

**PUBLIC MEETING
MUNICIPALITY OF HURON EAST
Tuesday, October 6th, 2015**

Huron East Municipal Council met in the Council Chambers of the Municipal Office, Seaforth on Tuesday, October 6th, 2015 at 7:02 p.m. All members of Council were in attendance with the exception of Councillor Diehl.

Also present for the public meeting were:

- Trevor McNeil, applicant of the proposed rezoning application on Lot 35, Concession 15, Grey Ward

CALL TO ORDER

Mayor Bernie MacLellan called the meeting to order at 7:02 p.m.

Moved by Joseph Steffler and seconded by Raymond Chartrand:

That the Agenda for the Public Meeting for Zoning By-Law Amendment 65 for 2015 dated October 6th, 2015 be adopted as circulated. Carried.

DISCLOSURE OF ELECTED OFFICIALS – PECUNIARY INTEREST

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 35, Concession 15, Grey Ward, Bruce Mann

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 Provision (AG4-32)’ and ‘Restricted Agriculture (AG2)’

The Clerk advised that the zoning was a condition of severance application B36/15 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 October 1st, 2015. The following points were noted in Ms. Dodds report.

The Huron County Planning and Development Department noted that the area proposed to be severed is 1.308 hectares (3.23 acres) with an existing residence, driving shed, storage shed, barn and 2 silos. The Special Zone Acknowledges that the severed surplus farm dwelling, at the time of application was deficient in meeting the required Minimum Distance Separation setback from the neighbouring dairy barn by 54% (required distance = 250m; actual distance = 115m), and the neighbouring manure tank by 36% (required distance = 250m; actual distance = 160m).

The retained lands require a zone change 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 38.98 hectares (96.32 acres) in size and will continue to be used for agricultural purposes.

The Planning Department had recommended deferral of the severance application for an Official Plan Amendment to address the MDS deficiency. County Council approved the severance on August 5th, 2015.

The CAO/Clerk advised that no written or verbal comments have been received.

Moved by Nathan Marshall and seconded by Raymond Chartrand:

That the Public Meeting for Zoning By-Law Amendments No. 65 for 2015 be closed at 7:07 p.m. Carried.