

**PUBLIC MEETING
MUNICIPALITY OF HURON EAST**

TUESDAY, JULY 21st, 2020 – 7:02 P.M.

Members Present: Mayor Bernie MacLellan, Deputy Mayor Robert Fisher, Councillors John Lowe, Zoey Onn, Dianne Diehl, Alvin McLellan, Brenda Dalton, Gloria Wilbee, Joe Steffler, Larry McGrath and Raymond Chartrand

Absent: nil

Staff Present: CAO/Clerk, Brad Knight
Finance Manager-Treasurer/Deputy Clerk, Paula Michiels
Public Works Coordinator, Barry Mills

Also present remotely for the public meeting were:

→ Miriam Terpstra and Joe Terpstra, applicant of temporary use zoning by-law amendment on Lot 35, Concession 14, Grey Ward

CALL TO ORDER

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

CONFIRMATION OF THE AGENDA

Moved by Ray Chartrand and seconded by Joe Steffler: Adopt Agenda
That the Agenda for the Public Meeting for Zoning Amendment 14-2020 and 40-2020 be adopted as circulated. Carried.

DISCLOSURE OF PECUNIARY INTEREST – None declared.

ZONING BY-LAW AMENDMENT APPLICATIONS

CAO/Clerk Brad Knight advised 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.

Plan 194, Part Park Lot 9, as RP 22R-1052, Part 2, Brussels Ward (David Schlumpf)

CAO/Clerk Brad Knight explained the purpose and intent of the proposed zoning by-law amendment. The By-Law proposes to amend the zoning to permit a proposed semi-detached dwelling on the subject property. He advised that Huron County Planner Laura Simpson had provided comments concerning the rezoning in a report to Council dated July 15th, 2020. The following points were noted in Ms. Simpson's report.

The By-Law proposes to change the zoning to 'Residential Medium Density Zone' (R2) from 'Residential Low Density Zone' (R1). The zone change is required to permit a proposed semi-detached dwelling on the subject property. The subject property is 0.22 acre and is vacant, designated Residential in the Huron East Official Plan and is within the Primary Settlement Area of Brussels. It was noted the submitted concept drawing of a semi-detached dwelling was consistent with the Huron East Zoning By-Law for a medium density residential property. It was also noted that one comment was received from a neighbouring landowner during the circulation of the application inquiring about the impact on their land value from the zoning amendment and the semi-detached design.

The Huron County Planning and Development Department advised the application conforms with the Huron East Official Plan policies and is appropriate for increasing residential density on a building lot and recommended approval of the zoning by-law amendment as circulated.

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

Temporary Use Zoning By-Law Amendment
Lot 35, Concession 14, Grey Ward, Miriam Terpstra

CAO/Clerk Brad Knight explained the purpose and intent of the proposed temporary use by-law. The temporary use by-law is to recognize an existing temporary secondary dwelling unit on the subject property as a condition of surplus dwelling severance C35/20. The subject land is to be rezoned ‘Agricultural Small Holding’ (AG4) from the surplus dwelling severance and designated Agriculture in the Huron East Official Plan.

He advised that Huron County Planner Laura Simpson had provided comments concerning the rezoning in a report to Council dated July 15th, 2020. The following points were noted in Ms. Simpsons report.

The by-law proposes to recognize an existing temporary dwelling unit on the subject property (mobile home) to be used by family as a condition of surplus dwelling severance C35/20. The temporary secondary dwelling unit will be required to be removed at the expense of the owner when it is no longer required or the temporary use by-law expires. The proposed by-law can be in effect for up to 20 years, with the renewal of the by-law requiring a further public meeting. It was noted in addition to the existing mobile home, the subject lands contain a residence, detached garage, and two sheds.

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 Huron County Planning and Development 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, is consistent with the Huron East Zoning By-Law and the 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 no written or verbal comments have been received from the public or any agencies.

Moved by Ray Chartrand and seconded by Joe Steffler:
That the Public Meeting for Zoning By-Law Amendment be closed at 7:12 p.m.
Carried.

Bernie MacLellan, Mayor

Brad Knight, CAO/Clerk