

THE CORPORATION OF THE MUNICIPALITY OF HURON SHORES
November 18, 2020 (20-23) – Special

The Special meeting of the Council of the Corporation of the Municipality of Huron Shores was held on Wednesday, November 18, 2020, and called to order by Mayor Georges Bilodeau at 7:15 p.m.

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

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

REGRETS: Councillor Darlene Walsh

STAFF (Council Chambers): Clerk/Administrator Deborah Tonelli

STAFF (electronically): Deputy Clerk Natasha Roberts, Treasurer John Stenger, Accounting Assistant Nancy Richards, and Planning Consultant Peter Tonazzo.

GALLERY (electronically): Frank Lajambe; Joanne Falk; Gary Garton; Paul Perry; Rob Lecuyer; Paul Barker; Larry Allcorn; Reginald Gardiner; J.C. Labbe; Jim Falconer; Cornelia Poeschl; and Dave Smith.

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, three proposed Consent applications. The first application being a Consent for Easement, File No. 2020-C-04, to sever 1 new lot, approximately 9.1 hectares in size, from property described as Concession 1 Part Lot 2 Parcel 2693, Day Township.

Mayor Bilodeau advised that Planning Consultant, Peter Tonazzo, is present to provide information regarding these applications as they relate to planning principles for consideration of rendering a decision.

Planning Consultant Peter Tonazzo advised that the application was pretty straightforward. The applicant received approvals from Council back in September, more specifically an Official Plan amendment and Zoning By-law amendment, to facilitate this consent application. Mr. Tonazzo advised that both the severed and retained parcel exceed the minimum lot area requirements. He also made note to the two letters that were received and attached to the report package, one in support of the application, and the other citing some concerns that have been addressed in his Planning Report.

Mayor Bilodeau invited anyone present who wishes to comment in support of, or objection to the proposed Consent application to come forward, and to provide their name and address to the Clerk.

No questions were received at this time.

Mayor Bilodeau declared that the second application is a Consent for Severance, File No. 2020-C-05, to sever three separate parts from an existing parcel described as Concession 4 Part Lot 9 Parcel 435 ACS, Kirkwood Township, and add them to Concession 4 Lot 9 RP-1R1334 Parcel 1 & 2 Part Parcel 5688 ACS, Kirkwood Township, as a Lot Addition.

Mayor Bilodeau invited Mr. Tonazzo to speak to the application.

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Mr. Tonazzo advised that this is another straight forward application, being a lot addition, not a new lot creation. The application is to sever 3 parts from 22 Ansonia Road and convey them to 120 Shaw road, which is an undersized, oddly shaped lot. This consent will not only enlarge the lot but square it off. Mr. Tonazzo also advised that the contributing parcel will not be impacted in any way. No objections or concerns were received and he recommends that Council approve the application.

Mayor Bilodeau invited anyone present who wishes to comment in support of, or objection to the proposed Consent application to come forward, and to provide their name and address to the Clerk.

On a query from Councillor Campbell, Mr. Tonazzo advised that the required survey will identify Parts 1 through 3, but that they would be conveyed to the receiving parcel. Mr. Tonazzo confirmed that they will not be separate conveyable parcels, rather they will be severed from one property and added to the other.

On an additional query from Councillor Campbell, Mr. Tonazzo confirmed that the separation on the map, between Part 1 and Part 2, was originally intended to be the benefitting parcel's access to the creek. The addition of Part 1 and Part 2 will square the parcel off.

No further questions were brought forward.

Mayor Bilodeau declared that the third application is an application for Consent to sever three new parcels from property described as Section 5 S/W ¼ Part Parcel 1597 ACS, Thompson Township.

Once again, Mayor Bilodeau invited Mr. Tonazzo to speak to the application.

Mr. Tonazzo stated that this application was the result of what was originally thought to have been a previous consent that had lapsed. He advised that, upon further review, the COVID-19 legislation that was passed by the Province had the effect of adding +/- 95 days to all Consent applications. The applicants lawyer sent a letter to the Municipality and staff requested that the Municipal Solicitor provide a response to this legislation. Both Lawyers came back with two different days as to when the consent application would lapse. Suffice to say that the application has not lapsed.

In addition, Mr. Tonazzo noted that when Council amended one of the conditions of consent back in August, this would also have the effect of restarting the one-year clock. Therefore, the application is not required. Mr. Tonazzo advised that, regardless of what the actual lapse date is, he understands that, based on conversations with the applicant, this consent will be finalized by the end of the week.

On a query from Councillor Pirrie, staff confirmed that any payment made by the applicant for a new application will be reimbursed.

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 Pubic Meeting closed at 7:29 p.m.

MAYOR

CLERK