

**THE CORPORATION OF THE MUNICIPALITY OF HURON SHORES**  
**October 7<sup>th</sup>, 2015 (15-22)**

---

The special meeting of the Council of the Corporation of the Municipality of Huron Shores was held at Sowerby Hall on Wednesday, October 7<sup>th</sup>, 2015, and called to order by Mayor Gil Reeves at 7:00 p.m.

**PRESENT WERE:** Mayor Gil Reeves, Councillors Jane Armstrong, Gord Campbell, Nancy Jones-Scissons, Blair MacKinnon, Darlene Walsh and Dale Wedgwood.

**REGRETS:** Councillor Debora Kirby

**ALSO PRESENT:** Bill Donig, Brian Whelan, Randy Scheuermann, Ken Chillman, Patricia V. Wynter, Kathy Mroz, Nancy Mundell, Brian Mundell, Joseph L. Yoder, Jim Thomson, Andy Stutzman, Joseph J. Yoder, Daniel Dzook, Matthew Pierre, Colleen Mooney, Stacey Scheepmaker, Clifton Vaughan, Wayne Kelly, Deanna Venturi, Doris Goodmurphy, Floyd Goodmurphy, Ervin Eaket, Tina Paetzold, Dagmar Hug, Mary Jane Bennett, Bob Zyma, Theresa Seabrook, Dan Goodmurphy, Anne Levesque, Joe Pirrie, Jason Tulloch, Brenda Tulloch, Sharon MacKinnon, Erin Prince, Kenny Prince, Sharon Henry, Bill Henry, Mary Lynne Arnill, Kris Olsen, Rebekah Olsen, Rosemarie Ruths, Dale Mathieu, Robert Lecuyer, Darrell Rutledge, Mary Ellen Mitchell, Rhonda Fischer, Janet Demers, Ken Lepp, Jim Davis, Michelle Kehoe, Liz Stutt, James Ridley, Lori Thornburg, Jay Underhill, Dave Sales, Ruth Tulloch Tersa Richardson, John Archibald, Margaret Ralph, Keith Ralph, Brian Bittner, Jason Johns, Sandy Post, Sharon Lane, Jeannine Goodmurphy, Randy Glibota, John Hamel, Meghan Gardiner, Municipal Planner Bill Wierzbicki, Planning Advisory Services; Clerk/Administrator Deborah Tonelli; Deputy Clerk Beverly Eagleson; Administrative Assistant Carla Slomke

Mayor Reeves declared the public meeting open and that the purpose of the meeting is to hear comments in support of, or objections to, the Planning Consultant's Draft Comprehensive Zoning By-law for the Corporation of the Municipality of Huron Shores.

**AGENDA REVIEW**

Mayor Reeves reported no amendments to the Agenda.

**DECLARATION OF PECUNIARY INTEREST**

None.

**PROPOSED DRAFT COMPREHENSIVE ZONING BY-LAW**

Mayor Reeves briefly spoke to the attendance at the September 30/15 Open House and outcomes from that meeting and that as a result of the concerns voiced at that meeting, an additional 50 hard copies of the draft zoning by-law were made available for this evening's meeting. He advised that if more copies are required, more will be printed. He also reported that a motion will be brought forward this evening to schedule a second Open House and a second Public Meeting, with dates to be scheduled in early 2016, and set at the October 14<sup>th</sup> meeting. Mayor Reeves explained the purpose of tonight's meeting. He clarified some matters pertaining to a municipal zoning by-law. He also described the committee structure, identifying the members and time taken to establish the Official Plan and its relation to the proposed zoning by-law.

Mayor Reeves introduced Mr. Bill Wierzbicki of Planning Advisory Services, and invited him to speak to the current version of the draft zoning by-law.

**THE CORPORATION OF THE MUNICIPALITY OF HURON SHORES**  
**October 7<sup>th</sup>, 2015 (15-22)**

---

Mr. Wierzbicki noted that he has already made amendments to the latest draft as a result of concerns voiced at the September 30<sup>th</sup> Open House. He asked that individuals contact the Municipal Office with any concerns so they can be addressed by him as soon as possible and that they not wait until the second Open House to do so. On queries from the floor, Mr. Wierzbicki described his credentials and obligation to provide a document that supports the Official Plan, is consistent with the Provincial Policy Statement and Planning Act and adheres to good planning practices. On a query from the floor Mr. Wierzbicki identified some of the changes that had been made to the draft document following the September 30<sup>th</sup> Open House.

**DELEGATIONS AND PETITIONS**

Mayor Reeves invited anyone with a concern or comment to please stand and identify themselves and briefly state their concern. He advised that Mr. Wierzbicki would be reviewing all of the comments and, follow-up with those necessary, following the meeting this evening.

Bill Henry stated that he had no specific objection but that he requests the right to appeal any decisions that counter the grandfather clause of the historic use of his property. Mayor Reeves asked that he provide the specific concern to the Municipal Office, in writing.

Lori Thornburg stated that she would like both of her properties to be zoned agricultural. She also voiced her objection to the MTO salt domes on Hwy. 17 being zoned rural. She will e-mail her concerns to Municipality.

Patricia Wynter requested clarification as to how the zoning document would apply to her husband's home-based business.

John Archibald sought further clarification respecting Ms. Wynter's query regarding use of property and if legal under the existing zoning by-law of the former Thessalon Twp., it must therefore be legal in the new by-law. Mr. Wierzbicki will look into the particulars respecting Ms. Wynter's property.

Patricia Wynter advised of her membership on the Thessalon Twp. Recreation Committee and that they would like a farmers' market in Little Rapids, possible greenhouse/raised beds in the park and a play area for youth, and questioned if these uses would be permitted under the new By-law.

Colleen Mooney advised that her property is undesignated wetland on the map on the website; and just grey on the zoning map, with only a portion showing as wetland. She also asked about continued use of a small apartment which existed prior to her purchase. Deputy Clerk Eagleson provided some clarification respecting the differences between the Official Plan mapping (map on the website) that shows the character of the land and the Zoning mapping that shows the uses.

Matt Pierre questioned Section 4.18(c) Occupancy Restrictions, regarding use of a recreational vehicle on your property. Mr. Pierre suggested that the wording be changed to allow for trailers to be used for short-term stays. Ms. Thornburg and Ms. Wynter concurred.

Mary Ellen Mitchell thanked Council for removing the punishing language. Ms. Mitchell sought clarification respecting the minimum lot area for Residential 1 Zone, Table 5.4.3. She questioned if the 0.6 hectares was for

**THE CORPORATION OF THE MUNICIPALITY OF HURON SHORES**  
**October 7<sup>th</sup>, 2015 (15-22)**

---

the purpose of severing or building new homes. Mr. Wierzbicki confirmed that it was and noted Section 4, general provisions.

Ms. Wynter sought clarification respecting an existing tree house. She also questioned landfill operations to which Mayor Reeves advised that they are in a specific zone and the operations of same are not part of the planning discussions this evening.

Daryl Rutledge requested that additional wording be included under Section 5.15.4(c), to allow for the storage of more than one recreation trailer where room allows for same without impeding the enjoyment of others.

Janet Demers questioned Section 1.2 regarding the requirements for a building permit application. Mr. Wierzbicki advised that it would be at the discretion of the CBO as to the information required to issue a permit.

Brenda Tulloch questioned the storing of commercial vehicles on her property. She advised that the draft by-law currently allows for only 1 commercial vehicle but, that she drives school bus and her husband drives transport and both park at home in the evenings. She asked that the draft be changed to allow for additional commercial vehicles providing there is sufficient room on the property to allow for same. Mr. Wierzbicki advised that parameters must be set but, that minor variances in certain circumstances may be available.

Councillor Armstrong voiced the same concern as above and noted her understanding of the parking allowances contained in the draft by-law and sought clarification on the matter. Mr. Wierzbicki will review this section.

Deanna Venturi spoke to the same concern, advising that all of their equipment must be parked in the front yard. This has been their practice for some time and should be grandfathered. She questioned if Council has a concern respecting her existing situation. Mayor Reeves advised that Council would have to examine the particular issue.

Colleen Mooney suggested that if ability exists to park vehicles in rear, that the property owners do so.

John Hamel advised that he bought his property as a commercial property, but was shut down as a commercial property. He advised that the property next to him is shown as commercial property, but that it had been wetland. Mayor Reeves asked for clarification and confirmed with Mr. Hamel that his concern pertains to the accuracy of current map.

Tina Paetzold questioned how soon she could have access to the updated document/maps. Mayor Reeves suggested that perhaps the draft zoning by-law could be distributed to various areas across the municipality, for pick-up. Mayor Reeves asked that anyone with comments or concerns provide them as soon as possible for consideration for inclusion in the updates to draft document.

Teresa Seabrook suggested provision of a list of the revisions, not the whole document.

Ms. Wynter questioned if the document allowed for solar or alternative energy. Mr. Wierzbicki responded that the Official Plan allows for development of green alternative energy and that the Province sets the parameters and regulations for same.

**THE CORPORATION OF THE MUNICIPALITY OF HURON SHORES**  
**October 7<sup>th</sup>, 2015 (15-22)**

---

John Archibald also agreed with Ms. Seabrook's suggestion in providing a list of revisions or alternatively using a different colour to track changes.

Colleen Mooney also supported the above provision for revisions. She also suggested that wording be included in the document to encourage alternative energy use for new builds.

Jason Johns questioned how the by-law officer will interpret the grandfather clause. He proposed that everyone under the grandfather clause have paperwork stating that they are covered by the grandfather clause.

Helmut Boettcher suggested that instead of getting rid of a whole section and renumbering the draft zoning document, to track the changes, and not repaginate or renumber a section until finalized.

On a further query from John Archibald re: grandfathering, Mr. Wierzbicki advised that it pertains to uses that are in existence. He provided examples of same.

On a query from Colleen Mooney, Mr. Wierzbicki clarified that respecting grandfathering, termed in the document as legal non-conforming, there must be evidence to show intent to abandon; i.e. if trailer facilities are still in place and operational, there is no intent to abandon, but if infrastructure requires replacement to be operational, it would be considered to have been an abandoned use.

In response to Patricia Wynter's query regarding Crown Land, Mr. Wierzbicki advised that all Crown Land is exempt from the Planning Act.

On a query from Teresa Seabrook, Mr. Wierzbicki clarified that zoning goes with the property, not the owner. Mayor Reeves provided an example.

Patricia Wynter sought clarification regarding grandfathering and the giving of land to your children in order that it may be used for the same purpose.

Lori Thornburg sought clarification re: who grants minor variances. Mayor Reeves explained that Council reviews and makes the decision respecting minor variances. Clerk/Administrator Tonelli reported that it is an application process under the Planning Act.

Dale Mathieu, sought clarification respecting Section 4.18(c) and questioned the use of recreational vehicles/tents, etc. in campgrounds or recreational trailer parks only. She requested the use of recreational vehicles/tents on private property for such things as a weekend party.

Mayor Reeves asked for any further comments. There were none.

**REVIEW OF CORRESPONDENCE, COMMENTS & INQUIRIES RECEIVED**

Clerk/Administrator Tonelli advised that prior to the meeting, 12 written comments had been received, one of which has been put on hold until further notice by the property owner. She reported that all comments will be vetted through Deputy Clerk Eagleson and Mr. Wierzbicki. She also reported having received 3 or 4 other written comments this evening. On a query from Councilor Jones-Scissons, Mrs. Tonelli confirmed that e-mails received were included in the count above for written comments.

**THE CORPORATION OF THE MUNICIPALITY OF HURON SHORES**  
**October 7<sup>th</sup>, 2015 (15-22)**

---

Mr. Wierzbicki offered that if Council desired, he would be available to attend at the Municipal Office, between now and the second Public Meeting, to meet with individuals regarding the draft document. Mr. Wierzbicki asked again that any further written correspondence be channeled through the Municipal Office.

**15-22-01**            WHEREAS Bill Wierzbicki of Planning Advisory Services presented a preliminary draft of the **Comprehensive Zoning By-law** dated August 2015 to Council at the September 16<sup>th</sup>, 2015, Special Meeting;  
B. MacKinnon  
D. Walsh            AND WHEREAS, as per the *Planning Act*, an information Open House was held at Sowerby Hall on Wednesday, September 30<sup>th</sup>, and a Public Meeting, also at Sowerby Hall, was held this date to receive public comment with respect to said draft by-law;  
AND WHEREAS public interest has warranted additional public sessions;  
NOW THEREFORE BE IT RESOLVED THAT Council authorizes additional meetings with dates to be determined at the October 14<sup>th</sup>, 2015, Regular Meeting of Council.  
CARRIED.

**ADJOURNMENT**

**15-22-02**            BE IT RESOLVED THAT Council does adjourn at 8:29 p.m.  
J. Armstrong            CARRIED.  
D. Wedgwood

---

MAYOR

---

CLERK