

THE CORPORATION OF THE MUNICIPALITY OF HURON SHORES
March 10, 2021 (21-05) – Special

The Special Meeting of the Council of the Corporation of the Municipality of Huron Shores was held on Wednesday, March 10, 2021, and called to order by Mayor Georges Bilodeau at 7:00 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

GALLERY (electronically): Nancy Richards, Barbara Connell, Mr. Tonazzo Tonazzo, Dan Grey, Joanne Falk

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, a site-specific zoning amendment, File No. 2021-Z-01, to permit a bunkie with sanitary facilities.

Mayor Bilodeau advised that Planning Consultant, Mr. Tonazzo, is present to provide information regarding this application as it relates to planning principles for consideration of rendering a decision, and anyone wishing to speak in support of, or objection to, the application will be given an opportunity to do so.

Planning Consultant Mr. Tonazzo advised that the applicant is seeking Council approval to permit a 16'x16' bunkie with sanitary facilities. He noted that a bunkie of this size is permitted, but it is the sanitary facilities that creates the issue and the need for re-zoning.

Mr. Tonazzo advised that the subject property is undersized when viewed alone however, when you view it in conjunction with the abutting parcel to the west, which is also owned by the applicant and proposed to be merged as part of the approvals of this application, it's about 6 hectares or 1.43 acres.

Mr. Tonazzo commented that Bright Lake is at capacity, and the current numbers-based planning approach really aims to minimize new development, most notably new lot creation and new septic systems. In this case, the applicant owns the abutting parcel to the west and has agreed to merge this parcel with the subject parcel, thereby essentially trading the approved development potential of that lot for that of the Bunkie. Mr. Tonazzo stated that he is of the opinion that this trade off appropriately addresses the at capacity issue and therefore, an Official Plan amendment was not required.

Mr. Tonazzo noted his second concern, being the land use impacts or off-site impacts to neighbours. Higher occupancy and commercialization, or renting out of second units, are often cited with concerns associated with a self-

THE CORPORATION OF THE MUNICIPALITY OF HURON SHORES
March 10, 2021 (21-05) – Special

contained bunkies. Mr. Tonazzo suggested that, in some cases, these concerns might be a bit of a fallacy. In this particular case, the Bunkie is quite small, well under the maximum size of a bunkie that is permitted, and is located in close proximity to the cottage making it unlikely to be viable as a self-contained unit that could be occupied without significant interactions with the cottage or the property on which the cottage sits.

Mr. Tonazzo advised that, in his opinion, the potential for a significantly higher occupancy or commercialization is unlikely in this particular case and noted that the current zoning does not permit a cottage to be rented out. He also noted that although bunkies with sanitary facilities are expressly prohibited, the applicant could park an RV on the property, subject to the conditions of the zoning by-law, given the size and layout of the Bunkie are such that the conditions would be much the same as if it were an RV parked on the property, though he recognizes that a permanent structure versus an RV are two different things.

Mr. Tonazzo recommended that Council approve the application, and in addition to the re-zoning, that Council pass the necessary deeming by-law to merge the subject property to the abutting parcel to the west.

Mayor Bilodeau invited those present who have comments in support of, or objection to, the proposed application, to raise their hand.

On a query from Councillor Kirby, Mr. Tonazzo advised that there is an existing septic system on the property and the bunkie would tie into this existing system, which was approved by Algoma Public Health and built last summer. The septic system was sized accordingly and appropriately to accommodate the additional septage from the bunkie.

In response to comments from Councillor Campbell regarding past practices, the impact on future bunkie development within the Municipality, and the need for Council to amend the applicable policies during the next Official Plan and Zoning review, Mr. Tonazzo agreed that bunkies with sanitary facilities are becoming quite common, and that the municipality may want to look at this matter a little closer. In terms of development trends that he is seeing, bunkies with facilities are something people are wanting and suggested that there are ways to ensure this is done responsibly.

Mr. Tonazzo reported that other municipalities allow bunkies, but require them to be within a certain distance of the cottage, in an effort to maintain interaction between the bunkie and the cottage, so that it does not present a situation where they become two separate self-contained dwelling units.

Councillor Jones-Scissons commented on the existing zoning provisions related to RVs and agreed that, when it comes to bunkies with facilities, they should be required to be in close proximity to the cottage with an updated septic system. She agreed that this matter should be reviewed for the reason that the ongoing COVID-19 pandemic has shaped a market for granny flats.

Mayor Bilodeau thanked those in attendance and declared the public meeting closed at 7:14 p.m.

MAYOR

CLERK