



Corporation of the Municipality of South Huron
Minutes-Public Meeting

Monday, February 4, 2019, 6:00 p.m.
Council Chambers - Olde Town Hall

Members Present: George Finch, Mayor
Jim Dietrich, Deputy Mayor
Dianne Faubert, Councillor - Ward 1
Marissa Vaughan, Councillor - Ward 1
Aaron Neeb, Councillor - Ward 2
Ted Oke - Councillor - Ward 3

Member Regrets: Barb Willard, Councillor - Ward 2

Staff Present: Megan Goss, Human Resources & Strategic Initiatives Officer
Mark Elston, Manager of Public Works
Don Giberson, Environmental Services Director
Sandy Becker, Director of Financial Services
Rebekah Msuya-Collison, Clerk
Dan Best, Chief Administrative Officer/Deputy Clerk

Others Present: Denise Van Asmerfoort, Huron County Planner
Sarah Smith, Huron County Planner

1. Call to Order

Mayor Finch called the meeting to order at 6:04 p.m. He introduced County Councillor Bernie MacLellan, Mayor of Huron East who attended the Public meeting on the proposed Subdivision application on behalf of Huron County Council.

2. Disclosure of Pecuniary Interest

None.

3. Purpose of Public Meeting

The Clerk read the purpose of the Public Meeting which was held to obtain public comment on a proposed Plan of Subdivision under Section 51 of the Planning Act and to consider and review the proposed Zoning By-Law amendment to By-Law #69-2018 under Section 34 of the Planning Act and proposed Official Plan amendment #17 under Section 17 & 22 of the Planning Act. The Public meeting

is held to allow interested members of the public the opportunity to ask questions or offer comments with regard to the applications.

The Clerk advised that Council will not make a decision on the proposed amendments at this Public Meeting but based on the recommendations and information received at this Public Meeting, the proposed amendments will be presented for approval at a regular Council meeting. Huron County Council is the approval authority for amendments to local Official Plans and Subdivision Agreements.

The Clerk noted the location of the two Public Registries, one for the combined proposed Zoning and Official Plan Amendment and the other for the proposed Subdivision Agreement and noted that if any member of the public would like to be notified in writing of the decision on an application they are to provide their name and mailing address on the registry. She noted that 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 a By-law.

4. Combined Plan of Subdivision 40T18002, OPA Amendment #17 and Zoning By-Law Amendment Z19/2019 (GSP Group Inc. c/o Brandon Flewwelling)

4.1 Application - Plan of Subdivision

4.2 Combined OPA and Zoning Amendment Application

4.3 D. Van Amersfoort, Senior Huron County Planner - Report Plan of Subdivision 40T18002

6:06 p.m. Huron County Senior Planner D. Van Amersfoort presented her reports on the proposed plan of subdivision and proposed Official Plan amendment and Rezoning amendment concurrently.

4.3.1 GSP Group Inc. Memo - Class EA Process

4.4 D. Van Amersfoort, Senior Huron County Planner - Report - OPA No. 17 and Zoning By-law Amendment Z19/2018

4.4.1 Pinnacle Quality Homes - R39 Concept Plan

4.4.2 By-Law for Zone Amendment

Planner Van Amersfoort advised Council that for the purpose of this report, the Zoning By-law Amendment was divided into two sections: the zone changes required to facilitate the proposed Plan of Subdivision and the zone changes required to facilitate the proposed stacked townhouse development.

Planner Van Amersfoort noted that South Huron Comprehensive Zoning By-law does not have provisions for the type of development proposed by the applicant so the R3-9 zone is a site-specific zone. She recommended that Council hold the Public Meeting for the purpose of obtaining input from the public on the proposed amendments but defer making a decision at this time. She advised that a subsequent planning report will be provided with a formal recommendation at a future Council meeting.

4.5 Written Comments Received

4.5.1 Historic Saugeen Métis, Chris Hachey - Correspondence dated January 29, 2019

4.5.2 Huron County Catholic District School Board, Anne Marie Nicholson - Correspondence dated January 30, 2019

4.5.3 Canada Post, Frances Aparicio - Correspondence dated January 28, 2019

4.6 Comments-Council; Public in Attendance

6:23 p.m. Brandon Flewwelling, Senior Planner GSP Group Inc. introduced himself, Montana Wilson of MTE Consultants Inc. and John Minen, developer. Mr. Flewwelling advised that Phase 1 is the primary focus and presented a powerpoint presentation outlining details and scope of the proposed development. He outlined the requirements for a Class EA process.

Council had no comments at this time. Mayor Finch asked for comments from the public in attendance and gave a reminder to sign the public registries.

Lori Pozniak of 506 Andrew Street asked whether the proposed units will be purchased or are to be rentals. She further asked whether they would be geared to income housing included in the project.

Mr. Flewwelling answered that the units will be purchased and priced according to market conditions.

6:35 p.m. Charles Miner of 41 Simcoe Street advised that his property is adjacent to the proposed development and expressed concerns about the very tight property lines and whether there was enough room for public access into the project. He noted concerns with his loss of privacy, snow

removal difficulties because of the space issue and poor sightlines for vehicle entering and exiting the units.

Mr. Miner said that the property for the proposed development is higher than his and he is concerned with drainage issues if that property is made more impervious to water. He noted that the proposal looks at 1 1/2 parking spaces per unit and that most people have two cars which could create a spill over to adjacent properties.

Mr. Flewwelling advised that what has been provided is conceptual at this time and drainage will be taken into consideration. He said that when the detailed designs are complete they will be reviewed by the municipality and drainage will be a part of those detailed plans.

6:41 p.m. Vicki Gower of 95 Simcoe Street said that she has concerns about how three dwellings will fit in that area. She noted drainage concerns as there is a creek that has overflowed into her back yard. She also noted concerns that there is no greenspace for the dwellings in the proposed plan.

Montana Wilson of MTE Consultants Inc. provided a brief description of the proposed dry ponds and said that if there are storm events, excess water will go into ponds and slowly drain.

Ms. Gower expressed further concerns about setbacks and three dwellings fitting on the property. She noted that the area is currently used by neighbours as green space.

Mr. Flewwelling advised that in the applications, they have requested slightly smaller dwelling sizes than currently are permitted and are efficiently using the land. He noted that this is privately owned property and in an area of town where development is expected to occur.

Ms. Gower asked whether a fence between the development and neighbouring properties would be part of the plan. Mr. Flewwelling responded that the intent is to separate the area but that it is just discussion at this point.

6:46 p.m. Larry Markle the owner of 71 and 73 Simcoe has concerns about the entrance into the development and he says that Albert Street sits on his driveway. He is concerned about room for snow removal and sewers encroaching on his land.

Mr. Flewwelling answered that the road design will meet full requirements for a municipal road and that snow removal requirements will be met. The

proposed design has looked at sewers and water and noted that there is sufficient room and that the property has been recently surveyed. He said that if there is a concern, they will have extra stakes put in.

Mr. Markle expressed further concern about encroachment on his property for sidewalks. Mr. Flewwelling advised the developer Mr. Meinen was here and could speak directly as that is not part of this subdivision application.

John Meinen introduced himself as the developer for the proposed project and a builder from Stratford Ontario. He thanked the public for their concerns. He said that he has been in business since 1998 and has been a part of different Homebuilders Associations and has built in Mitchell and Bayfield. He advised that housing affordability is out of reach and one of the reasons is lack of housing supply. He invited anyone who has a concern with the proposed development to speak to him.

Motion: PL#004-2019

Moved: A. Neeb

Seconded: T. Oke

That South Huron Council receives the report from D. Van Amersfoort, Huron County Planner re: Plan of Subdivision 40T18002.

Disposition: Carried

Motion: PL#005-2019

Moved: J. Dietrich

Seconded: D. Faubert

That South Huron Council receives the report from D. Van Amersfoort, Huron County Planner re: Official Plan Amendment D09-OPA 14 and Zoning By-Law Amendment D14-Z14-2018.

Disposition: Carried

5. Close Public Meeting

Motion: PL#006-2019

Moved: A. Neeb

Seconded: T. Oke

That South Huron Council now closes this Public Meeting at 6:53 p.m. and reconvenes the Regular Council meeting.

Disposition: Carried

George Finch, Mayor

Rebekah Msuya-Collison, Clerk