



The Corporation of the Municipality of Huron Shores  
Special Meeting Minutes

22-01  
January 12, 2022, 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 Jock Pirrie, Councillor Debora Kirby

Council Members Absent: Mayor Georges Bilodeau, Councillor Darlene Walsh

Staff Present: Clerk/Administrator Deborah Tonelli, Deputy Clerk Natasha Roberts, Treasurer John Stenger, Kelsey Nyman, Planning Consultant Peter Tonazzo, Amber Burgler

Gallery: Wes Lavergne

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**1. Call To Order**

The Special Public Meeting of the Council of the Corporation of the Municipality of Huron Shores was held on Wednesday, January 12, 2022, and called to order at 7:04 p.m.

Council and Staff Attendance:

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

Via Zoom: Councillors Jones-Scissons, MacKinnon, and Armstrong; Deputy Clerk Roberts; Deputy Clerk in Training Burgler; and Administrative Assistant Nyman

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 Application for Consent File No. 2021-C-07**

Acting Mayor Wedgwood reported the purpose of the meeting is to hear comments in support of, or objection to, a proposed Consent Application, File No. 2021-C-07, and zoning amendment File No. 2021-Z-08. The first application being an application for Consent, File No. 2021-C-07, being an application to sever land from property known as PIN 31441-0013 (LT); PT Road PL M103, Day Township, for a lot addition to 182 Oak Ridge Trail. Acting Mayor Wedgwood 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.

Acting Mayor Wedgwood invited Mr. Tonazzo to speak to the application. Mr. Tonazzo advised that the property subject to the application is part of

an existing private road network that includes Oak Ridge Trail and was originally established as a public access point to the lake. Mr. Tonazzo noted the challenging topography of the subject property and advised that it would be too steep to consider it a public lake access point.

Mr. Tonazzo commented on the preliminary consent that was granted in June 2021, to sever and convey a westerly portion of the property and transfer to the owner to the west to accommodate a number of encroachments. The applicant now wishes to sever and convey the remainder of the parcel to the abutting neighbours to the east. Mr. Tonazzo noted no land use planning concerns related to the proposal, and that conveying the lot to the abutting neighbours is likely the most appropriate development option for this lot. Mr. Tonazzo recommended that Council approve the application.

Acting Mayor Wedgwood thanked Mr. Tonazzo, and asked if there was anyone present who wished to speak to come forward.

Wes Lavergne, lawyer for the applicant, spoke to the application. Mr. Lavergne noted that he was in attendance during the special public meeting back in June for the original severance. He advised that Mr. Conley is now seeking to sever and convey the remaining parcel of land to the abutting property to the east. He is of the opinion that the severance should be approved and noted that he would be happy to answer any legal questions should anyone have any.

There being no further comments, Acting Mayor Wedgwood proceeded with the second application on the agenda.

#### **4.2 Application for Zoning Amendment File No. 2021-Z-08**

Acting Mayor Wedgwood stated the second application is a Zoning Amendment, File No. 2021-Z-08, being an application to decrease the minimum separation distance between buildings, from 6m to 3m, to accommodate the placement of an accessory C-can for storage.

Acting Mayor Wedgwood invited Mr. Tonazzo to speak to the application. Mr. Tonazzo advised that the subject property is the Municipal Office and Public Works Garage on 7 Bridge Street, with the applicant being the Municipality of Huron Shores. He advised that the application is to locate a C-can within 3 meters behind the northwest corner of the existing building, whereas the zoning by-law requires 6 meters. He noted that the placement of the C-can is out of the way and will not impact any required parking. Mr. Tonazzo advised that the Chief Building Official confirmed that in this instance, the proposed location will not require additional fire proofing measures. He recommended that Council approve the application.

As a sidebar, Mr. Tonazzo noted that a 6m separation between buildings is on the excessive side and will be something to look at during the Zoning By-law review which will commence after the Comprehensive Official Plan Review.

Acting Mayor Wedgwood asked for other comments. Clerk/Administrator Tonelli added that one of the reasons for the desire to locate the C-can so close to the facility would be potential electrical attachment later on, and keeps it further away from the hitching post. Councillor Campbell suggested that the C-can be painted a colour that is suitable for the surrounding area.

With no further comments, Acting Mayor Wedgwood thanked everyone for joining the meeting this evening and declared the public meeting closed at 7:14 p.m.

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MAYOR

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CLERK