



Corporation of the Municipality of South Huron

Minutes-Public Meeting

Monday, May 2, 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
Ted Oke, Councillor - Ward 3
- Staff Present: Dan Best, Chief Administrative Officer/Deputy Clerk
Vanessa Culbert, Planning Coordinator
Rebekah Msuya-Collison, Clerk
- Others Present: Craig Metzger Huron County Planner (remote)
Jay McGuffin, Applicant Planner (remote)
Michael Schaefer, South Huron (remote)
Kate Monk, Ausable Bayfield Conservation Authority (remote)
Bill and Linda Farquhar, South Huron (remote)
Karen Rollins-Beneteau, South Huron (remote)
Randy and Susan Jones, South Huron (remote)
Mike Ondrejicka, South Huron (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 materials presented at the joint public meeting of the Municipality of South Huron and the County of Huron for a Zoning By-law amendment and a Draft Plan of Subdivision under Sections 34 & 51 of the Planning Act. The meeting is also to allow interested members of the public the opportunity to ask questions or offer comments with regard to the draft plan and zoning amendment application.

The Clerk noted that the County of Huron is the approval authority for the draft Plan of Subdivision and based on the recommendations and information received at this Public Meeting, the draft plan of subdivision will be presented for approval at a regular County Council meeting. She added that the Municipality of South Huron is the approval authority for the Zoning By-law Amendment and based on the recommendations and information received, the zoning by-law amendment will be presented for approval at a regular South Huron Council meeting. The Clerk noted that a person or public body may appeal the decision on the zoning by-law and official plan amendment if they have made an oral submission at this public meeting or a written submission to South Huron Council prior to the passing of the By-law and added that public bodies may appeal the decision on the draft plan of subdivision. She outlined that members of the public who have registered for this meeting that wish to speak in favor or against the applications will have their opportunity to do so when we arrive at the Public comments section of the meeting and that any correspondence that was received following publishing of the meeting has been attached to the agenda on the website under additional documents.

4. Application for Z01-2022 and 40T22002 Manx Developments (Monteith Brown Planning Consultants)

4.1 C. Metzger- Huron County Planner Report and Presentation

Planner Metzger provided an overview of his report on the subdivision application and associated zoning by-law amendment. He noted that the proposal is for 159 single detached residential dwellings and provided an overview of the proposed zones. He noted access through the four streets and that access to Morrison trail is proposed to remain. He added that the Applicant has asked for an additional provision which is likely for a condo and access would be treated as private and not municipal street for interior side yard setbacks.

Mr. Metzger provided an overview of the planning process. He provided a summary of the comments from the public and noted no objections from agencies. He added that there is a holding zone included which will prohibit development until an agreement has been entered into with the Municipality. He noted he is providing this report for information and will be bringing back a formal report to a future Council meeting.

4.2 J. McGuffin - Monteith Brown Planning Consultants

5:12 p.m. Mr. McGuffin noted that the Owner was not able to attend due to urgent family matter. Mr. McGuffin provided an overview and presentation of the proposed development and noted relatively typical lot size today as a result of compact urban development and provincial guidelines. He noted that the yellow area denoted single detached and the orange a medium density and provided an overview of the proposed street access, sanitary service, future development and added that a significant portion of the McNaughton trail and the naturalized lands to the north in green. He added that the conservation authority has no objections to the retained natural environment lands and that the streets follow the existing roadwork. He noted that BLK 164 was requested to be retained for future. He explained the yellow and purple lands and provided an overview of the process.

4.3 Written Comments Received

The Clerk noted that no other comments have been received that have not been uploaded to the agenda.

4.3.1 Michael Schaefer

4.3.2 Ausable Bayfield Conservation Authority

4.3.3 JanaLynn Finkbeiner & Darren Mason

4.3.4 Bill & Linda Farquhar

4.3.5 Tom & Cathy Seip

4.3.6 Laurie & Shannon Hrudka

4.4 Comments-Council; Public in Attendance

Councillor Oke asked about the existing trail is to remain intact and if there was an agreement to allow this to continue. Planner Metzger the trail on municipal lands and will remain and the part that is not will be relocated on storm water management pond which will become municipal property.

Councillor Oke noted that the trail goes along the property on an east/west trajectory and the property is on both sides of the trail. Councillor Oke wonders if it will be part of this proposal. The Clerk noted that Kate Monk from the Ausable Bayfield Conservation Authority has requested to speak at this meeting.

Councillor Oke asked whether the existing dwelling is to be removed and Planner McGuffin responded that it will remain in the short term and the dwelling will be removed in the long term.

Councillor Neeb noted no sidewalks in the presentation and Planner McGuffin responded that sidewalks will be addressed through subdivision process with the municipality.

5:29 p.m. Michael Schaefer spoke to his submitted correspondence and noted three main areas of concern of insufficient road access to the proposed development by two south facing roads. He added that he found Wellington Street misleading in the plan as access and added that there is already substantial traffic on Pryde Blvd. He raised concerns with emergency response times. Second concern was with lot sizes and orientation and existing adjacent neighbourhoods. He said that proposed Street A could be a logical divider between existing adjacent neighbourhood and development to the north and that he has no concerns with proposal north of Street A. He said that he knows can't have estate lots. His last concern is that he can't consider the application complete since there are no further details on Blocks 160 and 164.

5:34 p.m. Kate Monk noted that the Conservation Authority supports the use of McNaughton trail and the NE2 designation to protect from development and the proposal of Block 165 into one parcel with a single owner. She added that the Conservation Authority supports continued access, important partnerships with community groups and volunteers which make South Huron a great place to live. She added that these lands ecologically protect people and infrastructure and it is important that storm water is managed properly so no negative impact. She noted the outlet for diversion to east is good and in summary for ecological and community reasons the Conservation Authority supports the NE2 designation and ownership by either the conservation authority or the municipality for Block 165.

5:38 p.m. Bill and Linda Farquhar noted that provided correspondence and much of what has been stated has covered their concerns and added that they are disappointed in the width of the lots. They did put a request

for continuous fence along property line to deal with construction to provide for the existing residents.

5:40 p.m. Karen Rollins-Beneteau noted flooding issue between Wellington Street and Hill Street. There are about 13 houses affected and the water collects into a pool. Ms. Rollins-Beneteau inquired if the drainage on the new development had proper drainage. Planner McGuffin said that the developer has an onus pre and post development to ensure the flows of water after development match flows prior to development. This proposal is just to develop the block and this will be completed in another phase but they will be required to control the water on the site which also does provide opportunities for improvements.

5:43 p.m. Randy and Susan Jones noted drainage concerns same as above and concerned about what the plans are behind their property in the future development. Planner McGuffin noted that there are no plans at this time and the block is being created and the house will continue to be lived in and in some time in the future a proposal will be revisited with council. He noted it is proposed to be a condo and is identified outside of this proposal. Ms. Jones noted concerns for perimeter fencing and Planner Metzger noted any fencing will depend on proposed development and will be done as part of the planning process.

5:46 p.m. Mike Ondrejicka advised no further comments beyond what has already been provided.

5. Close Public Meeting

Motion: PL#003-2022

Moved: D. Faubert

Seconded: J. Dietrich

That South Huron Council now closes this Public Meeting at 5:47 p.m.

Disposition: Carried (7-0)

George Finch, Mayor

Rebekah Msuya-Collison, Clerk