



The Corporation of the Township of Huron-Kinloss

Council Meeting Minutes

Council Chambers, 21 Queen Street

November 13, 2017

7:00 pm

Mitch Twolan, Mayor	Present
Wilf Gamble, Deputy Mayor	Present
Lillian Abbott, Councillor	Present
Don Murray, Councillor	Present
Jeff Elliott, Councillor	Present
Jim Hanna, Councillor	Present
Carl Sloetjes, Councillor	Present
Matt Farrell, Chief Building Official	Present
Sonya Watson, Clerk	Present

Others Present: Dana Keiffer, Mandy & Scott Weston, Harry Hollands

Council Meeting (Planning Applications)

1 Call to Order

Mayor Mitch Twolan called the meeting to order at 7:00pm

2 . Disclosure of Pecuniary Interest

None disclosed.

3 . Adoption of the Minutes

3.1 Nothing Scheduled

4 . Delegations

4.1 Nothing Scheduled

5 . Public Meetings Required Under the Planning Act

5.1 Mandy and R. Scott Weston

Huron-Kinloss Official Plan Amendment Number 3 and Zoning Amendment HKOPA 3-17.12 and Z-62-17.12 558 Campbell Street Part of Lot 242, Part of Lot 259, Registered Plan 31, geographic Village of Lucknow The purpose of this application to is permit the conversion of a ground-floor commercial unit to residential. The Official Plan Amendment would re-designate the subject property from 'Commercial Core Area (with

Flood Fringe overlay)' to 'Core Commercial Area with Exceptions (with Flood Fringe overlay)' and re-zone it from 'Village Commercial (VC) and Residential (R1-f) Flood Regulated Area' to 'Village Commercial Special (VC-8)' (with Flood Fringe overlay) to facilitate the conversion.

- [Weston Planning Report](#)

Motion No: 387

Moved by: Carl Sloetjes Seconded by: Jeff Elliott

That the Township of Huron-Kinloss Council hereby approves the proposed Huron-Kinloss Official Plan Amendment HKOPA 3-17.12 and the proposed Zoning By-Law Amendment Z-62-17.12 for Mandy and R. Scott Weston in accordance with the draft site specific by-laws.

Carried

Action:

Council questioned the availability and space for parking. Keiffer confirmed there was adequate spacing behind the building. There was further discussion regarding losing commercial space. Council felt that this was a good use of the building due to it's location and supported the need for affordable housing due to the limited housing stock in Lucknow. It was noted this application would not set precedent in the core downtown area but was suitable in this area with the option to covert back to Commercial in the future as required.

5.2 Jenna Andrew

Zoning Amendment Z-63-17.12 Part Park Lots 13 and 20, Plan 43, Part of Havelock Street (being Parts 2 - 6, 3R-4334), geographic Village of Lucknow The purpose of the application is to add a 'dance stúdio' to the permitted uses of the 'Light Industrial (ML)' zone. Currently the lands are designated 'Industrial' and zoned 'Light Industrial (ML)' and are currently vacant of buildings but being used for storage including trucks. The applicant proposes to construct an 80 ft X 44 ft building that will host two studios to be used for dance instruction.

- [Andrew Planning Report](#)

Motion No: 388

Moved by: Carl Sloetjes Seconded by: Jeff Elliott

That the Township of Huron-Kinloss Council hereby approves the proposed Zoning By-Law Amendment Z-63-17.12 for Jenna Andrew to permit a 'dance studio' in accordance with the draft site specific by-law.

Carried

Action:

Council noted these lands were previously the site of a fertilizer plant. There may be concerns when it comes to digging for the foundation on the lot. Keiffer and staff noted that this could not be a condition of the re-zoning application but would come into play when obtaining a building permit. The CBO will investigate Ministry guidelines for assessing the environmental condition of a site and the filing of records of site condition in Ontario's Environmental Site Registry and report back to Council prior to bringing the by-law forward. There was further discussion regarding concern with site lines at this corner depending on the building. The Site Plan in Appendix "A" was referred to which provided a sketch of the layout.

6 . Correspondence Requiring Direction

6.1 Nothing Scheduled

7 . Staff Reports

7.1 Nothing Scheduled

8 . By-Laws and Agreements

8.1 2017-116

- [Animal Control/Kennel Licencing By-Law](#)

Motion No: 389

Moved by: Wilf Gamble Seconded by: Carl Sloetjes

That By-Law 2017-116 being the Animal Control / Kennel Licencing By-Law be read a first and second time and provisionally adopted this 13th day of November, 2017.

Carried

9 . Information

9.1 Zoning By-Law Update Notice to Residents

The attached Notice has been distributed to all, persons who provided written comments or requested to be added to the notification list for the zoning by-law review It has also been distributed through a number of mediums including newspapers, facebook, website, electronic newsletter and the Marketplace.

The next update will occur once a new draft is available.

- [Zoning By-Law Notice](#)

Action:

Noted.

10 . New Business/Council Reports

10.1 Nothing Scheduled

11 . Closed Session

11.1 Nothing Scheduled

11.2 Nothing Scheduled

12 . Business Arising from the Closed Session

12.1 Nothing Scheduled

13 . Confirming By-Law

13.1 2017-117

- [November, 2017 Confirmatory By-Law](#)

Motion No: 390

Moved by: Jeff Elliott Seconded by: Wilf Gamble

That By-Law 2017-117 being the November, 2017 Confirmatory By-Law be read a first, second and third time and passed this 13th day of November, 2017.

Carried

14 . **Adjournment**

Motion No: 391

Moved by: Don Murray Seconded by: Lillian Abbott

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

Carried

Original Signed by Mitch Twolan

Mitch Twolan, Mayor

Original Signed by Sonya Watson

Sonya Watson, Clerk

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