



The Corporation of the Township of Huron-Kinloss

Council Meeting Minutes

Date: May 9, 2022

Time: 7:00 pm

Location: Electronic Meeting

Members Present Don Murray, Deputy Mayor
Jeff Elliott, Councillor, left at 8:00 p.m.
Jim Hanna, Councillor
Ed McGugan, Councillor
Carl Sloetjes, Councillor

Members Absent Mitch Twolan, Mayor
Lillian Abbott, Councillor

Staff Present Emily Dance, Clerk
Matt Farrell, Building & Planning Manager
Kelly Lush, Deputy Clerk
Michelle Goetz, Manager of Strategic Initiatives
Monica Walker Botlon, Bruce County Planner
Julie Steeper, Bruce County Planner

1. **Call to Order**

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

2. **Disclosure of Pecuniary Interest**

2.1 **Z-2022-028 Rick Smith Farms (Councillor Hanna)**

Personal

3. **Adoption of Minutes**

Resolution No.: 417

Moved by: Jeff Elliott, Councillor

Seconded by: Jim Hanna, Councillor

THAT the Township of Huron-Kinloss Council hereby approves the April 20, 2022 Council Meeting Minutes, the April 25, 2022 Council Special Meeting Minutes AND the May 2, 2022 Committee of the Whole Meeting Minutes as presented.

Carried

4. Public Meetings Required Under the Planning Act

4.1 Z-2021-090 Voskamp

1165 SIDEROAD 30

CON 11 PT LOT 31; and CON 10 N PT LOT 31 (Huron), Township of Huron-Kinloss

Roll Numbers 410716000311600; 410716000308000

Julie Steeper, Bruce County Planner explained that the purpose of the application is to facilitate a surplus farm dwelling severance of a +/- 0.88 ha lot from a +/- 53.96 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) to prevent development of a future dwelling for the retained farm parcel and to recognize the reduced farm lot size.

Comments from Council:

Council questioned if holding provisions requiring an Archaeological Assessment for the lands containing high archaeological potential is common for all properties with watersheds/rivers.

The Planner confirmed that watersheds and rivers have high potential for archaeological artifacts and that a Ministry checklist is followed to identify areas of land that may require an Archaeological Assessment.

Comments from the Public:

A member of the public tried to address Council (Galaxy A70) but due to technical difficulties was unable to connect. The member was instructed to contact the Clerk by email and the comments would be provided to Council prior to the passing of the By-Law

Resolution No.: 418

Moved by: Jeff Elliott, Councillor

Seconded by: Ed McGugan, Councillor

THAT the Township of Huron-Kinloss Council hereby approves the Planning application from Ben Voskamp for Concession 11 Part Lot 31 AND Concession 10 North Part Lot 31 to rezone the lands from General Agriculture (AG1) and Environmental Protection (EP) to General Agriculture Special (AG1-25.1), General Agriculture Residential Special (AG1-25.2), General Agriculture Special Holding (AG1-25-H1) and Environmental Protection (EP) to facilitate the a surplus farm dwelling severance AND FURTHER authorizes the appropriate By-Law coming forward.

Carried

4.2 Z-2022-28 Rick Smith Farms

Jim Hanna, Councillor declared a conflict on this item. (Personal)

426 HAYES LAKE AVE

CON 12 S PT LOT 10 (Kinloss) Township of Huron-Kinloss

Roll Number 410711000310700

Julie Steeper, Bruce County Planner explained that the purpose of the application is to sever 4 vacant residential lots from an 18.15 ha parcel. Three of the lots will be 4050 sq m in size and one lot will be 4800 sq m in size. All lots will front onto Hayes Lake Avenue. An amendment to the Zoning Bylaw is required to permit the reduced lot frontage of the retained farm parcel. If approved, the application would facilitate the creation of 4 residential lots.

Comments from Council:

Council asked if the newly created lots would be in the Hamlet of Kinlough. The Building and Planning Manager confirmed that the current lot is in the Hamlet of Kinlough and any newly created lots would remain in the Hamlet.

Council questioned the location of the farm access to the east of the property closest to the residential area of the Hamlet. The Deputy Mayor stated that the farm access has not changed location and has been in this location for years.

Comments from the Public:

Austin Frey, 1243 BRUCE ROAD 1 inquired if the existing farm land and newly created lots would be staked and clearly marked and if there would be a change in the assessment of his property. Council confirmed that the property is currently staked and would be clearly defined. It was explained that the newly created parcels on the planning application would be assessed accordingly.

Resolution No.: 419

Moved by: Carl Sloetjes, Councillor

Seconded by: Jeff Elliott, Councillor

THAT the Township of Huron-Kinloss Council hereby approves the planning application of Rick Smith Farms for South Part Lot 10 Concession 12 to rezone the lands from General Agriculture Special (AG1-25.1), Environmental Protection (EP) and Residential One (R1) to General Agriculture Special (AG1-25.160), Environmental Protection (EP) and Residential One (R1), to permit reduced lot frontage of the retained farm parcel AND facilitate the creation of four (4) residential lots AND FURTHER authorizes the appropriate By-Law coming forward.

Carried

4.3 Z-2022-16 Wayne Hopper

11176 SOUTH KINLOSS AVE

CON 2 PT LOT 12 (Kinloss) Township of Huron-Kinloss

Roll Number 410711000111900

Monica Walker Bolton, Bruce County Planner explained that the purpose of the application is to change the zoning on a portion of the property 12.5 ha in area from Extractive Resource (ER) to AG4 (Agricultural Rural). The balance of the property will remain zoned Environmental Protection (EP). If approved the Zoning Amendment will facilitate the development of the property for agriculture, including a single detached dwelling.

Council Comments:

Council requested confirmation if the application is approved, would there be a potential for additional residential lots.

The Planner explained that the lot would be designated rural as opposed to prime agriculture which would allow for residential use and could potentially support a severance if requested.

Council also asked if this rehabilitation of a surrendered gravel pit is a common use of the land and the best use of the land. The Planner confirmed that the rezoning would facilitate efficient use of land and resources by allowing the former gravel pit to be used for a new use.

Comments from the Public:

Ron Davidson, Land Use Planning Consultant Inc for the Hooper Planning Application stated that he was representing the property owner and could answer any questions related to the application on behalf of the owner.

Mr. Davidson noted that the property was inspected by the Ministry and confirmed has been rehabilitated in an appropriate manner.

Resolution No.: 420

Moved by: Jeff Elliott, Councillor

Seconded by: Jim Hanna, Councillor

THAT the Township of Huron-Kinloss Council hereby approves the planning application of Wayne Hooper for Concession 2 Part Lot 12 (Kinloss) to rezone the lands from Extractive Resource (ER) to Agricultural Rural (AG4) to facilitate the development of the property for agriculture and a single detached dwelling AND FURTHER authorizes the appropriate By-Law coming forward.

Carried

5. Delegations

5.1 Township of Huron-Kinloss : Engagement Strategy

Andrea Montgomery with Redbrick Communications facilitated an engagement strategy brainstorming session to Council. Council being identified as a stakeholder group within Huron-Kinloss worked through the session with Redbrick Communications providing insight and input on

current communication practices used to manage relationships with the public.

Councillor Elliott left the meeting during the presentation.

6. Confirming By-Law

Resolution No.: 421

Moved by: Ed McGugan, Councillor

Seconded by: Carl Sloetjes, Councillor

THAT By-Law No. 2022-73 being the May, 2022 Confirmatory By-Law be read a first, second, third time and finally passed this 9th day of May, 2022.

Carried

7. Adjournment

Resolution No.: 422

Moved by: Jim Hanna, Councillor

Seconded by: Carl Sloetjes, Councillor

THAT the Township of Huron-Kinloss Council hereby adjourn at 8:45 p.m.

Carried

Deputy Mayor

Clerk