

MINUTES OF THE TOWNSHIP OF NORTH HURON
PLANNING ADVISORY COMMITTEE MEETING



Date: Monday, January 15, 2018
Time: 7:25 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 Brock Vodden
Councillor Bill Knott

STAFF PRESENT: Dwayne Evans, CAO
Richard Al, Clerk/Manager of Information Technology
Donna White, Director of Finance
Pat Newson, Director of Recreation and Facilities
Sean McGhee, Director of Public Works
Kirk Livingston, Chief Building Official
Chad Kregar, Deputy Chief, FDNH
Matt Townsend, Deputy Chief FDNH
Laura Young, Huron County Planner
Laura Schreiner, Huron County Planner

OTHERS PRESENT: Denny Scott, Citizen
Adam Bell, CKNX
Art Versteeg, Reeve, Howick Township
Ron Davidson, Ron Davidson Land Use Planning Consulting Ltd.
Gary Rutledge, GJAJ Holdings Ltd.
Joe Hallahan, Murray Souch, Graham Jackson, Peter Uyl,
Linda Uyl, Irene Kellins, Patty Kellins, Brenda Gordon,
Brenda Linton, Dave Linton, Ernest Dow.

1. Call to Order

Reeve Vincent called the meeting to order at 7:25 pm.

2. Disclosure of Pecuniary Interest

None disclosed.

3. File

Zoning By-law Amendment

Pt Lots D, E and F, Registered Plan 173, Blyth Ward, Township of North Huron

Applicant: Ron Davidson Land Use Planning Consulting Inc.

Owner: GJAJ Holdings Ltd. c/o Gary Rutledge

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 Zoning Amendment is to change the zoning from Future Development (FD) to a series of Residential zones (R1, R2-17, R2-18 and R3). The zones will permit a mix of residential units: 16 single detached lots, 19 townhouse units, and a block to permit a retirement home are proposed. The two special R2 Zones will permit reduced minimum lot depths. The R2-17 Zone will recognize Queen Street as the exterior side lot line, and the R2-18 Zone permits a reduced rear yard setback of 5 metres and a maximum lot coverage of 54%.

7. Comments of the Huron County Planner

Laura Simpson, Huron County Planner presented details of the proposed Zoning By-law amendment.

L. Simpson noted that the application proposes changing zoning of the subject property from Future Development to a variety of Residential zones.

L. Simpson noted that comments have been received from neighbouring landowners and agencies however not all comments have been received and addressed at this time and as such the recommendation is to defer to the next Council meeting.

8. Comments of the Applicant and/or Agent

Applicant or Agent is/isn't present to provide verbal and/or written comments.

Ron Davidson, Ron Davidson Land Use Planning Consulting Inc., provided an overview of the proposed Zoning By-law amendment as well as details regarding the proposed Plan of Subdivision.

9. Comments of Others

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of North Huron before the by-law is passed, the person or public body is not entitled to appeal the decision of the Township of North Huron to the Ontario Municipal Board and may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body. Members of the public are asked to provide comment.

Comments received in writing in advance of the meeting from Brenda Gordon, Ernest Dow, Historic Saugeen Metis, Margaret Duarte, and the Municipality of Morris-Turnberry, were circulated.

Ernest Dow commented regarding the proposed development, noting concerns regarding additional traffic and drainage in the area.

Peter Uyl commented regarding concerns with a drain in the area and proposed a fence to separate the agricultural and residential lands.

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

Members of the Planning Advisory Committee are asked for any questions

or comments and reminded that a motion for the recommendation of the Committee will be called for toward the end of the public meeting (Agenda item 13).

Deputy Reeve Campbell noted that Maitland Valley Conservation Authority staff may be able to provide assistance in terms of applying for funding to assist with the repair of drainage features in the area.

Councillor Knott commented that input from the public is appreciated however noted that comments from the Township Engineer and Maitland Valley Conservation Authority would be required to answer many of the questions.

Dave Linton questioned the proposed street layout, specifically why two connections, one from North Street and one from Queen Street are required.

Dave Linton commented regarding the potential widening / requirement to bring North Street up to municipal standards and commented that winter maintenance of a widened street may be problematic for a residence that is already close to the road.

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 a zoning by-law amendment be **deferred** to the next available Council meeting to allow additional time for agency comments to be received.

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

Deputy Reeve Campbell inquired as to the developer's timeline.

Gary Rutledge, GJAJ Holdings Ltd. noted that the goal is to begin work on the initial stage of the development which includes construction of a four-plex and a three-plex, by the end of the summer.

Deputy Reeve Campbell commented regarding the possibility of calling a special meeting if required to assist with the timeline.

PAC01/18

MOVED BY: B. Vodden

SECONDED BY: B. Knott

THAT the Planning Advisory Committee hereby recommends to North Huron Council that the Zoning By-law Amendment, Pt Lots D, E and F, Registered Plan 173, Blyth Ward, Township of North Huron; Applicant: Ron Davidson Land Use Planning Consultant Inc.; Owner: GJAJ Holdings Ltd. c/o Gary Rutledge; be deferred to the next available Council meeting to allow additional time for all comments to be received and considered.

CARRIED

14. Adjournment

PAC02/18

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 7:54 pm.

CARRIED

Neil Vincent, Reeve

Richard Al, Clerk