

**PUBLIC MEETING
MUNICIPALITY OF HURON EAST
Tuesday, March 7th, 2017**

Huron East Municipal Council met in the Council Chambers of the Municipal Office, Seaforth on Tuesday, March 7th, 2017 at 7:08 p.m. All members of Council were in attendance with the exception of Councillors Alvin McLellan, Dianne Diehl and Nathan Marshall.

Also present for the public meeting were:

- Huron County Planning and Development Department Senior Planner Claire Dodds
- Jason and Alyssa Snider, applicant of the proposed rezoning application on North Part Lot 59 and North Part Lot 60, Concession 1, Grey Ward
- Donna Snider, proposed garden suite occupant

CALL TO ORDER

Mayor Bernie MacLellan called the meeting to order at 7:08 p.m.

Moved by Raymond Chartrand and seconded by John Lowe Adopt Agenda
That the Agenda for the Public Meeting for Zoning By-Law Amendment 18 for 2017 dated March 7th, 2017 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.

Temporary Use Zoning By-Law Amendment

North Part Lots 59 and 60, Concession 1, Grey Ward (Jason and Alyssa Snider)

CAO/Clerk Brad Knight explained the purpose and intent of the proposed temporary use by-law. The temporary use by-law proposes to allow the construction of a garden suite to provide additional housing for family members. He advised that Huron County Senior Planner Claire Dodds had provided comments concerning the proposed temporary use zoning by-law amendment in a report to Council dated March 3rd, 2017.

Huron County Planning and Development Department

Senior Planner Claire Dodds attended before Council to present her report to Council on the proposed temporary use by-law amendment with the following points being highlighted.

It was noted the subject property is zoned AG1 (General Agriculture), NE2 (Natural Environment – Limited Protection), NE1 (Natural Environment – Full Protection). The subject property has an area of approximately 40 hectares (99 acres) and the temporary use by-law is proposed to only apply to a portion of the area (approximately 0.4 hectares (.99 acres) zoned AG1.

The temporary use by-law proposes to allow the construction of a garden suite to provide additional housing for family members. A garden suite is a one-unit detached residential structure that is ancillary to an existing residential structure and is designed to be portable. A permanent residential dwelling exists on the property within the area zoned AG1. The Huron East Official Plan includes policies which allow Council to permit a garden suite on agricultural properties, subject to obtaining a temporary use zoning by-law amendment. The Planning Act permits Council to approve a garden suite for a period of up to 20 years at the time of initial approval. The Planning Act also permits Council to require the owner of the garden suite to enter into an agreement with the Municipality dealing with such matters including:

- a) the installation, maintenance and removal of the garden suite;
- b) the period of occupancy of the garden suite; and
- c) security that Council may require for actual or potential costs to the Municipality related to the garden suite.

The proposed garden suite is a double wide mobile home, approximately 135.3 square metres (1,456 square feet – 28 feet x 52 feet) in size. The garden suite will be manufactured offsite and delivered to the subject property. A barn was recently taken down on the property and the garden suite will be placed on the concrete pad which was under the barn. The existing driveway, well and hydro on the property will be used to service the garden suite. A separate septic system will be installed to service the garden suite.

The Planning Department recommended the application for temporary zoning by-law amended for a period of 20 years be approved. The application conforms with the policies of the Huron East Official Plan, County Official Plan and Provincial Policy Statement. It was also recommended that the owners of the subject property and the occupants of the garden suite enter into an agreement with the Municipality regarding the placement, maintenance and removal of the garden suite and such agreement be registered on title.

The CAO/Clerk advised that comments were received from the Huron County Health Unit and the Maitland Valley Conservation Authority.

Huron County Health Unit

The Huron County Health Unit had no objection to the proposed temporary zoning by-law amendment.

Maitland Valley Conservation Authority

The Maitland Valley Conservation Authority had no concerns for the proposed temporary zoning by-law amendment. It was noted that the location of the proposed garden suite is not affected by the natural hazards or MVCA regulated lands.

Moved by John Lowe and seconded by David Blaney:

THAT WHEREAS the Council of the Municipality of Huron East has held a public meeting pursuant to Section 34(12) of the Planning Act, 1990, with respect to a proposed temporary use zoning by-law 18-2017;
AND WHEREAS no public comments were received on this application;
AND WHEREAS agency comments were received from the Maitland Valley Conservation Authority and the Huron County Health Unit, both of which did not object to the proposed temporary use rezoning;
NOW THEREFORE, pursuant to Section 34(18) of the Planning Act, 1990, Council concurs with the March 3rd, 2017 Planning Report and recommends By-Law 18-2017 for approval. Carried.

Moved by John Lowe and seconded by Brenda Dalton:

That the Public Meeting for Zoning By-Law Amendment No.18 for 2017 be closed at 7:16 p.m. Carried.

Bernie MacLellan, Mayor

Brad Knight, CAO/Clerk