

THE CORPORATION OF THE MUNICIPALITY OF HURON SHORES
July 10th, 2019 (19-13) - SPECIAL

The special public meeting of the Council of the Corporation of the Municipality of Huron Shores was held on Wednesday, July 10th, 2019, and called to order by Mayor Georges Bilodeau at 7:03 p.m.

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

ALSO PRESENT: Planning Consultant Peter Tonazzo (arrived at 7:05 p.m.), Deputy Clerk Natasha Roberts; Accounting Assistant/Receptionist Sara Leach, Robert Lecuyer (arrived at 7:06 p.m.), Sandra Dagg, Scott Dagg, and Brent Rankin.

AGENDA REVIEW

None.

DECLARATION OF PECUNIARY INTEREST

None.

Mayor Bilodeau advised that the purpose of the meeting is to hear comments in support of, or objection to, two proposed consent applications. He advised that Planning Consultant Peter Tonazzo has provided reports along with recommendations in regard to each of the applications, as they relate to planning principles, for Council consideration in rendering a decision.

Mayor Bilodeau recommended that Planning Consultant Peter Tonazzo first speak on application 2019-C-04. He invited Mr. Tonazzo to the floor.

Mr. Tonazzo spoke to the application being an application to sever one parcel for agricultural purposes, and one parcel for a lot addition. Mr. Tonazzo considers this application to be straightforward and advised that the lot addition would be a benefit to enlarge the smaller lot owned by the applicant. Mr. Tonazzo recommended that the application be approved.

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

Scott Dagg addressed Council, speaking in favour of his consent application. He advised that it would be difficult to find a purchaser interested in both an agricultural and waterfront lot.

There being no further questions or comments, Mayor Bilodeau advised that Council will take the matter into consideration.

Mayor Bilodeau invited Mr. Tonazzo to speak to application 2019-C-03.

Mr. Tonazzo explained that this was Part 2 of Mr. Lecuyer's application, with Part 1 being a site-specific Official Plan Amendment, completed and passed in 2018, allowing Mr. Lecuyer to proceed with a consent application to create 3 new residential lots, plus the remnant.

Mr. Tonazzo addressed the conditions of consent, as recommended in his Planning Report. He advised that, while the applicant has filled the area with fill to build up the land, he recommends that the applicant retains a Professional Engineer to identify the 1 in 100-year flood elevation across the

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entire subject property, since the property lies along a Flood Prone area as indicated in the Official Plan.

Mr. Tonazzo spoke to the condition of deeding the roadway, as the portion of Chevis Road that fronts the property is maintained but not owned by municipality. On a query from Councillor Pirrie, Mr. Tonazzo confirmed that applications for new lot creation allow the municipality to gain ownership over any municipally maintained roads, and that a 66' road allowance is a provincial standard. Mayor Bilodeau advised that it is good practice for municipalities to maintain this standard. Mr. Lecuyer spoke to the 66' road allowance and advised that he would remove any fencing along the south side of the roadway to allow for any additional road allowance required.

Mr. Tonazzo concluded that the other conditions on the consent include requiring the proposed severed Lot 1 be occupied by a main use, within 2 years of receiving final consent approval, and that the portions of Lots 1 to 4 on either side of the roadway be tied together for ownership and Planning Act purposes.

There being no further questions or comments, Mayor Bilodeau advised that Council will take the matter into consideration.

Mayor Bilodeau declared the meeting closed 7:26 p.m.

MAYOR

CLERK