

**THE CORPORATION OF THE MUNICIPALITY OF HURON SHORES
(10-08)**

March 31, 2010

The special meeting of the Council of the Corporation of the Municipality of Huron Shores was held on Wednesday, March 31, 2010 and called to order by Mayor Ted Linley at 7:00 p.m.

PRESENT WERE: Mayor Ted Linley, Councillors Fred Eldner, John Fullerton, Al Pritchard, David Ratz, Gil Reeves and Kent Weber.

REGRETS: Councillors Gord Campbell, Archie Roach

ALSO PRESENT:

Ad-hoc Planning Committee members Mike Tulloch and David Wolgemuth (arrived at 7:14 p.m.); Municipal Planner Bill Wierzbicki; Planning Consultant Glenn Tunnock (via Teleconference from 9:25 – 10:00 p.m.); Clerk/Administrator Deborah Tonelli; Deputy Clerk Beverly Eagleson; Patricia Ehard.

The purpose of the meeting was to review the proposed Official Plan modifications received from the Ministry of Municipal Affairs and Housing (MMAH) as follows:

- the verbal request from Charlsey White (MMAH) regarding whether Council wishes to leave wording in various sections of the Official Plan regarding lot development and the possible requirement for a hydrogeological study and terrain analysis;
- the draft Official Plan proposed modifications received by letter dated February 22, 2010; and
- the draft changes to the schedules received from the Ministry of Municipal Affairs and Housing by e-mail dated February 23, 2010.

Mayor Linley asked Deputy Clerk Eagleson to facilitate the discussion. Mrs. Eagleson advised that Glenn Tunnock asked her to clarify with Council that the modifications are proposed only and doesn't mean they have to be adopted by Council.

For ease of reference, the materials provided to Council were numbered as follows and are attached as Appendices to this set of Minutes:

- (1) MMAH Proposed Modifications;
- (2) MMAH Draft Changes for Schedules;
- (3) Tunnock Consulting Ltd. Planning Report;
- (4) Planning Advisory Services Summary of Comments;
- (5) Minutes of the Meeting of the Ad hoc Planning Committee held March 29, 2010;
- (6) Quick Summary spreadsheet re: comments, prepared by Deputy Clerk Eagleson, dated March 30, 2010.

Council proceeded to review the MMAH proposed modifications as numbered in the document.

#1.

David Wolgemuth arrived at 7:14 p.m. during the discussion of this item. Council supported the comments from Mike Tulloch in that this wording is the precursor to the whole document and it should be worded to reflect the development desires of the Municipality. Council concurred and Mr. Tunnock is to reword this sentence.

As part of the discussions under this item, Mr. Wierzbicki recommended that the Municipality apply to be delegated for consent granting authority as soon as the new document is approved.

**THE CORPORATION OF THE MUNICIPALITY OF HURON SHORES
(10-08)**

March 31, 2010

#2.

Council concurred with Mr. Tunnock and Mr. Wierzbicki and does not support making the proposed modification.

#3 & 4.

Although Council concurred with the comments provided by Mr. Tunnock, it did agree to possible support of these proposed modifications recognizing that there is no harm in making them, as pointed out by Mr. Wierzbicki.

#5.

Council supported the addition of the sentence on the condition that the word 'will' be changed to 'may'.

#6, 9, 10, 21, 22, 23, 27 & 50.

Mr. Tunnock recommended that all proposed modifications respecting the removal of Appendix 1 requires further discussion with MMAH. He reported that the Appendix information comes from an MOE modeling exercise completed in 1972 and should remain in the document as a planning tool. Council concurred.

#7.

After some discussion about adding all of the settlement areas (i.e. Nestorville, Sowerby, Dean Lake, etc.), it was agreed not to support the proposed modification.

#8.

Mr. Tunnock pointed out in his report that this proposed modification is already addressed under Section 20.6.1 and is not recommended. Council concurred.

#11, 12, 14.

Proposed modifications supported.

#13, 15, 16.

Proposed modifications need to be discussed further with Mr. Tunnock.

#17, 18.

Council suggested a compromise by adding the word "infilling" prior to "on lots of record on private roads".

#19.

Council concurred with Mr. Tunnock's report and did not support the proposed modification.

#20, 26.

Council did not support the proposed modification to disallow infill development.

#24.

This proposed modification sparked the discussion regarding the difficulties in enforcing the term "seasonal" and that many seasonal uses become year-round uses. Mr. Wierzbicki recommended changing all reference from "seasonal" to "waterfront".

The term "limited" was again discussed and Deputy Clerk Eagleson cautioned Council about allowing for spot development in the rural areas as it could sterilize agricultural base and resources. Councillor Reeves agreed in that Council can't isolate residential concerns from commercial and industrial

**THE CORPORATION OF THE MUNICIPALITY OF HURON SHORES
(10-08)**

March 31, 2010

concerns. Mr. Tulloch and Mr. Wierzbicki concurred with Mrs. Eagleson, stating that we need to be cautious in allowing for development in the countryside policy area. It was agreed there needs to be more limited development in the countryside policy area than in the waterfront policy area.

#25.

There was much discussion about the 300 m setback for the waterfront policy area and what types of water bodies the shoreline applies to (i.e. Mississagi River). Council supported the proposed modifications with the exception of the final sentence. Mr. Wierzbicki recommended the following change to the new sentence proposed modification: change "waterfront policy area" to "waterfront policies". This will be discussed further with Mr. Tunnock.

#28.

Council supported the proposed modification.

#29.

Council requested clarification on what the Province defines as "provincially significant" to better understand if the sentences should remain in the document.

#30.

Mr. Wierzbicki reported that the wording being suggested by the proposed modification is typical as per the *Aggregate Resources Act*. Council supported the proposed modification.

#31.

Council supported the proposed modification.

Mrs. Eagleson contacted Mr. Tunnock at 9:25 p.m. and placed him on speaker phone in order for Council to provide him with an overview of the discussions to this point and receive his input.

Mrs. Eagleson noted Council's concerns with the proposed modifications steering development toward settlement policy areas for both residential and commercial uses; its concerns with the lake development items and the word "limited" in relation to those developments; and the concerns in removing the Lake Development Capacity Table.

Mr. Tunnock explained the importance of keeping the Table (Appendix 1) in the Official Plan. Mr. Wierzbicki recommended that at the very least, it be permitted to be used for smaller developments, such as infilling or severances of 1 or 2 lots and if over 5 lots, the new modeling be required. Mr. Tunnock recommended that this matter be discussed with MMAH, MOE and possibly the MNR Surface Water Quality Unit.

Discussion ensued around the proposed modification requests to add the word "limited". Council agreed that Mr. Tunnock is to continue to argue against proposed modifications that would curtail development outside the settlement areas.

Mr. Tunnock explained that once he has a handle on the issues Council wishes to address with the Ministry, then he will arrange for a meeting.

Mrs. Eagleson explained Council's concerns with respect to proposed modification #25. Mr. Tunnock supported the recommendations of Mr.

**THE CORPORATION OF THE MUNICIPALITY OF HURON SHORES
(10-08)**

March 31, 2010

Wierzbicki and advised that it would be onerous to expect an official plan amendment to designate new lot creation as waterfront policy area, as suggested in the proposed modification.

Mr. Tulloch questioned the suggestion of obtaining legal clarity under proposed modification #17. It was agreed that instead of adding Mr. Tunnock's recommended sentence, that a cross reference be made to the paragraph on Page 63.

Mr. Tunnock noted his opinion with respect to the MMAH Schedule changes.

10-08-01 WHEREAS the hour is 10:00 p.m.;
J. Fullerton NOW THEREFORE BE IT RESOLVED THAT Council set a
G. Reeves date of Wednesday, April 7, 2010, at 7:00 p.m. to
continue this meeting Agenda. CARRIED.

ADJOURNMENT:

10-08-02 THAT Council does adjourn at 10:04 p.m. and reconvene
J. Fullerton on Wednesday, April 7, 2010 at 7:00 p.m. CARRIED.
D. Ratz

MAYOR

CLERK