

**PUBLIC MEETING
MUNICIPALITY OF HURON EAST
Tuesday, December 6th, 2016**

Huron East Municipal Council met in the Council Chambers of the Municipal Office, Seaforth on Tuesday, December 6th, 2016 at 7:30 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
- Jessica Lunshof, President, JL Retirement Living Inc.
- Joshua Lunshof, Vice President of Operations, JL Retirement Living Inc.
- Steven Smelt, Executive Vice President, JL Retirement Living Inc.
- Kevin Morrison, Huron County Councillor
- Brian Barnim, Joy Ross, Alf Ross and Jim McNichol

CALL TO ORDER

Mayor Bernie MacLellan called the meeting to order at 7:30 p.m.

Moved by Larry McGrath and seconded by Raymond Chartrand:

That the Agenda for the Public Meeting for a Plan of Condominium Application dated December 6th, 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 544/06, Section 5(4)(4);

- i. If a person or public body does not make oral submissions at the public meeting or make written submissions to the County of Huron in respect of the proposed Plan of Condominium before the approval authority gives or refuses to give approval to the draft Plan of Condominium, the person or public body is not entitled to appeal the decision of the county of Huron to the Ontario Municipal Board.
- ii. If a person or public body does not make oral submissions at the public meeting or make written submissions to the County of Huron in respect of the proposed Plan of Condominium before the approval authority gives or refuses to give approval to the draft Plan of Condominium, 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 do so.

Plan of Condominium Application

Parts 4 & 6, 22R-6187, Part Lot 24, Concession 1, McKillop/Seaforth Wards (JL Retirement Living Inc.)

CAO/Clerk Brad Knight explained the purpose of the proposed Plan of Condominium

application is to create 40 multiple attached dwelling units (townhouses) as a residential vacant land condominium. The development includes a total of 10 multiple attached buildings, each containing 4 dwelling units. The Plan of Condominium is bounded by the extension to Duke Street and Centennial Drive, and is located east of the Seaforth Public School and north-west of the Seaforth Hospital.

The CAO/Clerk advised that Huron County Senior Planner Claire Dodds had provided comments concerning the proposed Plan of Condominium application in a report to Council dated December 1st, 2016 and was in attendance to review the report and answer any questions concerning the application. The CAO/Clerk also advised that an email dated December 4th, 2016 was received from Brian Barnim concerning the proposed Plan of Condominium. Copies of the email along with the responses from the CAO/Clerk and Senior Planner Claire Dodds were provided to Council members.

Huron County Planning & Development Department

Senior Planner Claire Dodds attended before Council to review the report on the proposed Plan of Condominium application. Ms. Dodds advised that the Municipality of Huron East is a commenting authority on Plan of Condominium applications and the County of Huron is the approval authority who makes the final decision on the application. Ms. Dodds reviewed the report with the following points being noted:

The lands are designated Residential in the Huron East Official Plan and are zoned R2-16 (Residential Medium Density – Special Zone) in the Huron East Zoning By-Law. The zoning permits the construction of multiple attached residential dwellings as proposed in the Plan of Condominium application. The Plan of Condominium will be accessed by 2 private internal roads, one with access to the Duke Street extension and the other having access on the Centennial Street extension. Duke Street and Centennial Drive will be connected as a result of this development application.

The Condominium will be serviced through an extension of municipal water and sanitary sewer services. Stormwater from this development will be received by a private stormwater management pond to be constructed on an adjacent property which is immediately south of the proposed Plan of Condominium and is owned by the same developer, JL Retirement Living Inc. It was noted that JL Retirement Living Inc is currently seeking approval from Huron East through the site plan control process to construct an 80-unit retirement home and the stormwater management pond that will service the Plan of Condominium.

The multiple attached dwellings proposed within the Plan of Condominium are also subject to site plan control by the Municipality of Huron East. The developer submitted a complete site plan control application to the Municipality of Huron East on September 28th, 2016. This submission included elevation drawings, landscape plans, archaeological assessment, environmental assessments, servicing and stormwater management plans. A requirement of the site plan control application will be that the developer enter into a site plan agreement that will regulate the detailed aspects of the development of the retirement home and multiple attached dwelling units included in the condominium. The site plan approval and condominium approval are tied together in many respects, both approval referencing each other. The site plan agreements will come to Council

following the plan of condominium application.

The Huron County Planning and Development Department advised the proposed plan of condominium conforms to section 51(24) of the Planning Act, the Provincial Policy Statement and the Huron East Official Plan. Issues raised by agencies during circulation and issues of concern to the Municipality of Huron East have been addressed by the list of recommended conditions. Council were provided a copy of the revised conditions for draft plan approval dated December 5th, 2016.

The Huron County Planning and Development Department recommended that the Council of the Municipality of Huron East support the Plan of Condominium File 40DCM16001 with the attached conditions, and it be forwarded to the County of Huron for Draft Plan approval.

Brian Barnim Inquiry

Mr. Brian Barnim forwarded an email on December 4th, 2016 raising two questions regarding the proposed Plan of Condominium application;

1. If the Plan of Condominium required a Development Agreement, and if it was required, questioned the status of the Agreement.
2. If the former Seaforth Public School property been allotted sufficient sewer capacity for an approved subdivision?

Senior Planner Claire Dodds reviewed her response to Mr. Barnim's question regarding a development agreement advising that it is standard with any current plan of condominium or subdivision application to address the requirement for a development agreement through conditions. Final approval of the plan of condominium will not be granted unless a development agreement has been entered in to the satisfaction of the Municipality of Huron East.

Mayor MacLellan indicated that he has spoken to Mr. Barnim earlier about his inquiry of sewage capacity and he noted that he advised that the Municipality, until a development proposal is approved, does not guarantee sewage capacity. He noted that the Municipality had gone through a re-rating process for the sewage treatment plant with the MOE and this along with inflow/infiltration remediation measures by the Public Works Department has shown that the sewage treatment plant has capacity for the JL Retirement project with additional capacity remaining. He also noted that the Water/Sewer Committee has also given direction to move the expansion of the Seaforth sewage treatment plant to the design stage which will eventually lead to more capacity at the plant.

Mr. Barnim was in attendance and acknowledged receipt of the responses to his questions.

Moved by Nathan Marshall and seconded by Joseph Steffler:

That Council of the Municipality of Huron East support Plan of Condominium File 40CDM16001 with the conditions as outlined in a December 5th, 2016 report from Planner Claire Dodds and that the Plan of Condominium application be forwarded to the County of Huron for Draft Plan approval. Carried.

Moved by Raymond Chartrand and seconded by John Lowe:

That the Public Meeting for the Plan of Condominium Application be closed at 8:05 p.m. Carried.

Bernie MacLellan, Mayor

Brad Knight, CAO/Clerk