillors Dianne Diehl and Frank Stretton.

Also present for the special meeting were:

- Huron County Planning and Development Department Manager of Planning Sandra Weber
- Herman Terpstra Sr, Jeremy Terpstra and Herman Terpstra Jr. of Terpstra Farms Limited, owners of property subject to the proposed amendment on Lot 3, Concession 12, 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 March 18th, 2014 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 3, Concession 12, Grey Ward

The Clerk explained the purpose and intent of the proposed by-law. The by-law proposes to change the zoning on part of the property to ‘General Agriculture – Special Zone (AG1-37)’ from ‘General Agriculture (AG1)’.

The Clerk advised that the applicant is proposing to demolish and replace three of the four existing hog barns on the property with one new hog barn approximately 4,300 square metres in size located west of the remaining southerly barn. The owner is also proposing to demolish two liquid manure storage facilities on the property and retain the most northerly storage tank. He advised that Huron County Manager of Planning Sandra Weber had provided comments concerning the proposed rezoning in a report to Council dated March 11th, 2014. The following points were noted in Ms. Weber’s report;

The Huron County Planning and Development Department noted that the special zone recognizes a Minimum Distance Separation (MDS) from the proposed barn of 396 metres (1,300 feet) to the residence to the east and 554 metres (1,820 feet) to the residence/former office to the northeast. The required MDS is 572 (1,877 feet). The applicant is not able to move the barn further back on the property due to a drainage ditch and setbacks required to the Municipal drain.

Although the applicants are proposing to expand the livestock operation resulting in an increased MDS requirement they have attempted to reduce the impact on neighbouring residences by:

- *locating the new barn further away from neighbouring residences than the existing barns;*
- *proposing to decommission two existing open liquid manure tanks and replacing them with under-the-barn manure storage; and*
- *proposing to replace three older barns with a newer facility.*

A letter of support for the application has been received from Rod and Thelma Steinman who reside at 42917 Cranbrook Road. Their residence is the closest to the proposed barn. They consent to the building of the hog barn and agree with the reduced MDS requirement to accommodate the construction.

The application is consistent with the Provincial Policy Statement and conforms to the intent of the Huron County Official Plan, Huron East Official Plan, and Huron East Zoning By-Law. The Planning Department recommended the Zoning By-Law Amendment be approved.

Moved by Allison Dekroon and seconded by Alvin McLellan:
That the Special Meeting for Zoning By-Law Amendment No. 14 for 2014
be closed at 7:10 p.m. Carried.

Joseph Steffler, Deputy Mayor

Brad Knight, CAO/Clerk