

THE CORPORATION OF THE MUNICIPALITY OF HURON SHORES
January 10th, 2018 (18-01)

The special public meeting of the Council of the Corporation of the Municipality of Huron Shores was held on Wednesday, January 10th, 2018, and called to order by Mayor Gil Reeves at 7:00 p.m.

PRESENT WERE: Mayor Gil Reeves, Councillors Jane Armstrong, Gord Campbell, Blair MacKinnon, Leo Persia, Darlene Walsh and Dale Wedgwood.

REGRETS: Councillors Nancy Jones-Scissons and Debora Kirby

ALSO PRESENT: John D. Sales; David Ratz; Joyce Ratz; Peter Tonazzo, RPP; Clerk/Administrator Deborah Tonelli; Deputy Clerk Beverly Eagleson; Receptionist/Accounting Assistant Natasha Roberts; Administrative Assistant Carla Slomke

DECLARATION OF PECUNIARY INTEREST

None.

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 ISLAND JD 172PT PCL 5942 ACS RP 1R1552 PART 2, owned by Christopher and Stephanie Abbott, located at the southern end of Pine Ridge Road (23A Pine Ridge Road), to reduce the setback requirement from the water, from 15 metres (49.2 ft.) to 9.75 metres (32 ft.) in the Seasonal Residential (SR) Zone to facilitate the construction of a new dwelling unit to replace the existing one.

Clerk/Administrator Tonelli described the location of the subject property utilizing the roads map on the wall.

Mayor Reeves invited Mr. Peter Tonazzo to join Council at the table to speak to his report.

Mr. Tonazzo summarized the purpose of the application, elaborating on the location, size, shape and rocky topography of the property subject of the application.

Mr. Tonazzo referenced the report he had prepared on the Application. He suggested that in its deliberations for a decision, Council may want to consider the imposition of two conditions of approval for the amendment.

One of those would be that there be no openings in the proposed dwelling below an elevation of 178.3 m C.G.D. to satisfy flood hazard policies of the Official Plan; and, subsequent to technical information provided by the Ministry of Natural Resources, the other condition to consider would be that the applicant be required to submit a report prepared and stamped by an engineer to address potential hazards, utilizing the 100 year flood level.

Mr. Tonazzo reported that the applicant advised that a new septic system had been installed on the property last fall which will mitigate leaking or leaching of waste water into Lake Huron.

Mr. Tonazzo advised that he had spoken with the neighbouring landowners that had submitted correspondence regarding the application and discussed

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the scope of the application with them. He reported that there was no objection to the application raised in the telephone conversation.

Mr. Tonazzo recommended approving the application with Council giving consideration to the two conditions suggested.

Mayor Reeves asked the Clerk to report on any verbal or written comments, objections or support received on the application. Clerk/Administrator Tonelli referred the request to Mr. Tonazzo, having provided that information within his report, and advised that he would report on other communications received following the report.

Mr. Tonazzo reported the following:

- December 21, 2017 via Fax, correspondence from Ministry of Transportation stamped No Objection.
- December 27, 2017 via Canada Post, written correspondence from a landowner recipient of the Notice of Public Meeting, requesting clarification on the scope of work and notice of the decision.
- January 2, 2018 via Email from Marjorie Hall of the Ministry of Natural Resources, technical information to consider in rendering a decision on the application.
- January 9, 2018 Phone Call from Hydro One requesting additional information on the application.

Mayor Reeves invited anyone to come forward that desired to comment on the application.

Deputy Clerk Eagleson queried Councillor Campbell if his question to her re: 66 ft. crown reserve at the shoreline had been satisfactorily addressed. Mr. Campbell indicated it had.

There being no further questions or comments, Mayor Reeves declared the public meeting closed at 7:10 p.m.

MAYOR

CLERK