

**THE CORPORATION OF THE MUNICIPALITY OF HURON SHORES**  
**July 8, 2020 (20-15) - Special**

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The special public meeting of the Council of the Corporation of the Municipality of Huron Shores was held on Wednesday, July 8, 2020, and called to order by Mayor Bilodeau at 7:03 p.m.

**PRESENT (Council Chambers):** Mayor Georges Bilodeau, Councillors Debora Kirby, Jock Pirrie and Darlene Walsh.

**PRESENT (electronically):** Councillors Jane Armstrong, Gord Campbell, Nancy Jones-Scissons, Blair MacKinnon, and Dale Wedgwood

**STAFF (Council Chambers):** Clerk/Administrator Deborah Tonelli

**STAFF (electronically):** Deputy Clerk Natasha Roberts, Treasurer John Stenger, Planning Consultant Peter Tonazzo

**OBSERVERS (electronically):** Larry Allcorn, Jean-Claude Labbe, Paul Barker (left at 7:35 p.m.); Jim Falconer; Brent Sleightholm; Michael Groh; and Joseph Hickey

**AGENDA REVIEW**

No changes.

**DECLARATION OF PECUNIARY INTEREST**

None.

Mayor Bilodeau declared that the purpose of this meeting is to hear comments in support of, or objection to, an application for **an Official Plan Amendment, File No. 2020-OPA-01, and Zoning By-law Amendment, File No. 2020-Z-04**, to waive Sections 10.2.1.1, Section 10.2.1.3, and Section 11.2.8 of the Official Plan, as well as Section 5.15.3 of Zoning By-law #18-18, to facilitate a future consent application to sever the subject property.

Mayor Bilodeau advised that Planning Consultant, Peter Tonazzo is present to provide information regarding the applications, as they relate to planning principles for consideration of rendering a decision, and that anyone who wishes to speak in support of, or objection to the proposed amendments will be given the opportunity to do so.

Mayor Bilodeau invited Mr. Tonazzo to speak to the application. Mr. Tonazzo addressed concerns respecting the application as they relate to road access and lake capacity. Mr. Tonazzo explained his reasons for recommending that Council not approve the applications.

Mayor Bilodeau invited anyone present who had any comments or questions in support of, or objection to the proposed amendment to raise their hand and present their name to the Clerk.

Councillor Kirby voiced concerns respecting the road access matter. She noted that entrance for the proposed severed parcel could be built on the year-round maintained portion of Cameron Road or, the accesses for the proposed severed and retained lands could front Mosher Road and the deeds specify that the road is not municipally maintained. Mr. Tonazzo noted that, at the end of the day, it is Council's decision but, noted that the accesses used will undoubtedly be off Mosher Road. Adjusting the frontages doesn't change the nature of what the application actually is. Mr. Tonazzo noted that there are ways to rectify the access but, in his discussions with the applicant they prefer not to spend money on upgrading a road and prefer to

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continue to use Mosher Road. Mr. Tonazzo confirmed that adding a clause to the deed is one way of letting future landowners know that the road is not maintained year-round but, that he does not have experience on the challenges that might present. He went on to say that the current Official Plan takes a very strict approach on development on private roads. He is bound to make his recommendation based on the Official Plan. He believes that the document could be amended to mitigate these types of issues.

On a further query from Councillor Kirby respecting the proposed retirement home, Mr. Tonazzo noted that if Council does choose to approve the amendments, it could entertain a holding provision to allow the severance to proceed and put off decisions on lake capacity until someone proceeds with wanting to develop the lot.

Councillor Jones-Scissons commented that she felt that a driveway could be built from Cameron Road until we can amend the Official Plan and asked that we get into discussions about reviewing the Plan as soon as possible in 2021 to make necessary adjustments. She also discussed the roads donation program. Mr. Tonazzo noted that that if Council did require a driveway access off Cameron Road, then that driveway becomes a new private road servicing two lots. Councillor Jones-Scissons clarified that her recommendation is two private driveways. Mr. Tonazzo agreed that this option would alleviate the frontage issue.

Larry Allcorn clarified the matter respecting the proposed permanent residence, in that, although they would like to build a home, it is not their only option. He understands the hurdles and would support the holding provision. He does not want this application to be constrained by this matter.

Mr. Tonazzo noted that Mr. Allcorn's comments are consistent with a discussion he had with Mr. Labbe.

Jean Claude Labbe thanked Council for the opportunity to speak. He explained that the complicated applications were done with guidance from Mr. Tonazzo and Ms. Roberts and these were the things they understood they needed to do. He noted that he liked Councillor Kirby's proposal. The first step is to obtain the severance. The proposal for the home would be a separate matter. He provided some history respecting the property that has been in the family for 43 years. There is currently a camp on the property. He does prefer that Mosher Road remain the access to the properties. He noted that they want to proceed with the severance to make things easier for the family and, if in the future, the home were to be built, it would be a benefit to the community.

Councillor Campbell sought clarification respecting the second dwelling unit. Mr. Tonazzo noted that the severance is required to allow for the second dwelling.

On comments/queries from Councillor Armstrong and Jones-Scissons, respecting the Bright Lake Capacity Study, Mr. Tonazzo summarized information contained in the Study, and that an updated lake capacity report could be looked at as a result of some mitigation processes that have been undertaken since that study was completed. Mr. Tonazzo briefly discussed septic system allowances respecting lake capacity and existing lots of record. Mr. Tonazzo furthered that, unlike the private roads matter, being a municipal decision, the municipality is required to deal heavily with Provincial policy and requirements respecting lake capacity.

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Mayor Bilodeau commented that it seems that the matter should be taken back to the drawing board to see where it can fit into the existing Official Plan and any alternatives that could be brought forward.

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

Mayor Bilodeau thanked those who joined the meeting this evening and declared the Public Meeting closed at 7:30 p.m.

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MAYOR

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CLERK