

## **THE CORPORATION OF THE MUNICIPALITY OF HURON SHORES (12-13)**

### **April 25, 2012**

The Special Meeting of the Council of the Corporation of the Municipality of Huron Shores was held on Wednesday, April 25<sup>th</sup>, 2012, 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, Debora Kirby, Ted Linley, Kent Weber and Dale Wedgwood.

**ALSO PRESENT:** Municipal Planner Bill Wierzbicki, Planning Advisory Services; John McWilliams (arrived 7:04 p.m.); Clerk/Administrator Deborah Tonelli; Administrative Assistant Carla Slomke

### **AGENDA REVIEW**

No changes.

### **DECLARATION OF PECUNIARY INTEREST**

None.

Mayor Reeves advised that this Special Public Meeting of Council was being held under the authority of the *Planning Act* and that it had been advertised in accordance with the Act and regulations. He reported that the purpose of this meeting was to receive comments for and/or against the proposed Official Plan Amendment #1 to the Huron Shores Official Plan to add Schedule A4 and to identify Wildlife Habitat along the Mississagi River in Schedules A3a (to mirror that identified in Schedule A3) and A4. He explained the format of the meeting and requirements of individuals to make an oral or written submission in order to proceed with any appeal of the decision.

Mr. John McWilliams joined the gallery at 7:04 p.m.

Mayor Reeves invited Mr. Wierzbicki to describe the proposed amendment areas. Mr. Wierzbicki identified the amendment areas on the maps on display. He reported that the Official Plan specifies that within the wildlife habitat area, no approvals should be granted regarding new lots, etc. and that an impact study may be required for development or site alterations to lands 50 metres abutting the highlighted area.

Mayor Reeves repeated the process for objections etc. for the benefit of the gallery.

In response to a query from Councillor Linley regarding the environmental impact study, Mr. Wierzbicki advised that "development" refers to that type of activity under the *Planning Act*, not under the Building Code. He continued that persons planning to develop within the defined area would probably have to contact a wildlife biologist for an assessment.

Mayor Reeves clarified the schedules affected by the amendment.

At the request of Mayor Reeves to advise of any verbal or written comments received by the Office of Clerk, Clerk/Administrator Tonelli reported that the only inquiry received regarding the proposed Amendment was from John McWilliams, now present. She advised of the action that had been taken to-date respecting Mr. McWilliams' inquiries.

Mayor Reeves invited anyone present to address Council.

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Mr. John McWilliams spoke to a portion of his lands (~4+ acres) that are currently shown in the flood prone area that did not flood in 1979. He explained that it is his understanding that the Official Plan does not permit buildings in the flood plain and he does not wish to lose the privilege of being able to build on said property. He explained that MTO has recognized the allowance of an entrance off Hwy. 17 to the noted property to permit future building activity. He questioned why the noted property is considered flood plain when it has never flooded. He explained Hydro's compensation allowance following the 1979 flood and that said property was not included in the recompense. Mr. McWilliams submitted a letter to the Clerk dated April 25, 2012.

In response to Mr. McWilliams' concern, Mr. Wierzbicki advised that the amendment is to add wildlife habitat to the Schedules. Mr. McWilliams stated he didn't want to lose the privilege of possibly building on the lands whether it be due to the flood plain designation or the wildlife habitat designation.

Clerk/Administrator Tonelli requested clarification regarding elevations reportedly on the map Mr. McWilliams delivered to the Municipality. It was confirmed that the elevations were not on the map.

Mr. Wierzbicki offered to speak with Mr. McWilliams outside of this meeting regarding his concerns.

Councillor Campbell stated concerns regarding possible 'drift' of the overlays on the mapping and questioned the efficacy of the map itself. Mr. Wierzbicki responded that maps of that scale always require field verification.

Councillor Linley spoke to the concern that including the wildlife habitat would deter development in those areas. Mayor Reeves advised that the Ministry of Natural Resources is requiring its inclusion on the maps.

On a query from Councillor Bilodeau, Mr. Wierzbicki explained that an impact assessment may be required for lands within 50 m of the abutting shaded area (boundary edge) of the significant wildlife habitat.

Mayor Reeves invited any further comment. None were received.

Mr. Wierzbicki advised that the next step in the process following this public hearing is to pass resolution either adopting this Amendment, or denying it, and, if adopted, said resolution with full package of information is then forwarded to the Ministry of Municipal Affairs and Housing for review and to seek its approval.

**ADJOURNMENT**

**12-13-01**

*J. Armstrong*  
*E. Eldner*

BE IT RESOLVED THAT Council does adjourn at 7:25 p.m.  
CARRIED.