



## The Corporation of the Municipality of Huron Shores

### Special Meeting Minutes

22-08

April 13, 2022, 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:	Clerk/Administrator Deborah Tonelli, Deputy Clerk Natasha Roberts, Treasurer John Stenger, Public Works Superintendent Harry Hadikin, Kelsey Nyman, Planning Consultant, Peter Tonazzo, Amber Burgler
Gallery:	Staff: Fire Chief Jim Kent Delegation: Everton McCaulay

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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, April 13, 2022, and called to order at 7:01 p.m.

##### Council and Staff Attendance:

Council Chambers: Mayor Bilodeau; Councillors Armstrong, MacKinnon, Wedgwood (arrived at 7:14 p.m.), and Kirby; Fire Chief Kent; Clerk/Administrator Tonelli

Via Zoom: Councillors Walsh, and Pirrie (arrived at 7:12 p.m.); Planning Consultant Tonazzo; Treasurer Stenger; Administrative Assistant Nyman; Assistant Deputy Clerk Burgler

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 Site-Specific Zoning Amendment, File No. 2022-Z-01

Mayor Bilodeau reported that the purpose of this meeting is to hear comments in support of, or objection to, a proposed zoning amendment application, File No. 2022-Z-01, being a site specific zoning exception to the general industrial zone (M1) to permit a fire training facility as an additional permitted use on the subject property.

Mayor Bilodeau advised that Planning Consultant, Mr. Tonazzo, is present to provide information regarding this application, as it relates to planning principles for consideration of rendering a decision, and anyone wishing to speak in support of, or objection to, the application will be given an opportunity to do so.

Planning Consultant Tonazzo advised that the subject properties have been merged on title, forming a majority of the municipally owned industrial park, located east of Thessalon. The subject property is

designated industrial in the Official Plan (OP) and zoned general commercial. He noted that fire training facility is a unique use that, due to off-site impacts, should be viewed as industrial due to smoke generated from training, noise from fire trucks and vehicle extraction equipment, and other possible impacts. Mr. Tonazzo referred to the Ministry of Environment, Conservation and Parks land use compatibility guidelines, which are included in the Municipality of Huron Shores OP. These guidelines establish a minimum distance separation between industrial and sensitive uses with Classes 1, 2 and 3; Class 3 being the heaviest or most noxious use, with the requirements of separation being a minimum of at least 300 metres. Mr. Tonazzo advised that a fire training facility should be considered a Class 3 use and the zoning was structured to ensure that it allowed for the 300 metre minimum separation distance. The southern portion of the property is proposed to be re-zoned to keep the fire training facility from operating to the north, resulting in a minimum separation of an estimated 385 metres from the nearest dwelling. Mr. Tonazzo also noted that the area proposed to be rezoned is a larger area than the Fire Department has indicated the need for; therefore, moving the facility and operations further south, and away from neighboring homes is an option as well. In closing, Mr. Tonazzo stated, in his opinion, that the southern portion of the industrial park is an appropriate location for the proposed fire training facility and that the facility would not preclude the Municipality's ability to further market the area for private industrial development. Mr. Tonazzo noted that up to the drafting of his report, there were no comments or objections, other than the Ministry of Transportation stating it had no issues or concerns with this proposed. Mr. Tonazzo recommended approval of the proposed zoning amendment.

Mayor Bilodeau invited those present who have additional comments in support of, or objection to, the proposed application to come forward and provide their name and address to the Clerk.

Everton McCaulay, owner of 47 Green Lane, located northeast of the proposed site, came forward with concerns respecting his property value in the future, as well as concerns respecting the noise the fire training facility would generate. Mayor Bilodeau called on Planning Consultant Tonazzo and Fire Chief Kent to speak to Mr. McCaulay's concerns.

Mr. Tonazzo stated that Mr. McCaulay's property is located approximately 400 metres away from the northern portion of the proposed site and behind the hill. Utilizing the minimum distance separation (MDS) guidelines, strictly from a land use perspective, the fire training facility, in his opinion, will be far enough away to mitigate those concerns. Mr. Tonazzo deferred questions and concerns related to fire training and truck traffic to Fire Chief Kent.

Fire Chief Kent spoke to the concerns of truck traffic and noise brought forward by Mr. McCaulay. Chief Kent stated the truck travel would initially be the travel to and from the training site and does not foresee any additional or continuous traffic. Chief Kent predicted the fire training facility to be utilized no later than 10 p.m. on Wednesday evenings and 8 p.m. for weekend training. It was noted that the Fire Department does not use sirens during training, unless called out to an emergency. Chief Kent spoke of the noise that could be generated from the use of pumps, engines running, auto extrication glass breakage, and horns used as a training technique to practice evacuation. Given the separation distance, he is not sure of the impact on the neighboring dwellings. He did advise that he did not anticipate the facility being heavily used, as they are not a

full-time Department. He anticipates sporadic use, but at this time, cannot speak to the frequency.

On further queries from Mr. McCauley, Fire Chief Kent clarified that currently the Department practices at their Stations in Little Rapids and Iron Bridge, and that, if they open the training facility, they will probably use it occasionally on Wednesday nights for practices and that courses could be held over a 4 day period (usually around a weekend). Chief Kent noted until the facility is completely operational, there would be a low volume of group training sessions being scheduled - potentially 6 yearly.

Mr. McCaulay inquired about the Fire Department's current training sites. Chief Kent advised that they take place at Stations 1 and 2, located within the hamlet areas of the municipality; therefore preventing them from conducting live fire training or keeping auto extraction practice vehicles on-site. Mr. McCaulay questioned the level of smoke that would accumulate and carry to surrounding properties. Chief Kent confirmed the Dept. would be at the mercy of the prevailing winds during live fire practices. Chief Kent again confirmed that they are a volunteer force and, would expect no more than 6 training events per year.

On further queries from Mr. McCaulay, Chief Kent advised that they do hope to eventually construct a classroom facility, sea cans to use as props and storage; and that he does not expect any impact on the traffic patterns in the area, other than attendance of 20-30 firefighters travelling to and from the site during practices and training events.

Mayor Bilodeau invited additional comments.

Councillor Armstrong reported that fire training previously took place at a training facility in Gravenhurst, which has recently closed; therefore, establishing a fire training facility is a necessity, not only for Huron Shores Fire Department, but also for surrounding fire departments within a reasonable distance. Mayor Bilodeau elaborated on Councillor Armstrong's statement, advising that all members of the Fire Department are required to be trained and certified, as per new Provincial requirements.

With no further comments, Mayor Bilodeau declared the public meeting closed at 7:18 p.m.

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MAYOR

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CLERK