



The Corporation of the Municipality of Huron Shores
Special Meeting Minutes

21-24
September 8, 2021, 7:00 p.m.
Council Chambers

Council Members Present: 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

Council Members Absent: Mayor Georges Bilodeau

Staff Present: Clerk/Administrator Deborah Tonelli, Deputy Clerk Natasha Roberts

1. Call To Order

The Special Public Meeting of the Council of the Corporation of the Municipality of Huron Shores was held on September 8, 2021, and called to order at 7:02 p.m. by Acting Head of Council (Deputy Mayor) Wedgwood.

Council and Staff Attendance:

Council Chambers: Deputy Mayor Wedgwood; Councillors Kirby and Pirrie; and Clerk/Administrator Tonelli.

Via Zoom: Councillors Armstrong, MacKinnon, Jones-Scissons and Walsh; and Deputy Clerk Roberts.

Via Telephone: Councillor Campbell.

2. Agenda Review

No changes.

3. Declarations of Pecuniary Interest

None.

4. Public Meeting as recommended under the Planning Act

4.1 Application for Zoning Amendment for a Holding Provision - File No. 2021-Z-05

Deputy Mayor Wedgwood reported 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-05) to place a Holding Provision on property described as THOMPSON SEC 9 SW 1/4 PT PCL; 1028 ACS, to prohibit development or site alteration within or adjacent to the wetland, as identified in the Official Plan Schedule A4, until such time that Council is satisfied there will be no negative impacts to the form or ecological function of the wetland. He advised that Planning Consultant, Peter Tonazzo, has provided information regarding this application as it relates to planning principles for consideration of rendering a decision.

Deputy Mayor Wedgwood invited Deputy Clerk Roberts to speak to the application. Deputy Clerk Roberts advised that this application is subsequent to Mr. and Mrs. Fauteux's Consent application. Council granted provisional consent to sever, on May 4th, conditional on placing a Holding Provision upon the severed portion, to prohibit development or site alteration within or adjacent to 120 metres of the wetland identified in the Official Plan.

Deputy Clerk Roberts noted that development can occur beyond the wetland, and the adjacent lands, without the need to remove the Holding Provision. She explained that the Holding Provision may be removed by an application made to Council. At that point, Council must be satisfied that the proposed development will not have any negative impacts to the form or ecological function of the wetland. She explained that this application is to satisfy Condition #1 of their Provisional Consent.

Deputy Clerk Roberts reported that she received a comment from Hydro One advising of an unregistered hydro easement that runs parallel to the highway at this location, approximately 200 feet back. She confirmed that our Planning Consultant advised that the easement should not have any impact on the Holding Provision, since Hydro One's clearing operations are generally exempt from local by-laws.

Deputy Clerk Roberts advised of the Planning Consultant's recommendation to approve the application to place a Holding Provision on the severed portion.

Deputy Mayor Wegwood invited anyone present wishing to comment in support of, or objection to the application, to provide their name and address to the clerk.

There being no comments or questions, Deputy Mayor Wedgwood declared the public meeting closed at 7:08 p.m.

MAYOR

CLERK