

**PUBLIC MEETING  
MUNICIPALITY OF HURON EAST  
Tuesday, April 17<sup>th</sup>, 2018**

Huron East Municipal Council met in the Council Chambers of the Municipal Office, Seaforth on Tuesday, April 17<sup>th</sup>, 2018 at 7:09 p.m. All members of Council were in attendance.

Also present for the public meeting were:

- Huron County Planning and Development Department Senior Planner Denise Van Amersfoort
- Janette Monahan and Laurie Campbell, applicants of the proposed rezoning application on Part Park Lot K, Registered Plan 192; and Part Lot 623 and Lot 624, Registered Plan 196, Brussels Ward

**CALL TO ORDER**

Mayor Bernie MacLellan called the meeting to order at 7:09 p.m.

*Moved* by Dianne Diehl and seconded by David Blaney:  
That the Agenda for the Public Meeting for Zoning By-Law Amendment 23 for 2018 be adopted as circulated.

Adopt Agenda

Carried.

**DISCLOSURE OF ELECTED OFFICIALS – PECUNIARY INTEREST**

**ZONING BY-LAW AMENDMENTS**

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 would otherwise have an ability to appeal the decision of the Council of the Municipality of Huron East to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at the 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.
- 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 Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Part Park Lot K, Registered Plan 192; and Part Lot 623 and Lot 624, Registered Plan 196, Brussels Ward (Janette Monahan)

CAO/Clerk Brad Knight explained the purpose and intent of the proposed zoning by-law amendment. The Zoning By-Law proposes to change the zoning from ‘Future Development’ (FD) to ‘Residential Low Density’ (R1); and from ‘Future Development’ (FD) to ‘Residential Medium Density’ (R2) zone. It was noted that this zoning amendment is a condition of severance approvals B89/17, B90/17 and B91/17.

He advised that Huron County Senior Planner Denise Van Amersfoort had provided comments concerning the proposed rezoning in a report to Council dated April 10<sup>th</sup>, 2018. Comments were also received from the Maitland Valley Conservation Authority.

**Huron County Planning and Development Department**

Senior Planner Denise Van Amersfoort attended before Council to present her report to Council on the proposed zoning by-law amendment application on Part Park Lot K, Registered Plan 192; and Part Lot 623 and Lot 624, Registered Plan 196, Brussels Ward. Ms. Van Amersfoort reviewed the report with the following points being noted:

The proposed zone changes are conditions of consent files B89/17, B90/17 and B91/17 which created four residential infill lots and one larger lot for future residential development. The by-law proposes to change the zoning from ‘Future Development’ (FD) to ‘Residential Low Density’ (R1) zone on three parcels; and from ‘Future Development’ (FD) to ‘Residential Medium Density’ (R2) zone on one parcel. The largest parcel will remain zoned Future Development (FD). The proposed zoning is appropriate as it maintains the character of the established residential neighbourhood as envisioned by the

Official Plan. The zoning is primarily low density residential with one parcel, located in the south-east corner, proposed to be zoned medium density residential (R2). The R2 zoning creates an opportunity to locate a multi-residential use on this parcel; this is considered appropriate as this parcel acts as a transition between the community facility to the south and the low density residential along Elizabeth Street.

Ms. Van Amersfoort advised the zoning by-law amendment conforms to the Huron East Official Plan, the County Official Plan, and is consistent with the Provincial Policy Statement and therefore recommended the zoning by-law amendment be approved.

Maitland Valley Conservation Authority

Comments were received by the Maitland Valley Conservation Authority by email dated April 12<sup>th</sup>, 2018. The Conservation Authority advised the subject property is not affected by natural hazards and as such, they would not be submitting formal comments. The Conservation Authority did however note that the subject property is located within a wellhead protection area indicating that activities on the subject property may be subject to policies contained within the Maitland Valley Source Protection Plan. The CAO confirmed that notice at the time of the rezoning application has been sent to Drinking Water Source Protection Program Supervisor who had confirmed the property was within Wellhead Protection Area – D and that a Restricted Land Use notice was not required

***Moved*** by Larry McGrath and seconded by Raymond Chartrand:  
That the Public Meeting for Zoning By-Law Amendment No. 23 for 2018  
be closed at 7:12 p.m. Carried.

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Bernie MacLellan, Mayor

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Brad Knight, CAO/Clerk