



Council Meeting Minutes

Council Chambers

April 10th, 2017

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	Present
Mary Rose Walden, Chief Administrative Officer	Absent
Sonya Watson, Clerk	Present
Matt Farrell, Chief Building Official	Present

Others Present: Mitchell Avis & Pierre Chauvin-MHBC Planning

Council Meeting

1. Call to Order

Mayor Twolan called the meeting to order at 7:30 p.m. following the Committee of Adjustment Meeting.

2. Disclosure of Pecuniary Interest

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

3. Adoption of the Minutes

3.1 Motion to adopt the [April 3rd, 2017](#) Committee of the Whole Meeting Minutes as written.

Motion No: 131

Moved by: Abbott Seconded by: Elliott

That the Township of Huron-Kinloss Council hereby adopts the April 3rd, 2017 Committee of the Whole Meeting Minutes as written.

Carried.

4. Delegations

4.1 Pierre Chauvin and Mitchell Avis MHBC Planning 7:15 p.m.

Consultants from MHBC Planning will be attending Council for initial consultation regarding the Comprehensive Zoning By-Law review.

See item 7.1 for the initial review report and direction provided.

5. Public Meetings Required Under the Planning Act

5.1 refer to Committee of Adjustment agenda

6. Correspondence Requiring Direction

6.1 n/a

7. Staff Reports

7.1 [MHBC Planning Initial Review Report](#)

Township of Huron-Kinloss Zoning By-Law Comprehensive Review Initial Report

The consultants will be seeking Council's initial comments for the review and have prepared a summary document to lead the discussion.

Action: MHBC did a power point presentation to lead the discussion. The four goals of the review are to:

- Conform with Provincial County and local policies
- Improve the usability and readability of the By-law
- Eliminate redundancies
- Reflect best practices

There was detailed discussion that touched on Council's desire to expand the permitted Rural Commercial Uses as wide as possible to permit more business in the agricultural areas with some limitations around scale especially on the severed parcels.

Removal of the AR Zone (Restricted Agriculture) was further discussed. It is understood that MDS provisions will now achieve the same goals of the MDS and this zone is essentially duplicating the requirements of the PPS.

The addition of the Rural Zone and the Hamlet Mix-use zone and the efficiencies of adding Surplus Farm Dwelling Severance provisions and On Farm Diversified Uses and clauses permitting Technical Revision provisions were further discussed and Council was supportive of moving forward.

There was further discussion regarding Accessory Buildings and Accessory Building heights. Council is in favour of limiting the accessory buildings on a property and noted the current height restrictions are too restrictive.

Sea-cans and/or Storage containers in the residential areas were discussed further. Council is not in favor of permitting these units and agrees provisions need to be included in the new by-law.

Lastly, The Lakeshore Residential Area (LR Zone) was discussed. There was further discussion on whether this separate zone is required as it often causes confusion when compared to the Residential Zone.

Action: MHBC will review the AR zone areas and determine if a future proposal of a large scale operation would negatively affect the hamlets or urban areas if this zone is removed. MHBC will review the accessory height provisions within each urban area and determine if a progressive height increase based on increased setbacks would be the most favorable option in the new by-law. Diagrams will also be added to the by-law for clarity for the zoning by-law administrator on height provisions. MHBC will add provisions to restrict sea-cans or storage units in the urban areas unless for a temporary construction or moving purpose. MHBC will review the Lakeshore Residential (LR) zone provisions in comparison to the Residential (R1) provisions and determine if required. MHBC will consider all the comments received from staff and Council, review best practices and make recommendations based on the discussion. Overall Council was very pleased with the direction in the Initial Report and the following motion was passed.

Motion No: 132

Moved by: Sloetjes Seconded by: Elliott

That the Township of Huron-Kinloss Council hereby receives the April 6th, 2017 Initial Report prepared by MHBC Planning and approves proceeding with the recommendations outlined in the report and based on the Council discussion and further direction provided.

Carried.

8. By-Laws and Agreements

8.1 n/a

9. Information

9.1 n/a

10. New Business/Council Reports

10.1 no items raised.

11. Closed Session

11.1 Motion to go into Closed Session - n/a

11.2 Motion to rise from Closed Session – n/a

12. Business Arising from the Closed Session - n/a

12.1 n/a

13. Confirming By-Law

13.1 [By-Law Number 2017-49](#)

April, 2017 Confirmatory By-Law

Motion No: 133

Moved by: Abbott Seconded by: Murray

That By-Law 2017-49 being the April, 2017 Confirmatory By-Law be read a first, second and third time and passed this 10th day of April, 2017.

Carried.

14. Adjournment

14.1 Motion to Adjourn

Motion No: 134

Moved by: Gamble Seconded by: Hanna

That The Township of Huron-Kinloss Council does hereby adjourn.

Carried.

Original Signed by Mitch Twolan

Mayor

Original Signed by Sonya Watson

Clerk

Document Accessibility

The Township of Huron-Kinloss is committed to providing information in the format that meets your needs. We have made every attempt to make documents for this meeting accessible but there may still be difficulty in recognizing all of the information. Please contact us if you require assistance and we will make every attempt to provide this information in an alternative format.

Please note that third party documents received and found within this document will not be converted to an accessible format by the Township of Huron-Kinloss. However, upon request, we will attempt to obtain these documents in an appropriate accessible format from the third party.

For assistance or to make a request please call 519-395-3735 or email info@huronkinloss.com