



The Corporation of the Township of Huron-Kinloss

Planning Advisory Committee Meeting Minutes

Council Chambers

May 25th, 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	Absent
Mary Rose Walden, Administrator	Absent
Sonya Watson, Clerk	Present
Matt Farrell, Chief Building Official	Present

Others Present: David Smith, Valerie Stanley, Bill Stanley, Matt Stanley, Murray Kraemer,

1. **Call to Order**

Chair Twolan called the meeting to order at 7:00 p.m.

2. **Disclosure of Pecuniary Interest**

Name:. Item:. Nature of Interest:.

None disclosed.

3. **Adoption of Minutes**

Motion Number: 4

Moved by: Gamble Seconded by: Elliott

That the Township of Huron-Kinloss Planning Advisory Committee hereby adopts the [January 26th, 2015](#) Planning Advisory Committee minutes as written.

Carried.

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

4.1 **Doris Rock c/o Ruth MacKenzie and Mary Jane and Ronald Rock**

Official Plan Amendment and Zoning By-Law Amendment

HKOPA # 36-15.11 and Z-10-15.11

Lot # 1 – no municipal address Lot # 2 - 3303 Bruce Road 6

Lot # 1 - Part Lots 283, 284 and 285, Plan 264, Geographic Township of Huron, Township of Huron-Kinloss

Lot # 2 – Part Lot 14, Concession 7, Part Lots 283 to 285, Plan 264 (being Part 2 on RP 3R-4653, Geographic Township of Huron, Township of Huron-Kinloss

The Huron-Kinloss Official Plan Amendment application is to re-designate two lots from 'Industrial' to 'Residential'. The Zoning By-Law Amendment application is to rezone Lot # 1 from 'ML – Industrial Light' to 'R1-Residential' and rezone Lot # 2 from 'AR-Restricted Agriculture1' to 'R1-Residential'.

Planning Report

ACTION: David Smith presented the report. He reviewed the policies and indicated the Source Water Protection Policies may apply to future development on these lots.. Mr. Smith also indicated that the vacant lot would require partial services (water or sewers) as indicated in the Township Official Plan – Ripley Secondary Plan. Therefore a Holding provision is recommended on the lot that would be removed once service was installed.

Council questioned the servicing of the lots in this area. Mr. Smith responded that the vacant lot is within the urban boundary and the policies state it must have partial services.

Ruth MacKenzie questioned whether the services could be extended? The CBO responded that an extension of water services would be possible at a cost. There were no further questions. The Committee passed the following motion.

Motion Number: 5

Moved by: Murray Seconded by: Hanna

That the Township of Huron-Kinloss Planning Advisory Committee hereby recommends to the Township of Huron-Kinloss Council that the proposed Huron-Kinloss Official Plan Amendment #36-15.16 and Zoning By-Law Amendment Z-10-15.16 **Be Approved** in accordance with the draft site-specific by-laws.

Carried.

4.2 **Matthew, Robert and William Stanley with County of Bruce Highways Department**

Official Plan Amendment and Zoning By-Law Amendment

HKOPA # 35-15.11 and Z-12-15.11

4198 Highway 9

Kinloss Range 1 NDR; Part Lots 17 to 19 Plan 250 Part Lots 35 to 39; RP 3R9201 Parts 1, 2, and 5 [Township of Huron-Kinloss]

The Official Plan Amendment application is to establish a new County of Bruce 'Collector' road. The Amendment will also recognize the creation of two parcels that will be created as a result of the future transfer of ownership of the new County 'Collector' road.

The Zoning By-Law Amendment application will recognize two new undersized parcels.

[Planning Report](#)

ACTION: An additional letter was verbally presented by David Smith from Murray Kraemer who has raised concern with his road access. Mr. Smith responded that the County will be required to ensure road access is provide by the MTO to both the Russell property and the Kraemer property prior to the road construction. Mr. Smith explained that the county has obligations to provide an access before a road is closed. Mr. Kraemer suggested the County Engineer- Brian Knox has indicated a willingness to work with Kraemer on road access but no decisions have been made at this time and he was concerned with having no answers since the MTO is the approval authority on his access. Mr. Smith suggested the location of road access will be decided upon at the time construction plans are being made.

The Committee questioned what would happen to the current County Road. David suggested that a by-law will be passed to close the road and the materials will be removed and the land will likely be split up between adjacent land owners although he is not currently aware of what has been decided.

Bill Stanley clarified what the acreage would be once the road is put in. Mr. Smith responded that there would be a 12.2 acre parcel and a 36.4 acre parcel on each side of the new road. Stanley indicated that he understood from Brian Knox that the land from the road would be split in half and would be available to the adjacent land owners. Chair Twolan speaking on behalf of the County as Warden stated he was unaware that any decision on the division of the land had been made at this time.

The Mayor reiterated to the owners present that the road would not go through unless all properties had access.

Matt Stanley questioned whether a home, shop or shed could be placed on the acreage that was remaining. The CBO clarified that both zonings would permit a residence.

The Committee requested a resolution be brought forward at the June 15th, 2015 Council meeting requesting the County divide the land for the old road in half and all adjacent landowners assume the road. The resolution will also request that a timely response on road access is provided to Russell and Kraemer for their properties. The following motion was passed.

Motion Number: 6

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 Huron-Kinloss Official Plan Amendment #35-15.11 and Zoning By-Law Amendment Z-12-15.11 **Be Approved** in accordance with the draft site-specific by-laws.

Carried.

5. **Adjournment**

Motion No. 7

Moved by: Elliott Seconded by: Gamble

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

Carried.

Original Signed by Mitch Twolan

Mayor

Original Signed by Sonya Watson

Clerk