



**The Corporation of the Township of Huron-Kinloss**

**Council Meeting Minutes**

Date: September 12, 2022

Time: 7:00 pm

Location: Council Chambers

Members Present      Don Murray, Deputy Mayor  
Lillian Abbott, Councillor  
Jeff Elliott, Councillor  
Jim Hanna, Councillor  
Ed McGugan, Councillor

Members Absent      Mitch Twolan, Mayor  
Carl Sloetjes, Councillor

Staff Present      Matt Farrell, Building & Planning Manager  
Kelly Lush, Deputy Clerk  
Mike Fair, Director of Community Services  
Monica Walker Bolton, Senior Planner, County of Bruce

---

**1. Call to Order**

Deputy Mayor Murray called the meeting to order at 7:00 p.m.

**2. Disclosure of Pecuniary Interest**

None noted.

**3. Adoption of Minutes**

**Resolution No.:** 730

**Moved by:** Jeff Elliott, Councillor

**Seconded by:** Lillian Abbott, Councillor

THAT the Township of Huron-Kinloss Council hereby adopts the August 8, 2022 Council Meeting minutes and the September 7, 2022 Committee of the Whole meeting minutes as presented.

**Carried**

#### **4. Public Meetings Required Under the Planning Act**

##### **4.1 Nancy Gibson c/o Tyler Johnston Z-2021-050**

206 Bruce Road 86 - PLAN 226 PT LOTS 1 and 2; and 7 Whitechurch St - PLAN 226 N PT LOT 1 N PT LOT; 2 (Kinloss)

Monica Walker Bolton, Senior Planner presented the planning report and explained that the purpose of the application is to sever a 178 sq m parcel of land from 206 Bruce Rd 86 and add it to an adjacent parcel at 7 Whitechurch St. If approved the effect of the application would facilitate a lot line adjustment correcting a historical encroachment of a shed on the subject parcel.

##### Council Comments

none

##### Public Comments

none

**Resolution No.:** 731

**Moved by:** Lillian Abbott, Councillor

**Seconded by:** Ed McGugan, Councillor

THAT the Township of Huron-Kinloss Council hereby approves the planning application of Nancy Gibson c/o Tyler Johnston for 206 Bruce Road 86 and 7 Whitechurch Street to permit a reduced lot area for the retained parcel AND approve that the severed parcel be rezoned to Institutional AND FURTHER approve the appropriate By-Law coming forward.

**Carried**

##### **4.2 1741397 Ont Inc (JNC Holdings) Z-2022-069**

529 Stauffer St - PLAN 20PT LOT F Stauffer (Lucknow)

Monica Walker Bolton, Senior Planner presented the planning report and explained that the purpose of the application is to sever a residential lot from a 1165.6 sq m parcel. If approved the application would facilitate the severance of an existing semi-detached building down the common wall, such that each half of the building is on an independent lot of record.

Staff Comments

The semi-detached building has been built and is on the noted property but occupancy cannot be permitted until the lot is severed.

Council Comments

Council noted that this severance is a good use of the residential property. Council inquired if there was a drop down at the back of the semi detached and if there would be a back entrance. Staff noted that the right of way behind the property has approval from Township staff to be used to access the back entrance.

**Resolution No.: 732**

**Moved by:** Jim Hanna, Councillor

**Seconded by:** Ed McGugan, Councillor

THAT the Township of Huron-Kinloss Council hereby approve the planning application of 1741397 Ont Inc (JNC Holdings) for 529 Stauffer Street to rezone the lands to Residential Two 'R2' to permit the existing semi-detached building and facilitate a severance to the semi-detached building down the common wall creating two independent lots of record.

**Carried**

**5. Staff Reports**

Bruce County Senior Planner Monica Walker-Boulton provided comment on the Multi-Municipal Wind Turbine Working Group recommended setbacks for Wind Turbines. The first recommendation from the working group regarding imposing a 2000 meters from any wind turbine and any noise receptor, including homes, schools, places of worship, and locations where citizens go for relaxation, such as parks and community centres. Monica noted that perhaps primarily intended to address new wind turbines, regulations designed to address impacts between turbines and sensitive uses would likely need to be applied reciprocally; i.e. if there's a need to regulate setbacks from new turbines to existing sensitive receptors, there is also a need to regulate setbacks from new sensitive receptors

to existing turbines. Application of these setbacks through zoning could result in large numbers of existing sensitive receptors that are less than 2000m from an existing turbine becoming nonconforming uses, with a corresponding requirement to process any extension / addition to such uses, or change to the use, through a Committee of Adjustment application under Section 45(2) of the Planning Act.

The second recommendation from the Working Group was to implement a 1200 metre setback to lot lines of non-participating lots, or places where a citizen can access including public roadways or waterways .Bruce County Senior Planner Monica Walker-Boulton stated that a 1200m radius from a turbine to any non-participant lands would cover approximately 450ha / 1150 ac of “participating” lands. While this does not specifically require the lands be under the same ownership, The application of this setback requirement to lot creation proposals would reduce opportunities in the countryside to consider severances of dwellings surplus to farm operations, non-farm lots in rural areas, or severance / transfer of 20-40ha rural / agricultural lots.

Monica stated that the County report was for information purposes and that they do not have a recommendation at this time.

Council commented that the Township has good policies in place to protect property within the Township including having adopted some policies from the Green Energy Act with many of the current wind turbines in the Township coming due on their life expectancy. It was suggested that a report be brought back to the future Council regarding the lease status.

**Resolution No.: 733**

**Moved by:** Lillian Abbott, Councillor

**Seconded by:** Ed McGugan, Councillor

THAT the Township of Huron-Kinloss Council hereby receives for information the Planning Report regarding setbacks for wind turbines by Monica Walker-Bolton, Sr. Planner County of Bruce AND brings forward the information for consideration during review of the Township of Huron-Kinloss Official Plan and Comprehensive Zoning By-Law.

**Carried**

## **6. Delegations**

Maria Wood with Canacre Ltd. presented on the proposed location of a new Bell Mobility telecommunications installation. Wood stated that the proposed tower

would improve network coverage for the lakeshore area. The tower itself would be a contained tower that will follow all provincial regulations and Health Canada regulations. Wood noted that any lease terms and financials of the proposed tower have not been discussed at this time. A notification mailout will be sent by Canacre Ltd. to property owners within a 120m metre radius of the proposed site. The consultation period runs for 30 days where members of the public can submit comments.

**7. By-Laws and Agreements**

**8. Confirming By-Law**

**Resolution No.:** 734

**Moved by:** Lillian Abbott, Councillor

**Seconded by:** Jim Hanna, Councillor

THAT By-Law NO. 2022-145 being the September 2022 Confirmatory By-Law be read read a first, second, third and finally passed this 12th day of September, 2022.

**Carried**

**9. Adjournment**

**Resolution No.:** 735

**Moved by:** Lillian Abbott, Councillor

**Seconded by:** Ed McGugan, Councillor

THAT the Township of Huron-Kinloss Council hereby adjourn at 7:45 p.m.

**Carried**

---

Mayor

---

Clerk