



## Corporation of the Municipality of South Huron

### Minutes-Public Meeting

**Monday, August 22, 2022, 6:00 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  
Alex Wolfe, Deputy Clerk  
Rebekah Msuya-Collison, General Manager of Corporate Services
- Others Present: Craig Metzger, Huron County Senior Planner  
Christian Premont, Wendy McLeod-Haggitt, Brandon Flewwelling, Wayne Greb, Rob Essery, Tina Crown, Jim Crown, Steve Alblas, Matthew Dunnell, Andy Stubbe, Robert Macgilvray, Allyson Squire, Peter Firth, Frank Klassen, Brett Caslick, Laurel Firth, John Pond, Donna Mosurinjohn, Kurt Hooper, Heather Wells, Tom Tomes, Mel Winger, Don Squire, Judy Squire, Pete Phonthara

1. Call to Order

Mayor Finch called the meeting to order at 6:00 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 and noted it is held to consider and review the proposed Zoning By-Law amendment to By-Law #69-2018 under section 34 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 application.

She advised that Council would not make a decision on the proposed amendment at this Public Meeting but that based on the recommendations and information received at this Public Meeting, the proposed amendment will be presented for approval at a regular Council meeting.

The Clerk noted that the Public Registry for the application is located on the table by the door and that if any member of the public would like 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 the By-law.

#### 4. Application Package for Z05-202

##### 4.1 C. Metzger - Huron County Planner Report

Planner Metzger provided Council an overview of the application proposing to change from the currently zoned D (Future Development) to M1-12-H which would be a special M1 (Light Industrial) zone with a holding symbol to permit the outdoor storage of precast manufactured products on the property now with the potential in the future, once the holding symbol is removed, for a proposed precast manufacturing facility or a reduced number of M1 uses.

Planner Metzger provided an explanation that the -H holding symbol would be removed once acceptable studies addressing off-site impacts of the proposed use are approved. He noted that outdoor storage would be permitted at once if the proposed M1-12-H was approved.

Planner Metzger reviewed the draft site plan and noted that the entrance is not off Prince Albert Street and the proposed entrance is to be off highway 4 at the South East corner of the property.

Planner Metzger reviewed the comments received to date and noted Planning Act requirements for signage and circulation. He provided an overview of the eight items listed in his report from the topics raised by public comment.

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 recommended that the Zoning By-Law amendment be approved. He added that there were additional comments received from the public and that all are to be considered by Council before making a decision.

Administrative note: The Clerk circulated the additional comments received after publishing of the agenda to Council prior to the Public meeting and uploaded these documents to the website agenda under "additional documents".

#### 4.2 Written Comments Received

4.2.1 Christian Premont

4.2.2 Wendy McLeod-Haggitt

4.2.3 David Elliott

4.2.4 Petition Against the Coming of a Precast Manufacturer in the Village of Centralia

#### 4.3 Comments-Council; Public in Attendance

Councillor Vaughan asked whether there would be another public meeting held for the removal of the holding zone. Planner Metzger replied that this Public meeting is the only meeting that is required and that the removal of the -H does not provide notice requirements and is strictly a decision of Council when they receive the appropriate study. He noted that there are no appeal rights for the public with the -H removal.

Councillor Vaughan noted the number of reports in the package and references to a future expansion and noted no buildings being proposed at this time. She noted the outdoor storage plan and added that the buffer zones seem to be aligned with using the lands as a storage facility. She noted more information to be presented to Council which involves a D6 study and no future site map to where a potential building would go and how dust and noise will be affected. She asked why the Applicant is not applying for what is needed now and deferring an application for the future building expansion. Planner Metzger responded that there is the greatest detail on the storage use as that is what is currently being asked for and that the longer-term use or some other use will still need studies required to be done to Council satisfaction and site plan approval for the layout of

any buildings in future. He added that the Applicant did consider that the berm could be constructed with further height.

Councillor Vaughan ask if this was an appropriate location assuming the Applicant can produce a study that assesses those impacts and are mitigated. Planner Metzger noted that other industrial lands do not have holding designation and that in this one there will be control when it comes forward.

Councillor Oke noted that in the application there is a diagram and the laneway is proposed in a different circle than that in the proposed diagram. Planner Metzger responded that the circle will change with the fire route, the design is purely conceptual at this point and there are no elevation drawings.

Councillor Oke asked if there was a reason that the berm doesn't go all the way to Highway 4 and asked where the water would be released. Planner Metzger noted that the berm is not to Highway 4 at the northeast corner of the lands since this is the low point of the property for the natural flow and will outlet into MTO ditch and road allowance. He noted that if it is brought further south it will be difficult to make water flow work.

Councillor Vaughan said that the existing facility is currently zoned C3-8 which allows for manufacturing and sale of pre-cast concrete product and outdoor storage and since that seems what they need asked why the Applicant is not looking at the same zone here. Planner Metzger said that this special zone is similar but that is not what they applied for.

Councillor Vaughan asked whether there is an expiry date for a holding zone and whether it is transferable. Planner Metzger noted that a holding has no expiry and is attached to the property.

Councillor Faubert asked about future development with a new owner. Planner Metzger responded that as long as the holding symbol remains on the lands, it can only be used for outdoor storage and restrictions remain on what the lands can be used for. He added that any future owners would still need studies and come to Council for consideration for removal of the holding symbol based on whatever the studies have recommended.

Councillor Vaughan noted the transportation study and asked whether unopened road allowances will be opened. Planner Metzger noted no road allowances are proposed to be opened for this development.

Council Vaughan noted that the MTO has said they are supportive. Planner Metzger noted that the Applicant has had conversations with the MTO and have provided them the impact study, which has been reviewed.

Councillor Willard asked to confirm that the proposal right now is for storage only and once or if the Applicant decides to propose a building, they will have to come to Council. Planner Metzger confirmed.

Councillor Neeb asked what was entailed in the off-site impact study. Planner Metzger noted that a D-6 study, including noise and dust, would be completed by an engineering consultant.

Councillor Vaughan noted another industrial property that is currently vacant that is some distance to the south from the village. Planner Metzger was not aware that it was available to the Applicant.

Deputy Mayor Dietrich commented that the proposal is strictly for storage and the lands can't be used for anything else unless the -H symbol is removed and asked for confirmation that it has to come back to Council for removal. Planner Metzger responded that with appropriate studies it could be removed by Council.

6:47 p.m. Christian Premont, 236 Victoria Drive - Mr. Premont noted the -H symbol and storage and that it will not be outdoor storage and the owner will have pre-cast cement plant with dust and noise. He asked if in future the facility is hooked into the municipal services that it would need to traverse residential lots. He asked whether Council can vote against the proposal. Chair Finch advised that there has been no decision. Planner Metzger added that Council makes the decision and noted that there is a right of appeal with the process to the Ontario Land Tribunal ("OLT") and then the OLT would make the decision.

Mr. Premont said there would be a loss of property value. Planner Metzger noted that property value is not normally a consideration in the planning process and property value is based on the market and many other factors.

Mr. Premont said that the number one consideration should be impact on residents and noted noise complaints. He said a berm was to be placed years ago at the other property but was not built. Planner Metzger noted that he did not believe that the current owner was the property owner at that time. He added that the berm for this property is a condition of the current zoning proposal and part of any future site plan approval.

7:00 p.m. Wendy McLeod-Haggitt, 286 Victoria Drive – Ms. McLeod-Haggitt said that there is no berm or fence at the owner's other business and a large pile of debris in the back corner. She noted the berm is not going to extend to Highway 4 and had concerns with property values being decreased. Planner Metzger clarified that the storm water management pond would have a 3m high sound wall between residential properties and the pond, which would also be a barrier for noise and dust.

Ms. McLeod-Haggitt asked what would happen if the MTO does not approve entrance way. Planner Metzger responded that based on conversations with MTO he is confident that a permit would be issued. She asked if there is a turning lane required. Planner Metzger noted that for this particular entrance the volumes showed it was not required and MTO found that acceptable.

Ms. McLeod-Haggitt noted she was advised by the Owner of 161 Elgin Street that the home floods 2 to 3 times a year and concern that adding more sewer extension could further impact. Planner Metzger advised he is not familiar with this and could not speak to this.

Ms. McLeod-Haggitt asked about storm water and holding pond and whether it would be able to drain along Highway 4. Planner Metzger noted that the water that is on the other side of the berm will be brought through a catch basin and pipe and then when it reaches the storm water management pond it will release into the ditch along Highway 4 at a rate no greater than currently. Ms. McLeod-Haggitt said that the MTO ditch does not currently drain properly. Planner Metzger noted that this is MTO property. Ms. McLeod-Haggitt said that more information is needed and asked for a decision to be held off until more plans are put forward.

7:15 p.m. Brandon Flewwelling (Applicant Planner) noted that the application was filed to paint a full picture but there are no set plans at this time. He added that right now the ask is for outdoor storage. He said that future plans will require future studies depending on size, process, truck traffic, materials being used but there are no details at this time.

Planner Flewwelling spoke to the wall and discussions on access with the MTO. He added that the MTO still has to issue a permit which can only happen after a Site Plan Agreement is in place. He provided a picture of an existing berm to give everyone a sense of what it could look like. He added that he supports approval.

7:24 p.m. Wayne Greb, 226 Prince Leopold Street noted concern with drainage with construction of berm as this land drains everything from Victoria Ave and Wellington. Planner Metzger said that the draft storm water management plan does include the ability to receive this water. Mr. Greb asked about clay tile and noticed only one culvert and asked about consideration for higher land.

7:28 p.m. Rob Essery, 69712 London Road noted complaints from the current facility when it was owned by the previous owner and noted his concerns with loss of greenspace, noise pollution, dust and dirt. He noted concerns with the holding designation and future cement plant. He noted concerns with traffic flow and turning at Highway 4

7:32 p.m. Tina Crown (remote), 219 Prince Albert Street noted that she works at ABCA and asked about the environmental impact and whether a study has been completed. Planner Metzger noted that this has been addressed through the ABCA and has been provided for their review.

7:34 p.m. Steve Alblas (remote), 181 Elgin Street noted no concerns with the berm and asked about the existing tree line. Planner Metzger said he believes the trees are on MTO lands and that only the trees related to the entrance will be removed.

7:36 p.m. Matthew Dunnell said he is an employee for the current owner and worked for the past owner. He noted that the current owner has resolved the dust in the yard and that they are willing to work with any issues that may come up.

7:38 p.m. Andy Stubbe, the owner of the property seeking the zoning By-Law amendment noted that he was not aware that there was supposed to be a berm at their other facility and added that the materials in a pile noted earlier are eventually to be cleaned up. He spoke to the reference letters from their other locations that were circulated to Council and uploaded to the agenda. He added that they have not received any complaints from residents and that the company donates to the local communities and cancer research. He spoke of his employees and added that 630 people work for the company.

7:45 p.m. Allyson Squire, 180 Elgin Street said that the proposal is in an agricultural area as well as the community of Centralia and she had concerns with pests at the storm water management pond and that right now the proposal is for storage and asked about appeal rights. Planner Metzger said that the Applicant can appeal the re-zoning decision and the

Holding symbol. Ms. Squire said she had concerns with the noise and dust at the current building and encouraged the Applicant to look at other locations. She said there is no berm along the east side of property and asked the Applicant to look into this.

7:50 p.m. Pete Phonthara, 298 Victoria Drive said that he would like the Applicant to look somewhere else and said the proposal is too close to town.

Planner Metzger noted that Council has 90 days to make a decision and after which the application can be referred to the Tribunal by the applicant.

7:53 p.m. Robert Macgilvray is an employee for the current owner and said he worked with the previous owner and said that they have not received many complaints.

7:56 p.m. Peter Firth, 503 Market Street, Exeter said that he has spoken previously to the owner and does not think the proposal is desirable for the community of Centralia and that the lands could be used for housing development. He asked if any other plants are in a village and the response from Mr. Stubbe was that yes there was.

8:00 p.m. Ms. McLeod-Haggitt asked if any of them backed on to houses and that she was opposed to the application.

8:04 p.m. Mr. Premont asked why Centralia was designated urban and not residential. Planner Metzger responded that urban is the designation for villages through the Official Plan and noted that Exeter has other designations such as residential and commercial.

8:06 p.m. Frank Klassen is a current employee and said that he has had many employment opportunities at the existing plant.

8:08 p.m. Brett Caslick, 256 Victoria Drive said that the proposal is too close to the village.

8:10 p.m. Ms. Squire encouraged the Applicant to look at the property next to Dashwood Industries. Planner Metzger noted that those lands are not within the settlement area and to be used for an industrial use would involve an Official Plan amendment and an expansion of Centralia.



5. Close Public Meeting

**Motion:** PL#005-2022

**Moved:** J. Dietrich

**Seconded:** D. Faubert

**That South Huron Council now closes this Public Meeting at 8:15 p.m.**

**Disposition: Carried**

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George Finch, Mayor

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Rebekah Msuya-Collison, Clerk