

**PUBLIC MEETING  
MUNICIPALITY OF HURON EAST  
Tuesday, May 17<sup>th</sup>, 2016**

Huron East Municipal Council met in the Council Chambers of the Municipal Office, Seaforth on Tuesday, May 17<sup>th</sup>, 2016 at 7:09 p.m. All members of Council were in attendance.

Also present for the public meeting were:

- Huron County Planning and Development Department Senior Planner Claire Dodds
- Philip Ashwin (Sun-North Systems Ltd.), attended to hear the proceedings of Council

**CALL TO ORDER**

Mayor Bernie MacLellan called the meeting to order at 7:09 p.m.

*Moved* by Dianne Diehl and seconded by John Lowe:

That the Agenda for the Public Meeting for Official Plan Amendment No. 8 and related Housekeeping Zoning By-Law Amendment dated May 17<sup>th</sup>, 2016 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.

**Housekeeping Official Plan Amendment No. 8 and Zoning By-Law Amendments**

Huron County Senior Planner Claire Dodds attended before Council to review the proposed Official Plan Amendment No.8 and Zoning By-Law Amendments. Council were advised the purpose of the municipally initiated Housekeeping Official Plan Amendment and related Zoning By-Law Amendment is to be consistent with the requirements of Section 26 of the Planning Act (section which directs the 5 year review of Official Plans). The policies drafted to revise the Huron East Official Plan included:

1. conform with provincial plans
2. have regard to matters of provincial interest
3. be consistent with the 2014 Provincial Policy Statement
4. have policies regarding the removal of employment lands
5. establish criteria for completeness of applications
6. be consistent with the County of Huron Official Plan
7. meet Huron East's land use requirements for a 20 year time horizon

Official Plan Amendment No. 8 implements the Huron East Official Plan Five Year Review and the following proposed major changes were reviewed in detail with Council:

1. Removal of the requirement for Minimum Distance Separation from a surplus dwelling severance to a neighbouring barn on a separately owned lot.
2. On-farm diversified agricultural uses, wineries and agri-tourism will be permitted in the Agricultural designation.
3. Development within 120m of natural environment features may require an Environmental Impact Study.
4. Update residential uses in settlement areas to be in conformity with Human Rights Code.
5. Policies added designating industrial land as an employment area and its removal.
6. A second residential unit is permitted in single detached, semi-detached & multiple attached dwellings or in accessory buildings in Urban Settlements, subject to obtaining permits and servicing connections.
7. Social and administrative community facilities are directed to Urban Settlement Areas. Criteria developed that under limited circumstances may permit public service community facilities (e.g. fire station, sewage lagoon) outside of Urban Settlement Areas.
8. Update infrastructure policies to address private roads in condominiums, reserve sewage capacity and requirements of a traffic impact study and stormwater management plans.
9. Cultural heritage resources policies updated to reflect the Ontario Heritage Act and 2014 Provincial Policy Statement, the requirements for a Heritage Impact Assessment and Archaeological Assessment.
10. Source Water Protection policies & mapping added to protect municipal drinking water wells.
11. Created a new section for Natural Hazards (Flood Plain) with updated definitions and a new map to show Conservation Authority Regulated Lands and Natural Hazards.
12. Ability to re-create original 75 acre lots on Canada Company Road in McKillop Ward and ability to split 150 acres into 100 acre + 50 acre farm parcels in all Wards.
13. Policies added for complete application requirements for all development applications.
14. Minor changes to designations in Seaforth to correct flood plain boundaries of the Silver Creek Special Policy Area in Seaforth. Urban settlement area maps have been updated to show flood plain boundaries.
15. Addition of two appendix maps: Municipal Wellhead Protection Areas and Aggregate Resource Inventory Plan. The Natural Environment Background maps are now part of the Official Plan.

The Housekeeping Zoning By-Law Amendment was circulated concurrently with Official Plan Amendment No.8 and proposes the following changes to the Huron East Zoning By-law:

1. Amend Key Map 67 to correct the zoning on a portion of the property described as Plan 408 Pt Lots 37 to 48, RP 22R5622 Pt 11 (Seaforth), fronting onto Sparling Street from R1- Residential Low Density to IND- Industrial to reflect the designation correction made as part of the Huron East Official Plan Review.
2. Addition of a provision that after the approval of a surplus farm dwelling severance, the corresponding Zone Map will be automatically amended to reflect the change from AG1 (General Agriculture) to AG2 (Restricted Agriculture) for the retained farmland, and AG4

(Agricultural Small Holding) for the severed farm dwelling.

In summary, Senior Planner Claire Dodds advised Council the proposed Official Plan Amendment and related Housekeeping Zoning By-Law Amendment are consistent with the Huron County Official Plan, the Provincial Policy Statement 2014 and meet the requirements of Section 26 of the Planning Act. The Huron County Planning and Development Department made the following recommendations to Council:

1. Huron East Council pass the following resolution as directed by Section 26(7) of the Planning Act:

“Huron East Council hereby declares Official Plan Amendment No. 8 conforms with provincial plans, has regard to the matters of provincial interest in Section 2 of the Planning Act, as amended, and is consistent with policy statements (PPS 2014) issued under Section 3 (1) of the Planning Act, as amended.”

2. Provided there are no unresolved concerns or objections raised at the public meeting, Official Plan Amendment No. 8 to the Huron East Official Plan (Official Plan Five-Year Review) be adopted by bylaw, and the Notice of Adoption and Clerk’s Record be sent to the County of Huron for a decision as per Section 17 (23) of the Planning Act.
3. Provided there are no unresolved concerns or objections raised at the public meeting, the Housekeeping Zoning By-law Amendment, as circulated, be given first and second reading. Consideration be given to the third reading of the by-law following a decision on Official Plan Amendment No. 8 by Huron County Council.

Senior Planner Claire Dodds advised that the following two comments were received in response to the circulation of the Public Meeting notice for Official Plan Amendment No. 8 to the Huron East Official Plan:

Planning Manager, County of Huron

The Planning Manager noted that Section 10.2.9 of the Official Plan continues to permit consents for mortgage discharge. It has been the County’s practice to remove consent policies for mortgage discharge as these policies as historically there was a time in the County where these policies were being abused to create non-farm residential lots. The County will remove these policies and Official Plan amendment No. 8 has been updated to remove this type of consent.

Source Water Protection Planners, County of Huron:

Planners who are working to implement the Source Water Protection Plans in Huron County noted there was one Source Protection policy missing, a policy relating to directing sewage collection & treatment systems being located outside of wellhead protection areas with a vulnerability score of 10, from the Official Plan Amendment. Official Plan amendment No. 8 has been updated to add this policy.

The Planner further advised that comments received through other parts of the consultation process (Section 26 Special Meeting, Open House and Review by Approval Authority) were reviewed and recommendations incorporated into the Plan where appropriate.

No comments were received on the Housekeeping Zoning By-Law Amendment.

Several Councillors asked for an explanation and clarification of specific amendments.

***Moved*** by David Blaney and seconded by Alvin McLellan:

That Huron East Council hereby declares Official Plan Amendment No. 8 conforms with provincial plans, has regard to the matters of provincial interest in Section 2 of the Planning Act, as amended, and is consistent with policy statements (PPS 2014) issued under Section 3 (1) of the Planning Act, as amended. Carried.

***Moved*** by Raymond Chartrand and seconded by Nathan Marshall:

That the Public Meeting for Official Plan Amendment No. 8 and related Housekeeping Zoning By-Law Amendment be closed at 7:55 p.m.  
Carried.

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Bernie MacLellan, Mayor

Brad Knight, CAO/Clerk