

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



Date: Tuesday, September 6, 2016
Time: 7:10 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: Sharon Chambers, CAO
Kathy Adams, Director of Corporate Services / Clerk
Donna White, Director of Finance
Pat Newson, Director of Recreation and Facilities
Jeff Molenhuis, Director of Public Works
Richard Al, Manager of Employee and Business Services
Laura Young, Huron County Planner

OTHERS PRESENT: Denny Scott, Citizen
Steve Hill, Hank and Winnifred Kikkert

1. Call to Order

Reeve Vincent called the meeting to order at 7:10 pm.

2. Disclosure of Pecuniary Interest

None disclosed.

3. File

Zoning By-law Amendment

Part Lot 30, Concession 11, as RP 22R4466 Part 3 with Right of Way, East Wawanosh Ward, Township of North Huron (85769 Beecroft Line)

Owner & Applicant: Frogstream Holdings Ltd.

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 Part Lot 30, Concession 11, as RP 22R4466 Part 3 with Right of Way, East Wawanosh Ward, Township of North Huron (85769 Beecroft Line). The By-law proposes to change the zoning on a portion of the subject property to 'Agricultural Small Holding- Special Zone (AG4-10)' from 'Natural Environment- Limited Protection (NE2)'.

The subject lands require a zone change to permit a proposed residential dwelling. This application for rezoning is a condition of the severance file B68-15. The severance condition stated that the rezoning must include provisions to satisfy the Maitland Valley Conservation Authority and the Environmental Stewardship Coordinator. The AG4 Special Zone requires a 20 metre setback from the existing NE2 Zone boundary to create a buffer for the natural environment features from development and satisfy the consent approval condition.

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 August 30, 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

Planner states recommendation. In the absence of the Planner the recommendation is read from the attached report from the Huron County Planning and Development Department.

It is recommended that the application for re-zoning be **denied** as it is inconsistent with the Provincial Policy Statement, 2014 and does not conform with the North Huron Official Plan.

13. Recommendation to Council from the Planning Advisory Committee

PAC06/16

MOVED BY: B. Vodden

SECONDED BY: J. Campbell

THAT the Planning Advisory Committee hereby recommends to North Huron Council that the Zoning By-law Amendment, Part Lot 30, Concession 11, as RP 22R4466 Part 3 with Right of Way, East Wawanosh Ward, Township of North Huron (85769 Beecroft Line) Owner & Applicant: Frogstream Holdings Ltd.; be approved.

CARRIED

14. Adjournment

PAC07/16

MOVED BY: R. Hallahan

SECONDED BY: B. Vodden

THAT there being no further business before the Planning Advisory Committee, the Public Meeting be hereby Adjourned at 7:15 pm.

CARRIED

Neil Vincent, Reeve

Kathy Adams, Clerk