



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

**Council Meeting Minutes**

Date: September 13, 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  
Matt Farrell, Building & Planning Manager  
Luisa Vacondio, Bruce County Planner

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**1. Call to Order**

Mayor Twolan called the meeting to order at 7:15 p.m.

**2. Disclosure of Pecuniary Interest**

None noted

**3. Adoption of Minutes**

**3.1 Motion to Adopt Past Minutes**

**Resolution No.:** 665

**Moved by:** Don Murray, Deputy Mayor

**Seconded by:** Lillian Abbott, Councillor

THAT the Township of Huron-Kinloss Council hereby approves the August 16, 2021 Council Meeting Minutes and the September 8, 2021 Committee of the Whole Meeting Minutes as presented.

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

##### 4.1 Z-2021-029 Wijnandus Sluys - 1816 Bruce Road 86

Luisa Vacondio, Bruce County Planner presented the report and explained that the purpose of the application is to permit a surplus farm dwelling severance of a +/- 0.6 ha lot from a +/- 60.4 ha agricultural parcel.

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.

Both parcels shall be deemed to comply with the minimum lot area and lot frontage provisions. A holding provision requiring an Archaeological Assessment for the lands containing high archaeological potential is proposed on the severed and retained lands. The Environmental Protection (EP) zone will remain unchanged.

##### Questions or comments from Council

Questioned if a septic inspection has been completed and if the inspection shows the system is located outside the proposed area will it have to be relocated.

The Planner indicated that it will require an inspection and if it is found not to comply then as a condition of the severance it will have to be relocated to be completely within the severed area.

##### Presentation from the Applicant

None

##### Presentations from the Public

None

**Resolution No.:** 666

**Moved by:** Jeff Elliott, Councillor

**Seconded by:** Jim Hanna, Councillor

THAT the Township of Huron-Kinloss Council hereby approves the zoning application of Wijnandus Sluys to rezone the lands from General

Agriculture (AG1) to General Agriculture Special (AG1-25.1) and General Agriculture Special with Holding (AG1-25.1-H1) for the retained farm parcel AND from General Agriculture (AG1) to Agricultural Residential Special (AG3-25.2) and Agricultural Residential Special with Holding (AG3-25.2-H1) for the severed non-farm parcel AND FURTHER THAT both parcels be deemed to comply with the minimum lot area and lot frontage provisions to permit a surplus farm dwelling severance AND FURTHER approves the appropriate By-Law coming forward.

**Carried**

**5. Staff Reports**

**5.1 Farrell Surplus Dwelling Severance BLDG-2021-09-23**

**Resolution No.:** 667

**Moved by:** Carl Sloetjes, Councillor

**Seconded by:** Ed McGugan, Councillor

That the Township of Huron-Kinloss Council hereby approves Report Number BLDG-2021-09-23 prepared by Matt Farrell, Building and Planning Manager/CBO AND FUTHER approves the appropriate By-Law coming forward.

**Carried**

**6. By-Laws and Agreements**

**6.1 By-Law No. 2021-99 being the Farrell Zoning By-Law**

**Resolution No.:** 668

**Moved by:** Don Murray, Deputy Mayor

**Seconded by:** Lillian Abbott, Councillor

THAT By-Law No. 2021-99 being the Farrell Zoning By-Law Amendment be read a first, second, third time and finally passed this 13th day of September, 2021.

**Carried**

**7. Confirming By-Law**

**7.1 By-Law No. 2021-100 being the September, 2021 Confirmatory By-Law**

**Resolution No.:** 669

**Moved by:** Jeff Elliott, Councillor

**Seconded by:** Jim Hanna, Councillor

THAT By-Law No. 2021-100 being the September, 2021 Confirmatory By-Law be read a first, second, third time and finally passed this 13th day of September, 2021.

**Carried**

**8. Adjournment**

**Resolution No.:** 670

**Moved by:** Jeff Elliott, Councillor

**Seconded by:** Jim Hanna, Councillor

THAT the Township of Huron-Kinloss Council hereby adjourns at 7:26 p.m.

**Carried**

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Mayor

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Clerk