

CORPORATION OF THE TOWNSHIP OF HURON-KINLOSS

PLANNING ADVISORY COMMITTEE

March 24th, 2014 7:00 p.m.
Council Chambers

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

OTHERS PRESENT: Kara Van Myall, Heather James

MINUTES

1.0 CALL TO ORDER

2.0 DISCLOSURE OF PECUNIARY INTEREST

Councillor Hanna declared at the March 17th, 2014 Council meeting that he would not be in attendance at the Planning Meeting scheduled for March 24th, 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>
-------------	-------------	---------------------------

3.0 ADOPTION OF MINUTES

Moved by
Seconded by

ADOPT
PLANNING
ADVISORY
MINUTES

THAT The Planning Advisory Committee hereby adopts the [November 25th, 2013 Meeting Minutes](#) as written.

~.

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:

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 20th, 2014, Kara Van Myall reported that the motion to

approve the BC OPA was deferred until the zoning and LOPA were considered by the Township. She believes the motion detailed that the BC OPA not be brought back until the zoning was approved. She will double check the formal motion once it's prepared and let the Planning Advisory Committee know.

ACTION:

5.0 ADJOURN

Moved by
Seconded by

ADJOURN

THAT the Planning Advisory Committee does now adjourn.

~.