



The Corporation of the Municipality of Huron Shores
Special Meeting Minutes

21-13
May 26, 2021, 7:00 p.m.
Council Chambers

Council Members Present: Mayor Georges Bilodeau, Councillor Dale Wedgwood, Councillor Nancy Jones-Scissons, Councillor Jane Armstrong, Councillor Blair MacKinnon, Councillor Gord Campbell, Councillor Jock Pirrie, Councillor Debora Kirby

Council Members Absent: Councillor Darlene Walsh

Staff Present: Clerk/Administrator Deborah Tonelli, Deputy Clerk Natasha Roberts, Treasurer John Stenger, Planning Consultant Peter Tonazzo

Gallery: Nancy Richards, Greg Shaw

1. Call To Order

The Special Public Meeting of the Council of the Corporation of the Municipality of Huron Shores was held on Wednesday, May 26th and called to order at 7:00 p.m.

Council and Staff Attendance:

In Council Chambers: Mayor Bilodeau; Councillors Kirby and Pirrie; and Clerk/Administrator Tonelli

Via Zoom: Councillors Armstrong, Jones-Scissons, MacKinnon, and Wedgwood; Treasurer Stenger; Deputy Clerk Roberts; Planning Consultant Peter Tonazzo

Via Telephone: Councillor Campbell

2. Agenda Review

3. Declarations of Pecuniary Interest

4. Public Meeting as recommended under the Planning Act

4.a Application for Site-Specific Zoning Amendment File No. 2021-Z-02

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-02, to reduce the east shoreline setback to facilitate an addition to an existing cottage, and to reduce the required west shoreline setback to facilitate the construction of an accessory building.

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 setback reductions that are relatively minor in nature. He noted that the subject property is a peninsula and has water on three sides. Therefore, by definition, the front lot line wraps around three sides of the property requiring a 30m setback from the north, east, and west frontages.

Mr. Tonazzo commented that there are three main reasons for requiring a 30m setback. First, to ensure development is far enough away from the high water mark to mitigate against any flood or erosion risks. He advised that, given the topography of the site, the developable area of the site is significantly higher than the water, with a fairly steep grade down towards the water, and therefore flood and erosion risks are not a concern.

Mr. Tonazzo advised that the second reason for the significant setbacks is to ensure that development does not negatively impact lake water quality, particularly as it relates to the septic system. As noted by Algoma Public Health in the Planning Report, an audit of the existing system was completed and Algoma Public Health has advised that the system is capable of supporting the addition to the cottage.

Mr. Tonazzo spoke to the third reason for the 30m setback, which is to keep the shoreline in a natural state, not only for aesthetic and visual purposes, but also from a water quality standpoint. In this case, the property is well-treed and very few trees will need to be removed to facilitate the proposed addition to the cottage and new shed.

Mr. Tonazzo recommended that Council approve the application.

Mayor Bilodeau invited those present who have comments in support of, or objection to, the proposed application to come forward and provide their name and address to the clerk.

Mayor Bilodeau provided a bit of time for comments. With no one coming forward to comment, Mayor Bilodeau declared the public meeting closed at 7:06 p.m.

MAYOR

CLERK