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embraces our rural lifestyle.

We deliver services that responsibly utilize  
resources, respect our environment, and  
foster a community ready to shape its future.

## Council Meeting Minutes

Date: September 9, 2024

Time: 7:00 pm

Location: Council Chambers

Members Present Don Murray, Mayor  
Jim Hanna, Deputy Mayor  
Shari Flett, Councillor  
Scott Gibson, Councillor  
Ed McGugan, Councillor  
Carl Sloetjes, Councillor

Members Absent Larry Allison, Councillor

Staff Present Jennifer White, Clerk  
Jodi MacArthur, Chief Administrative Officer

### 1. Call to Order

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

### 2. Disclosure of Pecuniary Interest

None disclosed.

### 3. Adoption of Minutes

**Resolution No.:** 09/09/24 - 01

**Moved By** Jim Hanna

**Seconded By** Shari Flett

THAT the minutes of the Council meeting of August 12, 2024 be adopted as presented.

**Carried**

#### **4. Public Meetings Required Under the Planning Act**

The purpose of the application is for a Zoning By-law Amendment to permit an additional residential unit on a lot having less than 0.4 ha, require the installation of a tertiary septic system, and recognize the existing buildings and structures to be in compliance with the requirements of the Zoning By-law.

If approved, the application would permit one(1) additional residential unit.

The Planner Benito Russo explained the report and recommendation. Any comments received from Agencies and the Public received by the time of writing the report are in the written report.

#### **Presentations from the Applicant**

The applicant's agent Dana Kieffer from Cobide Engineering provided the additional information that this is proposed to be a duplex (upper and lower orientation).

#### **Presentations from the Public**

No person or public body had comments on the application.

#### **Questions and Clarifications from Council**

Council clarified with the planner that this would not impact the municipal drain on the property. Council discussed difficulties Staff experience in obtaining the required annual reporting documents from homeowners with tertiary septic systems.

The applicant's planner provided information that there is no mechanism under the Planning Act to assist, but this could be facilitated through the Township's septic inspection program. Additionally, County staff will provide the requirement for this information to be provided to the Township to all planning applicants whose septic will be a tertiary system.

Council discussed the possibility of set fines being added if reports are not provided as required.

**Resolution No.:** 09/09/24 - 02

**Moved By** Scott Gibson

**Seconded By** Ed McGugan

THAT the Township of Huron-Kinloss Council approve the planning application Z-2023 - 035 Martin c/o Cobide;

AND FURTHER THAT the Staff bring forward the appropriate by-law at the next meeting of Council.

**Carried**

**5. Staff Report**

**5.1 Legislative Services**

- a. **Sign By-law Exemption Request- Ripley Industrial Park, CLK-2024-09-37**

**Resolution No.:** 09/09/2024 - 03

**Moved By** Carl Sloetjes

**Seconded By** Jim Hanna

THAT the Township of Huron-Kinloss Council permit an exemption to Section 9.1.1 of By-law No. 2019-140 to permit the erection of a Billboard sign on lands identified as Industrial within the Township's Comprehensive Zoning By-law as per Report CLK-2024-09-37.

**Carried**

**6. Information**

**Resolution No.:** 09/09/2024 - 04

**Moved By** Ed McGugan

**Seconded By** Shari Flett

THAT the Township of Huron-Kinloss Council hereby receives for information all items listed in Section 6.

**Carried**

**6.1 Great Lake Let's Talk Webinar Series**

**7. New Business/ Council Reports**

None noted.

**8. Closed Session**

Walter Malcolm, Chief Executive Officer, Westario Power will be present for a portion of the Closed session.

**Resolution No.:** 09/09/24 - 05

**Moved By** Carl Sloetjes

**Seconded By** Scott Gibson

THAT the Township of Huron-Kinloss Council move into closed meeting at 7:17 p.m. for the purpose of considering

1) a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization (Westario Power Shareholder Presentation);

2) personal matters about an identifiable individual, including municipal or local board employees (Chief Administrative Officer Probationary Period);

pursuant to Section 239(2) of the *Municipal Act, 2001*, as amended;

AND FURTHER THAT Council return to regular open meeting upon completion.

**Carried**

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

Council arose from closed session at 8:20 p.m.

The Chair reported that a closed session had been held to consider an update to shareholders from the Westario Board of Directors. Direction was provided to staff on both matters.

**10. Confirming By-Law**

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

**Moved By** Shari Flett

**Seconded By** Scott Gibson

THAT the "Confirmatory September 2024" By-law be deemed to be read a first, second, third time and finally passed and numbered as By-law No. 2024-80.

**Carried**

**11. Adjournment**

**Resolution No.:** 09/09/24 - 07

**Moved By** Jim Hanna  
**Seconded By** Ed McGugan

THAT this meeting adjourn at 8:20 p.m.

**Carried**

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Mayor

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Clerk