



**The Corporation of the Township of Huron-Kinloss**  
**Committee of the Whole Meeting Minutes**

Date:	September 6, 2023
Time:	7:00 pm
Location:	Council Chambers
Members Present	Don Murray, Mayor Shari Flett, Councillor Scott Gibson, Councillor Ed McGugan, Councillor Carl Sloetjes, Councillor
Members Absent	Jim Hanna, Deputy Mayor Larry Allison, Councillor
Staff Present	Jennifer White, Manager of Legislative Services/Clerk Mary Rose Walden, Chief Administrative Officer Mike Fair, Director of Community Services Jodi MacArthur, Treasurer John Yungblut, Director of Public Works Bill Klingenberg, Manager of Building & Planning Services
Staff Absent	Chris Cleave, Fire Chief
Others Present	Ken McCallum, Drainage Superintendent

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**1. Call to Order**

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

**2. Disclosure of Pecuniary Interest**

None disclosed.

**3. Delegations**

### **3.1 County of Bruce, Edward Henley, Director of Corporate Services - County Development Charges**

Edward Henley, Director of Corporate Services with the County of Bruce provided a presentation to Committee of the Whole on the proposed County development Charges.

The Director provided additional information that the County currently has a budget survey available for County residents to participate in.

Henley provided information to Committee of the Whole on the reasons and benefits to County residents of the County instituting Development Charges. Henley's presentation included recommended County infrastructure replacement costs, both current projects and those with anticipated growth included. The Director provided examples of how the difference between the current reserves and anticipated costs could be recovered. The County has determined that implementing Development Charges will be the most effective tool for this.

Henley explained where Development Charges are expected to be raised from, breaking down expected amounts to be collected by municipality.

Development Charges are intended to pay for infrastructure required for growth, from developments contributing to that growth.

For more information on the County's Development Charges visit <https://www.brucecounty.on.ca/development-charges>.

Committee of the Whole inquired about Huron County's development charge rates. Henley confirmed Perth and Huron County do not have County development charges. Henley discussed how the development charges would be phased in after recent legislative changes respecting these types of charges. Henley indicated that the proposed rates would be the same across the county, not different for each municipality.

Committee of the Whole inquired whether consideration had been given to whether developers would choose to do business in a County where the development charges did not exist or were lower. The Director indicated that this had been considered, but the County was of the opinion it would not impact development.

Committee of the Whole inquired about how infrastructure had become so underfunded. Henley explained that asset management programs were not in place previously among many municipalities. Decisions for spending and saving were often made based on whether tax rates

changed. Financial statements for municipalities now include depreciation to establish maintenance and replacement programs for infrastructure.

Accessory buildings on farms is an example of the types of exemptions which would be available from Development Charges. Henley will provide feedback to county council that retirement homes should be included in these exemptions

#### **4. Staff Reports**

##### **4.1 Building & Planning**

###### **4.1.1 August Monthly Building Status Report, BLDG-2023-09-22**

The CBO advised Committee of the Whole that the septic inspection report had not been included due to being after report deadlines. The CBO provided a verbal update which included that there had been 63 regular inspections and 4 new inspections.

**Resolution No.:** 09/06/23 - 01

**Moved by:** Scott Gibson

**Seconded by:** Ed McGugan

THAT the Township of Huron-Kinloss Committee of the Whole receives for information Report BLDG-2023-09-22 prepared by Bill Klingenberg, Manager of Building and Planning, CBO.

**Carried**

##### **4.2 By-law Enforcement**

###### **4.2.1 August 2023 Monthly By-Law Enforcement Status Report, BLE-2023-09-19**

Committee of the Whole inquired about statistics which show that there is little after hours activity regarding By-law enforcement. Staff speculated that residents addressing concerns in person to patrolling by-law enforcement officers may contribute to lower reporting statistics. Staff indicated that this may become more apparent when the final pilot project report is made available.

The CBO provided a verbal update on the commercial fertilizer complaints which are being received by Staff and members of Council. Prior reports have been provided to Committee of the Whole and Council regarding this issue. Staff have been made

aware of another municipality that has issued a Part 3 offence with respect to a similar product, regarding commercial activity in a non permitted area according to that municipality's zoning by-law.

Staff requested direction from Committee of the Whole with respect to whether Staff should proceed with obtaining a legal opinion on pursuing this course of action.

Committee of the Whole discussed potential benefits of pursuing a By-law as previously directed versus or in addition to pursuing a zoning offence.

**Resolution No.:** 09/06/23 - 02

**Moved by:** Carl Sloetjes

**Seconded by:** Shari Flett

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report Number BLE-2023-09-19 prepared by Heather Falconer, By-Law Enforcement Officer.

**Carried**

**Resolution No.:** 09/06/23 - 03

**Moved by:** Scott Gibson

**Seconded by:** Carl Sloetjes

WHEREAS there is uncertainty among council members and staff regarding the applicability of Part 3 of the zoning bylaw in relation to specific infractions (Commercial Business in A1 Zone) ;

WHEREAS it is essential to ensure that the Township's zoning regulations are enforced accurately and in accordance with legal requirements;

NOW THEREFORE BE IT RESOLVED THAT the Township of Huron-Kinloss Committee of the Whole hereby directs Staff to obtain a legal opinion to determine whether a Part 3 infraction can be properly laid under the existing zoning by-law,

AND FURTHER THAT if the legal opinion is supportive of such, that the Township enforce the zoning by-law accurately and in accordance with legal requirements.

**Carried**

#### **4.3 Fire Department**

##### **4.3.1 Emergency Management and Health and Safety August 2023 Summary, FIRE-2023-09-32**

**Resolution No.:** 09/06/23 - 04

**Moved by:** Ed McGugan

**Seconded by:** Carl Sloetjes

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report Number FIRE-2023-09-32, prepared by Mel Moulton, Emergency Services/ Health & Safety Coordinator-CEMC.

**Carried**

#### **4.4 Drainage**

##### **4.4.1 Municipal Drain Status Update September 2023, DRAIN-2023-09-14**

The Drainage Superintendent provided a verbal update on the Clark Creek construction repair project. It is on track and approximately half way completed.

Committee of the Whole inquired about the Gaunt Municipal Drain. The Drainage Superintendent verified that in-water work still has restrictions on timing windows, even though they are not Department of Fisheries classified.

There is new notification process for the Department of Fisheries, that Staff are currently receiving training on.

**Resolution No.:** 09/06/23 - 05

**Moved by:** Shari Flett

**Seconded by:** Scott Gibson

That the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report Number DRAIN-2023-09-14 prepared by Ken McCallum, Drainage Superintendent.

**Carried**

#### **4.5 Treasury**

##### **4.5.1 Property Assessment Update, TR-2023-09-59**

**Resolution No.:** 09/06/23 - 06

**Moved by:** Carl Sloetjes

**Seconded by:** Shari Flett

That the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report Number TR-2023-09-59 prepared by Jodi MacArthur, Treasurer.

**Carried**

#### **4.6 Community Services**

##### **4.6.1 Community Services Programming Update September 2023, CS-2023-09-43**

**Resolution No.:** 09/06/23 - 07

**Moved by:** Scott Gibson

**Seconded by:** Ed McGugan

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report Number CS-2023-09-43 prepared by Elyse Dewar, Administrative Assistant/Program Coordinator

##### **4.6.2 2023 September Parks and Facilities Update, CS-2023-09-44**

Staff provided a verbal update that staff are meeting with the snowmobile club regarding a bridge used by the snowmobile club, and the infrastructure repair work which may be required.

**Resolution No.:** 09/06/23 - 08

**Moved by:** Shari Flett

**Seconded by:** Scott Gibson

That the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report Number CS-2023-09-44 prepared by Matt McClinchey, Parks, and Facilities Supervisor.

**Carried**

**4.6.3 September 2023 Community Services Status Report, CS-2023-09-42**

Committee of the Whole inquired about supporting volunteers to remove Dog Strangling Vine. Staff provided information that successful removal requires an application of product by a licenced technician.

Members of Committee of the Whole provided feedback on their participation with the Huron-Shores ATV Club, with respect to a trails tour provided by the Club.

**Resolution No.:** 09/06/23 - 09

**Moved by:** Ed McGugan

**Seconded by:** Carl Sloetjes

That the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report Number CS-2023-09-42 prepared by Mike Fair, Director of Community Services;

AND FURTHER authorizes the Director of Community Services to enter into a memorandum of understanding with the Ripley Lions for the placement of a book exchange at the Point Clark Community Centre.

**Carried**

**4.7 Public Works**

**4.7.1 Water Wastewater September 2023, PW-2023-09-48**

**Resolution No.:** 09/06/23 - 10

**Moved by:** Scott Gibson

**Seconded by:** Ed McGugan

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report Number PW-2023-09-48 prepared by John Yungblut, Director of Public Works.

**Carried**

#### **4.7.2 Waste Management September 2023, PW-2023-09-49**

Staff provided a verbal update with respect to Ministry follow-up with Staff.

Staff are attempting to resolve the issues without a large capital investment. Staffing remains an issue, but dialogue continues with the Ministry to resolve this.

**Resolution No.:** 09/06/23 - 11

**Moved by:** Carl Sloetjes

**Seconded by:** Shari Flett

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report No. PW-2023-09-49, prepared by John Yungblut, Director of Public Works.

**Carried**

#### **4.8 Business & Economic Development**

##### **4.8.1 September 2023 Manager of Strategic Initiatives Status Report, BED-2023-09-34**

**Resolution No.:** 09/06/23 - 12

**Moved by:** Ed McGugan

**Seconded by:** Carl Sloetjes

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report Number BED-2023-09-34, prepared by Michelle Goetz, Manager of Strategic Initiatives.

**Carried**

##### **4.8.2 August 2023 – The Hub Status Report, BED-2023-09-35**

**Resolution No.:** 09/06/23 - 13

**Moved by:** Shari Flett

**Seconded by:** Scott Gibson

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report Number BED-2023-09-35 prepared by Will LeGrand, Business Development Coordinator.



**Carried**

**4.8.3 September 2023 Business and Economic Officer Status Report, BED-2023-09-36**

**Resolution No.:** 09/06/23 - 14

**Moved by:** Carl Sloetjes

**Seconded by:** Shari Flett

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report Number BED-2023-09-36 prepared by Amy Irwin, Business and Economic Officer.

**Carried**

**4.9 Chief Administrative Officer**

**4.9.1 Hiring Report August, CAO-2023-09-27**

**Resolution No.:** 09/06/23 - 15

**Moved by:** Scott Gibson

**Seconded by:** Ed McGugan

That the Township of Huron-Kinloss Committee of the Whole hereby approves Report CAO-2023-09-27 prepared by Leanne Scott, Human Resources Generalist and authorizes and confirms the hiring of a Recreation Programmer, Co-op placement and Ripley Arena Attendants.

**Carried**

**4.9.2 Fire Chief Resignation, CAO-2023-09-29**

**Resolution No.:** 09/06/23 - 16

**Moved by:** Shari Flett

**Seconded by:** Scott Gibson

That the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report Number CAO-2023-09-29 prepared by Leanne Scott, Human Resources Generalist;

AND accepts with regrets the resignation of Chris Cleave, Fire Chief.

**Carried**

**4.9.3 NWMO Initiatives – General Updates and NWMDER Status Report, CAO-2023-09-28**

**Resolution No.:** 09/06/23 - 17

**Moved by:** Ed McGugan

**Seconded by:** Carl Sloetjes

That the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report Number CAO-2023-09-28, prepared by Mike Bartlett, Administrative Coordinator.

**Carried**

**4.10 Legislative Services**

**4.10.1 Pine River Water Monitoring Reports March 2023, CLK-2023-09-49**

**Resolution No.:** 09/06/23 - 18

**Moved by:** Scott Gibson

**Seconded by:** Ed McGugan

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report Number CLK-2023-09-49 prepared by Kelly Lush, Deputy Clerk.

**Carried**

**4.10.2 Resolutions for Consideration September 2023, CLK-2023-09-50**

**Resolution No.:** 09/06/21 - 19

**Moved by:** Don Murray

**Seconded by:** Carl Sloetjes

THAT the Township of Huron-Kinloss Committee of the Whole support the Township of Arran-Elderslie in their exploration of

creating an Inclusion and Accessibility Committee that will examine the barriers, identify opportunities, and propose anti-hate policies and procedures that ensure safe and welcoming space for everyone;

AND FURTHER direct staff to distribute as they see fit.

**Defeated**

**Resolution No.:** 09/06/23 - 20

**Moved by:** Ed McGugan

**Seconded by:** Carl Sloetjes

THAT the Township of Huron-Kinloss Committee of the Whole support the Township of Emo in their request the Provincial government to rescind the Ontario Black Ash Recovery Strategy where it concerns the Rainy River District and to complete a provincial study regarding the socio-economic impact on this part of Northwestern Ontario,

AND FURTHER direct staff to distribute as they see fit.

**Carried**

**4.10.3 Noise Exemption Request – 23 Railway St., Ripley, 1648  
County Rd. 1, Holyrood., CLK-2023-09-51**

**Resolution No.:** 09/06/23 - 21

**Moved by:** Carl Sloetjes

**Seconded by:** Shari Flett

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report CLK-2023-09-51 prepared by Kelly Lush, Deputy Clerk;

AND grants an exemption to Noise By-Law No. 2005-101 to permit music at a wedding reception on September 16, 2023, from 9:00 p.m. to 1:00 a.m. on Sunday, September 17, 2023 at 23 Railway St., in Ripley;

AND FURTHER grants an exemption to the Noise By-Law No. 2005-101 to permit music at a wedding reception on September 23,

2023 from 9:00 p.m. to 1:00 a.m. on Sunday, September 24, 2023  
at 1648 County Rd 1, Holyrood.

**Carried**

**5. Correspondence Requiring Direction**

**6. Information**

**Resolution No.:** 09/06/23 - 22

**Moved by:** Ed McGugan

**Seconded by:** Carl Sloetjes

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information all items listed in Section 6.0.

**Carried**

**6.1 Ministry of Natural Resources and Forestry - Streamlining of Approval under Aggregate Resources Act and Supporting Policy**

**6.2 Ministry of Infrastructure - Red Tape Reduction for Designated Broadband Projects**

**6.3 Bruce County Correspondence**

**6.4 AMO/AMCTO**

**6.5 General Correspondence**

**6.6 electHER Now Networking Event**

**6.7 Ministry of Municipal Affairs and Housing - Building Faster Fund**

**7. New Business/Council Reports**

Committee of the Whole provided updates from the Association of Municipalities of Ontario Conference:

WSIB provided information on the changes that have occurred within that organization. Representatives offered to provide information to Council directly at an upcoming meeting.

Committee received information respecting archeological assessments, and LED and other types of lit stop signs. Contact information was provided to Staff where applicable.

Presentations were also attended by members of Council on housing, medical care and infrastructure maintenance and repair.

Members of Council also attended the NWMDR conference and provided feedback.

## **8. Closed Session**

**Resolution No.:** 09/06/23 - 23

**Moved by:** Shari Flett

**Seconded by:** Scott Gibson

THAT Committee of the Whole move into closed meeting at 8:46 p.m. for the purpose of considering personal matters about an identifiable individual, including municipal or local board employees (personnel); and litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board (legal matter), pursuant to Section 239(2) of the *Municipal Act, 2001*, as amended;

AND FURTHER THAT Committee of the Whole return to regular open meeting upon completion.

**Carried**

## **9. Business Arising from the Closed Session**

Committee of the Whole arose from closed session at 9:26.

The Mayor reported that a closed session had been held for the purposes of considering personal matters about an identifiable individual, including municipal or local board employees (personnel); and litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board (legal matter).

Direction was provided to Staff on the legal matter and information was received regarding the personnel matter.

## **10. Adjournment**

**Resolution No.:** 09/06/23 - 24

**Moved by:** Ed McGugan

**Seconded by:** Carl Sloetjes

THAT the Township of Huron-Kinloss Committee of the Whole hereby adjourn at 9:30 p.m.

**Carried**

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Mayor

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Clerk