

THE CORPORATION OF THE MUNICIPALITY OF HURON SHORES
September 16th, 2015 (15-20)

The special meeting of the Council of the Corporation of the Municipality of Huron Shores was held on Wednesday, September 16th, 2015, and called to order by Mayor Gil Reeves at 7:00 p.m.

PRESENT WERE: Mayor Gil Reeves, Councillors Jane Armstrong, Nancy Jones-Scissons, Debora Kirby, Blair MacKinnon, and Dale Wedgwood.

REGRETS: Councillors Gord Campbell and Darlene Walsh.

ALSO PRESENT: Mel Thomson; Bill Wierzbicki, Planning Advisory Services; Clerk/Administrator Deborah Tonelli; Deputy Clerk Beverly Eagleson; Administrative Assistant Carla Slomke

AGENDA REVIEW

None.

DECLARATION OF PECUNIARY INTEREST

None.

REVIEW OF DRAFT COMPREHENSIVE ZONING BY-LAW

Mayor Reeves provided context with respect to the background of drafting this zoning by-law and welcomed Mr. Wierzbicki to provide Council with an overview of the preliminary draft zoning document.

Mr. Wierzbicki provided an overview of why municipalities adopt zoning by-laws and advised that the document must be in conformity with the Official Plan, the Provincial Policy Statement and good planning practices. Mr. Wierzbicki explained the public consultation requirements and reported on the process should Council wish to include wording in the document that he would not recommend.

Mr. Wierzbicki requested that Council continue to review both the text and the maps. He briefly explained the purpose of the Open House. He also defined "legal non-conforming" (aka grandfathering) and provided general examples. He noted the ability to address site specific conditions and minor variances.

On a query from Councillor Wedgwood, further clarification was made to the term "legal nonconforming".

On a query from Councillor MacKinnon, Mr. Wierzbicki confirmed that enforcement of zoning by-laws is typically complaint driven.

Mr. Wierzbicki confirmed that the final document will have page numbers and be formatted correctly.

Mayor Reeves requested that all comments/concerns be forwarded to Mr. Wierzbicki through Deputy Clerk Eagleson.

Councillor Armstrong was asked to submit, in writing, her specific recommendation respecting additional provisions for home-based businesses in order for this matter to be addressed further by Council.

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Clerk/Administrator Tonelli reported that Schedule A3a was received in the Office yesterday and is now available to print for Council.

On a query from Councillor Armstrong, Deputy Clerk Eagleson confirmed that a missed aggregate operation has been flagged and will be added to the map.

On a query from Councillor Jones-Scissons, Mr. Wierzbicki advised that Draft Version dated August, 2015 will be the one available for viewing at the Open House. Mr. Wierzbicki reported that he will provide his final version at the October 7th Public Meeting. Any comments reviewed and amendments made to the document by Mr. Wierzbicki following that Meeting will be invoiced at his hourly rate. Any changes requested by Council, that Mr. Wierzbicki cannot recommend or defend, must be made by resolution of Council.

Mayor Reeves further clarified the definition of "legal non-conforming" uses and a brief discussion ensued outlining possible examples.

Mr. Wierzbicki further explained the public input process.

Mr. Wierzbicki departed Chambers at 7:28 p.m.

Mayor Reeves summarized the role of Council, the decision before Council, the September 30 Open House, and the October 7 Public Meeting.

Council briefly discussed the issues and options involved. Deputy Clerk Eagleson also provided context with respect to complaint driven issues, and enforcement.

CLOSED SESSION

None.

ADJOURNMENT

15-20-01 BE IT RESOLVED THAT Council does adjourn at 7:50
N. Jones-Scissons p.m. CARRIED.
B. MacKinnon

MAYOR

CLERK