



The Corporation of the Township of Huron-Kinloss

Council Meeting Minutes

Council Chambers, 21 Queen Street

August 14, 2017

7:00 pm

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

Others Present: Richard Kavalo, Dianne Leiskau, Steve Cobean, Ron Davidson, Tony Azar, Janet Nixon, Ron Lotton, Ryan & Pam Liddle, Mary Lynn McLean, Mary Cook

Council Meeting (Planning Applications)

1 Call to Order

Deputy Mayor Wilf Gamble called the meeting to order at 7:00pm

2 . Disclosure of Pecuniary Interest

None disclosed.

3 . Adoption of the Minutes

3.1 Nothing Scheduled

4 . Delegations

4.1 MHBC Planning - Draft Comprehensive Zoning By-Law

Pierre Chauvin from MHBC Planning will be attending Council to present the Draft Comprehensive By-Law Review. See Item 7.1 for the staff report related to this presentation.

5 . Public Meetings Required Under the Planning Act

5.1 Brown Subdivision

Part of Lots 216, 217 and 218, Registered Plan 232, geographic Village of Ripley 32 Huron Street the applicant proposes a major revision to the Draft Plan of Subdivision. The original Plan of Subdivision was draft approved for 51 detached dwelling lots and 3 townhouse blocks. The applicant proposes a new Draft Plan of Subdivision that would permit 110 detached dwelling lots and new municipal roads. The purpose of the joint Zoning By-Law Amendment is to rezone the subject lands to 'Residential Special (R2-x)' to permit detached dwellings on the 110 proposed lots, with the following exceptions: 1) a minimum lot area of 400 sq.m; 2) a minimum lot frontage- corner lot of 14 metres; 3) a minimum exterior side yard of 3 metres.

David Smith, County Planner presented the planning report for information. He noted it had previously been approved in 2009 and there were major changes to the plan that required the opportunity for public comment. David noted the County of Bruce would be the agency approving the plan and Council would be considering the zoning by-law. The new plan was available for public and Council review. Council questioned the type of housing being proposed and whether it was geared toward affordable housing units. Mr. Davidson and Smith responded that the homes proposed for the development were single family homes starting at \$269,900.00 upto \$399,900.00. The lot density policies were reviewed and how this draft proposal was developed to follow the County and Township's Official Plan requirements for lot density. The development charges were further discussed. Mr. Brown sought clarification on the amount of the development charge payable per lot and the payment requirements. The CAO would clarify the fees and payment schedule with Mr. Brown. The public was given the opportunity to ask questions. Mary Lynn McLean questioned why the lots are so small, and how the DGR and this subdivision will affect the value of homes in the area. She sought clarification on the water tower, sewer capacity. She questioned if there was work to occur on the municipal drain if local residents would be paying for this work. Mr. Davidson and Mr. Cobean responded as well as Council regarding the lot density requirements for development of the subdivision. Clarification was provided on the new location of the water tower in Ripley and sewer capacity has been addressed to accomodate the development of the subdivision. It was also clarified that any work required on the municipal drain through the new subdivision would be at the expense of the developer not the landowners along the drain. It was also noted that the value of local homes should rise with the addition of this subdivision and sale of homes and any negative affects of the proposed DGR have not previously been noted or are part of this application. Mr. Liddle questioned where the homes would be phased first. It was noted by Mr. Azar that although not finalized the re-construction of McLeod Street would be the start and phases to the west of McLeod Street with 15 lots per phase. Mr. Smith outlined the process once the by-law is passed and the appeal process and how notice would be provided. Council passed the following motion.

- [Planning Report for Revised Plan of Subdivision - Brown](#)

Motion No: 287

Moved by: Lillian Abbott Seconded by: Carl Sloetjes

That the Township of Huron-Kinloss Council hereby recommends to the County of Bruce Approval Authority that the major revision to Draft Plan of Subdivision 41T-2009-02.16 be approved; and

That the proposed Zoning By-Law Amendment Z-50-17.16 (Brown Subdivision) be approved in accordance with the site specific by-law.

Carried

6 . Correspondence Requiring Direction

6.1 Nothing Scheduled

7 . Staff Reports

- 7.1 [Report number: CLK2017-08-49](#) prepared by Sonya Watson, Clerk
Draft Comprehensive Zoning By-Law
Motion No: 288
Moved by: Jeff Elliott Seconded by: Lillian Abbott

That the Township of Huron-Kinloss Council hereby approves Report Number CLK2017-08-49 prepared by Sonya Watson, Clerk and in so doing approves releasing the draft by-law as presented with minor amendments for public and agency review; and further provides the Clerk direction regarding notification to residents to include: direct notice to 1400 + residents with mapping changes to be conducted by MHBC at an additional expense to a maximum of \$3000.00 to the initial contract.

Carried

Action: Prior to passing the above motion Pierre Chauvin highlighted the changes to the draft by-law. The were minor changes to wording discussed throughout the presentation that will be changed in the final draft and the addition of provisions for the BBFG.

8 . By-Laws and Agreements

8.1 Nothing Scheduled

9 . Information

9.1 Nothing Scheduled

10 . New Business/Council Reports

10.1 Nothing Scheduled

11 . Closed Session

11.1 Nothing Scheduled
11.2 Nothing Scheduled

12 . Business Arising from the Closed Session

12.1 Nothing Scheduled

13 . Confirming By-Law

13.1 August, 2017 Confirmatory By-Law

- [2017-90](#)

Motion No: 289
Moved by: Jeff Elliott Seconded by: Lillian Abbott

That By-Law 2017-90 being the August, 2017 Confirmatory By-Law be read a first, second and third time and passed this 14th day of August, 2017.

Carried

14 . Adjournment

Motion No: 290
Moved by: Carl Sloetjes Seconded by: Lillian Abbott

That The Township of Huron-Kinloss Council does now adjourn.
Carried

Original Signed by Mitch Twolan
Mayor

Original Signed by Sonya Watson
Clerk

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