



Corporation of the Municipality of South Huron
Minutes-Public Meeting

Monday, July 15, 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
Barb Willard, Councillor - Ward 2
Ted Oke - Councillor - Ward 3

Staff Present: Dan Best, Chief Administrative Officer/Deputy Clerk
Sandy Becker, Director of Financial Services
Don Giberson, Director of Infrastructure and Development
Scott Currie, Community Services Manager
Megan Goss, Acting Manager
Jeremy Becker, Fire Chief
Dwayne McNab, Chief Building Official
Stacey Jeffery, Climate Change Officer
Rachel Anstett, HR Coordinator
Justin Finkbeiner, Administrative Assistant
Rebekah Msuya-Collison, Director of Legislative Services/Clerk

Others Present: Denise Van Amersfoort, Huron County Senior Planner
Sarah Smith, Huron County Planner

1. Call to Order

The meeting was called to order at 6:04 p.m.

2. Disclosure of Pecuniary Interest

None.

3. Purpose of Public Meeting

The Clerk read the purpose of the Public Meeting which was to consider and review the proposed Zoning By-Law amendment to By-Law #69-2018 under section 34 of the *Planning Act*. The meeting was also to allow interested

members of the public the opportunity to ask questions or offer comments with regard to the application. She advised that Council would not make a decision on the proposed amendments at the Public Meeting but that based on the recommendations and information received at this Public Meeting, the proposed amendments would be presented for approval at a regular Council meeting.

The Clerk noted that the Public Registry was located on the table by the door and that if any member of the public wanted to be notified in writing of the decision on the application, they are to provide their name and mailing address on the registry. She added 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. Application for D14-Z19-2018

4.1 Rezoning - Public Notice

4.2 S. Smith, Planner and D. Van Amersfoort, Senior Planner - Report

Planner Van Amersfoort gave a powerpoint overview on the application and noted that this is the first stacked townhouse development in Huron County and as such the Applicant is requesting certain site specific provisions. Planner Van Amersfoort described the access off Simcoe Street and the intention for no parking on Street "A" of the development. She outlined the proposed parking spaces for the three buildings and noted that legal access may have to be put in place in the future to establish an easement for storm water management. She also noted that there is an opportunity for a future roadway connection opportunity to Street "A".

Planner Van Amersfoort added that the Applicant's Planner and Huron County Planning and Development have agreed to most modifications including concerns regarding overall height of the project, integration into the existing neighbourhood and the accommodation of greenspace that were some of the reasons for the initial deferral. Staff are recommending that the minimum required 1.5 parking spaces be retained and full analysis noted in staff report. She noted that her report outlines where this site does not match the zoning by-law.

Planner Van Amersfoort noted that the South Huron Official Plan does direct efficient use of land and services and this development does that well but the Planning Department has some concern with parking. She added that Huron County Planning and Development are very supportive of stacked townhouses and this type of development has many merits,

however, they also want to ensure safe ingress and egress and thoroughly consider long term impacts.

Mayor Finch asked for questions from Council. Councillor Vaughan asked whether Street "A" could provide relief from parking. Planner Van Amersfoort responded that a thoroughfare is not appropriate from a site line perspective as it is not sized appropriately for parking and parking would be prohibited year round. She added that this was a decision at the Plan of Subdivision stage.

Councillor Vaughan asked whether there was an opportunity for connection as Street "A" is currently being constructed. CAO Best noted that the developer will have to maintain their own parking within their own footprint and if there is overflow, it cannot go on a municipal street. He added that there has to be capacity on site or another arrangement in place for overflow parking.

Motion: PL#014-2019

Moved: A. Neeb

Seconded: J. Dietrich

That South Huron Council receives the report from S. Smith and D. Van Amersfoort, Huron County Planners re: Zoning By-Law Amendment D14-Z19-2018.

Disposition: Carried

4.3 Written Comments Received

Planner Van Amersfoort noted that Karen Alexander has submitted written comments at this Public meeting to be entered into the record. Planner Van Amerfoort outlined that comments were predominately about works occurring at the adjacent plan of subdivision site and general changes in area due to development/construction.

4.4 Comments-Council; Public in Attendance

6:23 p.m. Brandon Flewweling, Planning Consultant for the Applicant presented an overview of the proposed development and noted that the proposed access to Simcoe Street and to Street "A" ensure two points of access to the development. He noted that staff tried multiple layouts before coming to this proposal. He gave an overview of parking requirements from other zoning by-laws and noted different rates for different municipalities and that the parking ratio hadn't been changed. He

stated that of those municipalities having reduced parking he is not aware of any identified parking issues.

Planner Flewweling noted that the site will still look the same with either 1.25 or 1.50 parking units regardless as parking setbacks of buildings and location of buildings are the same. There will be fewer housing units in the development at 1.25 spaces per unit as one space dedicated per unit. He added that additional parking spaces can be unitized and sold to condo owners. He asked Council to consider 1.25 ratio to provide a higher density and advised the applicant is alright with a 'buyer beware' market demand and to let the market dictate who will purchase a unit. He added that all other site specific zoning issues have been addressed by Huron County Planning and the Developer.

Councillor Oke asked whether Planner Flewweling has contacted any of the municipalities listed in his presentation to see if they have had any issues with the parking ratio. He advised that he had not and has gone on assumption that the age of the zoning by-laws is indicative that the ratio is working.

Councillor Willard asked what age of purchaser the developer is targeting for the development and whether there would be restrictions with regards to age. Planner Flewweling responded that the Developer will let the market dictate but that the Developer has found quite an age range in other similar developments from first-time home buyers to those that want to downsize and have less maintenance.

Councillor Neeb asked for a price point however Planner Flewwelling advised he does not know and that would depend on the number of units within the development.

6:38 p.m. Wendy Haggitt asked for the approximate price point and whether the owners of the units would be able to rent out the units. Planner Flewweling advised that this would be outlined in the Condo Declaration and Description which outlines applicable rules and policies and that this has not been laid out yet.

No other comments or questions for or against the application were noted.

5. Close Public Meeting

Motion: PL#015-2019

Moved: T. Oke

Seconded: A. Neeb

That South Huron Council now closes this Public Meeting at 6:41 p.m. and reconvenes the Regular Council meeting.

Disposition: Carried

George Finch, Mayor

Rebekah Msuya-Collison, Clerk