

**MINUTES OF THE TOWNSHIP OF NORTH HURON**  
**PLANNING ADVISORY COMMITTEE MEETING**



**Date:** Tuesday, February 16, 2016  
**Time:** 7:03 p.m.  
**Location:** HELD IN THE TOWNSHIP COUNCIL CHAMBERS

**MEMBERS PRESENT:** Reeve Neil Vincent  
Deputy Reeve James Campbell  
Councillor Ray Hallahan  
Councillor Yolanda Ritsema-Teeninga  
Councillor Trevor Seip  
Councillor Brock Vodden  
Councillor Bill Knott

**STAFF PRESENT:** Sharon Chambers, CAO  
Kathy Adams, Director of Corporate Services / Clerk  
Donna White, Director of Finance  
Pat Newson, Director of Recreation and Facilities  
David Sparling, Director of Fire and Emergency Services  
Connie Goodall, Economic Development Officer  
Richard Al, Manager of Employee and Business Services  
Laura Young, Planner

**OTHERS PRESENT:** Kelsey Dunbar, Advance Times  
Denny Scott, Citizen  
Joe Hallahan, Bill Gregoriadis, Dixie Lee Arbuckle, Judy  
Lyons, Bill Farnell, Joyce Williamson, Tom Williamson, Peter  
Grey, Laura Young, Ann Hogg

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- 1. Call to Order**  
Reeve Vincent called the meeting to order at 7:03 PM.
  - 2. Disclosure of Pecuniary Interest**  
None noted.
  - 3. File**  
Zoning By-law Amendment  
Plan 174 Lot 1, Part Lot 2, Registered Plan 22R5497 Part 1,  
Blyth Ward, Township of North Huron (518 Dinsley Street)

Owner: Ronald Ferguson and Diane Ruth

Applicant/Agent: Brent Pryce

**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**

This proposed Zoning By-law Amendment affects Plan 174 Lot 1, Part Lot 2, Registered Plan 22R5497 Part 1, Blyth Ward, Township of North Huron (518 Dinsley Street). The By-law proposes to change the zoning to 'Residential Medium Density Zone (R2)' from 'Residential Low Density Zone (R1)'.

The subject lands require a zone change to permit a proposed triplex dwelling structure.

**7. Comments of the Huron County Planner**

Laura Young, Planner was present to provide verbal comments.

See attached report from the Huron County Planning & Development Department dated February 8, 2016 prepared by Laura Young, Planner.

**8. Comments of the Applicant and/or Agent**

**9. Comments of Others**

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

**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**

It is recommended that the application for re-zoning **be approved**.

**13. Recommendation to Council from the Planning Advisory Committee PAC04/16**

**MOVED BY:** T. Seip

**SECONDED BY:** B. Vodden

*THAT the Planning Advisory Committee hereby recommends to North Huron Council that the Zoning By-law Amendment as it applies to Plan 174 Lot 1, Part Lot 2, Registered Plan 22R5497 Part 1, Blyth Ward, Township of North Huron (518 Dinsley Street); Owner Ronald Ferguson and Diane Ruth; Applicant Brent Pryce; be approved.*

**CARRIED**

**14. Adjournment**

**PAC05/16**

**MOVED BY:** B. Knott

**SECONDED BY:** R. Hallahan

*THAT there being no further business before the Planning Advisory Committee, the Public Meeting be hereby Adjourned at 7:08 PM.*

**CARRIED**

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Neil Vincent, Reeve

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Kathy Adams, Clerk