

**THE CORPORATION OF THE MUNICIPALITY OF HURON SHORES
(11-09)**

Wednesday, April 6, 2011

The special meeting of the Council of the Corporation of the Municipality of Huron Shores was held on Wednesday, April 6, 2011, and called to order by Mayor Gil Reeves at 7:00 p.m.

PRESENT WERE: Mayor Gil Reeves, Councillors Jane Armstrong, Georges Bilodeau, Gord Campbell, Eloise Eldner, Ted Linley, Kent Weber and Dale Wedgwood.

REGRETS: Councillor John Fullerton.

ALSO PRESENT: David Wolgemuth (departed at 7:12p.m.); Will Samis; Mike Tulloch (arrived at 7:20 p.m.); Municipal Planner Mr. Bill Wierzbicki; Clerk/Administrator Deborah Tonelli; Deputy Clerk Beverly Eagleson; and Glenn Tunnock of Tunnock Consulting via teleconference at 7:24 p.m.

AGENDA REVIEW

No changes.

DECLARATION OF PECUNIARY INTEREST

None.

Introductions were made.

David Wolgemuth, Chair of the Ad-hoc Planning Committee, provided a synopsis of the Committee's participation in development of the Official Plan and the timeline involved. Mayor Reeves thanked Mr. Wolgemuth. As Mr. Wolgemuth had another matter to attend to he excused himself from the meeting at 7:12 p.m.

Attendees were provided with:

1. Ministry of Municipal Affairs and Housing (MMAH) – Proposed Modifications, dated February 22, 2010;
2. Tunnock Consulting Ltd. – Planning Report / Response to MMAH's Proposed Modifications, dated March 23, 2010;
3. Planning Advisory Services – Summary of Comments on MMAH's Proposed Modifications and Glenn Tunnock's Response, dated March 29, 2010;
4. Municipality of Huron Shores – Deputy Clerk Eagleson – Quick Summary of Planning Consultant Comments on MMAH Proposed Modifications, dated April 7, 2010;
5. Municipality of Huron Shores – Minutes of Meeting dated March 31, 2010;
6. Municipality of Huron Shores – Minutes of Meeting dated April 7, 2010 (continued from March 31, 2010);
7. Tunnock Consulting Ltd. – Planning Report / Response to Ministry of Municipal Affairs and Housing February 22, 2010 letter re: Modifications, dated June 28, 2010;
8. Planning Advisory Services – Planning Report / Review of Tunnock Consulting Ltd.'s Response to MMAH's Proposed Modifications, dated July 7, 2010;
9. Ministry of Municipal Affairs and Housing – Proposed Modifications, dated February 18, 2011;
10. Tunnock Consulting Ltd. – Planning Report / Response to MMAH February 18, 2011 letter re: Modifications;
11. Planning Advisory Services – Review of Tunnock Consulting Comments, dated March 30, 2011; and

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12. Municipality of Huron Shores – Deputy Clerk Eagleson – Summary of Status of Modifications as per letters outlined under #s 9-11, above.

Mayor Reeves advised that following the review of the modifications this evening, the next steps will be to meet with MMAH to resolve final differences and once approved, begin the review of the draft zoning by-law.

Deputy Clerk Eagleson reviewed the modifications.

She first addressed the modifications that Council requested be added following the initial review at the Meetings of Council dated March 31/10 and April 7/10 as follows:

- The request for the inclusion of clause to identify emergency routes in Section 20.6.2.5 was agreed to by MMAH with a slight change in numbering;
- The request for the addition of a sentence regarding archaeological assessments in Section 2.4.2. MMAH agreed to this request with a change to the wording.
- The request for the addition of a sentence regarding waterfront policy area in Section 11.1. MMAH advised that this as per proposed Modification 25, this request is not necessary.

Mrs. Eagleson reported that a further modification is being recommended by Municipal Planner Bill Wierzbicki, regarding a change to the wording respecting Mineral Aggregate, yet to be addressed this evening.

Glenn Tunnock joined the meeting by teleconference at 7:24 p.m.

Unresolved matters pertaining to the proposed modifications were discussed as follows:

#2 & #7(replaced with an addition to Section 6.6):

Clerk/Administrator questioned whether the other communities besides Little Rapids and Iron Bridge should be identified in this proposed modification. Mr. Tunnock responded that he did not feel they needed to be identified. He noted the key difference between Sowerby and Little Rapids or Iron Bridge is that you might see more concentration of commercial activity in the latter two communities. Mr. Tunnock reported that this clause would allow the Municipality to encourage development in the communities of Iron Bridge and Little Rapids to try to cluster activity, as people might be more inclined to stop in a cluster area to spend their money. Mr. Tulloch clarified that if Council doesn't have a particular concern to cluster activity in these two communities, there is no teeth in the document for Ministry to encourage such activity. Mr. Wierzbicki advised that there will be more flesh in the zoning by-law to categorize uses and the draft OP is worded to allow the Municipality to do that. Council supported the proposed modification.

#8:

Council accepted changes to proposed modification, but required that Mr. Tunnock seek clarification of whether MMAH intends for Clause 8.2.4 to be struck from the document and, if this was not the intent, he will request that it be struck.

#6, #9, #10, #21, #22, #23 & #50 (addressed with rewording of #27):

On a query from Mike Tulloch, it was agreed to have Mr. Tunnock recommend a change to proposed modification Option 1 to reflect what the Municipality is currently doing with respect to the number of lake capacity studies it is financially capable of completing per year. On a query from

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Councillor Campbell, Mr. Tunnock explained that there is no need to amend the plan each time a lake capacity study is completed. He would recommend that it be amended with the 5-year reviews, but if the Municipality finds it necessary to utilize the updated planning tool, then it could amend the plan prior to the 5-year review. Mr. Tunnock further advised that if the Municipality has updated background information for a particular lake, said information could be plugged into the new modeling technique and he would argue that the Municipality doesn't need to update the OP to use the new model. Mr. Tulloch also advised that the onus could be on the developer to do the lake capacity study if the proposed development was on a lake that hasn't been done yet. Mr. Tunnock agreed, but advised that the Municipality should complete the studies on the lakes with greatest interest in development as it will be easier for the developer not to have to go through the process and will promote development in the Municipality - a win win situation.

On recommendations from Mr. Tulloch and Mr. Wierzbicki, Mr. Tunnock will include a preamble to identify that the Municipality will conduct lake capacity studies on as many lakes as possible (and financially feasible) within 5 years.

#15:

Mr. Tunnock supported the MMAH proposed modification identifying that the insertion provides more flexibility in allowing for development specific to "resource-based recreational activities", i.e. marina, golf course. Council concurred.

#24:

As per point of concern raised by Deputy Clerk Eagleson, Mr. Tunnock will modify his Report to identify that, to exercise good planning principles, "plans of subdivision" should also be inserted into this proposed modification.

#20, #26 & #42:

Following some discussion, Mr. Tunnock will suggest some wording to MMAH to allow for a limit of 20 lots on private roads subject to the provision that the Municipality is satisfied that the individual has looked around the area to know that there are no other lots available. On a query from Mr. Wierzbicki regarding the wording "verification of legal status of the road", Mr. Tunnock explained that it means individual must prove that his/her name is registered on title to have use of the road. Deputy Clerk Eagleson confirmed that the use must be tied to the property, not the name. Following some discussion, Council instructed Mr. Tunnock to revise his Report to use Mr. Wierzbicki's recommended wording.

#25:

Mr. Tunnock recommended that Council support the wording in his Report, regarding the second component, and discuss this matter further during the meeting with MMAH. On a query from Mayor Reeves, Mr. Tunnock identified that he would be in attendance at said meeting. Discussion took place regarding OP amendment processes under Section 17 and 22 of the Planning Act. It was agreed that Mr. Tunnock include a comment in his Report that waterfront policy area identifies existing development only.

Mr. Samis noted that 3 - 4 years ago it was agreed not to include the Mississagi River as waterfront. A lengthy discussion on this matter ensued. Mrs. Eagleson noted that there is no waterfront designation on Schedule A3. Mr. Tunnock noted that what we have tried to do is protect waterfront properties in their natural state as much as possible and recommended that

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Council give consideration to the role the River plays in the Municipality and perhaps give it a special policy in the next amendment of the Plan. Mr. Tunnock said he would not be prepared to exclude the River at this point without further discussion with the Ministry of the Environment. It was agreed that Mr. Tunnock add wording to this section as follows: "as designated on the schedules".

#27:

Mr. Tunnock will provide wording as discussed under proposed modifications #6, #9, #10, #21, #22, #23 & #50.

#32:

On the recommendation of Mr. Tunnock and Mr. Wierzbicki Council agreed that it does not wish to delete the section referencing the Nutrient Management Act.

#34:

The MMAH proposed modification was supported by Council. Deputy Clerk Eagleson noted that the mine hazards will have to be added to the maps.

#35:

With respect to Core Deer Habitat, Council concurred with the triggers as set out in Mr. Tunnock's Report. On a suggestion from Mr. Wierzbicki, Mr. Tunnock agreed that the reference in his Report to "environmental impact study" must be changed to "environmental impact assessment".

#37 & #38:

Council agreed that the MMAH proposed modification not be supported. There must be an allowance to consider private services for the industrial park, should it be developed

Mr. Tunnock was also instructed to advise MMAH that the proposed modification to allow for "dry uses" only is unacceptable to the Municipality.

#40:

Council supported Mr. Tunnock's recommendation to stand firm on our position from June 28, 2010 and discuss possible changes to the terminology used for the roads at the meeting with MMAH.

Glossary:

Mr. Tunnock provided a definition of in-fill, which will be added as a modification to the glossary if MMAH deems this to be a requirement.

#51 - #56 (Schedules):

Deputy Clerk Eagleson and Mr. Tunnock will meet to verify that the necessary changes have been made to the schedules. Mrs. Eagleson again noted that the mine hazards and some other housekeeping items will have to be addressed.

New Modifications:

As these had been discussed prior to Mr. Tunnock joining the meeting via teleconference, they were briefly addressed again.

Mr. Wierzbicki explained the need for the request to change the wording regarding the mineral aggregate section. Mr. Tunnock will add this requested modification to the submission.

Additional Comments:

Councillor Campbell noted that some roads are not drawn in the proper location on the map and questioned if they should be adjusted now. Mr.

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Tunnock advised that it is important to be as accurate as possible, but that these matters could be picked up in the 5-year review. Mr. Wierzbicki reported that with respect to this matter, the interpretation section does allow flexibility in the location of a road.

Next Steps:

Deputy Clerk Eagleson will put MMAH on notice that Mr. Tunnock's Report will be sent to them in a few days and request a meeting to discuss a few unresolved matters. Mr. Tunnock and Mrs. Eagleson will discuss some possible meeting dates.

Mr. Tunnock will endeavor to provide a revised Report for the next meeting of Council as it must be approved by resolution prior to submission to MMAH. He will then target sending the Report to MMAH by April 14, 2011.

On a query from Mr. Tulloch, it was confirmed that the Meeting with MMAH should include all of Council and the Ad-hoc Planning Committee.

Mayor Reeves thanked Mr. Tunnock and he left the teleconference at 9:20 p.m.

Mayor Reeves thanked Mr. Wierzbicki, Mr. Tulloch and Mr. Samis for their attendance and input.

ADJOURNMENT

11-09-01 BE IT RESOLVED THAT Council does adjourn at 9:21 p.m.
K. Weber CARRIED.
J. Armstrong

MAYOR

CLERK