

THE CORPORATION OF THE MUNICIPALITY OF HURON SHORES
February 13th, 2019 (19-02)

The special public meeting of the Council of the Corporation of the Municipality of Huron Shores was held on Wednesday, February 13th, 2019, and called to order by Mayor Georges Bilodeau at 7:00 p.m.

PRESENT WERE: Mayor Georges Bilodeau, Councillors Gord Campbell, Nancy Jones-Scissons, Debora Kirby, Blair MacKinnon, Jock Pirrie, and Dale Wedgwood.

REGRETS: Councillors Jane Armstrong and Darlene Walsh

ALSO PRESENT: Planning Consultant Peter Tonazzo, RPP; Jack Richardson; Norean Richardson; Paul Hinse (arrived 7:09 p.m.); Clerk/Administrator Deborah Tonelli; Administrative Assistant Carla Slomke

AGENDA REVIEW

Mayor Bilodeau advised that the purpose of the meeting is to hear comments in support of, or objection to, a proposed Official Plan Amendment (OPA) for File No. 2019-OPA-01 and Zoning Amendment File No. 2019-Z-01, Roll No. 57-24-000-017-00401-0000, located at 22550 Highway 17, described as CON 1 SPT LOT 1, RP AR-1126 PART 1, PCL 6624 AES, Gladstone Township. The proposed OPA is in order to facilitate an application to include a notwithstanding clause to the Countryside Policy Area, to permit the manufacture of custom docks and the sale of docks, sheds, saunas, and other accessory structures geared to cottagers, within the area proposed to be rezoned.

The purpose of the Zoning Amendment is to authorize an exception to the current Rural Zone, for a 'Custom Workshop' and 'Retail Store', within the area proposed to be rezoned.

Mayor Bilodeau 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 Bilodeau advised of appeal rights.

DECLARATION OF PECUNIARY INTEREST

None.

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

Mr. Tonazzo summarized his report and explained Mr. Richardson's intent to relocate and expand Richardson Docks. He reported that the manufacturing component of the business is quite minimal. He advised that the zoning amendment would be prudent and that the OPA is being recommended to err on the side of caution. Mr. Tonazzo furthered that the property is about 57 acres and that Richardson Docks would take up only the area in and around where the former Beemer's Greenhouses were located. He recommended that Council deem the property subject to site plan control.

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Mr. Tonazzo spoke to the Ministry of Transportation comments received late this afternoon and noted that the comments do not affect his recommendation this evening. He briefly addressed some of the MTO comments such as stormwater management and the requirement that any lighting placed on the property not create a glare onto the highway traffic. Councillor Wedgwood noted that drainage should not be an issue with the existence of the Beemer Drain on the property. Mr. Richardson advised that there is a culvert at the entrance of the property.

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

Mr. Richardson briefly spoke to his business of dock building. He will employ some members of the Amish community. Minimal building will take place on the property and traffic should not be a concern. He advised of his desire to purchase a property for his business that fronted the highway.

Mayor Bilodeau asked how many jobs will be created. Mr. Richardson responded that the business will employ 2 full-time people, including himself and 1-2 students during the summer. His busy period is from May-August but, this past year, he was busy to almost Christmas.

Mr. Paul Hinse entered the gallery at 7:09 p.m.

On behalf of the Economic Development Advisory Committee, Councillor Wedgwood welcomed a new business to Huron Shores.

Mayor Bilodeau thanked Mr. Richardson for his information and advised those in attendance that he would wait a few more minutes should anyone else arrive who wishes to speak.

In response to a query from Mr. Hinse, Mr. Tonazzo briefly reiterated the intention of the application.

In response to a query from Councillor Campbell concerning the entrance/road through the property, Mr. Richardson advised that the neighbouring property owner has permission to access his farm property and that the access is neither an easement nor a right-of-way. On a query from Clerk/Administrator Tonelli, Mr. Richardson explained that if new owners didn't want to provide access, they would have to take legal action. Mr. Richardson explained that the access will be gated and the neighbouring property owner will access the farmland from behind the gate.

Councillor Campbell provided context with respect to access roads and suggested that more research may be required to determine if this is an old municipal road. Mr. Richardson confirmed that it was not a municipal road and that the lands are included with the property. Councillor Campbell queried if it could be an old trespass road. Councillor Wedgwood confirmed that he has seen the road laid out on an old map. Clerk/Administrator Tonelli advised that it appears as a trail on the Municipal road map (created by the Fire Department shortly after amalgamation). Mr. Tonazzo advised that the road did not appear in his research and that it should have been flagged by a lawyer conducting the title search. He furthered that from a planning standpoint, the matter is a technical issue and that he is not a highway expert. Mr. Richardson confirmed that his lawyer did not find any issue.

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There being no additional arrivals, questions or comments Mayor Bilodeau advised that Council will take the matter into consideration and declared the meeting closed at 7:19 p.m.

MAYOR

CLERK