



**Corporation of the Municipality of South Huron**  
**Minutes-Public Meeting**

**Monday, March 19, 2018, 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  
                              Ted Oke - Councillor - Ward 3

Member Regrets:     Wayne DeLuca - Councillor - Ward 2  
                              Craig Hebert - Councillor - Ward 2

Staff Present:         Dan Best, CAO  
                              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, Clerk

1.     Call to Order

Mayor Cole called the meeting to order at 6:02 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 zoning by-law amendments 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 any of the applications they are required to

provide their name and mailing address on the applicable 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. Application for D14-04/2018 Hayter

4.1 S. Smith, Huron County Planner-Report #D14-04/2018

Ms. Smith noted that her report has been prepared to accompany third and final reading of the Zoning By-law that received first and second reading only held at the March 5th Council meeting. She advised that conditional approval of consent #B05-2018 has now been granted by Huron County.

**Motion:** PL#9-2018

**Moved:** M. Vaughan

**Seconded:** D. Frayne

**That South Huron Council receives the report from S. Smith, Huron County Planner re: Zoning By-Law Amendment D14-04/2018 - Hayter.**

**Disposition:Carried**

4.2 Written Comments Received

None.

4.3 Comments-Council; Public in Attendance

None.

5. Application for D14-03/2018 Glazier

5.1 Application

5.2 S. Smith, Huron County Planner - Report #D14-03/2018

Ms. Smith reviewed her report noting the purpose of this application is to amend the existing RC2-1 site specific zoning on this property and to allow for the construction of an accessory work shed for the campground and is seeking relief from height and location for the accessory structure. The applicant is also requesting site specific zoning to permit future construction of a permanent roof/building above the existing pool.

Ms. Smith advised that since the planning report was prepared and included in the Council package, the applicant has indicated the requested

7m height for accessory structure does not meet the requirement needed for the building per their engineered drawings. The new requested height is 7.6 metres. She noted that this Zoning By-law Amendment is consistent with the South Huron Official Plan and Township of Stephen Zoning By-law.

**Motion:** PL#10-2018

**Moved:** T. Tomes

**Seconded:** T. Oke

**That South Huron Council receives the report from S. Smith, Huron County Planner re: Zoning By-Law Amendment D14-03/2018 - Glazier.**

**Disposition: Carried**

5.3 Written Comments Received

None

5.4 Comments-Council; Public in Attendance

Council asked whether the current application continues under the existing site plan agreement and Planner Smith confirmed this information.

6. Application for D14-07/2018 West Corner Farms Ltd

6.1 Application

6.2 S. Smith, Huron County Planner - Report #D14-07/2018

Ms. Smith reviewed her report noting the purpose of this application is to change zoning on the severed parcel from General Agriculture (AG1) to Agriculture Small Holding (AG4) to recognize a residential use in the agricultural area. The retained lands require a rezoning from General Agriculture (AG1) to General Agriculture Special Provisions (AG1-1) in order to prohibit construction of a new residence as required by the Provincial Policy Statement and the South Huron Official Plan. The retained lands will continue to be used for agricultural purposes.

This amendment will satisfy a condition of consent #B64/17.

**Motion:** PL#11-2018

**Moved:** M. Vaughan

**Seconded:** T. Oke

**That South Huron Council receives the report from S. Smith, Huron County Planner re: Zoning By-Law Amendment D14-07/2018 - West Corner Farms Ltd.**

**Disposition: Carried**

6.3 Written Comments Received

None.

6.4 Comments-Council; Public in Attendance

None.

7. Application D14-09/2018 Oakwood (Forrester)

7.1 Application

7.2 S. Smith, Huron County Planner - Report #D14-09/2018

Ms. Smith reviewed her report noting the purpose of this application is to change zoning of the lands to be severed from RC3 (Recreational Commercial) to RC1-2 (Recreational Residential Special Provisions) to match the zoning of the recreation residential parcel to which the lands will be added.

This will not require a formal application to amend the South Huron Official Plan and this rezoning satisfies a condition of consent #B57/2015.

**Motion:** PL#12-2018

**Moved:** M. Vaughan

**Seconded:** T. Tomes

**That South Huron Council receives the report from S. Smith, Huron County Planner re: Zoning By-Law Amendment D14-09/2018 - Oakwood Inn Golf and Country Club (Grand Bend) Inc. (Forrester)**

**Disposition: Carried**

7.3 Written Comments Received

Planner Smith advised that correspondence in support of the application was received today and has been distributed to Council at this meeting.

#### 7.4 Comments-Council; Public in Attendance

None.

### 8. Application D14-10/2018 Housekeeping Second Units

#### 8.1 S. Smith, Huron County Planner - Report #D14-10/2018

Ms. Smith reviewed her report noting the purpose of this application is to change zoning for the Town of Exeter Zoning By-law #30- 1978 to include policies for secondary dwelling units. This Housekeeping amendment proposes the implementation of a provincial directive and changes made by Bill 140 Strong Communities through Affordable Housing Act 2011 which outlines tools designed to implement affordable housing options in Ontario.

The By-law amendment outlines a new definition for “Secondary Unit”, permits second units in the R1, R2, and R3 zones of the Town of Exeter, and implements General Policies in the Residential Zones of Exeter for Second Units.

**Motion:** PL#13-2018

**Moved:** D. Frayne

**Seconded:** T. Tomes

**That South Huron Council receives the report from S. Smith, Huron County Planner re: Zoning By-Law Amendment D14-10/2018 - Housekeeping.**

**Disposition: Carried**

#### 8.2 Written Comments Received

Written comments were received from Karen Rollins-Beneteau and included in the agenda package.

#### 8.3 Comments-Council; Public in Attendance

Council asked for clarification on zone restrictions and why there is no amendment for the former Township of Stephen and the former Township of Osborne Zoning By-Laws. Planner Smith explained current zone

differences between the two By-laws and the Exeter Zoning By-law and that changes will be captured for the two other By-Laws when the comprehensive By-Law is brought forward.

9. Close Public Meeting

**Motion:** PL#14-2018

**Moved:** T. Oke

**Seconded:** M. Vaughan

**That South Huron Council now closes this Public Meeting at 6:21 p.m. and reconvenes the Regular Council meeting.**

**Disposition:Carried**

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Maureen Cole, Mayor

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Rebekah Msuya-Collison, Clerk