

THE CORPORATION OF THE MUNICIPALITY OF HURON SHORES
May 2nd, 2018 (18-10)

The special public meeting of the Council of the Corporation of the Municipality of Huron Shores was held on Wednesday, May 2nd, 2018, 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: Frank Lajambe; Greg Mathieu; Robert Lecuyer; Peter Tonazzo, RPP; Clerk/Administrator Deborah Tonelli; Deputy Clerk Natasha Roberts; Administrative Assistant Carla Slomke

AGENDA REVIEW

Mayor Reeves advised that the purpose of the meeting is to hear comments in support of, or objection to, a proposed Official Plan Amendment for Roll 018-02100 to facilitate a Consent application to create 3 new lots plus the remnant, whereas Section 25.8.5 of the Official Plan only permits the creation of 2 new lots plus the remnant.

Mayor Reeves noted that Planning Consultant Peter Tonazzo is present this evening to provide information regarding the application as it relates to planning principles for consideration of rendering a decision on the application. He advised that after Mr. Tonazzo's presentation has been made, anyone who wishes to speak in support of, or objection to the proposed amendments will be given the opportunity to do so.

Mayor Reeves advised of appeal rights.

DECLARATION OF PECUNIARY INTEREST

None.

Mayor Reeves invited Planner, Mr. Peter Tonazzo, RPP, to the table to discuss his report provided to Council.

Mr. Tonazzo outlined Mr. Lecuyer's amendment application and reported on the site specific concerns that would have to be addressed as part of a future consent application. Mr. Tonazzo reported that the current severance cap implements the concept of 'limited rural residential development' required by the Provincial Policy Statement and also maintains the character of the Municipality's rural and countryside areas. He advised that if Council feels that the cap of 2 lots plus the remnant is too restrictive, it should be addressed as part of a more comprehensive Official Plan review, where the matter can be examined more closely. Mr. Tonazzo recommended that the applicants request to amend Section 25.8.5 of the Official Plan to facilitate a consent application for 3 new lots, plus the remnant parcel, be denied.

Mayor Reeves invited anyone with an interest and desire to speak to this matter, for or against, to approach.

Robert Lecuyer appeared before Council and advised of his discussion with Mr. Tonazzo and that he had originally considered 5 lots. He feels that the reduction to 3 plus the remnant allows for lots of adequate size (ie. 2 acres and over). Mr. Lecuyer described the location of existing buildings and the

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flood prone area next to the river. He spoke to the lack of sales occurring in Iron Bridge and that there have been a number of sales in Dean Lake and therefore, evidence of more demand for lands in the rural areas. He noted that more lots equals more assessment and more tax dollars for the Municipality.

Mayor Reeves thanked Mr. Lecuyer and advised those in attendance that he would wait a few more minutes should anyone else arrive who wishes to speak.

There being no additional arrivals, Mayor Reeves advised that Council will take the matter into consideration.

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

MAYOR

CLERK