



The Corporation of the Municipality of Huron Shores

Special Meeting Minutes

21-28

October 13, 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: 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, October 13th, 2021 and called to order at 7:01 p.m.

Council and Staff Attendance:

In Council Chambers: Mayor Georges Bilodeau; Councillors Kirby, MacKinnon, and Pirrie; and Deputy Clerk Roberts.

Via Zoom: Councillors Armstrong, Jones-Scissons, and Walsh; and Planning Consultant Peter Tonazzo

Via Telephone: Councillor Campbell

2. **Agenda Review**

None.

3. **Declarations of Pecuniary Interest**

None.

4. **Public Meeting as recommended under the Planning Act**

4.1 Zoning Amendment Application File No. 2021-Z-07

Mayor Bilodeau reported the purpose of the meeting is to hear comments in support of, or objection to, a proposed Zoning Amendment Application, File No. 2021-Z-07, being a site-specific zoning amendment to reduce the rear yard setback from 3 metres to 2.3 metres, to accommodate the placement of a new C-Can accessory building, and to legalize the existing single detached dwelling as an additional permitted use in the Highway Commercial Zone.

Mayor Bilodeau advised 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. After Mr. Tonazzo has spoken, anyone wishing to speak in support of, or objection to, the proposed amendments will be given an opportunity to do so.

Mayor Bilodeau invited Mr. Tonazzo to speak to the application. Mr. Tonazzo advised that the application was originally to reduce the rear yard setback for a storage building, however, upon further review, it became apparent that the existing Highway Commercial Zoning on the property does not permit a stand-alone residential use, which is how the property currently functions. He stated that the applicants purchased the property in 2018 as a residence and at some point prior, the property functioned as an

Antique Store with an accessory residence. The current zoning permits residential uses; however, they must be accessory or secondary to the commercial use. Mr. Tonazzo noted that this is currently a standalone residential use.

Mr. Tonazzo spoke to the location of the property, being on the north side of Highway 17, on the 60 km/hour stretch of Highway. The property is within the commercial built-up area of Iron Bridge and designated as Commercial in the Official Plan. He noted that the OP permits existing residential units such as this to continue. Mr. Tonazzo explained that, from a land use prospective, consideration must be given to any negative potential impacts legalizing this standalone dwelling and allowing the use to potentially expand might have on surrounding commercial uses. He noted that in this case, the commercial uses surrounding the area are generally compatible with the residential use and vice versa. The predominant land use would be the Highway, and legalizing the existing dwelling will not negatively impact the operations of the surrounding commercial uses.

Mr. Tonazzo believes the property does have an existing and future commercial development potential, given its location. Therefore, rather than re-zoning the property to residential, his recommendation is that Council add a standalone residence as an additional permitted use to the existing Highway Commercial Zoning, to ensure that future commercial development potential is maintained and can be realized.

Mr. Tonazzo reported that Mr. Turner's request to reduce the rear yard setback for the accessory C-Can is minor in nature and recommends that Council approve the application.

Mayor Bilodeau thanked Mr. Tonazzo for all of his hard work and research that goes into preparing his reports.

Mayor Bilodeau then asked if there was anyone present who wished to speak to come forward.

Mr. Turner briefly spoke to his application and thanked Mr. Tonazzo for his help in completing his application.

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 7:08 p.m.

MAYOR

CLERK