



The Corporation of the Township of Huron-Kinloss

Council Meeting Minutes

Date: June 12, 2023
Time: 7:00 pm
Location: Council Chambers

Members Present Don Murray, Mayor
Jim Hanna, Deputy Mayor
Larry Allison, Councillor
Shari Flett, Councillor
Scott Gibson, Councillor
Ed McGugan, Councillor
Carl Sloetjes, Councillor

Staff Present Mary Rose Walden, Chief Administrative Officer
Kelly Lush, Deputy Clerk
Bill Klingenberg, Manager of Building and Planning, CBO
Benito Russo, Bruce County Planner

1. Call to Order

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

2. Disclosure of Pecuniary Interest

None disclosed

3. Adoption of Minutes

Resolution No.: 06/12/2023 - 01

Moved by: Jim Hanna

Seconded by: Larry Allison

THAT the minutes of the Committee of the Whole meeting of June 5, 2023 and the Council meeting of May 15, 2023 be adopted as presented.

4. Public Meetings Required Under the Planning Act

4.1 Z -2023 - 029 Shelton

The purpose of the application is for a Zoning By-law Amendment. If approved, this application will facilitate a Consent for the creation of a new +/- 786 square meter (m²) lot from a +/- 1,565 m² parcel.

If approved, the application would facilitate the proposed lot creation, the Zoning By-law will be amended to permit:

- i) A reduced lot area of 786 and 822 square meters, for both severed and retained lots respectively;
- ii) A reduced frontage of 19 meters, where 30 is required, for both the severed and retained lots;
- iii) a requirement for a tertiary septic system, for both the severed and retained lots; and,
- iv) a holding provision for areas containing high archaeological potential.

The Planner, Benito Russo explained the report and recommendation.

Presentations from the Applicant

The applicant provided comments that they intend to keep both lots. The applicants have had an environmental assessment completed that is under review and deemed unacceptable by Saugeen Ojibway Nation. They are currently researching on having another environmental assessment done on the severed property.

Presentations from the Public

No comments were provided.

Questions and Clarifications from Council

Members of Council inquired about the constraints surrounding environmental assessments and suggested there is the option to reach out to the Ministry if concerns grow on issues with environmental assessments.

Resolution No.: 06/12/2023 - 02

Moved by: Shari Flett

Seconded by: Scott Gibson

THAT the Township of Huron-Kinloss Council approve the planning application Z-2023 - 029 Shelton;

AND FURTHER THAT the Staff bring forward the appropriate by-law at the next meeting of Council.

Carried

4.2 Z-2023-041 Kempton

The purpose of this application is for a site-specific Zoning By-law Amendment. If approved, an area of approximately +/-0.16 hectares will be rezoned to permit on-farm diversified uses of a construction and excavation and snow removal business; including maintenance, and associated outdoor storage of construction equipment, fleet vehicles, and materials related to construction and excavation. A holding is also proposed in areas of high archaeological potential.

The Environmental Protection (EP) zone will remain unchanged.

Presentations from the Applicant

The applicant provided no comment on the application.

Presentations from the Public

No comments were provided.

Questions and Clarifications from Council

Members of Council inquired if operations increased up to the maximum of 2% of the subject property area up to one (1.0) hectare if the zoning would have to change. The Planner confirmed that they can increase to 3 times what they are currently asking but would have to come back with a new planning application.

The Chief Building Official, Bill Klingenberg commented that the existing structure is zoned as agriculture and will require a change of use permit to update the structure as industrial.

Resolution No.: 06/12/2023 - 03

Moved by: Ed McGugan
Seconded by: Carl Sloetjes

THAT the Township of Huron-Kinloss Council approve the planning application Z-2023 - 041 Kempton;

AND FURTHER THAT the Staff bring forward the appropriate by-law at the next meeting of Council.

Carried

5. By-Laws and Agreements

5.1 Lucknow Community Centre Agreement By-Law

Resolution No.: 06/12/2023 - 04

Moved by: Larry Allison
Seconded by: Shari Flett

THAT the " Lucknow Community Centre Agreement By-Law" be deemed to be read a first, second and third time and finally be passed and number By-Law No. 2023-64.

Carried

6. Confirming By-Law

Resolution No.: 06/12/2023 - 05

Moved by: Scott Gibson
Seconded by: Ed McGugan

THAT the "Confirmatory June, 2023 " By-law be deemed to be read a first, second, third time and finally passed and numbered as By-law No 2023-65.

Carried

7. Adjournment

Resolution No.: 06/12/2023 - 06

Moved by: Jim Hanna
Seconded by: Larry Allison

THAT the Township of Huron-Kinloss Council hereby adjourn at 7:25 p.m.

Carried

Mayor

Clerk