



Corporation of the Municipality of South Huron

Minutes-Public Meeting

Monday, April 4, 2022, 5:00 p.m.

Hybrid Meeting - South Huron Council Chambers

Live Video Feed - <https://www.southhuron.ca/en/government/agendas-and-minutes.aspx>

- 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 (remote)
Ted Oke, Councillor - Ward 3
- Staff Present: Dan Best, Chief Administrative Officer/Deputy Clerk
Rebekah Msuya-Collison, General Manager of Corporate Services
Vanessa Culbert, Planning Coordinator
- Others Present: Craig Metzger (remote), Bob Black (remote), Tania Vincent (remote), Robert Pertschy (remote)

1. Call to Order

Mayor Finch called the meeting to order at 5:00 p.m.

2. Disclosure of Pecuniary Interest

None.

3. Purpose of Public Meeting

The Clerk read the purpose of this Public Meeting of the Council of the Corporation of the Municipality of South Huron is to consider and review the proposed Zoning By-Law amendment to By-Law #69-2018 under section 34 of the Planning Act and added that the meeting is also 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 would not make a decision on

the proposed amendments at this Public Meeting but that based on the recommendations and information received at this Public Meeting, the proposed amendment would be presented for approval at a regular Council meeting.

The Clerk noted that in order to be placed on the Public Registry for the applications to contact her directly and that if any member of the public would like to be notified in writing of the decisions on either application, they are to provide their name and mailing address to her. 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 the By-law.

4. Application for Z02-2022 Palen

4.1 C.Metzger- Huron County Planner Report and Presentation

Planner Metzger provided Council an overview of the application proposing to change the zoning of the subject lands from D (Future Development) to R1-H (Residential Low Density) and R1-24-H (Residential Low Density – Special Zone). He noted that property frontage calculations will still meet normal requirements and he outlined next steps including approvals and drain assessment. Planner Metzger added that Ausable Bayfield Conservation Authority did not identify any natural heritage or natural hazard concerns and they have not yet received their commenting fee. Planner Metzger noted that Huron County Public Works had no concerns.

Planner Metzger noted he received inquiries on the drainage along the proposed lots around King Street and another concern about potential lights and noise in the future. Planner Metzger noted that when the plan comes forward, the neighbour will be circulated and able to provide comments. Planner Metzger reviewed the requested by-law amendment and said it was consistent with the Provincial Policy Statement and conforms to both the Huron County and South Huron Official Plans. He noted that the rezoning to low residential does fit with the neighbourhood and recommended that the Zoning By-Law amendment be approved.

4.2 Written Comments Received

4.2.1 Ausable Bayfield Conservation Authority

4.2.2 Huron County Public Works

4.3 Comments-Council; Public in Attendance

Council did not have any comments.

Mr. Bob Black noted the application will satisfy condition 6 of the draft Plan of Approval and noted that the Owner Mr. Palen was also listening in to the meeting. Mr. Black noted that the Owner's intent is that the pre-servicing agreement will proceed and that the municipality has been asked to prepare the agreement. He noted that the field is now in wheat.

Mr. Ken Palen noted that the ABCA fee has been dealt with.

Mr. Robert Pertschy noted some drainage concerns and appreciated the opportunity to speak. He has no objections of the development moving forward.

Ms. Tania Vincent attended the meeting but did not provide comments.

5. Application for Z03-2022 South Huron

5.1 C. Metzger - Huron County Planner Report and Presentation

Planner Metzger provided an overview of the Council initiated by-law amendments that will apply to the entire municipality. Planner Metzger provided an overview of the six proposed amendments and noted that a report was brought forward to Council in March, as a result, of a request from a member of the public and other staff members noted changes that could be brought forward to Council at the same time.

Planner Metzger noted that some of the changes are to clarify provisions as in Section 3.2.3 and 3.2.4 and to change restrictions such as for the plumbing restriction and MDS setback in 3.2.6 and 3.1.7. Mr. Metzger noted that 3.37 is proposing to delete setbacks from lanes and easements that should be wide enough to meet the required setback and to add a new section for the Holding Symbol (3.39) for explanation of clarity for the public. He outlined that these proposals are generally minor to provide clarity, flexibility and uniformity.

5.2 Written Comments Received

None.

5.3 Comments- Council; Public in Attendance

Councillor Oke spoke in support of cutting red tape. Councillor Faubert spoke in support of the development in Crediton.

CAO Best provided an overview of this housekeeping amendment and noted that Council generally sees these for efficiency due to trends that staff track or issues that come forward to Council. He noted that last year

the municipality received two applications for plumbing in an accessory building prohibition and a third was given a choice to proceed with an application or wait for the housekeeping amendment to come forward.

No comments from the public.

6. Close Public Meeting

Motion: PL#002-2022

Moved: J. Dietrich

Seconded: D. Faubert

That South Huron Council now closes this Public Meeting at 5:31 p.m.

Disposition: Carried (7-0)

George Finch, Mayor

Rebekah Msuya-Collison, Clerk