



The Corporation of the Township of Huron-Kinloss

Council Meeting Minutes

Date: October 11, 2023
Time: 7:00 pm
Location: Council Chambers

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

Members Absent Scott Gibson, Councillor

Staff Present Jennifer White, Manager of Legislative Services/Clerk
Mary Rose Walden, Chief Administrative Officer
Bill Klingenberg, Manager of Building and Planning/CBO

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.: 10/11/23 - 01

Moved by: Carl Sloetjes

Seconded by: Larry Allison

THAT the minutes of the Committee of the Whole meeting of October 2, 2023 and the Council meeting of September 18, 2023 be adopted as presented.

4. Public Meetings Required Under the Planning Act

4.1 Z -2023 -055 Martin

The purpose of the application is to amend the zoning on the subject property by applying a holding symbol to areas of high archaeological potential outside of the area that has been the subject of an archaeological assessment. The proposed amendment will also recognize a minimum lot area of 19 hectares for the retained farm for consent application B-2022-024, which has received conditional approval from the County of Bruce. The proposed amendment further amends the zoning by-law to amend the area of existing Agriculture Residential (AG3) zoning to align with the area of an enlarged lot that was the subject of consent application B-2023-069, which has received conditional approval from the County of Bruce.

If approved, the application would facilitate the application would facilitate the creation of two smaller specialized farm lots from an approximately 44 hectare farm, and would facilitate the enlargement of an existing non-farm lot

The Planner, Monica Walker Bolton explained the report and recommendation.

Presentations from the Applicant

The applicant Noah Martin provided comment on the application with respect to planned uses of the property and thanked Council for their consideration.

Presentations from the Public

Brent Murray who identified that they live across the road from the subject property, inquired about the timing of the archaeological assessment done on the property. The Planner provided the date of May 2, 2023 as the date of the submitted report. Melvin Martin provided information that it was done in summer of 2022, while the crops were still on. A further clarification from the planner indicated that site visits for assessments were done on July 28 and Aug 11 2022.

The Planner provided information on how an Archaeological assessment is done, including the methodology that was used in this instance, as well as the location of where this assessment was done on the property.

Questions and Clarifications from Council

Members of Council inquired about the purpose of the drainage agreement. Staff provided clarification that the drainage agreement would facilitate the re-appropriation of existing drainage assessments applying to the property, when it is divided.

Council discussed what constituted a small a farm property. Council expressed concern regarding allowing severances that permit specialized small farm lots.

Council inquired about whether a severance is considered one time only and can't be subdivided. The Planner provided comment that the minimum lot area is included in the Huron-Kinloss Zoning By-law. The exemption provided for the undersized farm already provides for no further severances on the policy.

Council inquired about policies for "special farm lots" - yes updated in 2021, The previous policy was updated to recognize a minimum 40 hectares. A smaller specialty farming can be smaller than 40 acres for specialized farming.

Three test are looked for by the County to be approved for a smaller specialized farm lot:

- severed and retained used for ag
- type of farming proposed and lot area are suitable and also the proposed farm lots have to be suitable for change (future flexibility) in agriculture (can be done using financial reviews of the business plans for each farm)
- No farms for sale of the same size within a 25 kilometer radius at the time of application.

Staff inquired about the consents having been approved at the County and the consequences should Council not pass the zoning amendment. The conditions of consent include passage of the zoning by-law. If the zoning by-law is not passed, the consent conditions are not met and it does not complete.

Council inquired about whether the lands in the retained parcel that fall within the settlement area, could be further severed. Council made inquiries about how small the farm lots could become if it's acceptable to have a smaller size farm lot.

The County addressed the concept of precedence. Council is empowered to take each application on a case by case basis. There is no obligation to make a similar decision for a similar application. County is the approval authority for a severance. Council is being asked to consider the zoning application.

The Bruce County official plan has many options for protecting prime agricultural lands. The Planner explained the options for protection and how they are considered with each application.

Deputy Mayor Hanna joined the meeting at 7:15 p.m during the question period by Council.

Resolution No.: 10/11/23 - 02

Moved by: Shari Flett

Seconded by: Jim Hanna

THAT the Township of Huron-Kinloss Council approve the planning application Z-2023-055 Martin;

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

Carried

5. Other County Reports

5.1 Z-2023-039 Lucknow Kinsmen

Council at the August 14, 2023 public meeting considering the Kinsmen's zoning application, requested the application be brought forward again within 60 days. Since that time, an amendment to the application has occurred to add further permitted uses including recognizing the existing trailers and shipping containers and permitting outdoor storage. This amendment is significant enough to require a new public meeting.

The newly submitted amendment to the application has been deemed to be incomplete due to insufficient information being provided on the submitted site plan. A new date for a public meeting has not yet been

identified.

It was recommended by the planner that the application be deferred until the new public meeting.

6. Staff Reports

6.1 Legislative Update – Housing Affordability Taskforce Recommendations, CLK-2023-10-58

Council discussed the various recommendation and noted that they did not include many solutions which would immediately, and sustainably impact the housing crisis in rural and small municipalities.

Council discussed issues related to not having sufficient rental stock not on the market, and leaving renters out of the market. Council requested that the letter to the minister include a request to consider updates to the Residential Tenancies Act specifically related to rural and small municipalities.

Council also noted that the recommendations did not include revoking the approval of subdivisions if construction does not begin within a certain timeframe.

Council endorsed the five recommendations put forth from the County, and noted that recommendation # 42 "Provide provincial and federal loan guarantees for purpose-built rental, affordable rental and affordable ownership projects " is also of benefit.

Resolution No.: 10/11/23 - 03

Moved by: Ed McGugan

Seconded by: Larry Allison

THAT the Township of Huron-Kinloss Council receive for information Report CLK-2023-10-58, prepared by Jennifer White, Manager of Legislative Services/Clerk;

AND FURTHER THAT Staff be directed to prepare a response to the Minister of Municipal Affairs providing the top five recommendations identified by the Township of Huron-Kinloss Council as priorities.

Carried

7. Information

Resolution No.: 10/11/23 -

Moved by: Shari Flett
Seconded by: Jim Hanna

THAT the Township of Huron-Kinloss Council receive for information all items listed in section 7.

Carried

7.1 Southwestern Ontario Isotope Coalition Event Invitation

8. By-Laws and Agreements

None noted.

The Clerk left the meeting at the request of the Chief Administrative Officer (CAO) at 7:59, prior to considering agenda item #9. The Clerk did not return to the meeting. The CAO noted they had an additional item to advise Council of prior to entering closed session. The CAO was delegated the responsibility to take minutes for the remainder of the meeting, including minutes of the closed session.

Council took a five minute recess, to prepare for closed session.

9. Closed Session

Carrie Sharpin, Ward Uptigrove was invited to attend the closed session to discuss employee recruitment.

Subsection 228(3) of the Municipal Act, 2001 specifically provides that a Clerk or Deputy Clerk is not required to be an employee of the municipality.

Resolution No.: 10/11/23 - 04

Moved by: Larry Allison
Seconded by: Jim Hanna

THAT Huron-Kinloss Council hereby appoint Carrie Sharpin, Deputy Clerk for a portion of the closed meeting on October 11, 2023.

Carried

Resolution No.: 10/11/23 - 05

Moved by: Ed McGugan
Seconded by: Carl Sloetjes

THAT Council move into closed meeting at 8:06 p.m. for the purpose of considering personal matters about identifiable individuals, including municipal or local board employees (employee recruitment), pursuant to Section 239(2) of the *Municipal Act, 2001*, as amended;

AND FURTHER THAT Council return to regular open meeting upon completion.

Carried

10. Matters Arising from Closed Session

Committee of the Whole resumed at 9:47 p.m. The Mayor reported that a closed meeting had been held for the purposes of considering personal information about an identifiable individual (employee recruitment). This was provided as an information update.

11. Confirming By-Law

Resolution No.: 10/11/23 - 06

Moved by: Jim Hanna

Seconded by: Ed McGugan

THAT the "Confirmatory October (1)" By-law be deemed to be read a first, second, third time and finally passed and numbered as By-law No. 2023-106.

Carried

12. Adjournment

Resolution No.: 10/11/23 - 07

Moved by: Larry Allison

Seconded by: Shari Flett

THAT the Township of Huron-Kinloss Council hereby adjourn at 9: 55 p.m.

Carried

Mayor

Clerk