



The Corporation of the Municipality of Huron Shores

Special Meeting Minutes

22-14

June 8, 2022, 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, Treasurer John Stenger, Kelsey Nyman, Planning Consultant, Peter Tonazzo
Gallery:	BreighAnn Fairburn, Shawn Haman

1. Call To Order

The Special Public Meeting of the Council of the Corporation of the Municipality of Huron Shores was held on Wednesday, June 8, 2022, and called to order at 7:00 p.m.

Council and Staff Attendance:

Council Chambers: Mayor Bilodeau; Councillors Kirby, Pirrie, MacKinnon, Walsh, and Armstrong; Clerk/Administrator Tonelli

Via Zoom: Councillor Jones-Scissons (arriving at 7:02 p.m.); Deputy Clerk Roberts; Treasurer Stenger; Administrative Assistant Nyman

Via Telephone: Councillor Campbell

2. Agenda Review

No changes.

3. Declarations of Pecuniary Interest

None.

4. Public Meeting as recommended under the Planning Act

4.1 Application for a Site-Specific Zoning Amendment, File No. 2022-Z-02

To consider a site-specific zoning amendment to the Comprehensive Zoning By-law of the Municipality of Huron Shores, Application File No. 2022-Z-02, being a site-specific zoning exception to increase the accessory use lot coverage from 2% to 2.5% to permit the construction of a 28ft x 32ft garage, in a Waterfront Residential Zone.

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-02, being a site-specific zoning exception to the property described as 426 Lakeview, Con. 2, Lot 11 SPt, Thompson Township, Municipality of Huron Shores, to increase the accessory use lot coverage from 2% to 2.5% to permit the construction of a 28ft x 32ft garage, in a Waterfront Residential Zone. 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 garage is not overly large by today's standard. He advised that lot coverages are established to regulate density or the overbuilding of a site in relation to the size of the property. The subject property is approximately 1.2 acres; therefore, smaller than the 2 acres minimum standard, but it is an existing lot of record which is part of subdivision on the south side of Dean Lake. The subject property is zoned Waterfront Residential in accordance to the Official Plan (OP), which establishes a maximum lot coverage of 7% for a main building and 2% for accessory buildings. The subject property with the main use dwelling, accessory buildings, and the proposed garage total approximately a 4.5% lot coverage, which is well below the permissible coverage for a main building. The proposed garage will meet all other setback and height requirements of the Zoning By-law. Mr. Tonazzo commented that lot coverage should be viewed as a whole rather than by separate main and accessory buildings. Mr. Tonazzo informed Council of the letter of objection submitted by Mr. and Mrs. Robins, stating their concerns that the building may be used for commercial purposes. Mr. Tonazzo advised that home based businesses are permitted on Waterfront Residential zones, and that Section 4.14 of the Zoning By-law provides a list of permitted uses for home based businesses. In closing, Mr. Tonazzo stated, in his opinion, the proposed re-zoning is minor in nature and will not impact the recreational enjoyment of nearby properties. 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.

BreighAnn Fairburn, one of the applicants and owner of 426 Lakeview, came forward to clarify and confirm that the proposed garage is for the purpose of storage and would neither be used as a commercial use nor any type of business operated from there.

With no further comments, Mayor Bilodeau declared the public meeting closed at 7:09 p.m.

MAYOR

CLERK