

PUBLIC MEETING**MUNICIPALITY OF HURON EAST****Tuesday, December 3rd, 2019 – 7:05 P.M.**

Huron East Municipal Council met in the Council Chambers of the Municipal Office, Seaforth on Tuesday, December 3rd, 2019 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 Planner Laura Simpson

CALL TO ORDER

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

CONFIRMATION OF THE AGENDA

Moved by Dianne Diehl and seconded by Brenda Dalton:
That the Agenda for the Public Meeting for Zoning Amendment 85-2019 be adopted as circulated. Carried.

Adopt Agenda

DISCLOSURE OF PECUNIARY INTEREST – None declared.

ZONING BY-LAW AMENDMENT 4-2019

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.

Part Lot 8, Concession 5, HRS, Registered Plan 22R-5803 Part 1, Tuckersmith Ward

CAO/Clerk Brad Knight explained the purpose and intent of the proposed zoning by-law amendment. The Temporary Use By-Law proposes to amend the zoning to allow the placement of a secondary dwelling unit in the front yard to provide additional housing for farm employees or farm family.

He advised that Huron County Planner Laura Simpson had provided comments concerning the proposed rezoning in a report to Council dated November 27th, 2019.

Huron County Planning and Development Department

Planner Laura Simpson attended before Council to present her report to Council on the proposed temporary use zoning by-law amendment application on Part Lot 8, Concession 5, HRS, RP 22R-5803 Part 1, Tuckersmith Ward. Ms. Simpson reviewed the report with the following points being noted:

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 temporary dwelling unit must be either a mobile home or modular home and designed to be movable. The temporary dwelling will be clustered with the existing buildings and will not be entitled to a severance from the farm parcel. 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. Ms. Simpson advised the Planning Act 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 Planning 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 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.

Moved by Gloria Wilbee and seconded by Larry McGrath:
That the Public Meeting for Zoning By-Law Amendment be closed at 7:11 p.m.
Carried.

Bernie MacLellan, Mayor

Brad Knight, CAO/Clerk