



MUNICIPALITY OF HURON EAST
SPECIAL MEETING
TUESDAY, JUNE 3rd, 2014 – 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 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 Wilfred Whyte which affects Lot 34, Concession 7, McKillop Ward. The By-Law proposes to change the zoning from ‘General Agriculture (AG1)’ and ‘Protected Extractive Resource – Special Zone (ER3-1)’ to ‘Agricultural Small Holding (AG4)’ and ‘Restricted Agriculture (AG2)’. (encl.)**

This rezoning is a condition of severance application B14/13.

Comments Received: Report from Senior Planner Claire Dodds dated May 28th, 2014 (encl.)

- 4. Close Special Meeting**

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

Roll No. 4040 380 007 04000 0000

TAKE NOTICE that Council of the Corporation of the Municipality of Huron East will hold a public meeting on **June 3, 2014 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 **April 29, 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 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 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 13th DAY OF MAY, 2014.

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 34, Conc. 7, McKillop Ward, Municipality of Huron East. The By-law proposes to change the zoning from 'General Agriculture (AG1)' and 'Protected Extractive Resource – Special Zone (ER3-1)' to 'Agricultural Small Holding (AG4)' and 'Restricted Agriculture (AG2)'.

This rezoning is a condition of severance application B14/2013 which severs a surplus farm dwelling.

The severed lands require a zone change from 'General Agriculture (AG1)' and 'Protected Extractive Resource – Special Zone (ER3-1)' to 'Agricultural Small Holding (AG4)'. The area proposed to be severed is 1.41 ha (3.48 ac.) with an existing residence and two accessory sheds.

The retained lands require 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 39.05 ha (96.49ac.) in size and will continue to be used for agricultural purposes.

The property is located on 42072 Summerhill Road.

SCHEDULE 1

CORPORATION OF THE MUNICIPALITY OF HURON EAST

McKILLOP WARD

BY-LAW NO. - 2014

BEING a by-law to amend the zoning on Lot 34, Conc. 7, Municipality of Huron East (McKillop 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 34, Conc. 7, Municipality of Huron East (McKillop Ward).
2. By-law 52-2006 is hereby amended by changing the zone symbol of the lands so designated on the attached Schedule 'A' from 'General Agriculture (AG1)' and 'Protected Extractive Resource – Special Zone (ER3-1)' to 'Agricultural Small Holding (AG4)'. This zone change applies to the severed parcel in Huron County Severance File B14/2013.
3. By-law 52-2006 is hereby amended by changing the zone symbol of the lands so designated on the attached Schedule 'A' from 'General Agriculture (AG1)' to Restricted Agriculture (AG2)'. This zone change applies to the retained parcel in Huron County Severance File B14/2013.
4. Key Map 29, Schedule 'A', By-law 52-2006 is hereby replaced with amended Key Map 29 attached hereto, which is declared to be part of the by-law.
5. 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 _____, 2014

READ A SECOND TIME ON THE _____ DAY OF _____, 2014.

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2014.

Bernie MacLellan, Mayor

Brad Knight, Clerk/CAO

SCHEDULE 2

CORPORATION OF THE MUNICIPALITY OF HURON EAST

McKILLOP WARD

BY-LAW - 2014

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

This proposed Zoning By-law Amendment affects Lot 34, Conc. 7, McKillop Ward, Municipality of Huron East. The By-law proposes to change the zoning from 'General Agriculture (AG1)' and 'Protected Extractive Resource – Special Zone (ER3-1)' to 'Agricultural Small Holding (AG4)' and 'Restricted Agriculture (AG2)'.

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The property is located on 42072 Summerhill Road.

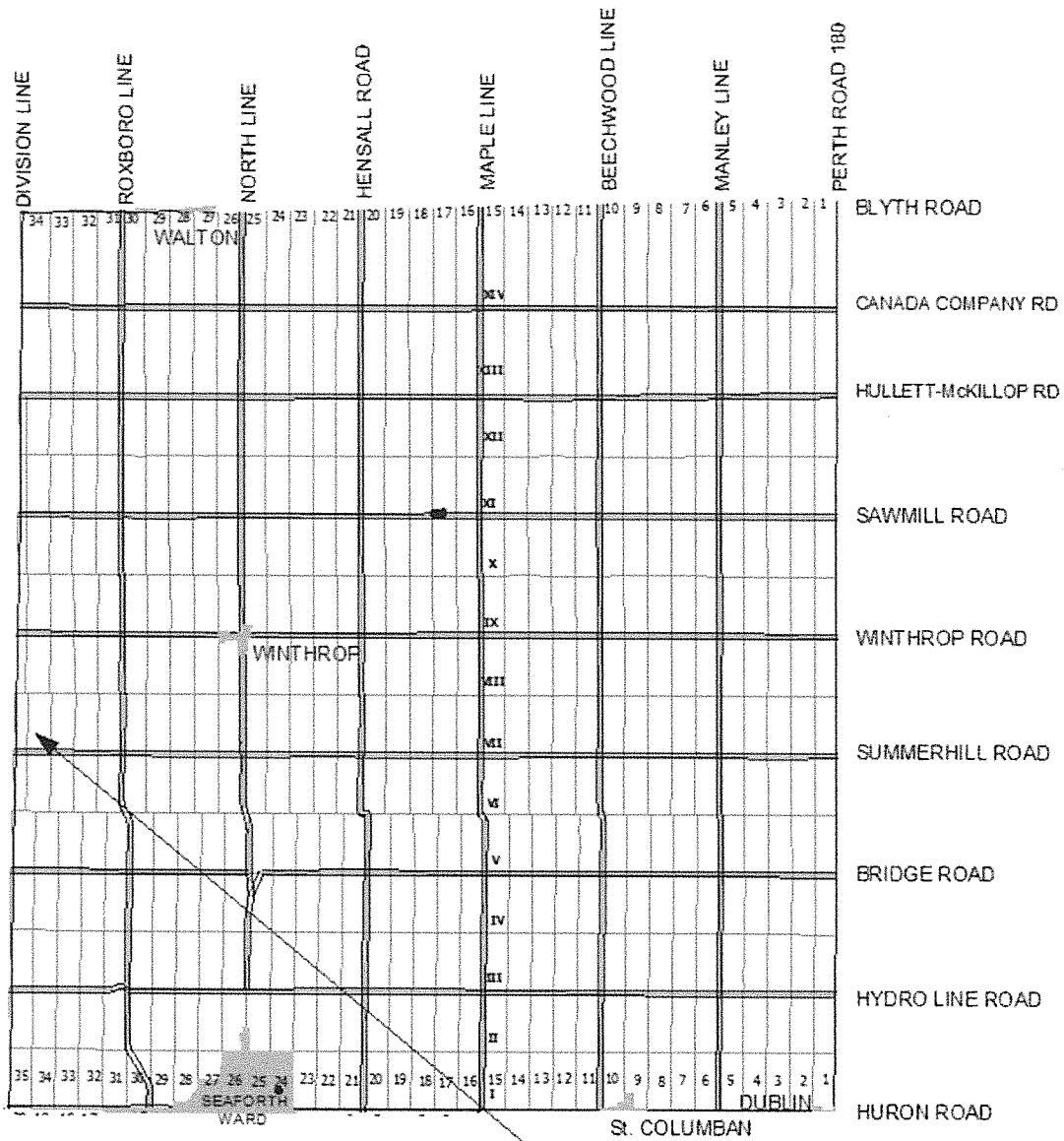
This by-law amends Huron East Zoning By-law # 52-2006. All other zone provisions apply.

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

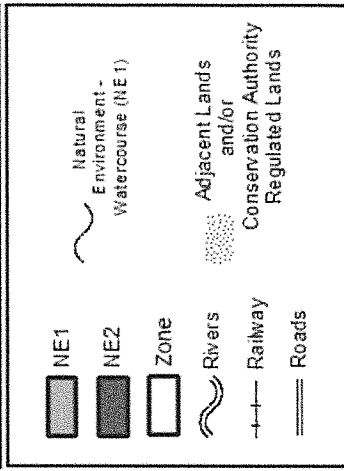
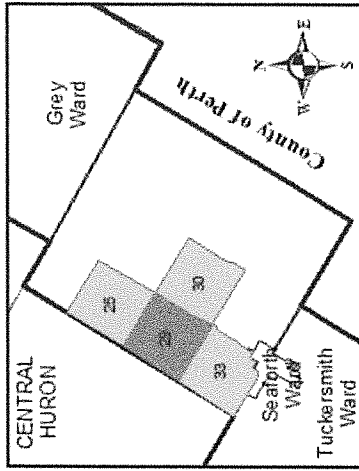
MUNICIPALITY OF HURON EAST

McKILLOP WARD



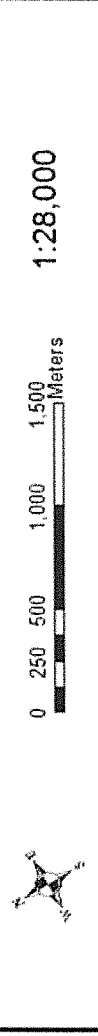
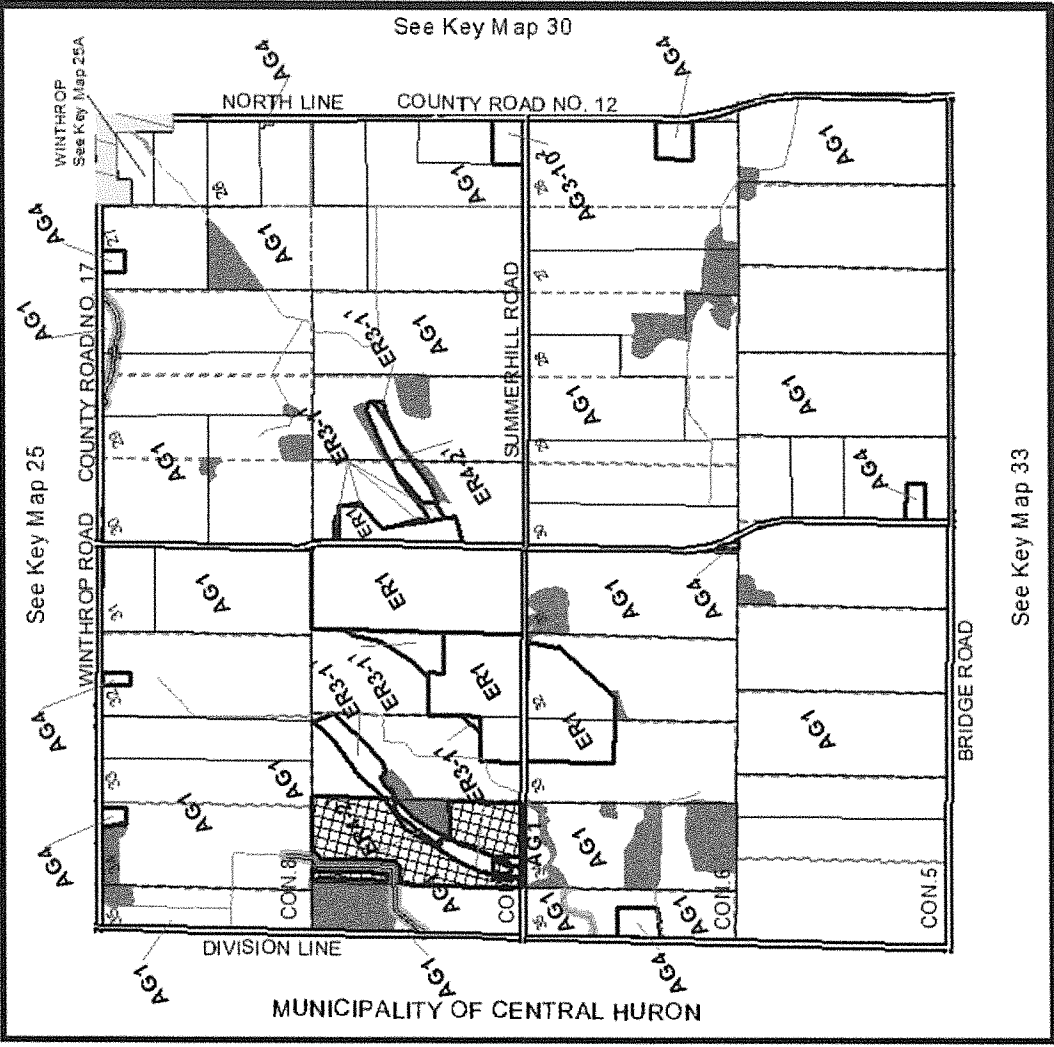
Area to which this Zoning By-law amendment applies

SCHEDULE 'A'
KEY MAP 29
HURON EAST
 McKillop WARD

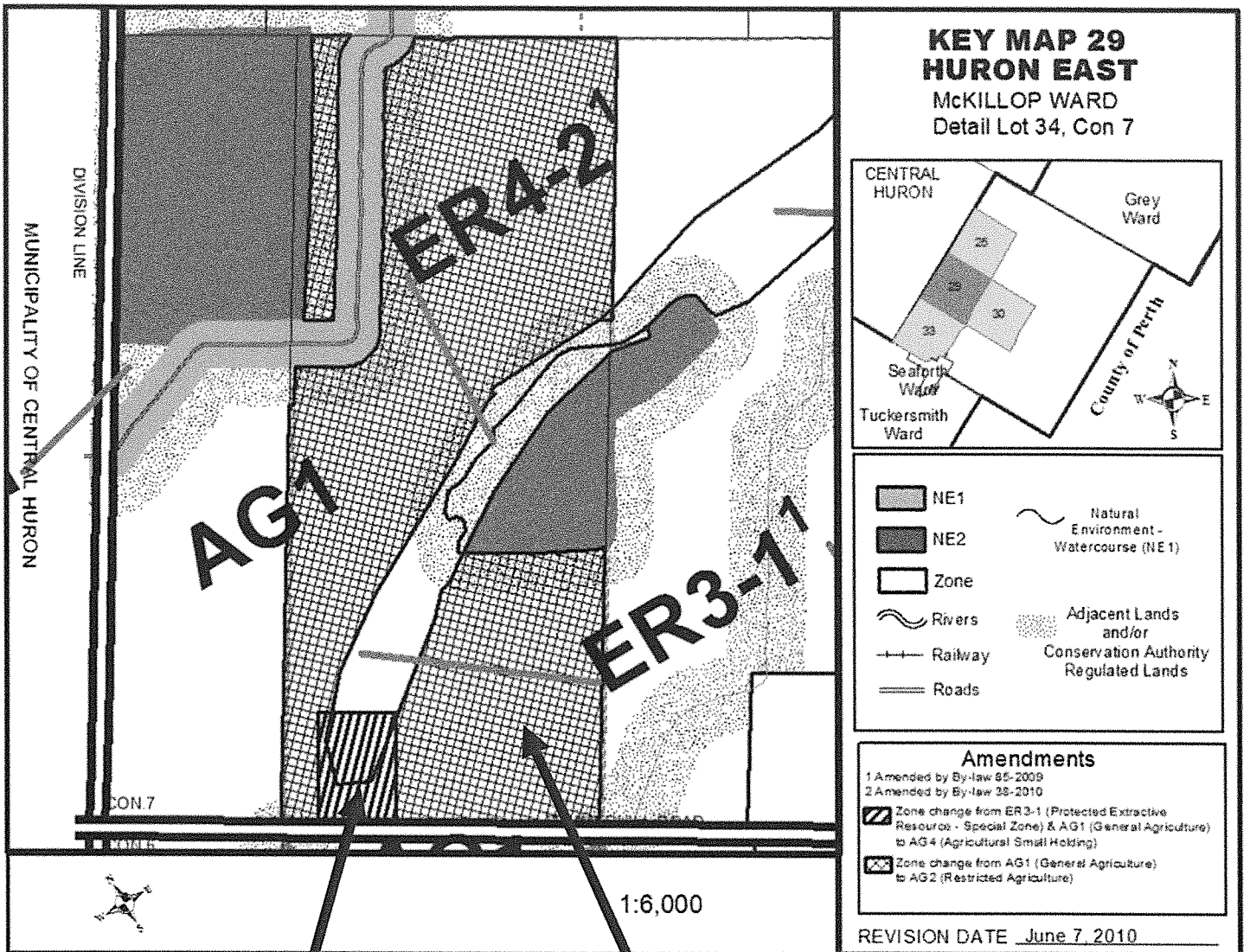


Amendments
 1. Amended by By-law 84-2009
 2. Amended by By-law 26-2010
 Zone change from ER3-1 (Protected Extractive Resource - Special Zone) & AG1 (General Agriculture) to AG4 (Agricultural Small Holding)
 Zone change from AG1 (General Agriculture) to AG2 (Restricted Agriculture)

REVISION DATE June 7, 2010



Excerpt from Key Map 29



Severed Parcel = 1.41ha (3.48 ac)
Huron County Severance File B14/2013

Retained Parcel = 39.05ha (96.49ac)
Huron County Severance File B14/2013

Note: For Illustration Purposes Only



PLANNING & DEVELOPMENT

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Zoning By-law Amendment Report To Huron East Council

Owner: Wilfred Lyall Whyte	Date: May 28, 2014
Property Address: 42072 Summerhill Rd	
Property Description: Lot 34, Conc. 7, McKillop Ward, Municipality of Huron East	

RECOMMENDATION

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

PURPOSE AND EFFECT

This proposed Zoning By-law Amendment affects Lot 34, Conc. 7, McKillop Ward, Municipality of Huron East. The By-law proposes to change the zoning from 'General Agriculture (AG1)' and 'Protected Extractive Resource – Special Zone (ER3-1)' to 'Agricultural Small Holding (AG4)' and 'Restricted Agriculture (AG2)'.

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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 B14/13 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.

Claire Dodds

Claire Dodds, Senior Planner

Ben Van Dieten

Ben Van Dieten, Student Planner

Site Inspection: May 28, 2014