



The Corporation of the Township of Huron-Kinloss

Planning Advisory Committee Meeting Minutes

Council Chambers

July 27th, 2015

7:00 p.m.

Mitch Twolan, Mayor	Absent
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	Absent
Sonya Watson, Clerk	Present
Matt Farrell, Chief Building Official	Present

Others Present: Elmer Brubacher, Noah Martin, Ellen and Elliott Lowry, Dana Kieffer, Murray & Susan Ferguson

1. **Call to Order**

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

2. **Disclosure of Pecuniary Interest**

Name: n/a Item: n/a Nature of Interest: n/a

3. **Adoption of Minutes**

3.1 **Motion to Adopt [June 15th, 2015 Minutes](#)**

Motion Number: 11

Moved by: Sloetjes Seconded by: Elliott

That the Township of Huron-Kinloss Planning Advisory Committee hereby adopts the June 15th, 2015 Planning Advisory Committee minutes as written.

Carried.

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

4.1 **Douglas Elliott Lowry**

Zoning By-Law Amendment

Z-27-15.16

2768 Concession 4

Lot 33, Concession 4, Geographic Township of Huron

The application is to create a 'surplus farm dwelling' lot and to rezone the retained 95.4 acre parcel to prohibit a future dwelling on those lands.

[Planning Report](#)

[Zoning By-Law](#)

ACTION: Dana Kieffer presented the details of the planning report. Councillor Murray commented that he liked the size of the severance and the County considering the large land area made sense.

Deputy Mayor Gamble commented on the size and thought it should be a smaller size and the silo and the barn should be removed to prevent future issues.

The applicant questioned if a new shed would be permitted on the remaining farm parcel. The CBO responded that if the shed met the setbacks it would be permitted.

Murray Ferguson was in attendance and questioned the difference in opinion and why he had to take his barn down and in this application they do not.

Dana Kieffer responded that with the size of the severance it was not taking any active farmland out of production by leaving all buildings in place. The Committee generally supported the application as presented with the larger size and leaving all building intact. The barn does not have to be removed. The following motion was passed.

Motion Number: 12

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-27-15.16 **Be Approved** in accordance with the draft site-specific by-laws.

4.2 **Minerva & Elmer Brubacher**

Zoning By-Law Amendment

Z-23-15.11

733 Karishea Avenue

Part Lot 15, Concession 5, Geographic Township of Kinloss

The application proposes an amendment to the County of Bruce Official Plan, a Re-zoning and a Consent in order to server 8.57 acres from a 50 acre parcel.

[Planning Report](#)

[Zoning By-Law](#)

ACTION: Dana Kieffer presented the details of the planning report. The committee questioned the buildings currently on the lot. The Committee then asked Elmer to describe the canning facility and the activities that will take place there. Elmer Brubacher described is as a health Unit approved canning facility. Canning will be sold from the facility using local produce for preparation. James Schmidt from the health unit has been contacted for the safe food handling requirements.

The CBO commented that Mr. Brubacher has been very flexible on the location of buildings to ensure this facility and the location of the home met zoning requirements.

Motion Number: 13

Moved by: Hanna Seconded by: Sloetjes

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-23-15.11 **Be Approved** in accordance with the draft site-specific by-laws.

Carried.

5. **Other Matters**

5.1 Emergency Preparedness Training

Following the meeting the CEMC, Mike Fair and Steve Jackson will provide training on the flood prone areas in Lucknow as part of Emergency Preparedness.

ACTION: Steve Jackson, Flood and Erosion Safety Services Coordinator from Maitland Valley Conservation Authority conducted an on-site training session with regards to the flooding hazard in the Nine Mile River area of the Maitland watershed. The training included a discussion on mitigation to reduce the impact of flooding, as well as the stages of flood progression as per the attached mapping.

6. **Adjournment**

6.1 Motion to Adjourn

Motion Number: 14

Moved by: Abbott Seconded by: Elliott

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

Carried.

Original Signed by Mitch Twolan

Chair

Original Signed by Sonya Watson

Clerk