



Council Meeting Minutes

Council Chambers

November 14th, 2016

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, Administrator	Absent
Sonya Watson, Clerk	Absent
Matt Farrell, Chief Building Official	Present

Others Present: David Smith, Brianne Labute, Jim Gibson, Bruce Bushell

Council Meeting

1. Call to Order

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

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 [October 17th, 2016](#) Council Meeting Minutes

Motion No: 371

Moved by: Hanna Seconded by: Elliott

That the Township of Huron-Kinloss Council hereby adopts the October 17th, 2016 Council Meeting Minutes as written.

Carried.

3.2 Motion to Adopt the [November 7th, 2016](#) Committee of the Whole Meeting Minutes

Motion No: 372

Moved by: Abbott Seconded by: Murray

That the Township of Huron-Kinloss Council hereby adopts the November 7th, 2016 Committee of the Whole Meeting Minutes as written.

Carried.

4. Delegations

4.1 None scheduled.

5. Public Meetings Required Under the Planning Act

5.1 James Gibson

1855 Bruce Road 1 and 4286 Highway 9 (Lots have merged on title)
Part of Lots 13-15, Concession 2 NDR, Range 1 and 2, Geographic Township of Kinloss
Z-81-16.11

The purpose of the application is to create a 'surplus farm dwelling lot' and to rezone the retained farm lot from 'AG-General Agriculture' to 'AG-1'General Agriculture Special' to prohibit a future dwelling on those lands.

[Planning Report](#)

Action: There was further discussion regarding the severance of the lot to create a smaller farm parcel. Council confirmed the applicant is satisfied with only the surplus farm severance as presented.

There were no concerns raised by the public.

Motion No: 373

Moved by: Sloetjes Seconded by: Hanna

That the Township of Huron-Kinloss Council hereby approves the proposed Zoning By-Law Amendment Z-81-16.11 for James Gibson in accordance with the draft site specific by-law.

Carried.

5.2 Bruce and Barbara Bushell

Hayes Lake Avenue

Lot 8 and Part Lot 9, Concession 12 (being Part 3, RP 3R-5081), Geographic Township of Kinloss
Z-82-16.11

The purpose of the application is to re-create two 40.47 ha (100 ac) parcels that have merged on title. Approximately 16.19 ha (40 ac) of the land on the proposed retained lot has 'high' archaeological potential. Prior to the consent process, it is proposed that these lands be re-zoned from 'AG-General Agriculture' to 'AG-1-H General Agriculture Special-Holding' to prohibit the construction of new buildings until an Archaeological Assessment is completed. Farming the land with the proposed holding is permitted.

[Planning Report](#)

Action: There was further discussion and questions from Council regarding the requirements around an archeological assessment and the need for it when lands are currently being plowed on a regular basis. David Smith explained that the Province does not accept plowing as having affected a “disturbance layer”. However, the digging of a foundation could disturb much more below the surface than regular plowing would. Thus the need for an archeological assessment. There were no concerns from the public raised.

Motion No: 374

Moved by: Murray Seconded by: Hanna

That the Township of Huron-Kinloss Council hereby approves the proposed Zoning By-Law Amendment Z-82-16.11 for Barbara and Bruce Bushell in accordance with the draft site specific by-law.

Carried.

- 5.3 Gordon T. Montgomery Limited c/o Ian Montgomery
529 Montgomery Lane
Park Part Lot 42, Plan 36, Albert E/S, Geographic Village of Lucknow
Z-83-16.12 and HKOPA # 38-16.12

A zoning amendment is required to re-zone the subject lands from ‘Residential (R1)’ to ‘Service Commercial (SC)’ as the applicant proposes to expand the existing automotive dealership at 701 Campbell Street to the adjacent lot. The purpose of the application is to permit a commercial use at 529 Montgomery Lane. The two lots have been deemed by By-Law by the Township to form one lot.

An Amendment to the Township of Huron-Kinloss Official Plan is required to re-designate the subject lands from ‘Residential’ to ‘Highway Commercial’.

[Planning Report](#)

Action: There were no further concerns raised from Council or the Public.

Motion No: 375

Moved by: Gamble Seconded by: Sloetjes

That the Township of Huron-Kinloss Council hereby approves the proposed Official Plan Amendment Numbers 1 and 38 as presented and; the proposed Zoning By-Law Amendment Z-83-16.12 for Gordon T. Montgomery Limited in accordance with the draft site specific by-law.

Carried.

6. Correspondence Requiring Direction

- 6.1 No items received.

7. Staff Reports

- 7.1 [Report Number CLK2016-11-54](#) prepared by Sonya Watson, Clerk
Planning Documents

Motion No: 376

Moved by: Sloetjes Seconded by: Elliott

That the Township of Huron-Kinloss Council hereby receives for information Report Number CLK2016-11-54 prepared by Sonya Watson, Clerk.

Carried.

8. By-Laws and Agreements

- 8.1 n/a

9. Information

- 9.1 [Ministry of Housing/Minister Responsible for the Poverty Reduction Strategy](#)

We have received a letter from the Minister with respect to affordable housing. He speaks specifically to Bill 7 with its emphasis on second units and their inclusion in official plans as set out in the *Planning Act*. The letter is attached for your review.

Action: Received and filed.

10. New Business/Council Reports

- 10.1 High Speed Internet

Council discussed concerns with residents still unable to access high speed internet in the former Kinloss Township. Council requested a resolution come to the next Council meeting regarding initiating further discussions with Wightman and Huron Tel to service any local residents not receiving high speed internet regardless of service boarders. The resolution would also be submitted to Southwestern Integrated Fibre Technology (SWIFT).

- 10.2 Committee of the Whole

Mayor Twolan noted he would not be at the December 5th, 2016 Committee of the Whole meeting for the discussion regarding campfires on the beach.

Action: Council directed staff to continue to bring a report forward with options for consideration at that meeting.

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

- 12.1 n/a

13. Confirming By-Law

13.1 [By-Law Number 2016-105](#)

November 14th, 2016 Confirmatory By-Law

Motion No: 377

Moved by: Gamble Seconded by: Elliott

That By-Law 2016-105 being the November 14th, 2016 Confirmatory By-Law be read a first, second and third time and passed this 14th day of November 2016.

Carried.

14. Adjournment

14.1 Motion to Adjourn

Motion No: 378

Moved by: Elliott Seconded by: Sloetjes

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

Carried.

Original Signed by Mitch Twolan

Mayor

Original Signed by Sonya Watson

Clerk

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