



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.

## Committee of the Whole Meeting Minutes

Date: January 13, 2025  
Time: 10:00 am  
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, Manager of Legislative Services/Clerk  
Jodi MacArthur, Chief Administrative Officer  
Jeff Bradley, Fire Chief  
Mike Fair, Director of Community Services  
Christine Heinisch, Manager of Financial Services/Treasurer  
John Yungblut, Director of Public Works  
Brett Pollock, Manager of Building and Planning, CBO  
Cory Dulong, Manager of Environmental Services

### 1. Call to Order

Mayor Murray called the meeting to order at 10:00 a.m. Councillor Gibson and Councillor Sloetjes attended the meeting electronically. All other members of Council and staff attended in person at the Council Chambers.

### 2. Disclosure of Pecuniary Interest

None disclosed.

### 3. Delegations

#### 3.1 Pine River Watershed Initiative Network

David Grant with the Pine River Watershed Initiative Network (PRWIN) provided their annual report.

This is the 25th year that Pine River Watershed Initiative Network has been providing information, services and projects within the community to ensure clean water and a healthy eco-system. A 2024 shoreline dune planting project in collaboration with the Township, resulted in 100 Junipers planted along the shoreline to prevent erosion and restore the beach dunes along Huron road and Bruce Beach road. This project will be run again in 2025 prioritizing the Lurgan beach area of the Township.

The Spring Seedling Planting is a collaborative effort with multiple community groups participating. Grant provided information on the engagement and outreach initiatives occurring in 2024 as outlined in the provided presentation. The challenges and opportunities currently facing the organization were presented.

Challenges:

- Increase in the price of seedlings for in-ground projects and community seedling programs.
- the most challenging funding to obtain is support for covering "Administrative Costs". Corporate donors traditionally request their funds to go directly to specific projects in the community.
- The COA (Canada Ontario Agreement) grant used by PRWIN is not determined until December 2024.

Opportunities:

- The COA (Canada Ontario Agreement) grant is a 2 year funding (2024-26) outlined for human resources and in-ground projects. The PRWIN is currently waiting on final agreement documents to proceed with project.
- PRWIN is contacting businesses to help fund 2025 projects/programming.
- PWRIN have a legacy fund and apply to sponsorship programs and grant opportunities.
- 2025 funding announcements are expected in the new year.

Committee of the Whole recognized the important work done within the community to restore eco-systems and support the Township's Climate Action Plan. Grant noted that the County is working with the organization to provide information to all Bruce County residents about the work they do and the opportunities available to support or participate in this work.

### **3.2 Bluewater Sports Management**

Council received a delegation regarding a proposed indoor turf facility at Kin-Bruce Park. The proposal, presented by a private proponent, Brandon Kushnir or Bluewater Sports Management outlines a public-private partnership to construct a state-of-the-art sports dome on a portion of the 5.3-acre park property at 920 Lake Range Drive. The proposed facility would feature two soccer fields (dual-lined for baseball), pickleball courts, batting cages, and upgraded park amenities.

The proponent's business case highlighted regional demand for such a facility, with demonstrated commitments from local sports organizations for over 90% of available prime-time usage from October to May. The \$6 million project would include a 77,000-square-foot sports dome and a 4,000-square-foot brick reception building. It aims to serve a catchment population within 45 minutes of Huron-Kinloss, addressing a current lack of comparable facilities in the region.

The proposal emphasizes financial sustainability, with projected net-positive operating revenues at 60% utilization. Benefits to the Township noted in the proposal include increased lease revenue, property tax generation, and upgraded park amenities, all at no cost to the Township.

Kushnir is requesting a long-term lease from the Township for the use of KinBruce Park. Staff noted that a 20 year lease is the maximum length permitted without the need to declare the lands surplus to municipal needs, and inquired about whether the proponent had considered purchasing lands for the project. Kushnir suggested a longer term lease would be preferable. Kushnir noted that they aren't interested in purchasing outright initially but would consider a lease to own situation.

Committee of the Whole inquired about legal costs, and Kushnir acknowledged that the proponent would be amenable to paying required legal costs.

Committee noted support for the overall concept, some members noted concern for the longevity of the dome, due to high-winds and snow load.

Committee of the Whole inquired about the company Bluewater Sports Management and the success of other similar projects completed by the company. Kushnir acknowledged that this is a newly formed business

enterprise, but that he has collaborated on similar projects in the past with respect to dome construction for other types of facilities.

Committee inquired about whether electrical supply would be sufficient in the proposed area. Services are still being investigated by Bluewater Sports Management.

Committee inquired about the potential liability to the Township for this type of facility to be on municipal lands, but not municipally operated. Kushnir suggested that there would be no liability to the Township, but members noted that as the property owner, the Township would still see liability. Staff explained that this would be covered for general liability in terms of accidents, but that facilities and structures are insured separately and liability would be transferred as eligible and appropriate. This would be investigated as part of due diligence when developing any agreement.

Committee inquired about whether the location could be moved to in-land or on private lands. Kushnir expressed concerns for operation viability due to winter road closure impacts, but would be amenable to considering other areas.

The proponent expressed they are amenable to having a shared parking lot area with the Township to allow for parking for beach activities.

When questioned about the expected project timelines, the proponent noted that grants are available from the Province of Ontario currently to private businesses to construct sports facilities, which are being allocated on a first come first serve basis. The application for these grants can't be submitted until a lease or land is secured for the facility. While Kushnir noted that Bluewater Sports Management could finance this facility without the grant, it is their desire to make application as soon as possible.

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

##### **4.1 Chief Administrative Officer**

###### **a. Indoor Turf Field Proposal, CAO-2025-01**

Committee of the Whole indicated preliminary support for the proposal and the proposed lakeshore area location. Committee discussed potential concerns which included; potential for land use change to change the properties taxation class, potential to encourage an agreement for use of the facility for recreation programs during prime time in exchange for rent relief, consideration for programming time needs to be included in the

agreement, parking lot use, and concerns about liability and cost recoveries if the facility is damaged by weather or other means.

Committee of the Whole inquired about the timelines to move a project like this forward. Staff have provided a report in agenda item 4.1 of items which would need to be considered. Upon direction, staff would work with legal on drafting the agreement for Council consideration.

Staff confirmed for the Committee that a statutory public meeting is not required. The proposal would come before Council for consideration of any agreement, and the public would have an opportunity to provide input then. Additionally, should a planning application be required to change the zoning of the property to allow this land use, a public meeting would be required under Planning Act regulations.

Committee requested staff investigate the impact anticipated on Township facilities or plans for expansion of these facilities, and requested other municipalities with similar facilities be consulted for potential areas of concern.

The proponent Kushnir, suggested that this facility would augment other recreation facilities and allow more access for hard court sports in existing municipal facilities. Staff don't expect it to reduce the required outdoor facilities needs of Township residents.

Committee inquired about whether the facility could also serve day care needs. Kushnir has been in discussions with the Kids Co-op who are potentially seeking a new space. This facility may be able to suit that need but staff noted it would impact zoning requirements of the land. This is being investigated as a potential opportunity for collaboration.

**Resolution No.:** 1/13/25 - 01

**Moved by:** Jim Hanna

**Seconded by:** Larry Allison

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report Number CAO-2025-01 prepared by Jodi MacArthur, Chief Administrative Officer;

AND FURTHER provides direction to staff to pursue development of a long-term lease agreement for a portion of 920 Lake Range Drive, known as Kin-Bruce Park.

**Carried**

#### **4.2 Building & Planning**

**a. 2024 December Building Statistics, BLD-2025-01**

**Resolution No.:** 1/13/25 -02

**Moved by:** Shari Flett

**Seconded by:** Scott Gibson

THAT the Township of Huron-Kinloss Committee of the Whole receives for information Report BLD-2025-01 prepared by Brett Pollock, Chief Building Official.

**Carried**

**b. Delegated Authority Conditional Building Permit – 50 Queen Street, BLD-2025-02**

The Committee of the Whole inquired as to the benefits of a conditional permit. Staff explained that this allows staff to provide specific requirements to be met when issuing the permit and these requirements can then be Registered on Title for the lands impacting this and future owners. This process increases transparency and is an efficient way to establish requirements without having to issue new orders on the property, which can increase the timelines for the required work to be completed.

**Resolution No.:** 1/13/25 - 03

**Moved by:** Ed McGugan

**Seconded by:** Carl Sloetjes

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information the report BLD-2025-02 prepared by Brett Pollock, Manager of Building and Planning/CBO;

AND FURTHER THAT Council, by By-law, delegate to the Chief Building Official the power to enter into agreements described in

clause (3)(c) of the Building Code Act for the purpose of issuing a Conditional Building Permit.

**Carried**

#### **4.3 By-law Enforcement**

**a. Municipal By-Law Enforcement Status Report December 2024, BLE-2025-01**

**Resolution No.:** 1/13/25 - 04

**Moved by:** Larry Allison

**Seconded by:** Shari Flett

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report BLE-2025-01, as prepared by Heather Falconer, Municipal By-Law Enforcement Officer.

**Carried**

**b. Year End Municipal By-law Enforcement Report 2024, BLE-2025-02**

Committee of the Whole requested that a more granular breakdown of the general by-laws and other categories, which accounted for about 43% of calls, be provided for future reports.

The Township has received a high volume of calls related to safety concerns with fallen, or dangerous ash trees due to high winds. These calls are being scheduled for completion.

**Resolution No.:** 1/13/25 - 05

**Moved by:** Scott Gibson

**Seconded by:** Ed McGugan

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report BLE-2025-02, as prepared by Heather Falconer, Municipal By- Law Enforcement Officer.

**Carried**

#### **4.4 Fire Department**

a. **2024 Summary Emergency Management and Health & Safety, FIR-2025-01**

**Resolution No.:** 1/13/25 - 06

**Moved by:** Carl Sloetjes

**Seconded by:** Jim Hanna

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report FIR-2025-01 prepared by Mel Moulton, Emergency Services/ Health & Safety Coordinator-CEMC.

**Carried**

b. **Fire and Emergency Services December 2024, FIR-2025-02**

As the new truck has arrived for the Ripley Station, the Committee of the Whole inquired about whether consideration would be given to using the older truck within the municipality prior to declaring it surplus to the needs of the Township. The Fire Chief affirmed that a review would be done to determine if the truck would be surplus.

The Fire Chief verbally updated that the Lucknow Fire Association is looking to fundraise appx \$36,000 for a drone to be used for investigating field fires, structures, search and rescue, etc. The Township would have insurance and fees for licensing, which would become an operating cost. Consideration should be given to replacing it at the end of useful life in 7-8 years. Drones are becoming more common as a tool for fire departments to use in regular operations.

Committee of the Whole indicated support for this type of tool.

The Fire Chief reported that the department is in the process of hiring a District Deputy Chief.

**Resolution No.:** 1/13/25 - 07

**Moved by:** Larry Allison

**Seconded by:** Scott Gibson

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report FIR-2025-02 prepared by Jeff Bradley, Fire Chief;



AND FURTHER that the appropriate By-Law be brought forward to authorize the grant agreement.

**Carried**

#### **4.5 Drainage**

##### **a. Ripley Drain Part II, DRA-2025-01**

Committee of the Whole acknowledged the extensive drainage work ongoing in the Township and appreciation for staff.

**Resolution No.:** 1/13/25 - 08

**Moved by:** Shari Flett

**Seconded by:** Ed McGugan

THAT the Township of Huron-Kinloss Committee of the Whole hereby accepts Report DRA-2025-01, prepared by Ken McCallum, Drainage Superintendent;

AND FURTHER resolves to appoint RJ Burnside & Associates Ltd. to undertake the preparation of an assessment report pursuant to Section 76(1) of the Drainage Act.

**Carried**

##### **b. Stewart Municipal Drain Update, DRA-2025-02**

Committee of the Whole inquired about the culvert installation and whether an obstruction notice could be used. Staff confirmed it is a private culvert, but no information is available on when this was installed or by whom. Staff have noted that there is fill required to rectify the grade issue, as this had developed over time and may not be related to the culvert installation.

**Resolution No.:** 1/13/25 - 09

**Moved by:** Carl Sloetjes

**Seconded by:** Shari Flett

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives Report DRAIN-2025-02, prepared by Ken McCallum, Drainage Superintendent;

AND FURTHER directs Staff to issue a notice and organize a meeting to explore solutions for the ongoing drainage issues in the Stewart Municipal Drain.

**Carried**

**c. Municipal Drain Status Update January 2025, DRA-2025-03**

Members of Committee of the Whole inquired about work on the Black Creek Drain, noting high water levels through this area. Staff noted that emergency work may be possible under Drainage Act requirements. The current engineer, R.J. Burnside was appointed by Council, as a replacement, as work was not being completed in a timely manner with the previous appointment. Work to develop the scope of work and drain design is ongoing, and expected to continue through 2025. Should emergency work be suggested by the appointed engineer, a report will be brought back to Council.

Committee of the Whole discussed the beaver bounty program, noting that beavers are an issue within that watershed.

**Resolution No.:** 1/13/25 - 10

**Moved by:** Ed McGugan

**Seconded by:** Jim Hanna

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report DRA-2025-03 prepared by Ken McCallum, Drainage Superintendent.

**Carried**

**4.6 Treasury**

**a. Revised 2025 Policing Estimate, TRE-2025-01**

Committee of the Whole acknowledged appreciation to local Member of Provincial Parliament, and Minister of Rural Affairs, Lisa Thompson for her activism on this issue. The Committee suggested that the current budget should consider a reserve to account for the inevitable increase in policing costs.

**Resolution No.:** 1/13/25 - 11

**Moved by:** Jim Hanna  
**Seconded by:** Carl Sloetjes

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report TRE-2025-01 prepared by Christine Heinisch, Treasurer.

**Carried**

#### **4.7 Community Services**

**a. Parks and Facilities Update January 2025, CS-2025-01**

**Resolution No.:** 1/13/25 - 12

**Moved by:** Shari Flett  
**Seconded by:** Larry Allison

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report CS-2025-01 prepared by Matt McClinchey, Parks, and Facilities Supervisor.

**Carried**

**b. 2024 Climate Action Working Group, CS-2025-02**

Staff noted the benefit of awareness and implication of decisions on environmental sustainability.

**Resolution No.:** 1/13/25 - 13

**Moved by:** Carl Sloetjes  
**Seconded by:** Scott Gibson

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report CS-2025-02 prepared by Mike Fair, Director of Community Services.

**Carried**

**c. 2024 Ripley Cemetery Year End Report, CS-2025-03**

**Resolution No.:** 1/13/25 - 14

**Moved by:** Scott Gibson  
**Seconded by:** Shari Flett

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report Number CS-2025-03, as prepared by Mike Fair, Director of Community Services.

**Carried**

**d. 2024 Lakeshore Environmental Year End Summary, CS-2025-04**

**Resolution No.:** 1/13/25 - 15

**Moved by:** Scott Gibson

**Seconded by:** Jim Hanna

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report Number CS-2025-04 Lakeshore Environmental Year End Summary, as prepared by Mike Fair, Director of Community Services.

**Carried**

**e. Community Services Programming Update January 2025, CS-2025-06**

**Resolution No.:** 1/13/25 - 16

**Moved by:** Larry Allison

**Seconded by:** Carl Sloetjes

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report CS-2025-06 prepared by Elyse Dewar, Administrative Assistant/Program Coordinator.

**Carried**

**f. Ice Plant Emergency Repair, CS-2025-07**

**Resolution No.:** 1/13/25 - 17

**Moved by:** Ed McGugan

**Seconded by:** Larry Allison

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report CS-2025-07 prepared by Mike Fair, Director of Community Services.

**Carried**

**g. Ripley Medical Centre and Daycare Summary, CS-2025-08**

**Resolution No.:** 1/13/25 - 18

**Moved by:** Carl Sloetjes

**Seconded by:** Shari Flett

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report CS-2025-08 prepared by Mike Fair, Director of Community Services.

**Carried**

**4.8 Public Works**

**a. Transportation January 2025, PW-2025-01**

Committee requested a verbal update on a previously heard concern regarding paving on Tanglewood. Staff noted that this is ongoing, as final work is not expected to be completed until the spring.

Staff provided a verbal update on the Township's Karishea gravel pit licence application. Staff have been advised that the Saugeen Ojibway Nation requires a stage three archeological assessment to be completed, which requires excavation to determine a buffer zone. The cost estimate is \$40,000 to complete the assessment and \$10,000 for the Saugeen Ojibway Nation to review the report.

Staff have factored this additional costs into the overall costs for the site with the expectation that 100 000 tonnes of gravel is expected to be removeable. Staff have determined that viability is still favorable to excavate from the pit versus purchasing the same amount of gravel, anticipating savings of \$400,000 at current rates. Staff were provided direction to continue with application.

Staff noted there are additional items to address from the Wheeler Street project with driveways and sod in the spring.

**Resolution No.:** 1/13/25 - 19

**Moved by:** Jim Hanna

**Seconded by:** Shari Flett

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report PW-2025-01 prepared by John Yungblut, Director of Public Works.

**Carried**

**b. Water-Wastewater January 2025, PW-2025-02**

Manager of Environmental Services, Corey Dulong was introduced to Council.

Committee requested feedback on the new Water Wastewater operator. Staff have no concerns.

**Resolution No.:** 1/13/25 - 20

**Moved by:** Larry Allison

**Seconded by:** Jim Hanna

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report PW-2025-02 prepared by John Yungblut, Director of Public Works.

**Carried**

**c. Willoughby St. Land Acquisition, PW-2025-03**

Committee inquired about completing due diligence on the history of property to ensure the Township does not take on new liabilities.

Staff noted there are consultants who complete this type of reporting which could be used to verify if liabilities exist. Additionally, soil sampling could be done at the property site.

Staff verified that this property is within a regulated flood plain area, and is not being considered for other land uses. Any work would have to be approved by Maitland Valley Conservation Authority and the property is not considered suitable for building, other than a potential parking space.

**Resolution No.:** 1/13/25 - 21

**Moved by:** Carl Sloetjes

**Seconded by:** Scott Gibson

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report PW-2025-01-03 prepared by John Yungblut, Director of Public Works;

AND FURTHER authorizes Staff to enter negotiations to purchase the property known as PLAN 31 PT BLK J WILLOUGHBY in Lucknow.

**Carried**

#### **4.9 Business & Economic Development**

**a. Business and Economic Development 2024 Year End Report, BED-2025-01**

**Resolution No.:** 1/13/25 - 22

**Moved by:** Shari Flett

**Seconded by:** Carl Sloetjes

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report Number BED-2025-01, as prepared by Amy Irwin, Economic Development Officer

**Carried**

#### **4.10 Legislative Services**

**a. Resolutions for Consideration January 2025, CLK-2025-01**

**Resolution No.:** 1/13/25 - 23

**Moved by:** Ed McGugan

**Seconded by:** Scott Gibson

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report CLK-2025-01 prepared by Kelly Lush, Deputy Clerk;

AND FURTHER that the Committee of the Whole support the following resolutions; d e f

AND FURTHER direct Staff to distribute as they see fit.

**Carried**

**b. 2024 Marriage Commissioners Annual Report, CLK-2025-02**

**Resolution No.:** 1/13/25 - 24

**Moved by:** Scott Gibson

**Seconded by:** Larry Allison

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report CLK-2025-02, as prepared by Kelly Lush, Deputy Clerk.

**Carried**

**c. 2024 Golf Car Pilot Project Annual Report, CLK-2025-03**

Committee inquired about costs associated with enforcing this program and if they are covered by the fees. Staff noted that the only costs with the administration of the program are staff time and cost of decals. Staff noted that enforcement is done by the OPP, who establish a presence and provide communications on the requirements of the program. Some aspects of enforcing this program may be done using the newly established Administrative Monetary Penalties System.

**Resolution No.:** 1/13/25 - 25

**Moved by:** Jim Hanna

**Seconded by:** Carl Sloetjes

THAT the Township of Huron-Kinloss Committee of the Whole hereby receive for information Report CLK-2025-03 as prepared by Kelly Lush, Deputy Clerk.

**Carried**

**d. Communications Status Report January 2025, CLK-2025-04**

**Resolution No.:** 1/13/25 -26

**Moved by:** Carl Sloetjes

**Seconded by:** Scott Gibson



THAT the Township of Huron-Kinloss Committee of the Whole receives for information Report CLK-2025-04 prepared by Kristen Prentice, Communications Coordinator.

**Carried**

**7. New Business/Council Reports**

The Council appointee to the Wingham Physician Recruitment Committee will provide an update for the following meeting, but provided the following highlights in advance: in 2028, it is estimated that there will be a physician shortage of 44,000 nationwide and the signing bonuses for physicians in the Wingham system is much lower than on average.

Delegations to ministers were accepted for Drainage issues and the need to address inequities within rural communities for the urgent care funding model.

**8. Adjournment**

**Resolution No.:** 1/13/25 - 28

**Moved by:** Shari Flett

**Seconded by:** Ed McGugan

THAT the Township of Huron-Kinloss Committee of the Whole hereby adjourn at 11:55 a.m.

**Carried**

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Mayor

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Clerk