

THE CORPORATION OF THE MUNICIPALITY OF HURON SHORES
January 13th, 2016 (16-01)

The special meeting of the Council of the Corporation of the Municipality of Huron Shores was held on Wednesday, January 13th, 2016, 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, Debora Kirby, Blair MacKinnon, Leo Persia, Darlene Walsh and Dale Wedgwood.

REGRETS: None.

ALSO PRESENT: Brian Mundell; Clerk/Administrator Deborah Tonelli; Administrative Assistant Carla Slomke

Mayor Reeves declared the Public Meeting open and advised that the meeting was being held pursuant to requirements under Section 34 of the *Planning Act* and its regulations. He reported that the purpose for the meeting was to hear comments in support of or objection to the proposed amendment to By-law #7-91, being the Zoning By-law of the former Corporation of the Township of Thessalon and that the application is to re-zone lands described as Lot 21, Plan RCP H-794, owned by the United Church of Canada, located in Little Rapids, from Open Space (OS) to Residential Low Density (R1) to allow for a residential use.

DECLARATION OF PECUNIARY INTEREST

None.

Mayor Reeves requested information from Clerk/Administrator as to receipt, at the Municipal Office, of any verbal, or written comments, in support of, or objections to, the proposed amendment.

Clerk/Administrator Tonelli advised of one inquiry from a neighboring property owner and notification from MTO advising that it had no objection. Mrs. Tonelli reported that, as part of the zoning amendment process, an application was made to Algoma Public Health (APH) for an audit assessment. Because there were no records identifying a septic system on the property, APH has refused the application noting that documentation is required to show the property is able to support a private sewage disposal system and water supply for the proposed residential building. They are willing to review the matter upon receipt of report from a contractor or engineer. Clerk/Administrator Tonelli further advised that an offer has been made on the property but, the prospective owners are not willing to prepare house plans for a property without knowing if it will be approved for residential use.

Following further inquiry from Council, Mrs. Tonelli advised that there has been no opposition to the proposed zoning amendment from residents within the Little Rapids hamlet area.

Council deliberated the concerns involved.

Mayor invited anyone, in attendance, who wished to speak for or against the proposed zoning amendment to step forward.

Brian Mundell, Trustee of Zion United Church, provided context with respect to the recent amalgamation of the Little Rapids congregation with the Zion

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congregation. Without being aware of the zoning situation, the property was placed on the market. He advised of the offer received and the proposed use of the building. Mr. Mundell informed Council that the present building was built in 1960 and they've experienced no difficulty with the existing septic system. He reported that Gerald Sanders has advised him that the septic system is a full-sized system. Clerk/Administrator Tonelli confirmed that a sketch of the system was provided to the Office from the Realtor. Mr. Mundell reported that the water is drawn from a well across the road, near the river.

Mayor Reeves thanked Mr. Mundell for addressing Council. In response to query from Clerk/Administrator Tonelli, Mr. Mundell advised that the closing date for the sale is March 4/16. He also advised, in response to query from Councillor MacKinnon, that there is a kitchen in the basement and that the septic system has never experienced a back-up and was pumped out prior to freeze up this winter.

Mr. Mundell departed Chambers at 7:15 p.m.

With no further comments to be heard, Mayor Reeves declared the Public Meeting closed.

ADJOURNMENT

16-01-01 BE IT RESOLVED THAT Council does adjourn at 7:16
N. Jones-Scissons p.m. CARRIED.
B. MacKinnon

MAYOR

CLERK