



Corporation of the Municipality of South Huron
Minutes-Public Meeting

Monday, December 4, 2023, 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
Marissa Vaughan, Councillor - Ward 1
Milt Dietrich, Councillor - Ward 1
Aaron Neeb, Councillor - Ward 2
Ted Oke, Councillor - Ward 3
- Member Regrets: Wendy McLeod-Haggitt – Ward 2
- Staff Present: Rebekah Msuya-Collison, Chief Administrative Officer/Deputy Clerk
Mike Rolph, Director of Building and Planning Services/Chief Building Official
Alex Wolfe, Acting Clerk
- Others Present: Tara Vader, Huron County Student Planner
Craig Metzger, Huron County Student Planner
Warren Adolphe, Applicant
Charles Park, 424 Quebec Ave, Huron Park
Allan Barnes, 36770 Crediton Road, Grand Bend (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 Acting 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*. 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.

She noted that the Public Registry for the application is located on the table by the door. 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 appropriate 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 Z12-2023 SMS Concast Canada Inc. (Accumold)

4.1 C. Metzger - Huron County Planner Report

Planner Metzger introduced planning student Vader and noted she would be presenting to Council and he was available to answer questions. Planning Student Vader provided Council an overview of the proposed amendment to change the zoning of a portion of the subject property from CF (Community Facility) to M1-13 (Light Industrial – Special Zone) to allow for the lands to be used for an electric motor manufacturing and repair/refurbishment workshop and uses accessory to the workshop, as well as industrial storage. The main workshop use is proposed to occupy the western building (building #89) to support the expansion of a neighbouring business, Accumold SMS Concast Canada Inc. (Accumold).

She noted that the application was circulated and Municipal staff inquired whether the owner of the subject lands had agreed to the submission of the application. Clarification was provided that under the *Planning Act* the owner is not required to authorize a zoning by-law amendment application. She noted supportive comments were received from adjacent land and business owner, and some supportive comments received following the publishing of the agenda. Comments were received from the owner of the subject lands in opposition of the application outlining concerns regarding safety, noise, light impacts and air pollution negatively impacting students attending the school adjacent to the subject lands. Planning Student Vader provided an overview of how the concerns were being addressed by the applicant.

She reviewed the application from a planning perspective, she concluded that the amendment has regard for matters of provincial interest and is consistent with the Provincial Policy Statement and conforms to both Huron County and South Huron Official Plans, and recommended approval.

4.2 Written Comments Received

There were additional comments received following the publishing of the agenda. The comments were uploaded to the Minutes/Agendas page as an additional attachment to the agenda package.

4.2.1 2680432 Ontario Inc (C/O Frank Wang)

4.2.2 Canadian Entertainment Properties Inc (C/O Allan Barnes)

4.2.3 Trailer Factory (C/O Andy Orr)

4.2.4 Huron International School (C/O Charles Park)

4.2.5 Ausable Bayfield Conservation Authority

4.3 Comments-Council; Public in Attendance

Council inquired whether it is common that an application be submitted that does not have property owner consent. Planner Metzger advised this was uncommon, however the *Planning Act* does not require owner consent to the zoning amendment and advised that the owner has appeal rights should they choose.

5. Close Public Meeting

Motion: PL#008-2023

Moved: J. Dietrich

Seconded: A. Neeb

That South Huron Council now closes this Public Meeting at 5:12 p.m.

Disposition: Carried (6-0)

George Finch, Mayor

Alex Wolfe, Acting Clerk