



The Corporation of the Municipality of Huron Shores
Special Meeting Minutes

21-26

September 22, 2021, 7:00 p.m.
Council Chambers

Council Members Present: Mayor Georges Bilodeau, 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: Councillor Dale Wedgwood

Staff Present: Clerk/Administrator Deborah Tonelli, Deputy Clerk Natasha Roberts, 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 Wednesday, September 22nd, 2021, and called to order at 7:00 p.m.

Council and Staff Attendance:

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

Via Zoom: Councillors Armstrong, Campbell, Jones-Scissons, MacKinnon, and Walsh; Deputy Clerk Roberts and Planning Consultant Peter Tonazzo

2. Agenda Review

None.

3. Declarations of Pecuniary Interest

None

4. Public Meeting as recommended under the Planning Act

4.1 Application for Consent for Severance File No. 2021-C-06 and Zoning Amendment 2021-Z-06

Mayor Bilodeau reported the purpose of the meeting is to hear comments in support of, or objection to, a proposed Consent Application, File No. 2021-C-06, and zoning amendment File No. 2021-Z-06, being an application to create 2 residential lots from property located at 21467 Highway 17, and to rezone the proposed severed parcels from Highway Commercial Zone to Rural Zone. 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 the subject property is a triangular shaped property, roughly 68 acres, with frontage on both Highway 17 and Sunset Beach Road. He noted that the Yellow Butterfly Trading Post and Campground occupies about 8 acres of the northwest corner of the property. The applicants wish to sever and rezone two new lots to permit future development in accordance with the Rural Zone on the severed lots, with

the retained lot continued to be zoned Highway Commercial and operate as it currently does.

Mr. Tonazzo advised that both the proposed severed and retained lots will meet the minimum frontage and area requirements as set out in the Official Plan. The two severed lots are proposed to be rezoned to Rural and the retained portion, which houses the Campground and Trading Post, would remain as Highway Commercial. He noted that the retained portion is approximately double the size of what is currently being occupied by the campground, therefore it is large enough to support the existing campground, as well as any future expansions.

Mr. Tonazzo states that the proposed severed lot with frontage on the highway will require access to the highway, and the current Official Plan policies require an MTO permit for any buildings and structures proposed within 45m of the right-of-way. This may include the need for additional studies related to noise, dust, and vibration. Mr. Tonazzo recommended that an approval increase the required front yard setback to 45m. Mr. Tonazzo is under the understanding that the applicant is agreeable to this and the preferred building location is well beyond 45m of the highway.

Mr. Tonazzo also commented that he received comment from MTO noting that access needs to be reviewed. MTO has requested that a condition of approval require the applicant to determine whether or not access would be available to the proposed severed lot and would be required to obtain that legal access. Mr. Tonazzo recommends that this condition to be added to the list of conditions, should Council choose to approve this application.

Mr. Tonazzo advised that Mr. Lepp, the applicant, is present to answer any questions.

Mayor Bilodeau thanked Mr. Tonazzo and asked that if there was anyone who wished to speak.

On a query from Councillor Kirby, Deputy Clerk Roberts advised that staff has yet to receive approval from Algoma Public Health but the applicant is aware that their approval would be required as a condition of consent.

Mayor Bilodeau 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 7:10 p.m.

MAYOR

CLERK