

**SPECIAL MEETING
MUNICIPALITY OF HURON EAST
Tuesday, December 16th, 2014**

Huron East Municipal Council met in the Council Chambers of the Municipal Office, Seaforth on Tuesday, December 16th, 2014 at 7:05 p.m. All members of Council were in attendance with the exception of Councillor Dianne Diehl.

Also present for the special meeting were:

- Huron County Planning and Development Department Senior Planner Claire Dodds
- Gordon Pryce and Irma Pryce, applicants of the proposed rezoning application on Lot 17, Concession 11, McKillop Ward

CALL TO ORDER

Deputy Mayor Joseph Steffler called the meeting to order at 7:05 pm.

Moved by Alvin McLellan and seconded by John Lowe:

That the Agenda for the Special Meeting of Council dated December 16th, 2014 be adopted as circulated. Carried.

DISCLOSURE OF ELECTED OFFICIALS – PECUNIARY INTEREST – nil

CAO/Clerk Brad Knight 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 17, Concession 11, McKillop Ward

CAO/Clerk Brad Knight explained the purpose and intent of the proposed by-law. The by-law proposes to change the zoning from ‘General Agriculture (AG1)’ to ‘Agricultural Small Holding – Special Provisions (AG4-30)’ and ‘Restricted Agriculture – Special Provisions (AG2-5)’

The Clerk advised that the zoning was a condition of severance application B20/13 which severs a surplus farm dwelling. He advised that Huron County Senior Planner Claire Dodds had provided comments concerning the proposed rezoning in a report to Council dated December 10th, 2014 and was in attendance to review the report and answer any questions concerning the application.

Huron County Planning and Development Department

Senior Planner Claire Dodds attended before Council to review her report on the proposed zoning amendment with the following points being noted. The area proposed to be severed is 1.07 hectares (2.28 acres) with an existing residence and accessory shed. The special provision is to establish an increased side yard setback from the easterly side lot line for any future replacement dwelling on the severed parcel. The AG4-30 zone is also recommended to include an increased rear yard setback of 15 metres. The purpose of this is to keep any future dwellings on the severed parcel a reasonable distance from the gravel pit located to the rear of the parcel and to the driveway accessing the gravel pit that runs along the east lot line of the severed parcel. The special provision on the retained lands is to acknowledge that there are lands zoned Extractive Resource (ER1) and these lands are to be included in the calculation of the lot area. The retained parcel is 39.4 hectares (97.3 acres) in size and will continue to be used for agricultural purposes and an active gravel pit.

It was noted the circulated zoning by-law amendment only included an increased side yard setback from the easterly lot line. On further review it is recommended that there also be an increased rear yard setback.

Recommendation:

The Huron County Planning and Development Department is satisfied that this zoning by-law amendment is consistent with Provincial Policy Statement, conforms with Huron East Official Plan, and represents appropriate planning for the subject property. The application is recommended for approval subject to the following conditions:

1. Council add a provision to the AG4-30 zone that was circulated to establish a minimum rear yard setback of 15 metres.
2. Based on the nature of the proposed amendments to the zoning by-law, it is recommended that no further public notice be given and that Council pass a resolution under Section 34(17) of the Planning Act stating that no further notice is required.

Moved by John Lowe and seconded by Kevin Wilbee:

That the Special Meeting for Zoning By-Law Amendment No. 79 for 2014 be closed at 7:10 p.m. Carried.

Joseph Steffler, Deputy Mayor

Brad Knight, CAO/Clerk