



The Corporation of the Township of Huron-Kinloss

Council Meeting Minutes

Date: August 9, 2021
Time: 7:00 pm
Location: Electronic Meeting

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

Staff Present Emily Dance, Clerk
Mary Rose Walden, Chief Administrative Officer
Matt Farrell, Building & Planning Manager
Coreena Smith, Bruce County Planner

1. Call to Order

Mayor Twolan called the meeting to order at 8:16 p.m.

2. Disclosure of Pecuniary Interest

None noted

3. Adoption of Minutes

3.1 Motion to adopt previous minutes

Resolution No.: 580

Moved by: Jeff Elliott, Councillor

Seconded by: Jim Hanna, Councillor

THAT the Township of Huron-Kinloss Council hereby adopts the July 19, 2021 Council Meeting Minutes and the August 4, 2021 Committee of the Whole Meeting minutes as presented.

Carried

4. Public Meetings Required Under the Planning Act

4.1 Z-2021-028 Ross Farrell - 952 Highway 21

The Planner explained that the purpose of this application is to permit a surplus farm dwelling severance of a +/-0.79 ha lot from a 63.82 ha agricultural parcel at 952 Highway 21 (Huron), in the Township of Huron-Kinloss. An amendment to the Zoning By-Law is required to rezone the lands from General Agriculture (AG1) to General Agriculture Special (AG1-25.1) for the retained farm parcel to prevent the development of a future dwelling, and Agricultural Residential Special (AG3-25.2) for the severed non-farm parcel. A holding provision requiring an Archaeological Assessment for the lands containing high archaeological potential is proposed. The Environmental Protection (EP) zone will remain unchanged.

The Planner recommended that a decision on the application be deferred to a later date pending confirmation that the single detached dwelling on the subject lands is habitable. A related Consent application will be considered by the County at a later date.

The Planner noted that comments were received from the MTO after the report was drafted requiring the retained farm parcel to have an entrance off of Concession 10 and further that an MTO entrance permit is required to update ownership and define the use of Highway 21 residential entrance. These comments differ from the original comments from pre-consultation. The Planner will work with the applicant and the MTO to address the issue. *Comments will be attached and form part of the minutes.*

Council Comments

Council questioned the location of the grain bins and the access to the drive shed. The Planner explained that the driveshed will be removed and the grain bins will be relocated. A discussion was held regarding the habitability of the dwelling and noted that any building could be made habitable.

Public Comments

Phil Dodds, potential purchaser of the surplus dwelling noted that he wants to make the house habitable.

Applicant Comments

Ross Farrell, applicant noted that if Council had any questions, he was available to provide any information.

Resolution No.: 581

Moved by: Ed McGugan, Councillor

Seconded by: Carl Sloetjes, Councillor

THAT the Township of Huron-Kinloss Council hereby defers their decision regarding the zoning application of Ross Farrell to permit a surplus farm dwelling severance of a +/- 0.79 ha lot from a 63.82 ha agricultural parcel to facilitate a severance pending confirmation that the single detached dwelling on the subject lands is habitable.

Defeated

Resolution No.: 582

Moved by: Don Murray, Deputy Mayor

Seconded by: Jeff Elliott, Councillor

THAT the Township of Huron-Kinloss Council hereby approves the zoning application of Ross Farrell to permit a surplus farm dwelling severance of a +/- 0.79 ha lot from a 63.82 ha agricultural parcel to facilitate a severance pending confirmation that subject to the single detached dwelling can be made habitable on the subject lands AND FUTHER approves the appropriate By-Law coming forward.

Carried

5. Staff Reports

5.1 Rees – 353 Lake Range Drive, Holding Removal Request CLK-2021-08-97

Resolution No.: 583

Moved by: Don Murray, Deputy Mayor

Seconded by: Lillian Abbott, Councillor

That the Township of Huron-Kinloss Council hereby approves Report Number CLK2021-08-97 prepared by Emily Dance, Clerk and authorizes removing the holding provisions from the property described as Townplot of Alma; Lot 2 West of Helena Street AND further authorizes the appropriate by-law coming forward.

Carried

6. By-Laws and Agreements

7. Confirming By-Law

7.1 By-Law No. 2021-87 being the August 2021 Confirmatory By-Law

Resolution No.: 584

Moved by: Jeff Elliott, Councillor

Seconded by: Jim Hanna, Councillor

THAT By-Law No. 2021-087 being the August 2021 Confirmatory By-Law be read a first, second, third time and finally passed this 9th day of August, 2021

Carried

8. Adjournment

Resolution No.: 585

Moved by: Ed McGugan, Councillor

Seconded by: Carl Sloetjes, Councillor

THAT the Township of Huron-Kinloss Council hereby adjourns at 8:40 pm.

Carried

Mayor

Clerk