

**PUBLIC MEETING
MUNICIPALITY OF HURON EAST
Tuesday, June 26th, 2018**

Huron East Municipal Council met in the Council Chambers of the Municipal Office, Seaforth on Tuesday, June 26th, 2018 at 7:01 p.m. All members of Council were in attendance except Councillor Wilbee.

Also present for the public meeting were:

- Huron County Planning and Development Department Senior Planner Denise Van Amersfoort
- Philip Ashwin, applicant for the proposed Official Plan redesignation and rezoning application on part Lot 30, Concession 7, McKillop Ward
- Kurtis Smith applicant for the proposed Official Plan redesignation and rezoning application on part Lot 30, Concession 5, Grey Ward

CALL TO ORDER

Mayor Bernie MacLellan called the meeting to order at 7:01 p.m.

Moved by Larry McGrath and seconded by Dianne Diehl

That the Agenda for the Public Meeting for Official Plan Amendments and related Zoning By-Law Amendments 46, 47, 48 and 49 for 2018 dated June 26th, 2018 be adopted as circulated. Carried.

DISCLOSURE OF ELECTED OFFICIALS – PECUNIARY INTEREST – None declared

OFFICIAL PLAN/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 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 Municipality of Huron East to the Local Planning Appeal Tribunal
- 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.

Official Plan Amendment No. 9 and Zoning By-Law Amendment

Huron County Senior Planner Denise Van Amersfoort attended before Council to review the proposed Official Plan Amendment No.9 and Zoning By-Law Amendment. Council were advised the purpose of the Official Plan Amendment and related Zoning By-Law Amendment is to allow conversion of a former extractive pit to an agricultural designation and permit a residence not accessory to agriculture.

The proposed amendment to the Huron East Official Plan changes the designation of the subject lands from 'Extractive Resources' to 'Agriculture'.

The amendment to the Huron East Zoning By-Law proposed to amend the zoning on the subject lands from 'Extractive Resource (ER1)' to 'Agriculture-Special Zone (AG1-5)'. The AG1-5 zone will permit a residence not accessory to agriculture.

Ms. Van Amersfoort advised Council that the gravel pit licence on the subject property has been surrendered to the Ministry of Natural Resources and the applicant proposed to change both the Official Plan designation and zoning on the property from Extractive to Agricultural with zoning provisions to allow a residential use to be built on the property not accessory to agriculture. She advised that no comments had been received from any neighbouring property owners or agencies, but noted that a large pig barn was proposed to be constructed on property immediate south of the subject property, but that the permit application was not finalized and the exact details of the barn location/size were not available

Several councillors questioned if the applicant should discuss the location of the proposed barn with the neighbour to determine the impact on the subject property and to ensure that both proposals were compatible

Phillip Ashwin advised Council that his intent was to build a house/shop on the subject property with some limited agricultural use of the property. He advised Council that he had not spoken to the neighbour about the location of the proposed barn

Ms. Van Amersfoort advised Council that the Minimum Distance Separation (MDS) formula would be used to determine separation distances between the two uses, but based on preliminary information available at this time, there did appear to be an envelope at the north end of the subject land that could be developed for a residential use.

Official Plan Amendment No. 6 (2) and Zoning By-Law Amendment

Huron County Senior Planner Denise Van Amersfoort attended before Council to review the proposed Official Plan Amendment No. 6 (2) and Zoning By-Law Amendment. Council were advised the purpose of the Official Plan Amendment and related Zoning By-Law Amendment is to permit the expansion of a licensed aggregate operation on the subject lands.


Ms. Van Amersfoort advised Council that a public meeting had been held on February 21, 2012 to consider the changes being proposed in this application. She noted that the subject property was part of initial application to designate and zone an area on the abutting property for a licensed extractive operation, but due to some natural habitat concerns and additional studies that were required on Lot 30, Concession 5, part of the application had been deferred from the original application. She noted that area proposed to be licensed on the subject property was approximately 20 hectares in size and would be an expansion of the existing licence on 11.5 hectares on Lot 29, Concession 5. She noted that the proposed annual tonnage limit was 150,000 tonnes and that the estimated resource available was 2 million tonnes

Ms. Van Amersfoort advised Council that no comments had been received from any neighbouring property owners but that comments/questions had been sent in by both the Huron County Biologist and the Maitland Valley Conservation Authority resulting from the peer review of the Environmental Impact Study and Hydrogeological Study that had been provided by the applicant in support of the application. Ms. Van Amersfoort advised that the consultant for the applicant had not had sufficient time to respond to the questions/comments and she recommended to Council that Council defer the applications to allow sufficient time for responses to the Huron County Biologist and the MVCA

Kurtis Smith advised Council that he was agreeable to the deferral.

Moved by Joe Steffler and seconded by John Lowe
That the Public Meeting for Official Plan Amendments and related Zoning
By-Law Amendments No. 46, 47, 48 and 49 for 2018 be closed at 7:27 p.m.
Carried.

Bernie MacLellan, Mayor



Brad Knight, CAO/Clerk