

**PUBLIC MEETING
MUNICIPALITY OF HURON EAST
Tuesday, July 11th, 2017**

Huron East Municipal Council met in the Council Chambers of the Municipal Office, Seaforth on Tuesday, July 11th, 2017 at 7:05 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

CALL TO ORDER

Mayor Bernie MacLellan called the meeting to order at 7:05 p.m.

Moved by Nathan Marshall and seconded by Raymond Chartrand Adopt Agenda
That the Agenda for the Public Meeting for Zoning By-Law Amendment 61 for 2017 dated July 11th, 2017 be adopted as circulated. Carried.

DISCLOSURE OF ELECTED OFFICIALS – PECUNIARY INTEREST

ZONING BY-LAW AMENDMENT

Part Lot 31, RP 22R-4955 Part 2, and Part Lot 31, RP 22R-4955 Part of Part 1, save and except Part 2 on 22R-5539, Concession 16, Grey Ward (Moncrieff Hall and Ball Park)

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.

CAO/Clerk Brad Knight explained the purpose and intent of the proposed zoning by-law amendment. The by-law proposes to change the zoning from Community Facility (CF) to Agricultural Small Holding (AG4) to permit the construction of a residence on both properties. A special zone provision (AG4-35) is proposed for the Moncrieff Hall to permit a residence to be constructed with a front yard setback of 5 metres from Livingston Line. The AG4-35 zone will also permit a home occupation to operate in the former hall without a residential use being established on the property. He advised that Huron County Senior Planner Claire Dodds had provided comments concerning the proposed by-law amendment in a report to Council dated July 5th, 2017.

Huron County Planning and Development Department

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

It was noted the application is to rezone two properties owned by the Municipality of Huron East. The first being the Moncrieff Hall, a 0.5 acre property located at 83502 Livingston Line and the second property is the Moncrieff Ball Park, a 3 acre vacant property fronting on to Moncrieff Road. The Municipality owns both properties and may in the future declare the properties surplus and proceed to sell one or both of the properties. The Municipality is requesting the zoning change from Community Facility to Agricultural Small Holding to permit the construction of a residence on both properties. The AG4 zoning is consistent with the other residential properties located within Moncrieff. Any house built on these lots will be serviced by a private septic system and private well. A special zone provision (AG4-35) is proposed for the Moncrieff Hall to permit a residence to be constructed with a front yard setback of 5 metres from Livingston Line. The special provisions of the AG4-35 zone will also permit a home occupation to operate in the former hall without a residential use being established on the property.

Council were advised that no written or verbal comments had been received from the public or any agencies.

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.

Moved by Alvin McLellan and seconded by Dianne Diehl:
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 zoning by-law amendment 61-2017;
AND WHEREAS no public comments were received on this application;
AND WHEREAS no agency comments were received;
NOW THEREFORE, pursuant to Section 34(18) of the Planning Act, 1990, Council concurs with the July 5th, 2017 Planning Report and recommends By-Law 61-2017 for approval. Carried.

Moved by Kevin Wilbee and seconded by John Lowe:
That the Public Meeting for Zoning By-Law Amendment No.61 for 2017 be closed at 7:11 p.m. Carried.

Bernie MacLellan, Mayor

Brad Knight, CAO/Clerk