

THE CORPORATION OF THE MUNICIPALITY OF HURON SHORES
September 21, 2016 (16-23)

Discussion on the right-of-way ensued. Deputy Clerk Eagleson identified the sketch to the application and described the right-of-way in relation to the proposed new lot. Mr. Seabrook, at the acknowledgement of the Mayor, offered his knowledge of information he had found at Land Registry regarding the right-of-way to the Van Hoof property.

The second condition would be that the proposed new parcel be tied on title to the property currently owned by Edward and Joan Seabrook at 116 McMillan Lane, under Section 118 of the Land Titles Act.

Thirdly, due to the fact that the Draft Zoning By-law has not been amended, another potential condition that Council may want to consider imposing is utilization of the Draft Zoning By-law along with the Planner's list of changes to that document and the Resolutions #16-19-13, 16-19-14 and 16-19-15, passed by Council at the June 22, 2016 Council meeting, as a governing tool for establishing permitted uses and regulating development of the property. It was suggested that perhaps this could be done by entering into an agreement with the transferees of the subject parcel. Brief discussion ensued regarding such a legal agreement.

The last of the conditions suggested, were the standard requirements for a severance; those being a plan of survey being registered with copies of that plan being provided, as well as draft transfer documents and attached schedules necessary to administratively complete final approval that will allow for legal registration for transfer of a property with Planning Act Approval.

Council sought clarification regarding the private ownership of the right-of-way and how it impacted the application. Staff provided an explanation.

Council discussed other items including trailers, storage of items on the property including storage within or outside of a building or buildings, and access to the property.

There was comment made that restrictions or limitations to be imposed on the subject property, by the conditions of consent, should not be any more restrictive than would be expected on any other property in the Municipality.

The discussion once again reverted to access to the proposed parcel and Council concurred that the right to use the existing right-of-way on private property had to be dealt with before anything else could be considered. Those in the gallery, whose property fronts the right-of-way, were offered the opportunity to provide any knowledge they had regarding the right-of-way in relation to their properties.

16-23-02 BE IT RESOLVED THAT Staff be directed to consult with
N. Jones-Scissons Mr. Ed Seabrook to seek **proof of legal, secure access**
D. Kirby from the proposed severed parcel, File No. 2016-C-2, to
the McMillan Lane right-of-way. CARRIED.

ADJOURNMENT

16-23-03 BE IT RESOLVED THAT Council does adjourn at 7:48 p.m.
N. Jones-Scissons CARRIED.
D. Kirby

MAYOR

CLERK