



Corporation of the Municipality of South Huron
Minutes-Public Meeting

Monday, November 6, 2017, 6:00 p.m.
Council Chambers - Olde Town Hall

Members Present: Maureen Cole - Mayor
 Dave Frayne - Deputy Mayor
 Tom Tomes - Councillor - Ward 1
 Marissa Vaughan - Councillor - Ward 1
 Wayne DeLuca - Councillor - Ward 2
 Craig Hebert - Councillor - Ward 2
 Ted Oke - Councillor - Ward 3

Staff Present: Dan Best, CAO
 Genevieve Scharback, Corporate Services Manager/Clerk
 Sandy Becker, Financial Services Manager/Treasurer
 Don Giberson, Environmental Services Director
 Jo-Anne Fields, Community Services Manager
 Sarah Smith, Huron County Planner
 Rebekah Msuya-Collison, Deputy Clerk

1. Call to Order

Mayor Cole called the meeting to order at 6:03 p.m.

2. Disclosure of Pecuniary Interest

None.

3. Purpose of Public Meeting

The Clerk advised that the purpose of this Public Meeting is to review applications for proposed amendments to the zoning by-laws of the former Township of Stephen and the former Township of Usborne, and to allow interested members of the public the opportunity to ask questions or offer comments with regard to the applications.

It was noted that Council will not make a decision at this meeting. Based on recommendations and information received at this meeting amending by-laws will be presented for approval at the Regular Council meeting.

A Public Registry is available, if any member of the public would like to be notified in writing of the decision on the applications they are required to provide their name and mailing address on the registry. A person or public body may appeal the decision if they have made an oral submission at this Public Meeting or a written submission to Council prior to the passing of the by-law.

4. Zoning By-Law Amendment - Miller

4.1 Zoning Amendment Application for #D14-09/17 - Miller

4.2 Planner S. Smith - Report re: Zoning By-Law Amendment - #D14-09/17

Ms. Smith, Huron County Planner, advised that this application is a condition of consent file #B46/17, granted, with conditions, by the County of Huron.

The severed lands require a zone change from General Agriculture (AG1) to Agricultural Small Holding (AG4). It is approximately 2.47 acres and contains a barn and shed.

The retained lands require a zone change from General Agriculture (AG1) to General Agriculture Special Provisions (AG1-24) in order to prohibit the construction of a new residential building. This parcel is approximately 128.49 acres and will continue to be used for agricultural purposes.

Motion: 431-2017

Moved: D. Frayne

Seconded: W. DeLuca

That South Huron Council receives the report from S. Smith, Huron County Planner re: Zoning By-Law Amendment D14-09/17 - Miller.

Disposition: Carried

4.3 Written Comments Received

One written comment was received from Jack Hodgert in support of the application by Brian Miller.

4.4 Comments-Council; Public in Attendance

5. Zoning By-Law Amendment - Norman Regier Farms Ltd.

5.1 Zoning Amendment Application for #D14/10/17 - Norman Regier Farms Ltd.

- 5.2 Planner S. Smith - Report re: Zoning By-Law Amendment #D14-10/17 - Norman Regier Farms Ltd.

Ms. Smith, Huron County Planner, advised that this application is a condition of consent file #B37/17, granted, with conditions, by the County of Huron.

The severed lands require a zone change from General Agriculture (AG1) to Agricultural Small Holding (AG4) to recognize a residential use. The parcel is approximately 1.94 acres and contains a residence and accessory building.

The retained lands require a zone change from General Agriculture (AG1) to General Agriculture Special Provisions (AG1-1) in order to prohibit the construction of a new residential building. This parcel is approximately 96.77 acres and will continue to be used for agricultural purposes.

Motion: 432-2017

Moved: M. Vaughan

Seconded: C. Hebert

That South Huron Council receives the report from S. Smith, Huron County Planner re: Zoning By-Law Amendment D14-10/17 - Norm Regier Farms Ltd.

Disposition: Carried

- 5.3 Written Comments Received

None.

- 5.4 Comments - Council; Public in Attendance

6. Zoning By-Law Amendment - Christie

- 6.1 Zoning Amendment Application for #D14-11/17 - Christie

- 6.2 Planner S. Smith - Report re: Zoning By-Law Amendment #D14-11/17 - Christie

Ms. Smith, Huron County Planner, advised that this application is a condition of consent file #B46/17, granted, with conditions, by the County of Huron.

The severed lands require a zone change from General Agriculture (AG1) to Agricultural Small Holding (AG4) to recognize a residential use. This

parcel is approximately 1.6 acres and contains a residence and accessory building.

The retained lands require a zone change from General Agriculture (AG1) to General Agriculture Special Provisions (AG1-25) in order to prohibit the construction of a new residential building. It includes an area zoned Natural Environment (NE1) which will remain under this zone. This parcel is approximately 128.4 acres and will continue to be used for agricultural purposes.

Motion: 433-2017

Moved: C. Hebert

Seconded: T. Tomes

That South Huron Council receives the report from S. Smith, Huron County Planner re: Zoning By-Law Amendment #D14-11/17 - Christie

Disposition: Carried

6.3 Written Comments Received

Written comments from the Upper Thames Conservation Authority, included in the Agenda package, noted no concerns with the Zoning By-law Amendment.

Written comments were received from Joe and Nancy Vink noting that they had no objection to the rezoning on the condition that it would not affect future expansion of their dairy operation. This correspondence was read at meeting time.

Planner S. Smith confirmed that the rezoning would have no effect on any future expansion of the Vink dairy operation.

6.3.1 Upper Thames Conservation Authority

6.4 Comments - Council; Public in Attendance

7. Close Public Meeting

Motion: 434-2017

Moved: D. Frayne

Seconded: T. Tomes

That South Huron Council now closes this Public Meeting at 6:16 p.m. and reconvenes the Regular Council meeting.

Disposition: Carried

Maureen Cole, Mayor

Genevieve Scharback, Clerk