

**PUBLIC MEETING
MUNICIPALITY OF HURON EAST
Tuesday, November 1st, 2016**

Huron East Municipal Council met in the Council Chambers of the Municipal Office, Seaforth on Tuesday, November 1st, 2016 at 7:14 p.m. All members of Council were in attendance with the exception of Councillor John Lowe.

CALL TO ORDER

Mayor Bernie MacLellan called the meeting to order at 7:14 p.m.

Moved by Nathan Marshall and seconded by Raymond Chartrand:
That the Agenda for the Public Meeting for Zoning By-Law Amendment 76 for 2016 dated November 1st, 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

Part Lot 24, Concession 5, Grey Ward (Hallman)

CAO/Clerk Brad Knight explained the purpose and intent of the proposed by-law. The by-law proposes to change the zoning on a portion of the property from 'Agricultural Commercial – Special Provisions' (AG1-30) to 'General Agriculture (AG1)' on 19.08 acres of farmland that is enlarging a neighbouring farm. The remaining portion of the lot contains the house and shed and is 4.23 acres in size. The application proposes to zone it as an 'Agricultural Small Holding (AG4)' to recognize its primary use as residential.

The Clerk advised that the zoning was a condition of severance application B28/16 to convey farm land to an abutting property, while retaining a rural residence. 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 has a house and shed and is 4.23 acres in size. As the severed property is under 10 acres in size, this application proposes to zone it as an 'Agricultural Small Holding

(AG4) ' to recognize its primary use as residential. The retained parcel is 19 acres in size and is merging with the neighbouring farm, it is recommended to be rezoned to 'General Agriculture (AG1)'. The purpose of the zoning amendment is simply to recognize the current land uses of the severed and retained parcels of land, by rezoning the land to be more reflective of the present agricultural and residential use.

The Huron County Planning and Development Department advised the application conforms with the policies of the Huron East Official Plan, Huron County Official Plan and Provincial Policy Statement and recommended approval of the zoning by-law amendment as circulated.

The CAO/Clerk advised that no written or verbal comments have been received from the public or any agencies.

Moved by Kevin Wilbee and seconded by Alvin McLellan:
That the Public Meeting for Zoning By-Law Amendments No. 76 for 2016
be closed at 7:17 p.m. Carried.

Bernie MacLellan, Mayor

Brad Knight, CAO/Clerk