



A unified, engaged and caring community  
that cultivates opportunities and  
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: October 21, 2024

Time: 7:00 pm

Location: Council Chambers

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

Staff Present Jennifer White, Clerk  
Jodi MacArthur, Chief Administrative Officer  
Mike Fair, Director of Community Services  
Christine Heinisch, Manager of Financial Services/Treasurer

Staff Absent John Yungblut, Director of Public Works

### 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

None noted.

### 4. Delegations

#### 4.1 Stormwater Servicing Master Plan - Northern Point Clark

Steve Jackson, Project Engineer and Kelly Vader, Environmental Planner with B.M. Ross and Associates Limited presented the Stormwater Servicing Master Plan for Northern Point Clark.

B.M. Ross presented the Stormwater Servicing Master Plan for Northern Point Clark. The study focuses on Township-owned lands, evaluating drainage issues and potential solutions. Two key problem areas were identified: the north, where runoff causes flooding and existing drainage infrastructure is undersized, and the south, where insufficient drainage is impacting residential septic systems and causing flooding in low-lying areas.

Groundwater investigations, which included monitoring groundwater levels across five test sites, revealed that elevated groundwater levels throughout much of the year make stormwater infiltration difficult. Guidelines from the Ministry of the Environment, Conservation and Parks (MECP) require stormwater facilities to be at least 1 metre above average groundwater levels, further limiting infiltration options.

B.M. Ross provided recommendations for addressing the problem areas, with an estimated costs for each recommendation and emphasized that the Master Plan is intended to be implemented over a number of years in different phases. The plan provides a roadmap to make projects ready for construction or grant opportunities.

Next steps include selecting preferred alternatives, finalizing the Master Plan, and publishing it for a 30-day review period. Council will then consider adopting the plan, after which engineering designs for the initial phase of implementation will be completed, and necessary approvals will be obtained. Adoption of the plan will provide a framework for potential future projects and grant applications.

B.M. Ross outlined the study investigations that were conducted which included groundwater investigations, identifying existing infrastructure, and reviewing LiDAR data. LiDAR is a remote sensing technique that uses lasers to measure features on the ground. Jackson provided Council with information on how the groundwater investigations were conducted, and how B.M. Ross used that information to develop recommendations. Existing infrastructure was identified and assessed to determine how effectively it was currently working. Input from local residents was included in this assessment, as well as the LiDAR data, and on-site observations.

Council inquired about the natural watercourse near St. Arnaud street and if the water storage area would be proposed in this area. B.M.Ross clarified that water storage would be in the table lands, in agricultural lands not within the urban area. 3500 cubic meters of storage capacity is required.

Jackson confirmed that BM Ross is not proposing that the work be done under the Drainage Act, and therefore works done on private property would need to have resident approval and an easement agreement.

B.M. Ross provided recommendations on how the identified issues could potentially be resolved, with anticipated costing on each alternative.

Jackson reminded Council that new infrastructure would have to conform to current standards when installed, typically requiring an increase in sizing of pipes. Additionally, based on current boundaries, some intensification and current in-fill lots will all fit within the proposed infrastructure.

Council inquired about water coming from agricultural lands and asked B.M. Ross to speculate on how tiling on agriculture lands has impacted this urban area.

Previous research shows tile drainage creates a storage area, and minimizes flows as it provides a catchment area for most normal storm events. Jackson was not aware of current research in this area to definitively indicate whether it had positive, negative or neutral impacts.

B.M.Ross noted that this stormwater management plan was designed for a 25 year storm within the proposed pipes because there are not existing roadway paths to move water. Typically this is designed for a 5 year storm rating within the pipes.

B.M. Ross confirmed that works would be constructed on existing property owned by the Township excluding any berms on agricultural property.

Council inquired about the nature of the problem within the southern identified area. B.M.Ross identified the intent to allow affected properties to drain onto roads, providing an outlet for urban areas. These properties need to drain to allow septic systems to function properly, and to allow the properties in these areas to drain properly. Jackson noted that fixing drainage issues on your property without a proper outlet just moves the water onto neighboring properties, creating new problems and does not solve the overall drainage issue.

Council will consider adoption of the Plan at a later date.

**5. Financial Reports**

**5.1 Previous Month Actual Accounts – September 2024, TRE-2024-10-56**

**Resolution No.:** 10/21/2024-01

**Moved By** Jim Hanna

**Seconded By** Larry Allison

THAT the Township of Huron-Kinloss Council hereby ratifies and confirms payment of the September 2024 accounts in the amount of \$ 4,132,677.79

**Carried**

**5.2 Revenue and Expenditure Reports to September 30, 2024, TRE-2024-10-57**

**Resolution No.:** 10/21/2024-02

**Moved By** Larry Allison

**Seconded By** Shari Flett

THAT the Township of Huron-Kinloss Council hereby reviews and receives the summary revenue and expenditure reports to September 30, 2024 prepared by Christine Heinisch, Treasurer.

**Carried**

**5.3 Accounts October 2024, TRE-2024-10-58**

**Resolution No.:** 10/21/2024-03

**Moved By** Shari Flett

**Seconded By** Scott Gibson

THAT the Township of Huron-Kinloss Council hereby authorizes payment of the October accounts in the amount of \$747,613.08.

**Carried**

**6. Staff Reports**

**6.1 Treasury**

a. **Quarterly Tax Arrears Report, TRE-2024-10-55**

**Resolution No.:** 10/21/2024-04

**Moved By** Scott Gibson

**Seconded By** Ed McGugan

THAT the Township of Huron-Kinloss Council hereby receives for information Report TRE-2024-05-29 as prepared by Phyllis Hunter, Taxation/Revenue Clerk.

**Carried**

**6.2 Community Services**

a. **Community Sport and Recreation Infrastructure Fund Stream 2, CS-2024-10-42**

Staff noted that engagement with residents near Lion's Park would be important. Staff described the proposed site, and noted that the courts would be further from houses than with the previously proposed location, and would include landscaping barriers and fencing to minimize noise and inconvenience.

Council inquired about whether Point Clark area had been established as the location of choice within the Township. Staff have discussed this with the Pickle Ball Club, and they prefer the Point Clark location. Staff have not observed the same scale of participation in other areas, as there has been in the lakeshore area.

Staff believe the project has a high chance of success at this proposed location, due to existing support and fundraising efforts of the pickleball community in that area.

Council inquired if the conceptual plan is fixed, or can be modified, questioning the current condition of the existing playground in Lion's Park.

**Resolution No.:** 10/21/2024-05

**Moved By** Ed McGugan

**Seconded By** Carl Sloetjes

THAT the Township of Huron-Kinloss Council hereby approves Report CS2024-10-42 prepared by Mike Fair, Director of Community Services;

AND FURTHER authorizes staff to prepare and submit a grant application to the Community Sport and Recreation Infrastructure Fund Stream 2 for the construction of the Point Clark Pickleball Court Facility.

**Carried**

**6.3 Chief Administrative Officer**

**a. Option to Purchase Agreement Extension Request, CAO-2024-10-34**

**Resolution No.:** 10/21/2024-06

**Moved By** Carl Sloetjes

**Seconded By** Jim Hanna

THAT the Township of Huron-Kinloss Council hereby receives Report Number CAO-2024-10-34 prepared by Jodi MacArthur, Chief Administrative Officer;

AND FURTHER authorizes the Mayor and CAO to execute all necessary documents to extend the date for development to November 1, 2025 for the property legally described as PIN: 3324-0162 owned by Beisel Contracting Inc.

**Carried**

**7. By-Laws and Agreements**

**7.1 Z-2024-053 Brown Zoning By-law Amendment**

**Resolution No.:** 10/21/2024 - 07

**Moved By** Ed McGugan

**Seconded By** Jim Hanna

THAT the " Z-2024-053 Brown Zoning By-law Amendment By-law" be deemed to be read a first, second, third time and finally passed and numbered as By-law No. 2024-100.

**Carried**

**7.2 John Fair Municipal Drain 2024 By-law**

**Resolution No.:** 10/21/2024-08

**Moved By** Carl Sloetjes

**Seconded By** Shari Flett

THAT the " John Fair Municipal Drain 2024 By-law" be deemed to be read a first, second, third time and finally passed and numbered as By-law No. 2024-101.

**Carried**

**8. Other Agency Minutes and Reports Received**

**Resolution No.:** 10/21/2024-09

**Moved By** Larry Allison

**Seconded By** Scott Gibson

THAT the Township of Huron-Kinloss Council hereby receives for information all items listed in Section 8.

**Carried**

**8.1 Community Safety and Well-Being Advisory Committee**

Committee inquired if this Committee could be used to resolve a situation with unhoused people within the Community.

Staff indicated that agencies who are represented on the Community Safety and Well Being Advisory Committee are already actively involved with supporting known individuals who are living unsheltered.

**8.2 Municipal Innovation Council**

**8.3 Maitland Conservation Authority**

**8.4 Saugeen Valley Conservation Authority**

**8.5 Maitland Source Protection Authority**

**8.6 Multi Municipal Energy Working Group**

**9. New Business/ Council Reports**

Council inquired about whether trees on private property were the responsibility of the Township. Staff noted that trees are the responsibility of the home-owner to maintain, however dangerous trees can be reported under Township by-laws for investigation.

When questioned about undercoating protection on Township vehicles, Staff confirmed that all winter driven public works vehicles are undercoated every fall.

**10. Confirming By-Law**

**Resolution No.:** 10/21/2024-10

**Moved By** Scott Gibson

**Seconded By** Jim Hanna

THAT the "Confirmatory October 2024 (2)" By-law be deemed to be read a first, second, third time and finally passed and numbered as By-law No. 2024-102.

**Carried**

**11. Adjournment**

**Resolution No.:** 10/21/2024-11

**Moved By** Scott Gibson

**Seconded By** Carl Sloetjes

THAT this meeting adjourn at 8:29 p.m.

**Carried**

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Mayor

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Clerk