

**CORPORATION OF THE TOWNSHIP OF HURON-KINLOSS**  
**PLANNING ADVISORY COMMITTEE**

March 24<sup>th</sup>, 2014 7:00 p.m.  
 Council Chambers

Mayor	Mitch Twolan	(P)
Deputy Mayor	Wilfred Gamble	(P)
Councillors	Lillian Abbott	(P)
	Jeff Elliott	(P)
	Jim Hanna	(P)
	Don Murray	(P)
	Carl Sloetjes	(P)
Administrator/Deputy Clerk	Mary Rose Walden	(P)
Clerk	Sonya Watson	(A)
Chief Building Official	Matt Farrell	(P)

**OTHERS PRESENT:** Kara Van Myall – County of Bruce Planning, Heather James-County of Bruce Planning, Nolan Moss – Cuesta Planning, Laurie Schnurr, Les Bushell, Rob Hayes, Renold Stanley, Jim Whytoch, Janice Hayes, Alvery Hayes, Deb Hayes, Brianne Elliott.

**MINUTES**

**1.0      CALL TO ORDER**

Mayor Twolan called the meeting to order at 7:13 pm.

**2.0      DISCLOSURE OF PECUNIARY INTEREST**

*Councillor Hanna declared at the March 17<sup>th</sup>, 2014 Council meeting that he would not be in attendance at the Planning Meeting scheduled for March 24<sup>th</sup>, 2014 and is declaring a pecuniary interest for item 5.1 the Bushell Application for he is a neighbouring property owner.*

<u>Name</u>	<u>Item</u>	<u>Nature of Interest</u>
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**3.0      ADOPTION OF MINUTES**

Moved by Gamble  
 Seconded by Abbott

ADOPT PLANNING ADVISORY MINUTES	1	THAT The Planning Advisory Committee hereby adopts the November 25 <sup>th</sup> , 2013 Meeting Minutes as written.
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Carried.

**4.0 DELEGATIONS**

4.1 Alvery Hayes

7:00 p.m.

STAFF COMMENTS: Mr. Hayes would like to speak to the Planning Advisory Committee about the planning application of Mr. Bushell which is before them this evening. A written objection has been submitted and is included as part of the County Planning Report.

ACTION: Mr. Hayes provided a brief background of his expertise with the Environmental, Building Code and Health & Safety Act. He then proceeded to pass pictures around to the members. He requested an answer on how the current operation is a permitted use as stated in the planning report. He is objecting to the rezoning. The current zoning should be kept in place to protect the wetlands and Silver Lake. He objects to the noise, pollution, and oil spills. He believes oil runs off the property through a ditch and into the lake. The land, lake and owners should be protected from health hazards.

**5.0 PUBLIC MEETINGS REQUIRED UNDER PLANNING ACT**

5.1 Leslie Bushell

*Part Lot 207 to 209, Plan 240, less Road Widening, Township of Huron-Kinloss, Geographic Township of Kinloss  
1635 and 1647 Bruce Road 1  
Huron-Kinloss Official Plan Amendment and Zoning By-Law Amendment  
HKOPA #33-14-11 and Z-3-14.11*

The proposed Official Plan Amendment will re-designate a portion of the subject lands, +/- 2.69 ha (6.65 ac) from 'Agricultural Area' to 'Hamlet Communities' to permit a contractor's yard and the sale of landscaping supplies.

The proposed Zoning By-Law amendment will rezone a portion of the subject lands, +/- 1.24 ha (3.08 ac) from 'AG – General Agriculture' to 'MI-x – General Industrial Special' to permit a contractor's yard and the sale of landscaping supplies; and; to provide relief from the minimum front yard setback of 15 m (49.2 ft) to 13 m (42.7 ft) for the existing buildings. A Site Plan Control Agreement will be required to be registered on title for the property.

**Planning Report – County of Bruce**

**Planning Report – Cuesta**

**Aerial Map**

**Public Comments**

**Draft Bushell Official Plan Amendment By-Law**

**Draft Bushell Zoning Amendment By-Law**

**Draft Bushell Site Plan Control By-Law**

STAFF COMMENTS: Kara Van Myall and Heather James will be in attendance to present the report.

After the County ATP meeting on March 20<sup>th</sup>, 2014, Kara Van Myall reported that the motion to approve the Bruce County OPA was deferred until the zoning and Local OPA were considered by the Township.

ACTION: Kara Van Myall presented the report. Councillor Murray asked why the hamlet designation went to the southerly limit of the property. Could it not be reduced to the limits of the property that is being re-zoned. Councillor Gamble stated that tree cover would take a very long time to become mature, he would recommend a fence with gates. Also questioned was the number of entrances. County Highways approved four, two existing and two new entrances should a future severance occur on the northerly section of the property. The Committee did not agree, therefore these additional permits would be refused. There were concerns about being able to negotiate a site plan control agreement. A holding provision was also discussed. It was suggested that the application be deferred until a site plan agreement could be developed that is satisfactory to both parties.

Nolan Moss, Cuesta Planning agrees with the deferral to review items in the site plan agreement. He stated that the landscaping use is a small extension of the existing business.

Les Bushell reported that he services his own equipment and the MOE has been out on numerous occasions and have found nothing wrong. He has spoken to his neighbours and they have no objections. The landscaping part of the operation is sell topsoil, mulch, stone & gravel. It would be small loads in the back of pick ups & trailers. In the future he would like to build a new facility. There is no storage of fuel or oil on the property.

The following motion was passed.

Moved by Gamble  
Seconded by Abbott

DEFERRAL OF  
THE  
APPLICATION

2

THAT The Planning Advisory Committee hereby recommends deferral of the Bushell Application File # HKOPA #33-14-11 and Z-3-14.11 until such time that a Site Plan Agreement can be developed satisfactory to both parties.

Carried.

**6.0**      **ADJOURN**

Moved by Elliott  
Seconded by Murray

ADJOURN

3

THAT the Planning Advisory Committee does now adjourn.

Carried

Original Signed by Wilf Gamble  
Chair

Original Signed by Sonya Watson  
Secretary