



The Corporation of the Municipality of Huron Shores

Regular Meeting Minutes

21-29

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

1. Call To Order

The Regular Meeting of the Council of the Corporation of the Municipality of Huron Shores was held on Wednesday, October 13, 2021, and called to order at 7:08 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 (arrived 7:10 p.m.)

2. Agenda Review

None.

3. Declaration of Pecuniary Interest

3.1 D. Wedgwood - Hughes Supply

Employed by Hughes Supply

3.2 J. Armstrong - Armstrong Enterprises

Part owner of Armstrong Enterprises

4. Adoption of Council Minutes

21-29-01

Moved by J. Pirrie

Seconded by D. Wedgwood

BE IT RESOLVED THAT Council adopt the minutes of the Special and Regular meeting of Council held Wednesday, September 22, 2021, as circulated.

CARRIED

5. Adoption of Accounts

5.1 General Accounts

On a request from Councillor Wedgwood, Mayor Bilodeau advised that a break down of the AECOM account was received two weeks ago regarding the waste site contracts.

21-29-02

Moved by D. Walsh

Seconded by D. Kirby

BE IT RESOLVED THAT Council approves payment of the **General Accounts**, excluding items of Pecuniary Interest, for the month of September, 2021, in the amount of **\$566,513.53**. **CARRIED**

5.2 Hughes Supply

D. Wedgwood declared a conflict on this item. (Employed by Hughes Supply)

21-29-03

Moved by J. Pirrie

Seconded by B. MacKinnon

BE IT RESOLVED THAT Council approves payment of the **Hughes Supply** account, dated September 19, 2021, in the amount of **\$381.59**.

CARRIED

5.3 Armstrong Enterprises

J. Armstrong declared a conflict on this item. (Part owner of Armstrong Enterprises)

21-29-04

Moved by D. Wedgwood

Seconded by N. Jones-Scissons

BE IT RESOLVED THAT Council approves payment of the **Armstrong Enterprises** account, dated September 28, 2021, in the amount of **\$1,156.85**.

CARRIED

6. Delegations and Petitions

6.1 Jayne Baxter

Mayor Bilodeau welcomed Jayne Baxter to speak on behalf of Maple Acres Farm. Mrs. Baxter spoke to her zoning application to accommodate a destination market that was recently denied by Council. She expressed her disappointment in the lack of communication on behalf of Council at the initial Public Meeting and the three weeks leading up to the decision of Council. Mrs. Baxter reminded Council of the work that was completed to bring a destination market to the area, and communicated her desire to stay and grow their business in Huron Shores.

While Mrs. Baxter expressed appreciation for the Economic Development Advisory Committee's recommendation to waive the fee of a future zoning application, she indicated that she has received three invitations from neighbouring municipalities with offers to support their business. After outlining her concerns, Mrs. Baxter called on each Councillor who voted against their proposal to provide the reason for their decision and whether or not they would be in favour of the proposed Market should they consider reapplying.

Mayor Bilodeau responded to Mrs. Baxter's concerns and apologized for the miscommunication on his behalf. He informed Mrs. Baxter of his support for the original project and advised that Deputy Clerk Roberts has provided her with direction on how to bring the matter before Council going forward.

Councillor Wedgwood expressed his disappointment with Council's decision, advised of his support for the project, and advised that this matter would be brought forward at the next Economic Development Advisory Committee meeting.

Councillor Walsh acknowledged her position on the decision and noted that her decision was based solely on whether the road would stand up to the increase in traffic.

Councillor Kirby and Councillor MacKinnon concurred with Councillor Walsh regarding the status of Tait Road.

Councillor Pirrie spoke on the matter of bridges and advised of his concern for spending additional funds on roads when there are bridges in need of repair.

Councillor Jones-Scissons acknowledged the work done by Mrs. Baxter on her business plan and the success of Maple Acres Farm leading up to now. She spoke to the work completed by Mr. Tonazzo in support of Mrs. Baxter's application and expressed her frustration with the decision of Council.

Councillor Wedgwood, as Chair of the Economic Development Advisory Committee, believes the decision of Council on this application has negatively impacted the success of the Committee.

Mayor Bilodeau thanked Mrs. Baxter for her presentation.

7. Council and Staff Reports

8. General Business

8.1 Planning Act Matters

8.1.1 Motion: Council decision re: Provisional Consent for Application 2021-C-06

21-29-05

Moved by D. Wedgwood

Seconded by D. Kirby

WHEREAS an **Application for Consent File No. 2021-C-06** to sever two residential lots from property located at 21467 Highway 17 has been received;

AND WHEREAS Planning Consultant Peter Tonazzo, by Planning Report dated September 17, 2021, recommends approval of the application;

NOW THEREFORE BE IT RESOLVED THAT under the provisions of Section 53 of the Planning Act, Council grants **Provisional Consent to Consent File No, 2021-C-06** to sever two additional lots, Lot #1 having approximately 121.9m frontage along Sunset Beach Road, totalling +/- 4.45 hectares, and Lot #2 having approximately 457.2m of frontage along Highway 17, totally +/- 6.48 hectares, subject to the following conditions:

1. That septic system approvals be obtained from Algoma Public Health for Proposed Severed Lots #1 and #2;
2. That under provisions of Section 34 of the Planning Act, the Proposed Severed Lots #1 and #2 be re-zoned from Highway Commercial Zone (HC) to Rural Zone (R);
3. That under provisions of Section 34 of the Planning Act, a site-specific Zone Exception be applied to Proposed Severed Lot #2, to increase the required front yard setback to 45m for any future buildings or structures;

4. The following documents must be provided for the transaction described in order that Planning Act Approval may be granted: Draft Transfer Application Form - two copies to be provided; Draft Schedule to the Transfer Application form - on which is set out the entire legal description of the parcel in question. This Schedule must also contain the names of the party(ies) indicated on Page 1 of the Transfer Deed of Land Form or Transfer Application form;
5. **Plan of Survey:** A Reference Plan of Survey which bears the Land Registry Office registration number and signature as evidence of its deposit therein, illustrating the parcels to which the consent approval relates; Provide two paper copies and one digital copy of said reference plan of survey.
6. **Municipal Road Transfer**
That any public road allowance for Sunset Beach Road fronting and lying within the limits of the severed parcel #1, that are not currently held in the ownership of the Municipality of Huron Shores, must be described as a separate part or parts on the Registered Plan of Survey, and said part or parts shall be transferred to the Municipality of Huron Shores at no cost, free and clear of any and all encumbrances. **CARRIED**

8.2 By-laws

8.2.1 By-law #21-46: Site Specific Zoning Amendment File No. 2021-Z-06

21-29-06

Moved by J. Pirrie

Seconded by J. Armstrong

BE IT RESOLVED THAT **By-law #21-46**, being a by-law of the Corporation of the Municipality of Huron Shores to adopt **Site Specific Zoning** with respect to Application **File No. 2021-Z-06**, to re-zone Proposed Severed Lots #1 and #2 of Consent File No. 2021-C-06, from Highway Commercial Zone (HC) to Rural Zone (R) with a Zone Exception applied to Proposed Severed Lot #2, to increase the required front yard setback (lot line abutting Highway 17) to 45 metres for any future buildings or structures, was read a first, second and third time and passed in open Council this 13th day of October, 2021. **CARRIED**

8.3 Minutes - Boards and Committees

Minutes - Boards and Committees (Internal)

8.3.1 Economic Development Advisory Committee - August 12 & September 16/21

21-29-07

Moved by N. Jones-Scissons

Seconded by D. Wedgwood

IT RESOLVED THAT Council receives the **Minutes** of the following Municipal Committee:

- Economic Development Advisory Committee, dated August 12 and September 16, 2021.

CARRIED

Minutes - Board and Committees (Joint/External)

8.3.2 Thessalon Town and Township Cemetery Board - June 14/21

Mayor Bilodeau request that Councillor Walsh obtain a copy of the 2020 financial statements from the Thessalon Town and Township Cemetery Board.

21-29-08

Moved by D. Walsh

Seconded by D. Kirby

BE IT RESOLVED THAT Council receives the **Minutes** of the following joint board on which the Municipality has representation:

- Thessalon Town and Township Cemetery Board, dated June 14, 2021. **CARRIED**

8.4 Motions

8.4.1 To Appoint Carter Anderson

21-29-09

Moved by D. Wedgwood

Seconded by B. MacKinnon

BE IT RESOLVED THAT Council appoints **Carter Anderson** to the Junior Fire Fighter Program, Station 1 **CARRIED**

8.4.2 To Appoint AJ Thompson

21-29-10

Moved by J. Pirrie

Seconded by D. Kirby

BE IT RESOLVED THAT Council appoints **AJ Thompson** to the Junior Fire Fighter Program, Station 1 **CARRIED**

8.4.3 To accept Application for Adjustment

21-29-11

Moved by J. Armstrong

Seconded by J. Pirrie

BE IT RESOLVED THAT Council accepts the **Application for Adjustment** of Taxes in accordance with Section 357 of the *Municipal Act*, 2001, as follows:

57 24 000 016 11500 0000 from Residential Taxable (RT) 2016 CVA \$105,600 and Commercial Taxation (CT) \$2,400 to Residential Taxable (RT) 2016 CVA \$108,000 effective July 6, 2021.

57 24 000 010 06000 0000 from Residential Taxable (RT) 2016 CVA \$941,100 and Farmland Taxation (FT) \$174,900 to Residential Taxable (RT) 2016 CVA \$927,100 and Farmland Taxation (FT) \$174,900 effective January 1, 2019. **CARRIED**

8.4.4 To accept Amended Property Assessment Notice

21-29-12

Moved by B. MacKinnon

Seconded by D. Wedgwood

BE IT RESOLVED THAT Council accepts the **Amended Property Assessment Notice** received from MPAC as follows:

57 24 000 001 07800 0000 from Pipeline Taxable (PT) 2016 CVA

\$6,554,000 to Pipeline Taxable (PT) 2016 CVA \$6,105,000,
effective January 1, 2021. **CARRIED**

8.4.5 to authorize payment of HST on unopened Richard Avenue survey

21-29-13

Moved by J. Pirrie
Seconded by D. Wedgwood

WHEREAS the Municipality is administering procurement of the survey and preparation of a Registered Plan for the portion of unopened Richard Avenue, to facilitate a new driveway, required as a condition of the driveway access agreement;
AND WHEREAS the Proponent has advised that he is exempt from any tax on services provided;
NOW THEREFORE BE IT RESOLVED THAT Council authorize payment of the nonrecoverable harmonized sales tax (HST) on the survey costs, being \$63.36. **CARRIED**

8.4.6 To authorize participation in the W.C. Eaket Secondary School Co-op Program - Semester 1

Mayor Bilodeau spoke briefly to the motion.

21-29-14

Moved by J. Pirrie
Seconded by J. Armstrong

BE IT RESOLVED THAT Council authorizes participation in Semester 1 of the W.C. Eaket Co-operative Program. **CARRIED**

8.4.7 to authorize survey of Industrial Park entrance

Councillor Wedgwood spoke to the motion.

21-29-15

Moved by D. Wedgwood
Seconded by J. Pirrie

BE IT RESOLVED THAT Council, as per recommendation of the Economic Development Advisory Committee (EDAC), authorizes staff to initiate discussions with Tulloch Engineering to complete land surveying required to map the optimal route for road construction off Green Lane into the proposed Industrial Park. **CARRIED**

8.4.8 To acknowledge hiring of Deputy Clerk (in training)

21-29-16

Moved by J. Armstrong
Seconded by D. Walsh

BE IT RESOLVED THAT Council authorizes the hiring of **Amber Burgler** to the position of **Deputy Clerk (in training)**, commencing October 18, 2021. **CARRIED**

8.4.9 To tender for snowplowing/sanding services

Mayor Bilodeau spoke to the motion.

21-29-17

Moved by D. Wedgwood
Seconded by N. Jones-Scissons

BE IT RESOLVED THAT Council authorizes staff to let tenders for the provision of **2021/2022** (with possible 2022/2023 extension) **Winter Season snow plowing/sanding services** for all areas that cannot be safely accessed with Public Works equipment; AND THAT the tenders received will be reviewed and awarded by Council at the November 10, 2021 Regular Meeting. **CARRIED**

8.5 Notices of Motion

9. Letters & Communications for Action

9.1 Township of Scugog

9.2 Waste Reduction Week in Canada

21-29-18

Moved by J. Armstrong

Seconded by J. Pirrie

BE IT RESOLVED THAT the Council of the Corporation of the Municipality of Huron Shores recognizes the benefits of waste reduction and supports the education efforts of the Recycling Council of Ontario by proclaiming

October 18 – 24, 2021, as Waste Reduction Week;

AND THAT staff be directed to include information on the Municipal Website.

CARRIED

9.3 Huron North Community Economic Alliance

Due to a scheduling conflict, Mayor Bilodeau advised that he will be unable to attend the Annual General Meeting.

21-29-19

Moved by J. Pirrie

Seconded by B. MacKinnon

BE IT RESOLVED THAT Council authorize **Councillor Jones-Scissions** to attend Huron North Community Economic Alliance's **Annual General Meeting**, held October 28, 2021, at 7:00 p.m. via Zoom. **CARRIED**

9.4 Federation of Northern Ontario Municipalities

9.5 AMO Communications

21-29-20

Moved by J. Armstrong

Seconded by B. MacKinnon

WHEREAS every October, Children's Aid Societies across Ontario raise awareness about the important role that individuals and communities play in supporting vulnerable children, youth, and families through the provincial **Dress Purple Day** campaign;

AND WHEREAS the Association of Municipalities of Ontario is supporting the Ontario Association of Children's Aid Society (OACAS) and the campaign, to show that municipalities are integral to the safety and well-being of our province's children, youth, and families;

NOW THEREFORE BE IT RESOLVED THAT Council of the Municipality of Huron Shores hereby proclaims October 27, 2021 as "**Dress Purple Day**" in the Municipality of Huron Shores;

AND THAT Council and staff encourage community members to participate on social media throughout October by using the hashtag

#IDressPurpleBecause or #DressPurpleDay2021.

CARRIED

- 10. Letters & Communications for Information
 - 10.1 Ministry of Municipal Affairs and Housing
 - 10.2 Federation of Northern Ontario Municipalities
 - 10.3 Ontario Human Rights Commission
 - 10.4 AMO - Watchfile

11. Closed Session

12. Confirming By-law

21-29-21

Moved by N. Jones-Scissons

Seconded by B. MacKinnon

BE IT RESOLVED THAT **By-law #21-47**, being a by-law of the Corporation of the Municipality of Huron Shores to Adopt the Minutes of the Regular and Special Council Meeting held Wednesday, October 13, 2021, authorizing the taking of any action authorized therein and thereby, was read a first, second and third time and passed in open Council this 13th day of October, 2021. **CARRIED**

13. Adjournment

21-29-22

Moved by D. Kirby

Seconded by D. Wedgwood

BE IT RESOLVED THAT Council does adjourn at 8:05 p.m. **CARRIED**

MAYOR

CLERK