

March 31, 2004

A Special Meeting of the Council of the Corporation of the Municipality of Huron Shores was held on Wednesday, March 31, 2004 and called to order by Acting Reeve John Fullerton at 7:10 p.m. The purpose of the meeting was to receive a presentation from Tunnock Consulting Ltd. on the work undertaken thus far and the process ahead to adopt new planning documents for the Municipality of Huron Shores. Two other items, being motions re ADMA and Algoma District School Board Public Information Meeting, requiring attention prior to the next regular meeting were also considered.

PRESENT WERE: Councillors Gord Campbell, Don Dallimore, John Fullerton, David Ratz, Gil Reeves, Kent Weber and Dale Wedgwood; and Clerk Deborah Tonelli.

ALSO PRESENT: Glenn Tunnock and Greg Bender of Tunnock Consulting Ltd., Norma Cochrane, Will Samis, David Wolgemuth and Greg Brown; Public Works Foreman Tom Dumont; Assistant Clerk Beverly Eagleson and By-Law Enforcement Officer Dale Swan.

Councillor Dallimore, as a Councillor appointed for Economic Development issues, asked **Acting Reeve Fullerton** if he could read a statement he had prepared to address embarking on the creation of new planning documents as it relates to economic development. He highlighted areas of the municipality that he suggested should be looked at to plan for commercial and industrial development adjacent to Highway 17.

PLANNING PRESENTATION

Mr. Tunnock opened with remarks that this is a review of a preliminary draft document. He stated that it is **Our Document**. It must reflect this municipality and what Council and residents feel is best to guide development in the direction that suits the very nature of our being.

Glenn Tunnock provided an overview of the Planning Program and the process followed in developing planning documents. The steps involved are as follows:

Developing Community Profile – This document is a reference document that states what we are today. The draft prepared still requires fine tuning prior to finalizing.

Draft Official Plan

Pre-consultation with Province – Mr. Tunnock advised that it is important to pre-consult with the Province in an attempt to resolve concerns locally instead of requiring modifications at the end stage or ending up at the Ontario Municipal Board.

Statutory Public Meeting

Draft Zoning By-law

Final Revisions to OP and adoption by Council

Submission of OP to Province

Consideration of modifications by Province

Provincial decision on Official Plan

Public Meeting on Zoning By-law

Revise and Adopt Zoning By-law

Submission of Zoning By-law to Province

Mr. Tunnock discussed the following topics:

What is an Official Plan – a policy document that guides the physical growth and development of a municipality. It is a vision for the municipality, a partnership agreement between a municipality, its residents and the province. It envisions where new housing, businesses and industry will be located, and what services will be needed (roads, garbage disposal, schools, parts).

What is a Zoning By-law – a regulatory document that controls the use of land, buildings and structures. It regulates lot area, setback of buildings and structures from property lines, water bodies and incompatible land uses, height parking, loading, lot coverage, etc. It is the tool that implements the direction established by the Official Plan.

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Mr. Tunnock discussed the key objectives of the new Official Plan, being:

- providing sufficient housing for both permanent and seasonal residents
- providing for a low density settlement pattern
- to provide for an efficient road system
- to maintain or enhance the quality of groundwater and surface water
- to conserve the area's renewable and nonrenewable resources, i.e. forests, wetlands, mineral aggregates, etc.
- to minimize land use conflicts
- to encourage economic development

Key Objectives of the Zoning By-law are:

- to ensure orderly development
- to ensure development conforms with the Official Plan
- to protect basic property rights
- to recognize existing uses
- to recognize past zoning decisions where still relevant

Highlights of the Plan were reviewed noting that the plan has regard for the Provincial Policy Statement as required by the Province. It projects development based on a stable population in the range of 1750 to 1850 for the next 20 years.

Greg Bender of Tunnock Consulting reviewed the structure of the Plan, which includes an Introduction, Basis of the Plan, Growth and Settlement Policies, Public Service Facilities, Cultural Heritage and Archeological Resources and Resources Management, Natural and Human-Made Hazards, Water Quality and Water Quantity, Tools of Implementing the Plan and Schedules showing the locations of the various districts. He reviewed Rural Area Uses being Rural Residential, Rural Industrial Uses, Recreational and Conservation Uses, and Recreational Commercial uses. The Plan provides measures for Public Health and Safety, to minimize land use conflicts, to conserve water quality and ecology of water bodies, to conserve natural resources. It addresses ensuring adequate and available public service uses and infrastructure, and for conserving Cultural Heritage and Archeological Resources.

Discussion followed regarding the process and the draft document.

Councillor Dallimore asked why there was no public consultation before working on a draft document. Mr. Tunnock stated that the Request for Proposal didn't allow for pre-public consultation. He advised that the Official Plan prepared for Thessalon Township did involve community workshops involving the public since there had never been an official plan in that municipality. He advised that if Council preferred to, a workshop or workshops could be held for this plan too. There would be additional costs. If it was felt that key things are missing, or if the public didn't agree with the draft policies there would be opportunity to make changes prior to pre-consultation with the Province.

Population projections were discussed. Mr. Tunnock advised that the Ministry of Finance has done a population projection for the Algoma District which actually shows a population decrease for this area. The Plan recognizes settlement pattern, land supply for housing, housing demand projections and accounts for residential, commercial and industrial districts, and at present, data collected indicates there is sufficient land supply for residential development. If a large industry was to build in the area, the plan may have to be reviewed within five years to assess if changes are required. When asked if United States influx had been addressed, Mr. Tunnock advised that it had in that the data used by the Ministry of Finance includes an allowance for worldwide migration, not just provincial or Canadian relocations.

Other topics discussed included water quality and quantity, and the importance of protecting the aquifer. There have been recommendations made in the past for ground water studies and some municipalities have implemented Source Protection Policies. Planning documents could require developers to conduct water quality and water quantity studies. Although these can be costly, Mr. Tunnock suggested that the municipality should move towards that kind of thinking over the long term. If there is knowledge that there is difficulty getting water in a particular area, the documents may require that an applicant have a hydrologist or hydrogeologist conduct testing. Water is a finite resource and it is in everyone's best interest to protect it. There was further

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discussion on how this relates to the Building Code and the municipality's role in water quality and quantity. Mr. Tunnock suggested that it may be beneficial to meet with Algoma Health Unit representatives to discuss protocol and options available in planning process. Discussion led to various methods available for dealing with waste.

There was discussion on Flood Zone areas and how to deal with requests for building and/or renovations on properties allocated in a flood prone area, including the area in Iron Bridge impacted by the 1979 flood. Mr. Tunnock advised that upon asking the Ministry of Natural Resources to do a study to revise the flood plain since work was done along the Mississagi River since the 1979 flood, he was advised that they would not conduct such a study. While the Municipality could consider conducting such a study, there would be a cost for the work to be undertaken.

There was discussion on separation and influence area distances from waste disposal sites.

There was discussion on preserving lake quality and guiding development as it relates to septic systems on the lakes. Greg Bender advised that a large part of Lake Management Plans have been done by the Province. There was discussion on setbacks from the lakes for both buildings and septic systems as well as the importance that old existing systems be upgraded to protect the lakes. The setbacks as set out in the draft document exceed MOE minimum requirements.

Councillor Fullerton initiated discussion on controls available for harvesting forests on private property. It is recognized that this is difficult to manage. The New Municipal Act has a provision to implement site alteration by-laws. Ribbon-of-life policies protect shore-line areas. Consideration of implementing setbacks or buffers may provide for minimizing offensive visual concerns but wouldn't necessarily protect adjacent land and water bodies from adverse affects from harvesting operations. While there was discussion on site plan submissions for harvesting operations, in order to carry this out, Council would have to look at having property owners provide, at a cost, forestry expertise to evaluate proposed operations. The forestry industry is apparently looking at certifying mills which will require that they must ensure that the wood they purchase that comes from private property is practicing good forestry management. Greg Brown offered that harvesting probably isn't the only concern, but returning the land to its original state by planting after the cutting operations possibly has to be considered as well.

Discussion reverted to the planning process, discussing time frame and mechanics for review. Mr. Tunnock offered that their company could schedule to meet with the planning committee to go through page by page or the committee could meet and then subsequently send questions comments to the consultant.

Mr. Tunnock advised that it appears that we can anticipate that it will take Municipal Affairs approximately three to four months to complete their review of the draft plan. He suggested that since we have a large seasonal population, Council may want to consider holding public consultation during the summer months. Councillor Fullerton thought that it in all likelihood a fall public session would allow time for a complete review by the committee. Committee members will go through page by page. Councillor Campbell suggested that Council members and committee members go through the document then meet with Mr. Tunnock to review page by page. There are conceptual items to review and discuss.

Greg Brown stated that he was new to the process but felt that the document needs a vision from the municipality and where we want to go. The Committee needs to sit to determine what the vision of Huron Shores is.

CBO Dale Swan asked if those present would comprise the committee or if there would be an invitation to the general public to secure members of the public interested in or with knowledge of planning matters.

Mr. Tunnock suggested that for any specific issues, structured workshops could be scheduled to deal with these matters such as trailers, home based businesses, forest management, etc. When asked for Mr. Tunnock's opinion on how best to deal with these issues, he suggested they could hold an open house prior to the public meeting. This gives individuals time to review their own property, and the land use proposed with opportunity to ask questions and receive information.

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Dale Swan advised that he has had discussions with a number of people on these specific issues. Perhaps he could contact them directly to seek their input and provide an opportunity for them to review draft ideas.

Norma Cochrane suggested that the committee members meet one evening after they have had an opportunity to review the preliminary draft.

Will Samis asked for clarification of the mineral resource constraint overlay. Mr. Tunnock advised that this information is generated from Ministry of Northern Development and Mines identifying areas as having mineral potential. Mr. Samis noted that it was difficult to tell which side of the lines drawn indicated the areas being identified.

Mr. Samis asked about identifying farmland. While the Thessalon Township planning documents identify lands being farmed, the Ministry of Agriculture and Food has stated that there are no lands in this area requiring protection. This municipality can choose to either identify as agricultural or to leave these areas in rural designations that allow agricultural operations. Should council choose to identify farmland as a separate land use, a policy should be developed establishing the criteria to establish an agricultural designation.

Councillor Campbell noted that he thought there may be a discrepancy of the boundaries for Provincial Parks and conservation areas as identified on Provincial documentation. Tunnock's firm will verify boundaries before finalizing schedules.

Mr. Tunnock asked to speak to Mr. Dallimore's comments at the beginning of the meeting, to identify that the Draft Plan allows for Commercial and Industrial Development. The current draft notes that there is specific commercial use identified in the Iron Bridge area where there is a concentration of commercial operation. He noted that our responsibility is to ensure that the district is large enough to allow for commercial development. Outside of that, rather than designating large swaths of land for commercial operations, it can be left rural, with an allowance for rezoning for commercial subject to meeting certain criteria.

Further discussion ensued on a commercial zoning along Highway 17, whether it would create sporadic development along the corridor, whether it would be beneficial to focus economic development within 300-400 metres of the highway, and whether it would be beneficial to meet with the Town of Thessalon, and the Ministries of Municipal Affairs and Transportation to review and seek a dovetailed plan in areas of interest.

It was recognized that we must certainly address cross boundary issues and/or preferences in the new planning documents.

The Committee will meet on April 21, 2004 at 7:00 p.m. to review documents and policies.

Councillor Dallimore asked if Council desired to consider passing resolutions to present at the Algoma District Municipal Association meeting to object to turning Highway 69 into a toll road and to petition the provincial government to get on with implementing the Tax Incentive Zones. Council discussed recent media reports indicating that the tolling of Highway 69 is not likely going to happen and reports from the OGRA Annual Conference advise that the province is working on the Tax Incentive Zone initiative. Council did not initiate any resolutions on these matters.

04-07-01
G. Reeves
K. Weber

THAT Reeve Linley, Councillor Wedgwood, Dallimore, Reeves and Fullerton attend the Algoma District School Board Public Information Meeting to be held at White Pines C & V School on April 6, 2004, from 7:00 to 9:00 p.m. **CARRIED.**

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04-07-02
D. Dallimore
A. Roach

THAT we do adjourn at 10:01 p.m.

CARRIED.

REEVE

CLERK