



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

**Monday, September 16, 2019, 6:00 p.m.**  
**Council Chambers - Olde Town Hall**

Members Present: George Finch, 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

Member Regrets: Jim Dietrich, Deputy Mayor

Staff Present: Sandy Becker, Director of Financial Services  
Don Giberson, Director of Infrastructure and Development  
Scott Currie, Community Services Manager  
Shawn Young, Environmental Services Manager  
Rebekah Msuya-Collison, Clerk

Others Present: Sarah Smith, Huron County Planner

1. Call to Order

The meeting was called to order at 6:03 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 and the proposed Official Plan Amendment under Sections 17, 22 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 applications.

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. She advised that Huron County Council is the approval authority for amendments to local Official Plans.

She 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 an 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 combined Official Plan Amendment (SHU OPA#18) and Zoning By-law Amendment (D14-Z06-2019) Rasenberg (Culbert)

4.1 Application

4.2 S. Smith, Huron County Planner - Report

Planner Smith gave a powerpoint overview on the application and noted that the Applicant proposes to add a residential dormitory for staff and play hands on the subject lands associated with the existing Huron Country Playhouse. Ms. Smith added that concurrent consent application has been submitted to the County of Huron to add the area under the proposed Official Plan Amendment and Zoning By-Law Amendment to the existing parcel at as an enlargement to the existing parcel so lands can function as one lot.

Planner Smith reviewed the official plan amendment to recreational designation. She noted that the proposed use of the site for a dormitory is proposed accessory to the existing recreational use for temporary accommodation of stagehands and playhouse workers. A site specific amendment to the Zoning By-law is required as the proposed use of the subject lands is for a dormitory and will permit human habitation and plumbing in this accessory structure. The applicant has also sought a site specific provision to permit a building height of 11 metres for this proposed structure.

Planner Smith noted comments received from adjoining neighbour and advised that applicant and neighbour are working through a potential design which is subject to Site Plan Control and not part of the zoning and official plan amendments.

**Motion:** PL#019-2019

**Moved:** A. Neeb

**Seconded:** B. Willard

**That South Huron Council receives the report from S. Smith, Huron County Planner re combined Official Plan Amendment SHU OPA #18 and Zoning By-law Amendment D14-Z06-2019.**

**Disposition: Carried**

4.3 Written Comments Received

4.3.1 Ausable Bayfield Conservation Authority

No concerns were noted.

4.4 Comments-Council; Public in Attendance

No questions from members of Council.

No questions from Public in attendance. Alan Card representative from Drayton Entertainment was in attendance at the meeting.

5. Close Public Meeting

**Motion:** PL#020-2019

**Moved:** D. Faubert

**Seconded:** M. Vaughan

**That South Huron Council now closes this Public Meeting at 6:12 p.m. and reconvenes the Regular Council meeting.**

**Disposition: Carried**

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George Finch, Mayor

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Rebekah Msuya-Collison, Clerk