



The Corporation of the Municipality of Huron Shores
Special Meeting Minutes

21-21
August 11, 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 Darlene Walsh, Councillor Jock Pirrie, Councillor Debora Kirby

Staff Present: Clerk/Administrator Deborah Tonelli, Deputy Clerk Natasha Roberts, Treasurer John Stenger, Public Works Superintendent Harry Hadikin, Kelsey Nyman, Planning Consultant, Peter Tonazzo

Gallery: Via Zoom: Kiara Rubenstein, Myrna Barager, Heather Paterson, and Ashley Young.

1. Call To Order

The Special Public Meeting of the Council of the Corporation of the Municipality of Huron Shores was held on Wednesday, August 11, 2021, and called to order at 7:10 pm.

Council and Staff Attendance:

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

Via Zoom: Councillors Armstrong, Campbell, Jones-Scissons (arrived at 7:26 p.m.), MacKinnon, and Walsh; and Deputy Clerk Roberts

2. Agenda Review

Clerk/Administrator advised of a letter received from Will and Elaine Samis following distribution of the Council packages. She advised that Peter Tonazzo will speak to the concerns contained in the letter.

3. Declarations of Pecuniary Interest

3.1 Application for Site-Specific Zoning Amendment File No. 2021-Z-04

50% owner of Armstrong Enterprises who is the septic installer mentioned in the Planning Report.

J. Armstrong declared a conflict on this item. (50% owner of Armstrong Enterprises who is the septic installer mentioned in the Planning Report.)

4. Public Meeting as recommended under the Planning Act

4.1 Application for Site-Specific Zoning Amendment File No. 2021-Z-04

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Mayor Bilodeau reported the purpose of the meeting is to hear comments in support of, or objection to, a site specific zoning amendment (File No. 2021-Z-04) as identified. He advised that Planning Consultant Peter Tonazzo will provide information regarding the application as it relates to planning principles for consideration of rendering a decision. He advised that after Mr. Tonazzo has spoken, anyone wishing to speak in support of, or objection to, the application will be given an opportunity to do so. Mayor Bilodeau invited Mr. Tonazzo to speak to the application. Mr. Tonazzo

advised that farmers' markets are quite common in a rural agricultural setting such as the setting around 33 Tait Road. Being near active farms is part and parcel of the overall experience. He did qualify that there could be unsuitable offsite impacts. However, in this case, he is of the opinion that the proposed use, site layout and recommended conditions of approval, will make this an appropriate addition to the community's rural area.

Mr. Tonazzo spoke to receipt of the letter of objection received from Mr. and Mrs. Samis on August 9/21, which raises a number of valid concerns, and references Provincial policies, guidelines and the Huron Shores Official Plan (OP). Mr. Tonazzo responded to some of the concerns.

He explained that it appears to him that the grocery store component of the farmer's market appears to be the biggest concern, in that, Mr. & Mrs. Samis advise that it would generate substantial traffic and should be located on the Highway. Mr. Tonazzo identified that, from a land-use perspective, he is not viewing this component of the proposed application as a relocation of the Plaid Pig, but as a relatively small grocery store that is one component of the farmer's market. His understanding is that the Plaid Pig was approximately 5,000 sq.ft., but in this application, it is proposed to take up about 825 sq.ft. He noted that it is not unreasonable for a farmer's market to have a general store or a grocery component. He agrees that a larger grocery store, similar to the previous Plaid Pig, should be located on the Hwy. or in a more commercial setting but, that is not what is being proposed in this application. The recommended conditions of approval cap the floor space at 825 sq.ft. and explicitly note that the grocery store cannot continue to operate in the absence of the farmer's market. Respecting other aspects of the farmer's market, he is not sure if it is necessarily possible or desirable to locate a u-pick garden, small animal pens or petting zoo on the Hwy. or within a built up community like Iron Bridge, which is why farmers' markets often locate in rural settings.

Mr. Tonazzo reported that Mr. & Mrs. Samis' correspondence references Section 4 and 8.2.4 of the OP, in that, "the location or clustering of commercial uses shall generally be directed to a municipal road, or highway, or to a municipal road intersection." He confirmed that Tait Road is a municipal road and spoke briefly to policy nuances such as the use of the word "generally". Having read through the Policy, in his opinion, a certain amount of flexibility has been built into it. He noted that the OP specifically permits commercial uses in the Countryside Policy Area, to which the subject property is within.

Mr. Tonazzo went on to address the concern in the correspondence regarding the OP being a recently approved document and query as to why consideration would be given to allowing retail commercial zoning on our best agricultural land at the end of a gravel road. Mr. Tonazzo again confirmed that it is his opinion that the application adheres to the OP. He stated that a couple Provincial Policy Statements have been issued since the OP was adopted and that Council recently approved commencement of its review, as it is due for a comprehensive review.

Mr. Tonazzo reported that the correspondence also references a small portion of Section 5 of the Provincial Policy Statement (PPS), which is the guiding document for land use planning in Ontario. Mr. Tonazzo explained that the section in question (Policy 1.1.3.8) deals with broad settlement area expansions, not site specific rezoning. He explained that for the purposes of the PPS (Section 1.1.4), although the OP identifies built up

communities, it doesn't identify any Settlement Areas and the entire Municipality is actually deemed to be a rural area. He also reported that the current OP doesn't identify any prime agricultural areas. While the property in question may have good soils consistent with prime agricultural lands, it is too small to be considered a prime agricultural property. In Mr. Tonazzo's opinion, the farmer's market will not impact nearby agricultural properties nor their ability to expand. Mr. Tonazzo also noted that, respecting Minimum Distance Separation, a farmer's market is not considered a sensitive land use, and has no impact on a nearby farm to continue to operate or expand. Mr. Tonazzo also spoke to the concern respecting the attraction of villains and bio-security risks and although not an expert, felt that this concern would only be an issue if a patron were to trespass onto the farm, which is against the law.

Mr. Tonazzo recognized that the farmer's market will bring additional traffic and activity to the area, but it is his opinion that the neighbouring home is far enough away and the overall configuration of the site will minimize any traffic driving past the home. He reported that he has discussed this matter with the applicant and there is willingness to plant a hedge row along the frontage adjacent to the parking area. He explained that this detail can be worked out through site plan control.

Mr. Tonazzo recognized that Tait Road is a narrow gravel road and one cannot determine anticipated patron traffic volumes. He noted that the applicant is anticipating 4 to 5 delivery cube trucks per week, which he does not consider to be onerous on the neighbourhood or the roadbed. He stated that the current provisions within a rural zone could generate the same, higher volumes or more intense traffic. It is an active agricultural area that includes the use of a variety of pieces of heavy equipment utilizing the road, including vehicles and trucks that he suggests probably attend at the farm as part of the commercial farm operation. The dwelling unit on Tait Road is part of a commercial agricultural operation. He noted again that it is unlikely that the traffic to the market would drive past the dwelling unit, but that appropriate signage can be incorporated through site plan control.

Mr. Tonazzo mentioned that there were also a number of process related points communicated in Mr. & Mrs. Samis' correspondence. Mr. Tonazzo explained the reasons for those processes and that his report to Council did not address their concerns as the correspondence was received after the report was submitted to Council. He noted that the mailed notice is the first point of contact with the public with respect to any *Planning Act* application and that he is available to discuss any application with any member of the public.

In closing, Mr. Tonazzo apologized to Mr. & Mrs. Samis in their feeling that the report does not pay enough attention to their concerns. He furthered that this was not his intent, but it is his opinion that the proposed use is far enough away from their home to mitigate against any offsite impacts such as noise and traffic and the planting of hedge row (previously mentioned) would create a visual screen. He also noted that, in addition to their dwelling, Mr. & Mrs. Samis operate a commercial farm, which is a different use, with different characteristics and impacts than that of a residential subdivision. Mr. Tonazzo stated that he always considers offsite impacts to adjacent properties in relation to the overall public good and orderly development of the municipality. It is his opinion that, within the context of Provincial policies, the Municipality's OP and Zoning By-law, the proposed

development is appropriate and that the site is suitably located for a farmer's market and will be appropriately configured to minimize offsite impacts.

Mayor Bilodeau thanked Mr. Tonazzo and asked that if there were others who wished to speak, to state their name and address.

Kiara Rubenstein, Buchan Avenue, Blind River, spoke in favour of the application, identifying the great opportunity for the community and understanding that the applicants have nothing but the best of intentions for the community. She identified that the applicants have reached out to them as a local business to get their products in the applicants' stores. Ms. Rubenstein furthered that she knows that community and working with local (businesses) is very important to the applicants.

Myrna Barager, John Street, Iron Bridge, spoke in favour of the application, identifying that it would benefit the community. She noted that the grocery store is sorely missed and the farmer's market would give us a little bit extra and it could be promoted as an attraction to the area. She felt it to be a great idea.

Heather Paterson, Tait Road, Iron Bridge, spoke in favour of the application. She understands that there will be increased traffic, but believes it will be a wonderful addition to the community; selling locally made things and produce will benefit everybody locally. She noted that the grocery store is dearly missed and would like to see the farmer's market happen.

Ashely Young, Pioneer Road, Iron Bridge, spoke in favour of the application. She noted that the grocery store would support the shop local movement and the local farmers in the area. She advised that she misses the grocery store and even with it being proposed to be off the Highway, she will go out of her way to stop at this grocery store on her way home from work. She believes it will be a great asset to the community.

Mayor Bilodeau thanked all who spoke to the application. He asked for other comments and waited for a short period. With no further comments, Mayor Bilodeau thanked everyone for joining the meeting this evening and declared the public meeting closed at 7:35 p.m.

MAYOR

CLERK