

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

**July 28<sup>th</sup>, 2014 7:00 p.m.  
Council Chambers**

<b>Mayor</b>	<b>Mitch Twolan</b>	<b>( )</b>
<b>Deputy Mayor</b>	<b>Wilfred Gamble</b>	<b>( )</b>
<b>Councillors</b>	<b>Lillian Abbott</b>	<b>( )</b>
	<b>Jeff Elliott</b>	<b>( )</b>
	<b>Jim Hanna</b>	<b>( )</b>
	<b>Don Murray</b>	<b>( )</b>
	<b>Carl Sloetjes</b>	<b>( )</b>
<b>Clerk</b>	<b>Sonya Watson</b>	<b>( )</b>
<b>Chief Building Official</b>	<b>Matt Farrell</b>	<b>( )</b>

**OTHERS PRESENT:**

**AGENDA**

**1.0     CALL TO ORDER**

**2.0     DISCLOSURE OF PECUNIARY INTEREST**

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

Moved by  
Seconded by

ADOPT  
PLANNING  
ADVISORY  
MINUTES

THAT The Planning Advisory Committee hereby adopts the  
[March 24<sup>th</sup>, 2014 Meeting Minutes](#) as written.

#### **4.0 PUBLIC MEETINGS REQUIRED UNDER PLANNING ACT**

##### **4.1 Roger and Vicky Morrison**

Part of Lots 37 and 38, Concession 1, Township of Huron-Kinloss, Geographic Township of Kinloss

760 Bruce Road 86

*Zoning By-Law Amendment Application #Z-26-14.11*

The applicants propose to rezone the property from 'AG-68-H-General Agriculture Special with Holding', 'AG-General Agriculture' and 'EP-Environmental Protection' to 'AG-105-General Agriculture Special', 'AG' and 'EP' to permit farm tours; a farm market and café; an event centre with commercial kitchen for cooking classes, food preparations for the café or catering weddings or other events and a health and beauty spa.

##### **Planning Report**

##### **Aerial Map**

##### **Morrison Draft By-Law**

STAFF COMMENTS: Bruce Stickney will be in attendance to present the report.

ACTION:

- 4.2 **Kevin and Cathy Ackert**  
Part of Lot 10, Concession 7, Township of Huron-Kinloss, Geographic Township of Kinloss  
*2349 Bruce Road 6*  
*Zoning By-Law Amendment Application #Z-27-14.11*

The applicants propose to use the existing barn to house livestock. The application would rezone a portion of the lands from 'AR – Restricted Agriculture' to 'AR-4 – Restricted Agriculture Special' to permit the use of the existing barn as a livestock facility.

#### **Planning Report**

#### **Aerial Map**

#### **Ackert Draft By-Law**

STAFF COMMENTS: Staff have provided the Committee with some additional information from 2001 as background on Council's intent and purpose for establishing the AR zone. Bruce Stickney will be in attendance to present the report.

#### **Report and Minutes 2001**

ACTION:

- 4.3 **Doug and Carolyn McLellan**  
Part of Lot 15, Concession A (being Part 16 RP 3R-3750), Township of Huron-Kinloss, Geographic Township of Huron  
*613 Lakeside Trail*  
*Zoning By-Law Amendment Application #Z-24-14.16*

The applicant proposes to construct a new cottage to replace existing 'Cottage B' and to remove the existing shed. A new detached garage is proposed on the portion of lands east of Lakeside Trail, a private road. The proposed Zoning By-Law Amendment would permit a reduction of the minimum interior side yard setback from 3.0 m (10 ft) to 1.22 m (4 ft) on the north side with the replacement of 'Cottage B' and increase the height for a detached accessory building from 4.0m (13.1 ft) to 5.33m (17.6 ft).

The proposed Zoning By-Law Amendment would also require that the setback to buildings and structures on the west side of Lakeside Trail shall be 6 meters and the setback to buildings and structures on the east side of Lakeside Trail be 4.5 meters.

**Planning Report**

**Aerial Map**

**McLellan Draft By-Law**

STAFF COMMENTS: Bruce Stickney will be in attendance to present the report. Township staff noted concerns with this application. The current situation of two cottages on one lot is a permitted legal non-conforming use. However, if the cottage is removed or the use ceased the most current zoning by-law provisions prevail. The placement of two residential units on one lot is not a permitted use in the Consolidated Zoning By-Law.

ACTION:

**5.0 ADJOURN**

Moved by  
Seconded by

ADJOURN

THAT the Planning Advisory Committee does now adjourn.

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\_\_\_\_\_  
Chair

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Clerk