

April 7, 2010 (continued from March 31, 2010)

The special meeting of the Council of the Corporation of the Municipality of Huron Shores was reconvened on Wednesday, April 7, 2010 and called to order by Mayor Ted Linley at 7:03 p.m.

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

REGRETS: Councillors Gord Campbell, Archie Roach, Fred Eldner

ALSO PRESENT:

Ad-hoc Planning Committee member Mike Tulloch; Municipal Planner Bill Wierzbicki; Planning Consultant Glenn Tunnock (7:16 p.m.); Clerk/Administrator Deborah Tonelli; Deputy Clerk Beverly Eagleson; and Patricia Ehard.

The purpose of the meeting was to continue review of the proposed Official Plan modifications received from the Ministry of Municipal Affairs and Housing (MMAH) as identified in the Minutes dated March 31, 2010.

Mayor Linley asked Deputy Clerk Eagleson to continue facilitation of the discussion. Mrs. Eagleson briefly summarized discussions from the March 31st Meeting. She also provided Council with an updated Quick Summary with a new column identifying Council recommendations. It replaces Appendix '6' and is identified as Appendix '6(b)'.

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

#32.

Council concurred with Mr. Tunnock's report in that the section provides valuable information to the public and should be left in the document. Council, therefore, did not support the proposed MMAH modification. Mr. Wierzbicki reported that the onus is on developers to make themselves aware of everything they must know. When proposing a development, they will approach the Municipality and inquire as to the criteria that will affect their proposed operation. Mr. Wierzbicki uses a checklist with an individual/developer because there are so many things to consider when proposing a development and the Municipality could still miss a requirement not under its mandate. Mrs. Eagleson added that the Municipality wants to ensure that the developer is aware of the *Nutrient Management Act*. Mr. Wierzbicki concurred and added that the only thing the Municipality has to be concerned with in respect to this matter is the minimum separation distance.

Glenn Tunnock arrived at 7:16 p.m.

With respect to #32, Mr. Tunnock reiterated the recommendation in his report.

On a query from Mr. Tunnock, it was noted that this Council does not believe a local committee has been established under the *Nutrient Management Act* for this area.

It was agreed that if MMAH is insistent on removing this section, it could be removed, but for now wish it to remain in the document.

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#33.

Council concurred with updating the name change to Ministry of Northern Development, Mines and "Forestry".

#34.

Mr. Tunnock recommended further discussion with the Ministry regarding this matter. He reported that the Municipality should be able to remove at least 6 of the 14 locations where mine hazards may be present and should request why the other 8 locations are still hazardous. Council concurred.

#35.

Mr. Tunnock advised that this proposed modification is an onerous requirement and not recommended as it would require virtually every applicant for a consent, subdivision, official plan or zoning amendment or building permit to prepare an Impact Assessment since most of the Municipality falls within the Core Deer Habitat. Mr. Tunnock explained the attempt of the Official Plan is to develop a system of good land use planning that works for the Municipality. He recommended that further discussion be held with MMAH regarding this proposed modification. Council concurred.

On a query from Councillor Ratz, Mr. Tunnock explained the next steps to be taken in working through the modifications process. Mr. Tunnock will prepare a Planning Report based on Council recommendations which will first go to Council for its support and then to the Ministry for a response. Council will then go through the response to address the remaining modifications and decide which issues it feels must continue to be defended.

#36.

Council concurred with this modification to add a sentence respecting the *Safe Drinking Water Act, 2002*.

#37.

Council briefly discussed the recent Water Agreement struck with the Town of Thessalon. Mr. Tulloch advised that these properties should be able to allow for on-site water and sewer and that the current wording of the sentence could relay to the reader that the industrial park is not open to development until water and sewer from the Town of Thessalon is expanded. Mr. Tunnock reported that there are types of uses that wouldn't require onsite services. Mr. Tulloch questioned why this section should have to be treated any differently than any other. Mr. Wierzbicki suggested amending the wording as follows: "development dependent on Municipal services would not be permitted". Council concurred.

#38.

Council concurred with Mr. Tunnock's comments that this proposed modification is not necessary, in that, Section 20.4 states the same thing in a simpler fashion.

#39.

Council concurred with Mr. Tunnock to reword Section 23.4.1 in lieu of the proposed modification.

#40.

Deputy Clerk Eagleson advised that such roads do exist and cannot be stopped up and closed as it could result in landlocked properties. Council agreed and therefore did not support the proposed modification of deleting the section in its entirety.

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#41.

Council supported the proposed modification.

#42.

There was some discussion regarding the matter of allowing for infill development. Council instructed Mr. Tunnock to continue to argue the desire of the Municipality to allow for such development.

#43.

Council concurred with Mr. Tunnock, in that, this modification is misplaced and it supported the rewording of Section 23.4.1 to capture the requirements of the proposed modification.

#44, 45, 46, 48, 49.

Mr. Tunnock reported that because the Ministry supports the first part of Section 22.2.2, he has no problem leaving it in but, advised that it is shortsighted to remove the rest of the Sections. Council supported Mr. Tunnock's recommendation.

#47.

Mr. Tunnock did not support the proposed modification and Council concurred.

#50.

This item was addressed during the March 31st discussions. Mr. Tunnock understands that Council wishes to retain the Lake Capacity Index (Appendix 1) in the Plan as an interim measure until other studies are conducted to replace it. Council may be amenable to discussing a compromise with MMAH in requiring a developer to conduct a site specific study if proposing a development of 5 or more lots.

Council again discussed with Mr. Tunnock the desire of the Municipality to allow for development other than concentrations in Iron Bridge and Little Rapids, as proposed in the MMAH modifications. Mr. Tunnock explained that the plan was written to allow for a lot supply across the community to meet this Municipality's needs over the next 20 years. The plan is based on a balance of development opportunities in rural and urban areas. He went on to explain that if Council were to allow too much development in Iron Bridge, this could be a cause for concern. Council briefly discussed with Mr. Tunnock the detour loops being supported with Infrastructure funding. It was agreed that residential development around the commercial and industrial type resources must be discouraged/limited in order to allow for commercial and industrial activities in the Municipality. Mr. Tunnock reported that the pressure for development has been around the lakes and this plan goes into detail on how to allow for that using good planning principles.

Mr. Tunnock reiterated Mr. Wierzbicki's recommendation that Council should request to be delegated consent granting authority and minor amendments to the Official Plan.

Mr. Tunnock was instructed to add a paragraph to the Official Plan to identify that the Municipality is undertaking to provide for emergency routes off Highway 17.

With respect to the verbal request from Charlsey White (MMAH) as to whether Council wishes to leave wording in various sections of the Official

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Plan regarding lot development and the possible requirement for a hydrogeological study and terrain analysis, Council supported Mr. Tunnock's recommendation. He reported that retaining the policy in the plan gives the municipality the option to make the judgment call where the need to know additional facts is crucial to a decision on a consent application. It allows Council a tool to ensure sustainable water supplies to support future development.

Mr. Tunnock reiterated the process to take place from this point forward. He will prepare a report, which must first be supported by a Council resolution and will then be forwarded to MMAH. MMAH will then respond to the report, which Council will review in the same manner as these proposed modifications. There may reach a point where Council will request the Ministry staff to attend the Municipality on some issues that can't be resolved by the above-noted process.

Council discussed the Draft Changes for the Schedules. It was agreed that the legend be changed on Maps A5 and A6 to identify only those items that are shown on the maps. It was also suggested that a qualifier could be included stating that the maps must be used in conjunction with the text.

On a query from Councillor Fullerton, it was noted that the Mississauga First Nation and Thessalon First Nation both received copies of the draft Official Plan and were asked to comment. No comments have been received to-date. Mr. Tunnock advised that the Ministry is asking that a meeting take place with both First Nation communities. Mr. Tulloch questioned if the document should also be shared with the neighbouring municipalities. This was done with the Town of Thessalon but, not Blind River or Plummer Additional. It was agreed that this should also be pursued.

Mr. Tunnock noted that he will not be available to start the report until the first part of May.

There were no further concerns voiced with Mr. Tunnock. Council thanked him and Mr. Wierzbicki for their attendance.

ADJOURNMENT:

10-08-03 THAT Council does adjourn at 9:12 p.m. CARRIED.
K. Weber
G. Reeves

MAYOR

CLERK