



Corporation of the Municipality of South Huron

Minutes for the Special Meeting

Wednesday, March 27, 2024, 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
Wendy McLeod-Haggitt, Councillor - Ward 2
Ted Oke, Councillor - Ward 3

Staff Present: Rebekah Msuya-Collison, Chief Administrative Officer/Deputy Clerk
Mike Rolph, Director of Building and Planning Services/Chief Building Official
Vanessa Culbert, Planning Coordinator
Alex Wolfe, Acting Clerk

Others Present: Celina McIntosh, Huron County Planner
Denise Van Amersfoort, Huron County Manager of Planning
Sarah Merkel, Huron Perth Public Health
Kathy Vassilakos, United Housing, 49 Dawson Street, Stratford
Janet Baird Jackson, 9 Oakwood Links Lane, Grand Bend
Nancy Joyal, 2 St. Clair Ave, Grand Bend
Terry O'Rourke, 13 Summit Avenue, Grand Bend
Margaret Mashford, 8 Norwood Village, Exeter
Sue and John Lewis, 3 Kingsmere Drive, Grand Bend
Ron and Gerry Paulhus, 15 Frances Crescent, Grand Bend
Jennifer Mossop, 2 Frances Crescent, Grand Bend
Michelle Jory and William Vanzanten, 179 Andrew Street, Exeter (remote)

1. Call to Order, O Canada & Land Acknowledgement

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

2. Amendments to the Agenda, as Distributed and Approved by Council

Motion: 137-2024

Moved: M. Vaughan

Seconded: M. Dietrich

That South Huron Council approves the Agenda as presented.

Disposition: Carried (7-0)

3. Disclosure of Pecuniary Interest and the General Nature Thereof

None.

4. Official Plan Review - Section 26 Special Meeting

Acting Clerk Wolfe advised that the meeting was being held pursuant to Section 26 of the Planning Act. This meeting is to provide an overview of revisions that may be required to the Official Plan, details on the review process and to provide members of the public the opportunity to voice comments on appropriate changes to the Official Plan. She noted Council would not making any decisions to changes to the Official Plan at this meeting. This meeting is simply the initial kickoff to the Official Plan review process.

4.1 Celina McIntosh, Planner and Denise Van Amersfoort, Manager of Planning OP Review

5:03 p.m. Manager Van Amersfoort provided Council with an overview of the process for the Official Plan review, to ensure the Plan conforms with provincial plans, has regard to matters of provincial interest, consistent with policy statements, and conform with the Huron County Official Plan. She noted the review provides is an opportunity to ensure the policies and mapping for South Huron's Official Plan reflect the community's desired vision for growth and development. She provided a high level overview of the potential revisions, and different resources staff would reference during the review. She noted current comments received from agencies and members of the public to date, and noted the consultation process and communication plan for the Official Plan review.

Motion: 138-2024

Moved: A. Neeb

Seconded: J. Dietrich

That South Huron Council receive the report and presentation of Celina McIntosh, Planner and Denise Van Amersfoort, Manager of Planning regarding the Official Plan Review for information; and

That Staff evaluate community requests for suggested policy and designation (mapping) changes received through the consultation process; and further

That Staff draft policy and mapping amendments to meet the requirements of Section 26 of the Planning Act, in addition to other potential revisions

Disposition: Carried (7-0)

4.2 Written Comments Received

4.2.1 Public Comment

4.2.1.1 David Krstulic

4.2.2 Agency Comment

4.2.2.1 Ministry of Municipal Affairs and Housing

4.2.2.2 Lake Huron & Elgin Area Primary Water Supply System

4.2.2.3 Bell Canada

4.3 Comments-Council; Public in Attendance

5.24 p.m. Sarah Merkel of Huron Perth Public Health provided comments for consideration when reviewing the Official Plan including community social and well being, environment, housing, transportation, health equity and equal access of services and urban sprawl.

Council inquired about the process for expanding settlement area boundaries, and whether a secondary plan would be incorporated into the Official Plan review. Manager Van Amersfoort noted a land needs analysis would occur to determine areas where intensification could occur, and whether additional land would be needed, she advised further information would be brought to an upcoming Council workshop. She advised that staff would review to determine whether a secondary plan was needed, or

if specific policy direction for areas of South Huron could be incorporated into the Official Plan.

Council asked whether Short Term Rentals are handled through an Official Plan Review. Manager Van Amersfoort advised not typically.

5. Closed Session
6. Report From Closed Session
7. Adjournment

Motion: 139-2024

Moved: J. Dietrich

Seconded: A. Neeb

That South Huron Council hereby adjourns at 5:40 p.m.

Disposition: Carried (7-0)

George Finch, Mayor

Alex Wolfe, Acting Clerk