



Planning Advisory Committee Meeting Minutes

Council Chambers

November 23rd, 2015

7:00 p.m.

Mitch Twolan, Mayor	Present
Wilfred Gamble, Deputy Mayor	Present
Lillian Abbott, Councillor	Present
Jeff Elliott, Councillor	Present
Jim Hanna, Councillor	Present
Don Murray, Councillor	Present
Carl Sloetjes, Councillor	Present
Mary Rose Walden, Administrator	Present
Sonya Watson, Clerk	Present
Matt Farrell, Chief Building Official	Present

Others Present: Pierre Chauvin- MHBC, Dana Kieffer, David Smith, Tracey and Jack Meurs, Darryl Coote, George Martin, Cathy Page, Ron Gillespie,

1. **Call to Order**

Mayor Twolan called the meeting to order.

2. **Disclosure of Pecuniary Interest**

Name: N/A Item: N/A Nature of Interest: N/A [Click here to enter text.](#)

3. **Adoption of Minutes**

4. **Motion to Adopt the [September 28th, 2015](#) Planning Advisory Committee Meeting Minutes.**

Motion Number: 21

Moved by: Elliott Seconded by: Sloetjes

That the Township of Huron-Kinloss Planning Advisory Committee hereby adopts the September 28th, 2015 Planning Advisory Committee minutes as written.

Carried.

5. **Public Meetings Required Under the Planning Act**

5.1 Samuel M. Martin and Selema Martin

Zoning By-Law Amendment

Z-42-15.11

2219 Bruce Road 6

The application is to rezone the subject lands to permit the use of the property for a kennel. An existing barn is intended to be renovated and used for the proposed kennel.

[Planning Report](#)

[Zoning By-law Schedule](#)

Action: The Committee was concerned with kennels in proximity to the hamlet areas. The Committee questioned if measurements were required in relation to proximity to homes. This is currently not a requirement but could be looked at. It is a current barn that is being renovated for the kennel not a new barn being proposed. The Committee is interested in bringing forward setbacks for proposed kennels for discussion and implementing a setback from the urban areas. The Committee expressed no further concerns.

Motion Number: 22

Moved by: Hanna Seconded by: Abbott

That the Township of Huron-Kinloss Planning Advisory Committee hereby recommends to the Township of Huron-Kinloss Council that the proposed Zoning By-Law Amendment Z-42-15.11 **Be Approved** in accordance with the draft site-specific by-law.

Carried.

5.2 Catherine M. Page and Ron Gillespie

Zoning By-law Amendment

Z-43-15.11

77 Hayes Lake Avenue

The application is to create a 'surplus farm dwelling' lot and to rezone the retained (98.5 ac) farm lot.

[Planning Report](#)

[Zoning By-Law Schedule](#)

Action: The Committee further discussed the necessity of limiting a second dwelling on severance applications. In Kinloss a second dwelling could

potentially be permitted in the rural area however, this is not permitted under the Provincial Policy Statement in regards to the Agriculture area due to the fragmentation of prime agricultural land. The Committee expressed no further concerns.

Motion Number: 23

Moved by: Murray Seconded by: Abbott

That the Township of Huron-Kinloss Planning Advisory Committee hereby recommends to the Township of Huron-Kinloss Council that the proposed Zoning By-Law Amendment Z-43-15.11 **Be Approved** in accordance with the draft site-specific by-law.

Carried.

5.3 Jack and Tracey Meurs

Zoning By-law Amendment

Z-45-15.16

The application is to create a 'surplus farm dwelling' lot and to rezone the retained (139.50 ac) farm lot.

[Planning Report](#)

[Zoning By-Law Schedule](#)

Action: The Committee sought clarification on how an applicant who is renting could do a surplus farm severance. Mrs. Kieffer clarified that the Meurs own two farms and rent an additional dwelling. The Committee questioned the definition of a surplus farm dwelling and how it is surplus to their needs. Mrs. Keiffer clarified that an applicant still has to own two farms to qualify as a surplus farm. The Committee questioned the for sale sign on the property and how the land was surplus to their needs. Mr. Smith responded that they were unaware of the for sale sign but at the time of application the applicant owned two farms.

The Committee questioned if every municipality in Bruce County permitted farm dwelling severances? Mrs. Kieffer responded that yes they all permit farm dwelling severances at this time. Provisions could be made to amend the policies should Council wish to pursue that. Council also questioned the MDS in relation the severed home. There were no further concerns raised by the Committee.

Motion Number: 24

Moved by: Elliott Seconded by: Sloejtes

That the Township of Huron-Kinloss Planning Advisory Committee hereby recommends to the Township of Huron-Kinloss Council that the proposed Zoning

By-Law Amendment Z-45-15.16 **Be Approved** in accordance with the draft site-specific by-law.

Carried.

6. **Other Planning Related Matters**

6.1 Official Plan Update Report

The Clerk has prepared Report Number [CLK2015-11-27](#) for the Committee's review. Pierre Chauvin from MHBC will be in attendance to discuss the Official Plan.

Action: MHBC presented a power point presentation for the Committee and outlined where we are at to date in the review process. The timeline for the coming months is as follows: Steering committee meeting in Jan, 2016, Public Open House March 2016, Section 26 Meeting with the Committee in April, 2016 and another Public meeting in May, 2016 with final approval to occur in July.

MHBC reiterated to the Committee that growth should be directed to the communities where full services and amenities are located and not the hamlet areas. All maps were reviewed in regards to the proposed areas where removal of certain urban area designations could occur.

Lucknow-Committee approved removing the lands as proposed and increase the urban settlement area to include the newly purchased lands by the Lucknow Kinsmen. The Committee also approved adding the Industrial designation to the lands along highway 86.

Ripley- Committee approved removing the "4's" indicated on the map from Ripley as they are not vacant lots and to also adjust the Industrial designation on the back of 2 Huron Street properties. Clarity will also be provided to MHBC on proper designations for the lots in the area of Ripley's Industrial park.

Amberley- Committee approved the map as presented

Holyrood – Committee directed to leave an urban area designated along Bruce County Road 6

Kinloss- Committee directed removing the lands as proposed except for keeping the corner lot at Highway 9 and the new extension.

Kinlough – Committee approved the proposed changes as presented.

Lakeshore – Committee approved the changes as presented.

Pine River – Committee directed lands that fronted along Bruce County Road 6 be left and squared off. Remaining lands can be removed.

Whitechurch- Committee approved squaring off and including lands along highway 86 and adding a lot at the North end of Whitechurch street. All other lands will be removed as proposed.

The maps will be updated by MHBC and all the proposed changes will go out to the public that will be affected for comment.

Removal of the Rural Policies: The Committee has concerns with industrial business in the hamlets areas. They wish to see the size of the business permitted in the rural area on the farms to increase and not be located in the urban areas on generator power. The Committee is also interested in the potential of a second residence on the farm. The Committee is concerned with how surplus farm dwelling severances are going and the intent is seemingly changing.

The Committee proposed the Clerk write a letter to the County to seek clarity on these issues and how the policies could potentially be changed to permit the above.

Motion Number: 25

Moved by: Abbott Seconded by: Hanna

That the Township of Huron-Kinloss Planning Advisory Committee hereby directs the Clerk to circulate the Comprehensive Review document to the County of Bruce Planning Department for comments; and

Further that the Committee approve the proposed changes to the urban settlement areas as discussed and further direction will be provided to MHBC on the rural policies in the Township's Official Plan.

Carried.

6.2 Existing Barns in Ag Restricted Zone

The CBO has prepared Report Number [BLDG2015-11-15](#) for the Committee's review.

Motion Number: 26

Moved by: Gamble Seconded by: Sloetjes

That the Township of Huron-Kinloss Planning Advisory Committee hereby receives for information Report Number BLDG2015-11-15 prepared by Matt Farrell, Chief Building Official.

Carried.

7. Adjournment

7.1 Motion to Adjourn

Motion Number: 27

Moved by: Elliott Seconded by: Murray

That the Township of Huron-Kinloss Planning Advisory Committee does now adjourn.

Carried.

Mayor

Clerk