

**PUBLIC MEETING
MUNICIPALITY OF HURON EAST
Tuesday, May 15th, 2018**

Huron East Municipal Council met in the Council Chambers of the Municipal Office, Seaforth on Tuesday, May 15th, 2018 at 7:02 p.m. All members of Council were in attendance with the exception of Councillor Kevin Wilbee.

Also present for the public meeting were:

- Huron County Planning and Development Department Senior Planner Denise Van Amersfoort
- Adriano Paola, applicant of the proposed rezoning application on Lot 4, east side of Centre Street, Plan 232, Tuckersmith Ward
- Caroline Baker, Professional Land Use Planner, GSP Group, representing the applicant of the rezoning application

CALL TO ORDER

Mayor Bernie MacLellan called the meeting to order at 7:02 p.m.

Moved by Brenda Dalton and seconded by Raymond Chartrand:
That the Agenda for the Public Meeting for Zoning By-Law Amendment 39 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.

Lot 4, east side of Centre Street, Plan 232, Tuckersmith Ward – (Adriano Paola)
69 Kippen Road, Egmondville

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 ‘Village Commercial’ (C1) to ‘Residential Low Density-Special Zone’ (R1-37). The purpose of the zoning amendment is to recognize a reduction from the R1 zone provisions for lot area and lot depth; the special zone also regulates the maximum size of dwelling that can be accommodated on the lot which is due to the limited area to accommodate an on-site septic system.

He advised that Huron County Senior Planner Denise Van Amersfoort had provided comments concerning the proposed rezoning in a report to Council dated May 10th, 2018.

Senior Planner Denise Van Amersfoort attended before Council to present her report to Council on the proposed zoning by-law amendment application on Lot 4, east side of Centre Street, Plan 232, Tuckersmith Ward, known as 69 Kippen Road. Ms. Van Amersfoort reviewed the report with the following points being noted:

The applicant has requested the zone change in order to permit a lot area of 1,010 square metres, a lot depth of 40 metres and limits the size of a single detached dwelling to a maximum gross floor area of 305 square metres including a garage.

The subject property is currently vacant and is known locally as the former Egmondville General Store property. In assessing the appropriateness of the deficiencies, important factors include the potential of the site to function as a residential property with reduced area and

depth, and consideration of how this lot will fit into the existing fabric of the surrounding neighbourhood. To demonstrate the site's potential to contain a buildable area, on-site wastewater treatment, parking areas, required setbacks, and the ability to manage stormwater, the application had submitted a planning report, conceptual site plan and functional servicing report. It has been demonstrated that even with reduced area and depth, the subject property can function as a residential property. A review of the surrounding lots indicates that the predominate land use is residential and further, that the subject property is the same size and depth as the majority of the lots in the immediate area. Residential is considered the highest and best land use for this property with respect to the established character of the surrounding area.

It was noted that the subject property is located within 300 metres of known archaeological sites; in accordance with the Provincial direction, an archaeological assessment is required. It is proposed that this requirement be met at the time of building and that in the meantime a holding zone is proposed to be applied to the property.

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 subject to the following:

- 1. That a Holding Zone be placed on the property until such time that an archaeological assessment is complete to the satisfaction of the Municipality; and*
- 2. That Council pass a motion under Section 34(17) of the Planning Act deeming this to be a minor change which does not require further circulation.*

GSP Group

Caroline Baker, Professional Land Use Planner, GSP Group, representing the applicant of the rezoning application, attended before Council and provided a powerpoint presentation to review the context of the application and provide a planning opinion.

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

Moved by Larry McGrath and seconded by Brenda Dalton:
That the Public Meeting for Zoning By-Law Amendment No. 39 for 2018
be closed at 7:17 p.m. Carried.

Bernie MacLellan, Mayor

Brad Knight, CAO/Clerk