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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: May 21, 2025

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  
Carl Sloetjes, Councillor

Members Absent Ed McGugan, Councillor

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

Staff Absent Jeff Bradley, Fire Chief  
Mike Fair, Director of Community Services  
John Yungblut, Director of Public Works  
Brett Pollock, Manager of Building and Planning, CBO

### 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.:** 05/21/2021 - 01

**Moved By** Larry Allison  
**Seconded By** Shari Flett

THAT the minutes of the Council meeting of April 23, 2025, Committee of the Whole meeting of May 5, 2025 and Special meeting of Council of May 10, 2025 be adopted as presented.

**Carried**

#### **4. Delegations**

##### **4.1 Municipal Property Assessment Corporation**

Anthony Fleming, Account Manager Municipal and Stakeholder Relations and Lynne Cunningham, Regional Manager provided information to Council on the Property Assessment and Taxation System.

Fleming discussed the roles and responsibilities of the Province of Ontario, the Municipal Property Assessment Corporation (MPAC), Municipalities and Property Owners in the property taxation system.

MPAC maintains the Provinces Property Database and conducts property valuation updates, referred to as reassessments. Regular re-valuations ensures that similar properties in similar municipalities pay similar taxes.

The province sets the legislated valuation date and current property values continue to be based on the market at January 1, 2016.

Each year, municipalities decide how much money they need to raise from property taxes to pay for services and determine tax rates based on that amount. Fleming provided information as to how home valuations are completed, how property taxes are calculated.

A video is available on the MPAC website (can be linked to our website) providing more information on how property taxes are calculated.

A Property Assessment Change Notice may be issued when There was a change to the property, such as an addition, new construction, or renovation:

- A structure on the property was assessed for the first time.
- There was a change to the property's classification.
- All or part of the property no longer qualifies as farmland, conservation land or managed forests.
- All or part of the property no longer qualifies to be tax-exempt.

Fleming spoke to how a ratepayer may resolve assessment concerns, through a request for reconsideration.

About My Property is an online tool from MPAC to assist property owners to:

- Learn how their property was assessed
- View your property information to ensure it is accurate.
- Compare your assessment to up to 100 properties in your neighbourhood.
- File a Request for Reconsideration if you have concerns with your assessed value.
- View and update your school support designation.

Fleming provided highlights of the 2024 Huron-Kinloss Property Assessments. The Province has not yet set a new valuation date for updated assessments.

Council discussed changes to the tax classifications, confirming that aggregate extraction has been added as a new tax class and removed from the industrial classification. Council discussed the impacts of a change between the assessed value and the taxation amount. Fleming suggested that as assessments are relative to other properties in the area, that a general increase in assessments across a municipality would not necessarily equate to an increase in property taxes.

Council inquired about how real estate property prices impact assessments, particularly if the market is over-inflated. Fleming noted that the valuation date matters, and as the valuation date has not changed, this has allowed some of those changes to the market to stabilize.

Fleming responded to Council concerns regarding entry level housing, explaining that this is a different conversation on affordability in housing, rather than assessment and taxation. MPAC does not set the real estate values, they simply assess what the value is comparatively to other houses in the same area.

Council discussed school support, to determine the justification for MPAC to permit renters to change school support for a property. The Education Act requires that the renter be allowed to direct the school support and MPAC is required to track this.

MPAC costs are invoiced at the upper tier, and paid by the Township in the County's share of taxation revenue.

**5. Financial Reports**

**5.1 Previous Month Actual Accounts – April 2025, TRE-2025-22**

**Resolution No.:** 05/21/2025 - 02

**Moved By** Jim Hanna

**Seconded By** Larry Allison

THAT the Township of Huron-Kinloss Council hereby ratifies and confirms payment of the April 2025 accounts in the amount of \$1,828,005.85.

**Carried**

**5.2 May 2025 Accounts, TRE-2025-23**

**Resolution No.:** 05/21/2025 - 03

**Moved By** Shari Flett

**Seconded By** Scott Gibson

THAT the Township of Huron-Kinloss Council hereby authorizes payment of the May accounts in the amount of \$648,702.32.

**Carried**

**5.3 Revenue and Expenditure Reports to April 30, 2025, TRE-2025-24**

Council inquired about the amount allocated to municipal drain, staff confirmed this is to cover associated costs not yet collected back from assessment revenues.

**Resolution No.:** 05/21/2025 - 04

**Moved By** Scott Gibson

**Seconded By** Larry Allison

THAT Township of Huron-Kinloss Council hereby reviews and receives the summary revenue and expenditure reports to April 30, 2025 prepared by Christine Heinisch, Treasurer.

**Carried**

**6. Staff Report**

**6.1 Treasury**

**a. 2024 Statement of Development Charges, TRE-2025-20**

Council inquired about the proposed changes to the Development Charges Act. Staff indicated that a report is being prepared for the June Committee of the Whole meeting to provide more information on the proposed changes.

**Resolution No.:** 05/21/2025 - 06

**Moved By** Carl Sloetjes

**Seconded By** Jim Hanna

THAT the Township of Huron-Kinloss Council hereby receives for information Report TRE-2025-20 prepared by Christine Heinisch, Treasurer.

**Carried**

**b. Statement of Investments 2024, TRE-2025-21**

Council inquired about debentures. Staff noted that this is residents borrowing from the Township's reserves. The Township collects the interest and repayment of the loan. Council inquired about whether investments were insured. Staff confirmed there are restriction on investments, and that establishments must meet ratings, and the current loans all do. Council discussed the restrictions on investments, and types of borrowing that a municipality may do.

**Resolution No.:** 05/21/2025 - 05

**Moved By** Shari Flett

**Seconded By** Carl Sloetjes

THAT the Township of Huron-Kinloss Council hereby receives for information Report TRE-2025-21 prepared by Christine Heinisch, Treasurer.

**Carried**

**c. 2025-2026 Municipal Insurance Program, TRE-2025-25**

Staff confirmed that the wording for insurance was changed to accommodate the switch in water service providers, but does not include other contractors hired by the Township.

Council discussed the increase, and Staff confirmed that public insurance is a competitive field, with few companies willing to provide quotes to municipalities. Staff are satisfied with the customer service and local resources available to the Township with the current provider.

Council inquired about group rates, with other local municipalities. Staff described some of the challenges with this, as it has been attempted in the past. Claims experience drives the pricing and self insurance has become prohibitively risky and expensive.

Council inquired about the role of a broker in public insurance. Staff provided information on the role of the broker and noted that they do not have much impact on pricing. Of more of an impact is the addition of facilities and other assets within the Township which require insuring.

Council discussed the timing of receiving quotes. Staff confirmed that this is reviewed about every five years or so to ask for quotes. Staff confirmed they actively compare the pricing across local municipalities.

Council inquired if this was an area where a delegation could be requested to the Minister. Joint and Several liability is a driver of costs, and Association of Municipalities of Ontario (AMO) has been advocating on behalf of municipalities.

**Resolution No.:** 05/21/2025 - 07

**Moved By** Jim Hanna

**Seconded By** Scott Gibson

THAT the Township of Huron-Kinloss Council hereby receives Report TRE-2025-25 prepared by Christine Heinisch, Treasurer;

AND FURTHER accepts the proposal of Intact Public Entities in the amount of \$423,131.00 plus applicable taxes for the 2025-2026 municipal insurance program;

AND FURTHER THAT a by-law be brought forward as a matters arising.

**Carried**

**6.2 Community Services**

**a. Point Clark Community Centre and Lighthouse Washroom Custodial Services, CS-2025-18**

Deputy Mayor Hanna left the Council table at 8:09 pm, prior to the discussion of this item. Staff provided a verbal update that the agreement start date should be June 1, 2025.

**Resolution No.:** 05/21/2025 - 08

**Moved By** Carl Sloetjes

**Seconded By** Scott Gibson

That the Township of Huron-Kinloss Council hereby approves Report Number CS-2025-18 prepared by Mike Fair, Director of Community Services;

AND FURTHER authorizes an agreement with Canadian Fire & Flood Ltd. and MGK Cleaning & Building Maintenance for custodial services at the Point Clark Community Centre and Lighthouse washrooms;

AND FURTHER that a by-law be brought forward as a matters arising.

**Carried**

**7. Correspondence Requiring Direction**

**8. By-Laws and Agreements**

**8.1 Establish and Regulate the Fire Departments Amendment (1) By-law**

**Resolution No.:** 05/21/2025 -10

**Moved By** Larry Allison

**Seconded By** Carl Sloetjes

THAT the " Establish and Regulate the Fire Department Amendment (1) By-law" be deemed to be read a first, second and third time, finally passed and numbered as By-law No. 2025-49.

**Carried**

**8.2 2025 Budget Amendment By-law**

**Resolution No.:** 05/21/2025 -11

**Moved By** Carl Sloetjes

**Seconded By** Shari Flett

THAT the " 2025 Budget Amendment By-law" be deemed to be read a first, second and third time, finally passed and numbered as By-law No. 2025-50.

**Carried**

**8.3 Adopt Parks and Trail Plan Amendment (1) By-law**

**Resolution No.:** 05/21/2025 -12

**Moved By** Shari Flett

**Seconded By** Scott Gibson

THAT the " Adopt Parks and Trail Plan Amendment (1) By-law" be deemed to be read a first, second and third time, finally passed and numbered as By-law No. 2025-51.

**Carried**

**8.4 Refreshment Vehicle By-law**

This By-law was deferred from the April 23, 2025 meeting, to be amended to remove the exclusion of the Lighthouse Park as a permitted operating area.

**Resolution No.:** 05/21/2025 -13

**Moved By** Scott Gibson

**Seconded By** Carl Sloetjes

THAT the "Refreshment Vehicle By-law" be deemed to be read a first, second and third time, finally passed as amended and numbered as By-law No. 2025-45.

**8.5 Adopt Electronic Signature Policy By-law**

**Resolution No.:** 05/21/2025 -14

**Moved By** Scott Gibson  
**Seconded By** Shari Flett

THAT the " Adopt Electronic Signature Policy By-law" be deemed to be read a first, second and third time, finally passed and numbered as By-law No. 2025-52.

**Carried**

**8.6 Council and Committee Appointment 2022-2026 Amendment (8) By-law**

**Resolution No.:** 05/21/2025 -15

**Moved By** Jim Hanna  
**Seconded By** Larry Allison

THAT the " Council and Committee Appointment 2022-2026 Amendment (8) By-law" be deemed to be read a first, second and third time, finally passed and numbered as By-law No. 2025-53.

**Carried**

**8.7 Appoint By-law Enforcement Relief Officers (Municipal Support Services) Amendment (1) By-law**

**Resolution No.:** 05/21/2025 -16

**Moved By** Carl Sloetjes  
**Seconded By** Jim Hanna

THAT the " Appoint By-law Enforcement Relief Officers (Municipal Support Services) Amendment (1) By-law" be deemed to be read a first, second and third time, finally passed and numbered as By-law No. 2025-54.

**Carried**

**8.8 Kairshea Ave Agreement of Purchase and Sale By-law**

**Resolution No.:** 05/21/2025 -18

**Moved By** Larry Allison  
**Seconded By** Scott Gibson

THAT the " Kairshea Ave Agreement of Purchase and Sale By-law" be deemed to be read a first, second and third time, finally passed and numbered as By-law No. 2025-55.

**Carried**

**9. Matters Arising**

**9.1 2025-2026 Municipal Insurance Program By-law**

**Resolution No.:** 05/21/2025 -17

**Moved By** Shari Flett

**Seconded By** Scott Gibson

THAT the " 2025-2026 Municipal Insurance Program By-law" be deemed to be read a first, second and third time, finally passed and numbered as By-law No. 2025-56.

**Carried**

**9.2 Point Clark Community Centre and Lighthouse Custodial Agreement (2025-2028) By-law**

**Resolution No.:** 05/21/2025 -19

**Moved By** Carl Sloetjes

**Seconded By** Jim Hanna

THAT the " Point Clark Community Centre and Lighthouse Custodial Agreement 2025-2028 By-law" be deemed to be read a first, second and third time, finally passed and numbered as By-law No. 2025-57.

**Carried**

**10. Information**

**Resolution No.:** 05/21/2025 - 20

**Moved By** Larry Allison

**Seconded By** Scott Gibson

THAT the Township of Huron-Kinloss Council hereby receives for information all items listed in Section 10.

**Carried**

**10.1 Refreshment Vehicle Correspondence**

**11. Township Committee Minutes Received**

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

**Resolution No.:** 05/21/2025 - 22

**Moved By** Shari Flett

**Seconded By** Carl Sloetjes

THAT the Township of Huron-Kinloss Council hereby receives for information all items listed in Section 12.

**Carried**

**12.1 Multi Municipal Energy Working Group**

**12.2 Saugeen Mobility and Regional Transit**

**12.3 Municipal Property Assessment Corporation**

**13. New Business/ Council Reports**

Deputy Mayor Hanna rejoined the Council meeting at 8:20 p.m. during the discussion of this item.

Council noted an Open house for the Saugeen Valley Conservation Authority is taking place in July.

Council have received reports that By-law Enforcement may not be receiving calls, as residents have reported not being contacted. Staff asked for clarification as to whether residents were calling the by-law number directly or reaching out via email or other methods. Staff to followup.

Council suggested that Staff request the County submit a delegation to the Minister for the AMO conference regarding insurance.

**14. Confirming By-Law**

**Resolution No.:** 05/21/2025 - 22

**Moved By** Jim Hanna

**Seconded By** Larry Allison

THAT the "Confirmatory May 2025" By-law be deemed to be read a first, second, third time and finally passed and numbered as By-law No. 2025-58.

**Carried**

**15. Adjournment**

**Resolution No.:** 05/21/2025 - 23

**Moved By** Carl Sloetjes

**Seconded By** Scott Gibson

THAT this meeting adjourn at 8:28 p.m.

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Mayor

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Clerk