

**PUBLIC MEETING
MUNICIPALITY OF HURON EAST
Tuesday, June 21st, 2016**

Huron East Municipal Council met in the Council Chambers of the Municipal Office, Seaforth on Tuesday, June 21st, 2016 at 7:10 p.m. All members of Council were in attendance with the exception of Deputy Mayor Joseph Steffler.

Also present for the public meeting were:

- Huron County Planning and Development Department Senior Planner Claire Dodds
- Mark Horst, applicant of the proposed rezoning application on Lot 30, Concession 5, Grey Ward

CALL TO ORDER

Mayor Bernie MacLellan called the meeting to order at 7:10 p.m.

Moved by Brenda Dalton and seconded by Nathan Marshall:

That the Agenda for the Public Meeting for Zoning By-Law Amendment 41 for 2016 dated June 21st, 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.

Zoning By-Law Amendment

Lot 30, Concession 5, Grey Ward

CAO/Clerk Brad Knight explained the purpose and intent of the proposed by-law amendment. The by-law proposes to change the zoning from “Protected Extractive Resource Zone (ER3-1)” to a “Protected Extractive Resource Zone – Special Provisions (ER3-1-4)” on a portion of the property.

The Clerk advised that the rezoning will recognize an agricultural industrial business which has outgrown the home industry provisions of the Huron East Zoning By-Law and is looking to expand. He advised that Huron County Senior Planner Claire Dodds had provided comments concerning the proposed rezoning in a report to Council dated June 16th, 2016.

Huron County Planning and Development Department

Senior Planner Claire Dodds attended before Council to present the report to Council on the

proposed zoning amendment with the following points being highlights.

The agricultural industrial business manufactures farm machinery and is proposing to construct a new building to improve the machinery assembly process and create office space for the business on the farm.

At present there are multiple zones on the farm property. The farm has a mix of Agricultural (AG1), Extractive Resource (ER3-1 and ER4-2) and Natural Environment (NE1 and NE2) zoning. The by-law proposes to permit the business to occupy a maximum of 3.2 hectares (8 acres) of the 100 acre property on which it is located. The area proposed to be rezoned includes the existing farm buildings (chicken barn, hose, bank barn and drive shed), as well as land extending to the westerly lot line and south to Cardiff Road. The agricultural business will not be permitted to be severed from other farm buildings. The rezoning also recognizes that livestock buildings are permitted in the area zoned ER3-1-4 subject to the General Agriculture (AG1) zone provisions.

Senior Planner Claire Dodds advised the application conforms with the policies of the Huron East Official Plan, County Official Plan and Provincial Policy Statement and recommended approval of the zoning by-law amendment as circulated.

The CAO/Clerk advised that comments were received from the Maitland Valley Conservation Authority.

Maitland Valley Conservation Authority

The Maitland Valley Conservation Authority had no objection to the proposed by-law amendment and advised the application is in conformance with the Natural Hazard policies contained within the Provincial Policy Statement, 2014. It was noted that pursuant to *Ontario Regulation 164/06* that permission from the MVCA will be required for any construction or site alteration proposed within Authority regulated lands.

Moved by John Lowe and seconded by Dianne Diehl:

That the Public Meeting for Zoning By-Law Amendment No 41 for 2016 be closed at 7:18 p.m. Carried.

Bernie MacLellan, Mayor

Brad Knight, CAO/Clerk