



Corporation of the Municipality of South Huron
Committee of the Whole
Minutes

Monday, June 11, 2018, 6:00 p.m.
Olde Town Hall-Carling Room

Members Present: Maureen Cole - Member
 Dave Frayne - Member
 Tom Tomes - Member
 Marissa Vaughan - Member
 Wayne DeLuca - Chair
 Craig Hebert - Member

Member Regrets: Ted Oke - Member

Staff Present: Dan Best, CAO
 Sarah Smith, Huron County Planner
 Rebekah Msuya-Collison, Clerk

1. Meeting Called to Order

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

2. Appointment of Chair

Motion: CW#25-2018

Moved: C. Hebert

Seconded: D. Frayne

That Wayne DeLuca is appointed as Chair for the June 11, 2018 Committee of the Whole meeting.

Disposition: Carried

3. Amendments to the Agenda, as Distributed and Approved by Council

There were no amendments to the agenda.

4. Disclosure of Pecuniary Interest and the General Nature Thereof

None.

5. Reports

5.1 Planning - Municipality of South Huron Comprehensive Zoning By-Law

5.1.1 Review Zoning By-Law Changes

CAO Best presented the framework for the Comprehensive Zoning By-Law changes noting that the revised document changes are highlighted in blue. Planner Smith went through the changes in the document section by section.

The Committee requested clarification of Loading Space Requirements and Planner Smith confirmed that existing commercial will be grandfathered in but she will look into average square footage in the municipality.

The Committee requested clarification on which zones allow storage containers. Planner Smith confirmed that a brewing establishment includes beer, wine and/or cider in the definition under the Commercial Zone. The Committee requested adding "crematorium" to permitted uses in the Commercial Zone.

The Committee confirmed certain residential specific zones will have interior side yard minimums of 1.8 metres rather than the 1.5 metres in the draft and 7.5 metres front yard rather than the 5 metres in the draft.

5.1.2 Checklist of Decisions - Talking Points

The Committee reviewed the checklist of decisions provided in the agenda.

Item	Description	Planning Recommendation	Committee Decision
3.30.4	Exceptions to Keeping Livestock Allows keeping of livestock at a dwelling for maximum 2 horses for primary transportation.	Remove general provision. South Huron not horse drawn dominate.	Approved recommendation
8.2	Natural Environment Zone 1 (NE1) Permitted Structured	Perhaps add provision to cap at 100 square metre maximum ground floor area. To control built structures in natural environment areas i.e. "accessory buildings and structures (100 square metre maximum ground floor size) for the maintenance of the permitted uses as well as . . .	Approved recommendation

14.4.6	Setback for extractive building In draft 1 was 300m separation distance from dwelling on same lot or separate lot.	Recommend 90 metres to dwelling on same lot, retain 300m distance to separate lot.	Approved recommendation
15.5	Lakefront Front Yard in LR1 zone Historically able to choose between frontage. Can cause issues for building permit and interpretation if constant flip/flop	Recommend define lakefront properties with Lake Huron as frontage. Matches lakeshore communities throughout Huron County. Doesn't cause issue with location of accessory garage for example.	Approved recommendation
19.8	Yards in Huron Park Properties fronting municipal street, front yard has been defined as between dwelling and parkland, and rear yard between residential unit and street.	Planning recommendation to remove requirement or determination of yard. Let the road be determined the yard as standard throughout By-law.	Approved recommendation but requested follow-up with property owner

24.5	Highway Commercial Maximum Number of Uses Draft By-law stated maximum 2 main uses per lot in C3 zone	Planning recommendation to remove requirement. Let parking and site provisions prevail. There are existing cases of multiple uses per lot.	Approved recommendation
24.11.1 27.5.1	Automobile Storage Area Currently minimum 5 parking space for service bay and 10 parking space for in sequence for automatic car wash	5 spaces and 10 spaces respectively are recommended. Does Council feel higher minimum space requirement is warranted?	Approved recommendation
24.11.1 27.5.2	Location of Car Wash Draft By-law had provision of minimum 10m separation to residential, park, place of worship, community centre, funeral home, convalescent home, home for aged, nursing home, or hospital	Remove requirement for minimum setback as not required. Zones determine location and permitted uses.	Approved recommendation

Throughout	Added Permitted Uses	Planning recommendation for additional uses noted in blue be added to respective zones.	Approved recommendation
Throughout	Increased height provisions	Height provisions increased in appropriate zones to reflect change from height measured to mid peak versus new measure to top of roof. Recommended increased heights be adopted.	Approved recommendation

5.1.3 Commercial/Industrial Zone in Exeter

CAO Best noted that the amended By-Law must conform to the South Huron Official Plan, the Huron County Official Plan and the Provincial Policy Statement. CAO Best will prepare a report to Council for the June 18, 2018 meeting outlining steps for commercial development for the Thames Road Corridor.

5.1.4 Cannabis

The Committee discussed key challenges such as odour and lighting and updates brought forward through AMO and ROMA.

5.1.5 Estate Winery

The Committee discussed the definition of Estate Winery to be added to the By-Law.

CAO Best discussed next steps and advised that staff will make another revision with these changes and this will be the document that will be taken back to Council.

6. Adjournment

Moved: D. Frayne

Seconded: M. Vaughan

That South Huron Committee of the Whole does now adjourn at 8:46 p.m.

Disposition: Carried

Wayne DeLuca, Chair

Rebekah Msuya-Collison, Clerk