



**The Corporation of the Municipality of Huron Shores
Special Meeting Minutes**

**21-18
July 14, 2021, 7:00 p.m.
Council Chambers**

Council Members Present: Councillor Dale Wedgwood, Councillor Jane Armstrong, Councillor Blair MacKinnon, Councillor Gord Campbell, Councillor Darlene Walsh, Councillor Jock Pirrie, Councillor Debora Kirby

Council Members Absent: Mayor Georges Bilodeau, Councillor Nancy Jones-Scissons

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

1. Call To Order

The Special Public Meeting of the Council of the Corporation of the Municipality of Huron Shores was held on July 14, 2021, and called to order by Deputy Head of Council (Acting Deputy Mayor) Wedgwood at 7:04 p.m.

Attending in Council Chambers: Acting Head of Council Wedgwood; Councillors Kirby and Pirrie; and Clerk/Administrator Tonelli.

Attending via Zoom: Councillors Armstrong, Kirby, MacKinnon, and Walsh; Deputy Clerk Roberts; and Planning Consultant Peter Tonazzo.

Attending by Telephone: Councillor Campbell.

2. Agenda Review

No changes.

3. Declarations of Pecuniary Interest

None.

4. Public Meeting as recommended under the Planning Act

4.a Site-Specific Zoning Amendment File No. 2021-Z-03

Acting Deputy Mayor Wedgwood advised that the purpose of the meeting is to hear comments in support of, or objection to, a site-specific zoning amendment, File No. 2021-Z-03, to increase the accessory use lot coverage from 2% to 2.3%, and to increase the maximum accessory building height from 6m to 6.75m to permit the construction of a 30' x 50' garage.

Acting Deputy Mayor Wedgwood noted that Planning Consultant Peter Tonazzo, is present to provide information regarding the application as it relates to planning principles for consideration of rendering a decision. He advised that after the Mr. Tonazzo has spoken, anyone wishing to speak in support of, or objection to, the application will be given an opportunity to do so.

Deputy Mayor Wedgwood invited Planning Consultant Peter Tonazzo to speak to the application. Mr. Tonazzo advised that subject property is within the Iron Bridge built-up community, and the applicant has consolidated two separate lots to form the current parcel, being 1.78 acre parcel, which is generally consistent in both size and frontage with this section of lots on Eley Road.

He explained that with these types of applications he tends to look at two things; first your aesthetic concerns and in this case there are generous setbacks and fairly dense vegetation around the garage, and the orientation of the garage will minimize any aesthetic impacts. The second concern is the potential for the use that is beyond the scope of a permitted home-based business. Mr. Tonazzo noted that the applicant has indicated that the garage is for personal use, accessory to the dwelling unit.

Mr. Tonazzo advised that the site-specific zoning amendment is minor in nature and recommends that Council approve the application.

Acting Deputy Mayor Wedgwood thanked Mr. Tonazzo and inquired if there were any individuals wishing to speak.

5. Adjournment

With no comments coming forward, Acting Deputy Mayor Wedgwood declared the public meeting closed at 7:11 p.m.

MAYOR

CLERK