

MINUTES OF THE TOWNSHIP OF NORTH HURON
PLANNING ADVISORY COMMITTEE MEETING



Date: Tuesday, July 4, 2017
Time: 7:04 p.m.
Location: HELD IN THE TOWNSHIP COUNCIL CHAMBERS

MEMBERS PRESENT: Reeve Neil Vincent
Deputy Reeve James Campbell
Councillor Ray Hallahan
Councillor Bill Knott
Councillor Yolanda Ritsema-Teeninga
Councillor Trevor Seip
Councillor Brock Vodden
STAFF PRESENT: Larry McGregor, Director of Public Works
Kathy Adams, Director of Corporate Services / Clerk
Donna White, Director of Finance
Pat Newson, Director of Recreation and Facilities
Richard Al, Manager of Employee and Business Services
Laura Young, Planner
OTHERS PRESENT: Stephanie Morrison, Robert Fiori, Brenda Fiori

1. Call to Order

Reeve Vincent called the meeting to order at 7:04 pm.

2. Disclosure of Pecuniary Interest

None disclosed.

3. File

Temporary Use Zoning By-law Amendment
Part Lot 29, Registered Plan 22R1295 Parts 1 & 2, Concession 1, East
Wawanosh, Township of North Huron (38616 Blyth Road)

4. Purpose of this Public Meeting

The purpose of this public meeting is for the Planning Advisory Committee of the Township of North Huron to consult with the public on the zoning amendment identified above.

5. Requirement for the Public Meeting

This Public Meeting is required to be held pursuant to The Planning Act, R.S.O. 1990, as amended, which requires that Council shall hold at least one Public Meeting and that all property owners within 120 metres (400 feet) of the area affected shall be given Notice of the Meeting by the Clerk of the municipality.

Pursuant to The Planning Act, R.S.O. 1990, as amended, Council shall forward to such boards, commissions, authorities, or other agencies as Council considers may have an interest in the proposal sufficient information to enable them to understand it generally.

6. Purpose of the Zoning Amendment

The purpose of the proposed temporary use zoning by-law amendment is to permit a temporary secondary dwelling unit on Part Lot 29 Registered Plan 22R1295 Parts 1 & 2, Concession 1, East Wawanosh Ward, Township of North Huron (38616 Blyth Road). The temporary secondary dwelling unit is permitted to be used by farm employees or farm family who are involved in the farming operation and 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, designed to be moveable, and will have a maximum ground floor area of 130 sq. metres (1400 sq. feet). The temporary dwelling will be clustered with the existing buildings. The temporary dwelling 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.

This by-law amends Zoning By-law 82-2008, Township of North Huron Zoning By-law, for the duration of the temporary use.

7. Comments of the Huron County Planner

Laura Young, Planner, presented details of the proposed Temporary Use Zoning By-law Amendment.

8. Comments of the Applicant and/or Agent

There were no comments received from the applicant/agent.

9. Comments of Others

There were no comments received from others.

10. Planning Advisory Committee Members' Questions and/or Comments

Councillor Seip inquired regarding who is responsible in determining when the secondary dwelling is deemed as no longer required.

Laura Young, Planner, noted that this would be the responsibility of the owner to notify the Municipality.

Deputy Reeve Campbell inquired as to whether an additional 911/fire number would be required for the secondary dwelling.

Clerk Kathy Adams will investigate with Huron County 911.

11. Zoning By-law Procedure Following Public Meeting

- This is a Public Meeting of the Planning Advisory Committee, not a Council Meeting; thus, a decision of Council may or may not be made this evening.

- If the By-law is passed by Council, the Clerk is required to send Notice of the Passing of the By-law to all persons and agencies notified of this Public Meeting.

- There is a 20-day objection period from the time Notice of Passing of the By-law has been mailed by first class post, wherein submissions/letters of objection or support in respect to the passing of the by-law, will be received by the Clerk.

- If an objection is received, an Appeal is lodged with the Ontario Municipal Board (OMB) and at that point the Township no longer has any control over the time factor involved.

- If Council does not pass the by-law, the applicant may Appeal to the Ontario Municipal Board (OMB).

- If the by-law is passed and no objections are received within the objection period, the Clerk certifies that the by-law is in force and of effect as of the date of its passing and Notice is forwarded to the Huron County Planning & Development Department.

12. Recommendation of the Huron County Planning & Development Department

Laura Young, Planner, recommended approval of the proposed Temporary Use Zoning By-law Amendment.

13. Recommendation to Council from the Planning Advisory Committee

	A. Effect of Public Comments on Decision of Council	B. Effect of Agency Comments on Decision of Council (e.g. Planning, Public Works, Health Unit)
1. Council agrees with effects of input as contained in the planning report	Council concurs with the planning report regarding the effect of public and agency comments on the decision.	Council concurs with the planning report regarding the effect of public and agency comments on the decision.
2. No comments received	No public comments were received on this application so there was no effect on the decision.	No agency comments were received on this application so there was no effect on the decision.
3. Supportive comments received	Public comments were received in support of the application, the effect of which resulted in a decision to approve the application.	Agency comments were received in support of the application, the effect of which resulted in a decision to approve the application.
4. Concerns raised were addressed through conditions to approval or changes to mapping or text amendment	Public comments were received on the issue(s) of _____. The comments were address through (conditions to approval/changes to the mapping or text of the amendment).	Comments were received from agencies on the issue(s) of _____. The comments were address through (conditions to approval/changes to the mapping or text of the amendment).
5. Concerns raised did not influence the decision	Public comments were received on the issue(s) of _____. Comments were thoroughly considered but the effect did not influence the decision of Council to (approve/deny) the application.	Comments were received from agencies identifying the issue(s) of _____. Comments were thoroughly considered but the effect did not influence the decision of Council to (approve/deny) the application.
6. Concerns raised did influence the decision	Public comments were received on the issue(s) of _____, the effect of which influenced the decision of Council to (approve/deny) the application.	Comments were received from agencies identifying the issue(s) of _____. Comments were thoroughly considered but the effect did not influence the decision of Council to (approve/deny) the application.
7. Comments received in support and opposition to the application	Options from above 1A/3A/4A/5A/6A	Options from above 1B/3B/4B/5B/6B
8. Other	Additional wording deemed appropriate by Council	Additional wording deemed appropriate by Council

Council selected options 2A and 1B from the chart.

PAC07/17

MOVED BY: J. Campbell

SECONDED BY: R. Hallahan

THAT the Planning Advisory Committee hereby recommends to North Huron Council that the Temporary Use Zoning By-law Amendment, Part Lot 29, Registered Plan 22R1295 Parts 1 & 2, Concession 1, East Wawanosh, Township of North Huron (38616 Blyth Road); be approved.

CARRIED

14. Adjournment

PAC08/17

MOVED BY: B. Vodden

SECONDED BY: T. Seip

THAT there being no further business before the Planning Advisory Committee, the Public Meeting be hereby Adjourned at 7:17 pm.

CARRIED

Neil Vincent, Reeve

Kathy Adams, Clerk