



MUNICIPALITY OF HURON EAST
SPECIAL MEETING
TUESDAY, APRIL 7th, 2015 – 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 Beirnes/VanderEyck affecting Lot 29, Concession 4, Grey Ward. The By-Law proposes to change the zoning from ‘General Agricultural (AG1)’ to ‘Agricultural Small Holding (AG4)’ and ‘Restricted Agriculture – Special Provisions (AG2-5)’.** (encl.) (Pages 2-6)

This rezoning is a condition of severance application 01/15 which severs a surplus farm dwelling.

Comments Received:

- Report from Senior Planner Claire Dodds dated April 1st, 2015 (encl.) (Pages 7-8)

- 4. Close Special Meeting**

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

Roll No. 40-40-420-004-03015

TAKE NOTICE that Council of the Corporation of the Municipality of Huron East will hold a public meeting on **April 7, 2015 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 **March 12, 2015**

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 16th DAY OF MARCH 2015.

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 29, Conc. 4, Grey Ward, Municipality of Huron East. The By-law proposes to change the zoning to 'Agricultural Small Holding (AG4)' and 'Restricted Agriculture – Special Provisions (AG2-5)' from 'General Agriculture (AG1)'.

This rezoning is a condition of severance application B01/15 which severs a surplus farm dwelling.

The severed lot is approximately 1.12 hectares (2.76 acres) and contains an existing dwelling and coverall building.

The retained lands require a zone change from 'General Agriculture (AG1)' to 'Restricted Agriculture – Special Provisions (AG2-5)' in order to prohibit the construction of new residential buildings as required by the Provincial Policy Statement and the Huron East Official Plan. The special provision is to acknowledge that there are lands zoned Extractive Resource (ER1) on the retained parcel, and these lands are to be included in the calculation of lot area. The retained parcel is 39.35 ha (97.2ac) in size and will continue to be used for agricultural purposes and an active gravel pit.

The property is located at 44947 Browntown Road.

SCHEDULE 1

CORPORATION OF THE MUNICIPALITY OF HURON EAST

GREY WARD

BY-LAW NO. - 2015

BEING a by-law to amend the zoning on Lot 29, Conc. 4, Grey Ward, Municipality of Huron East.

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 29, Conc. 4, Grey Ward, Municipality of Huron East
2. By-law 52-2006 is hereby amended by changing 'General Agriculture (AG1)' to 'Agricultural Small Holding (AG4)' and 'Restricted Agriculture – Special Provisions (AG2-5)', the zone symbol on the lands designated zone change to 'AG4' and 'AG2-5' on the attached Schedule A.
3. Key Map 7, Schedule A, By-law 52-2006 is hereby replaced with amended Key Map 7 attached hereto, which is declared to be part of the by-law.
4. 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 _____, 2015

READ A SECOND TIME ON THE _____ DAY OF _____, 2015.

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2015.

Bernie MacLellan, Mayor

Brad Knight, Clerk/CAO

SCHEDULE 2
CORPORATION OF THE MUNICIPALITY OF HURON EAST
GREY WARD
BY-LAW - 2015

1. By-law - 2015 has the following purpose and effect:

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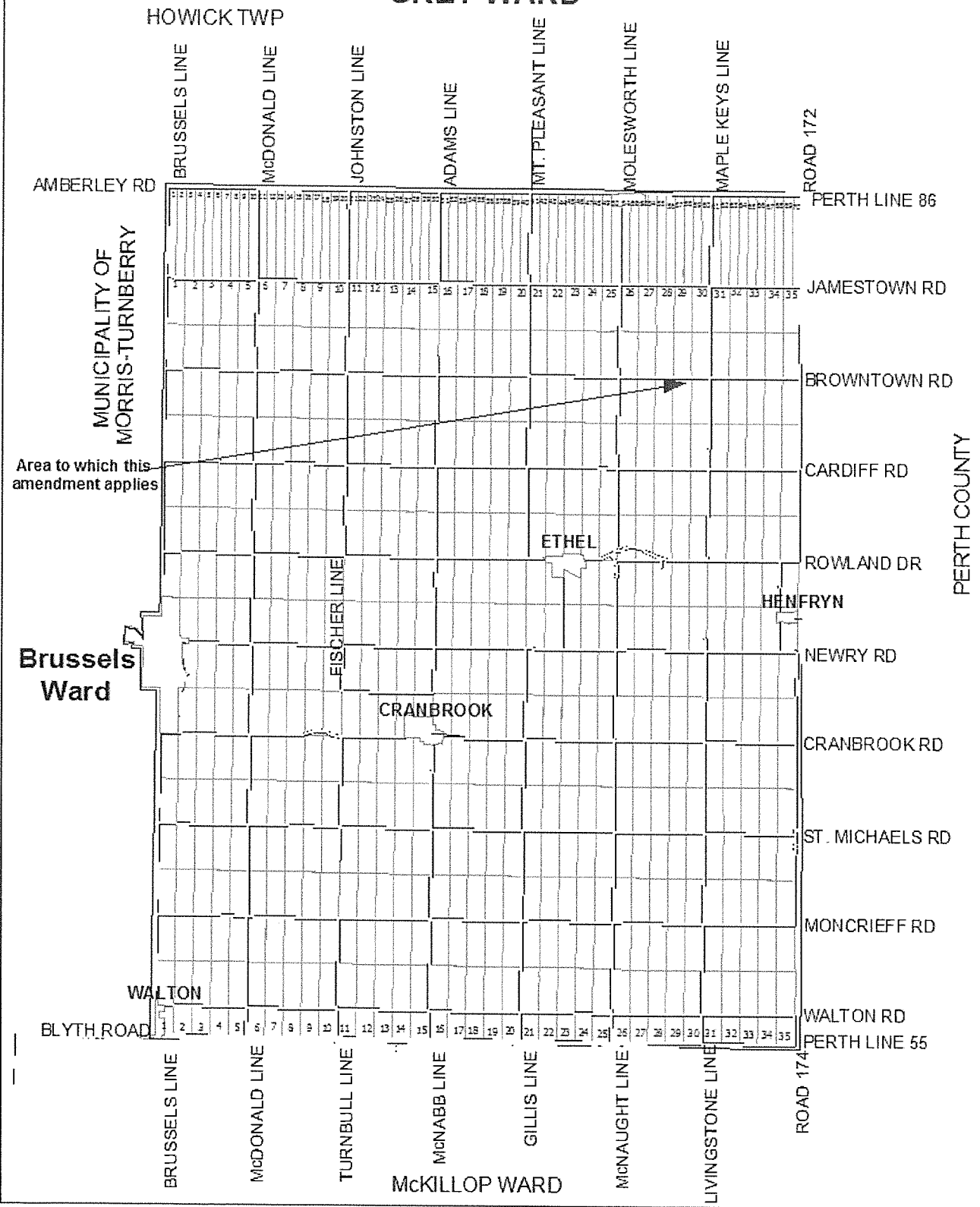
This by-law amends Huron East Zoning By-law # 52-2006. All other zone provisions apply.

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.

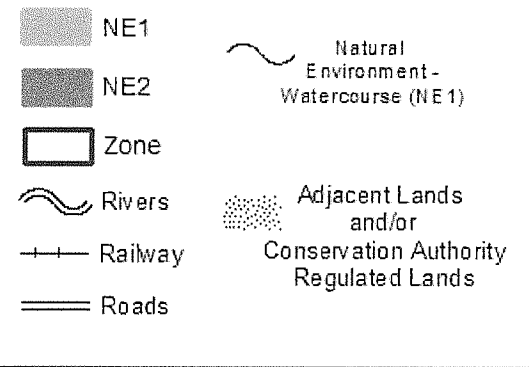
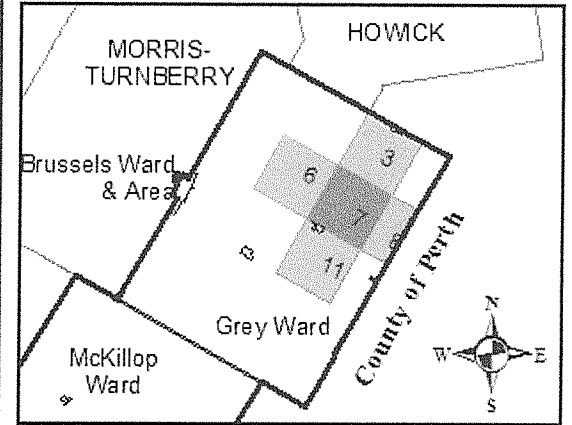
LOCATION MAP

MUNICIPALITY OF HURON EAST

GREY WARD



SCHEDULE 'A'
KEY MAP 7
HURON EAST
GREY WARD

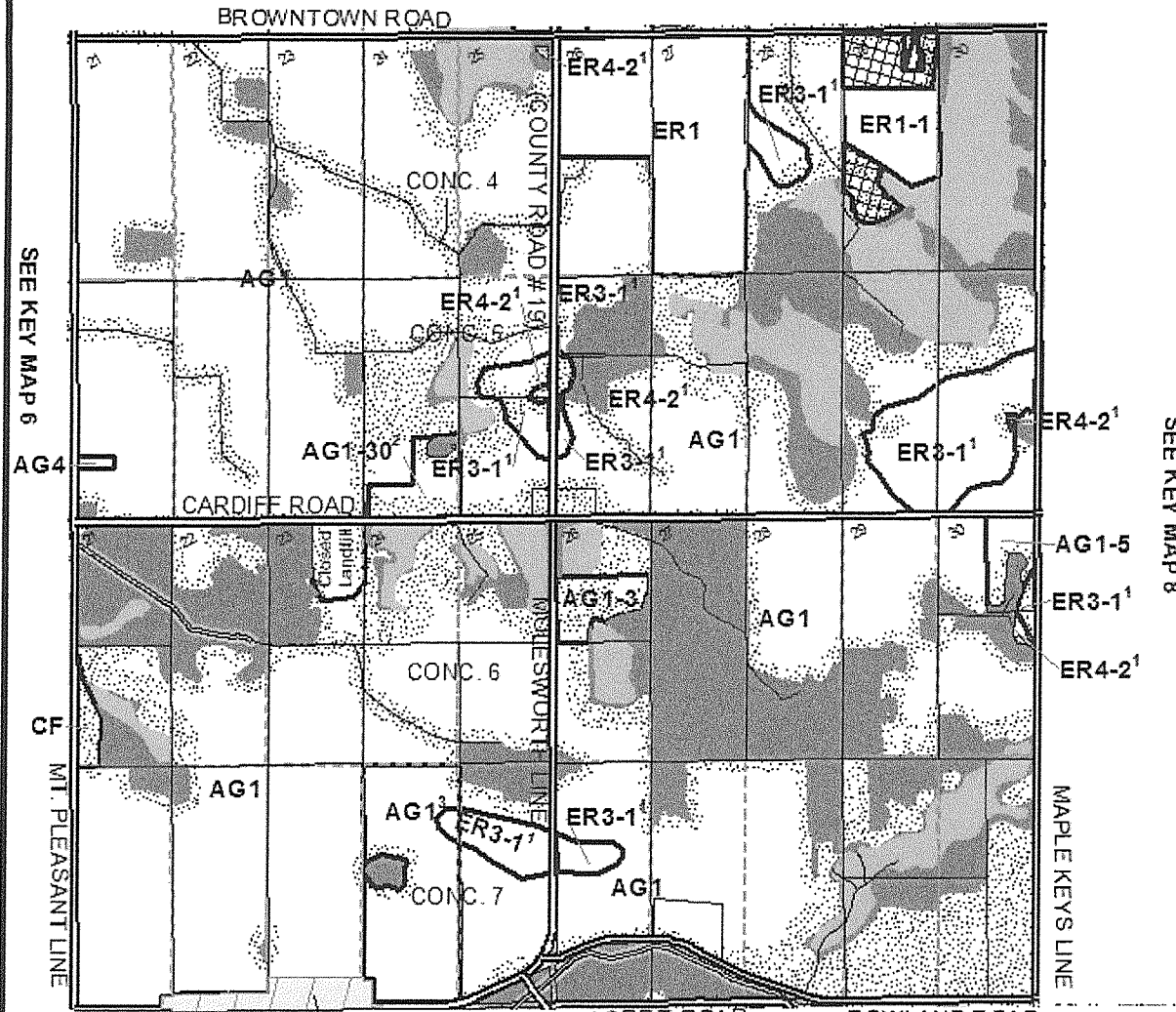


Amendments

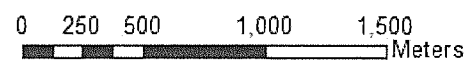
- 1 Amended by By-law 85-2009
- 2 Amended by By-law 83-2010
- 3 Temporary Use By-law 20-2011 (Expires February 16, 2014)

REVISION DATE February 28, 2011

SEE KEY MAP 3



- Zone change from AG1 (General Agriculture) to AG4 (Agricultural Small Holding)
- Zone change from AG1 (General Agriculture) to AG2-5 (Restricted Agriculture-Special Provisions)



1:28,000



SEE KEY MAP 6

SEE KEY MAP 8

SEE KEY MAP 7A
 ETHEL

SEE KEY MAP 11



PLANNING & DEVELOPMENT

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Zoning By-law Amendment Report to Huron East Council

Applicant: Nigel Biernes Owner: George Vander Eyk	Date: April 1, 2015
Property Address: 44947 Browntown Road	
Property Description: Lot 29, Conc. 4, Grey Ward, Municipality of Huron East	

RECOMMENDATION

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

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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 B 01/15 that was given provisional consent by the County of Huron on April 1st, 2015. The appeal periods of the zoning by-law amendment and the severance application will run concurrently.

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. I will be in attendance at the public meeting on April 7, 2015 to answer any questions from Council and the public.

Claire Dodds

Claire Dodds, Senior Planner, MCIP, RPP

PHOTOS OF THE SUBJECT PROPERTY

Entrance to Municipal Gravel Pit on Retained Parcel



Severed Parcel & Retained Parcels



Standing on Browntown Road with severed parcel in the foreground. The municipally licensed gravel pit on the retained parcel is located to the rear of the severed parcel. The gravel stockpiles are located on the retained land.