



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.

The Corporation of the Township of Huron-Kinloss Council Agenda

October 16, 2024

7:00 pm

Council Chambers

Members

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

Staff

Jodi MacArthur, Chief Administrative Officer
 Christine Heinisch, Manager of Financial Services/Treasurer
 Kelly Lush, Deputy Clerk

Pages

1. Call to Order

The Meeting of the Council of The Corporation of the Township of Huron-Kinloss will be called to Order at 7:00 p.m. on October 16, 2024 in the Council Chambers.

2. Disclosure of Pecuniary Interest

3. Adoption of Minutes

Motion

THAT the minutes of the Council meeting of September 16, 2024 and the minutes of the Committee of the Whole meeting of October 7, 2024 be adopted as presented.

4. Delegations

6

5. Public Meetings Required Under the Development Charges Act, CAO-2024-10-32, CAO-2024-10-32

The purpose of the this public meeting is to discuss implementing a Development Charges By-law. Development charges are fees on new developments that fund growth-related costs to the Township, as governed by the Development Charges Act, 1997.

If approved, the By-law will set out the new development charges rates for the Township of Huron-Kinloss.

Jodi MacArthur, CAO of the Township of Huron-Kinloss has provided for information Report CAO-2024-10-32 Development Charges Public Meeting.

Lisa Courtney with B.M. Ross and Associates Limited will explain the proposed development charges and recommendations.

Any comments received from Agencies and the Public received by the time of writing the report are in the written report.

Presentations from B.M. Ross

Lisa Courtney with B.M. Ross and Associates Limited will provide comments on the presentation.

Presentations from the Public

Any person or public body that has comments on the presentation will be heard.

Questions and Clarifications from Council

The Members of Council may question and make clarification on the proposed development charges.

Motion

THAT the Township of Huron-Kinloss Council hereby receives for information Report CAO-2024-10-32 prepared by Jodi MacArthur, Chief Administrative Officer;

AND FURTHER accepts the Township of Huron-Kinloss Development Charges Background Study (2024) prepared by B.M. Ross and Associates Limited, as presented;

AND FURTHER authorizes a by-law coming forward on November 18, 2024 to establish the development charges as presented at the October 16, 2024 public meeting.

6. Public Meeting Required Under the Planning Act

The purpose of this application is for a Zoning By-law amendment to permit the general uses of the Agricultural Residential (AG3) Zone, an Additional Residential Unit on a lot having an area less than 4.0 hectares and recognize the existing buildings and structures to be in compliance with the requirements of the Zoning By-law.

If approved, this will permit the general uses of the AG3 Zone, and one (1) additional residential unit.

The Planner will explain 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 may provide comments on the presentation.

Presentations from the Public

Any person or public body that has comments on the presentation will be heard.

Questions and Clarifications from Council

The Members of Council may question and make clarification on the application.

Motion

THAT the Township of Huron-Kinloss Council approve the planning application Z-2024-053 Brown to permit the general uses of the AG3 Zone, and one (1) additional residential unit;

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

7. Staff Report

7.1 Chief Administrative Officer

a. Landfill Operator in Charge Resignation, CAO-2024-10-33

Motion

THAT the Township of Huron-Kinloss Council hereby receives for information Report CAO-2024-10-33 prepared by Leanne Scott, Human Resources Generalist;

AND accepts with regret the resignation of Lisa Kreller, Landfill Operator in Charge.

8. By-Laws and Agreements

8.1 Appoint Brett Pollock as Chief Building Official By-law 80

Motion

THAT the "Appoint Brett Pollock as Chief Building Official By-law" be deemed to be read a first, second, third time and finally passed and numbered as By-law No. 2024-97.

8.2 Deeming Lots 541 and 540 Plan 145 Not to be a Lot on a Registered Plan of Subdivision By-law 82

Motion

THAT the " Deeming Lots 541 and 540 Plan145 Not to be a Lot on a Registered Plan of Subdivision By-law" be deemed to be read a first, second, third time and finally passed and numbered at By-law No. 2024-98.

9. Information

Motion

THAT the Township of Huron-Kinloss Council hereby receives for information all items listed in Section 9.

9.1 ElectHER News Release 84

10. New Business/ Council Reports

Council members have the opportunity to provide an update on Board and Committee meetings

11. Confirming By-Law 87

Motion

THAT the "Confirmatory October 2024" By-law be deemed to be read a first, second, third time and finally passed and numbered as By-law No. 2024-99.

12. **Adjournment**

Document Accessibility

The Township of Huron-Kinloss is committed to providing information in the format that meets your accessibility needs. We have made every attempt to make documents for this meeting accessible but there may still be difficulty in recognizing all of the information. Please contact us if you require assistance and we will make every attempt to provide this information in an alternative format.

Please note that third party documents received and found within this document will not be converted to an accessible format by the Township of Huron-Kinloss. However, upon request, we will attempt to obtain these documents in an appropriate accessible format from a third party.

For assistance or to make a request please call 519-395-3735 or email info@huronkinloss.com

Motion

THAT this meeting adjourn at [TIME]



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Council Meeting Minutes

Date: September 16, 2024

Time: 7:00 pm

Location: Council Chambers

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

Members Absent Jim Hanna, Deputy Mayor

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

Resolution No.: 09/16/2024 - 01

Moved By Carl Sloetjes

Seconded By Larry Allison

THAT the minutes of the Committee of the Whole meeting held September 4, 2024 and Council meeting held September 9, 2024 be adopted as presented.

4. Delegations

4.1 County of Bruce Draft Official Plan

Monica Morrison, Land Use Planning Manager and Jack Van Dorp, Director Planning and Development at the County of Bruce presented to Council regarding the Draft County of Bruce Official Plan. Additional related documents including maps and schedules are available on the Bruce County website: <https://www.planthebruce.ca/official-plan>.

An official plan open house has been scheduled for October 3, 2024 from 3:30 - 6pm at the Bruce County Administration Centre, 30 Park Street Walkerton. Another agriculture focused open house will be held on October 4, 2024 from 5pm-7pm at the Royal Canadian Legion, 86 River Street Tara. Official Plan draft and maps are also available in local libraries.

Morrison outlined the process involved in developing the plan, and the structure of the current plan. Previous recent amendments to the Official Plan were included in the new draft official plan. The New Provincial Planning statement was reviewed, and information was provided on how these would be incorporated into the County of Bruce's new Official Plan. Settlement boundary area expansion criteria have been developed to help municipalities and the county to evaluate proposed expansions.

Morrison identified changes proposed to each of the schedules.

Council inquired about temporary garden suite wording and the County confirmed that the wording would allow a total of 3 Additional Residential Unit (ARU) where servicing permitted. Council noted that planning documents should address where, within the housing cluster, homes could be built. County staff confirmed the Township's zoning by-law would be the mechanism to set the distance from existing housing that would be appropriate and that farm worker accommodation are excluded from the ARU count.

Hazard land mapping includes the most up to date information from the conservation authorities, and may be updated outside of an official plan review. Natural Environment Map, schedule "E" is new and the identification of areas has been in development for a decade, although it is illustrated in a new way within the plan. Morrison explained the difference

between natural mapping in the north versus the south of the County. The County emphasis protecting deer and black bear habitats within the north where large forested areas exist while balancing development in those communities. The southern areas focus on established areas (which are smaller) and the linkages between these disbursed natural features. Existing uses can continue, but the linkage function policy indicates that it must maintain the linkage. Known wetlands and provincial significant wetlands are provided the same protection criteria.

Council inquired about whether residents are notified if there are changes proposed for their properties. Morrison noted that all properties in the County will be impacted, and the process the County will be using is a comprehensive public consultation model including media campaigns, social media campaigns, and open houses to permit residents to learn more. The County noted that these are higher level policies and that significant changes that may affect building permits are more likely to occur when zoning by-law changes occur.

Schedule F of the proposed County Official Plan shows Significant Groundwater Recharge areas which are intended to be regulated. The development criteria is to maintain recharge areas, and would be apply to intensive development or large impervious areas and is not intended to change existing uses. There would be a requirement to redress through good management and planning to ensure that groundwater recharge is maintained.

There are two current boundary expansion requests for settlement areas changes as outlined in the report. They are collecting these requests and will make a recommendation to County Council late in October.

The text of the proposed new Bruce County Official Plan: highlights that Bruce County is located in the broader Saugeen Ojibway Nation Territory; has a strong housing focus which maintains minimum densities and supports a range and mix of housing; supports Agriculture, Tourism, and Energy as economic drivers and permits diversification; envisions complete communities in a thriving region with easy access to housing, jobs, recreation, and services; and streamlines focus including opportunities for local decisions and plans.

Groundwater Protection and Development has been identified as an area of tension due to a regulatory gap between planning function and building code function. The Official Plan Policies have been developed to provide flexibility for reconfiguring existing developments, and developments

without requiring additional studies. The County noted a new proposed policy for properties where there would be a reliance on advanced technology (tertiary) where there is requirement for a mechanism to monitor the system, and a justification that intensification is required.

The County is seeking feedback from Council on boundary adjustment request and engagement on themes that are important to the Municipality.

Council inquired about the impact to landowners and if tax incentive changes were anticipated. Property ownership was the search criteria when developing the environmental schedules and county staff are not expecting the class to change on properties. County staff indicated they are open to hearing from landowners to make adjustments to mapping criteria if changes have impacted them in this way.

Council inquired about what Policies were included respecting active transportation on County Roads. County staff indicated that the Official Plan points to the Transportation Master Plan adopted by the County to provide details on active transportation policies.

Council inquired about impacts to the local Official Plan, and verified that the County Official Plan did not preclude local control of commercial areas in the local Official Plan. County staff verified that the lakeshore is considered a secondary settlement area as it is not fully serviced, and capacity in water and wastewater is the factor which may affect commercial activity in these areas.

Council inquired about the growth management amendment and County staff confirmed that it would not include the Township's calculations but was prepared in 2021, and adopted in 2023 and approved by the province in August. Council inquired about how to ensure that the rapid growth in the Township is incorporated into the final plan. The County will update local official plans and monitor growth and assess land budgets and do an update at that time.

Council noted that additional land needs would be based on old numbers and requested more information on how this will impact the boundary expansion requests. County staff noted that when the County reviews the request for expansion, the updated numbers could be reviewed then. County staff have not taken a position on any of the proposed expansions at this time.

5. Financial Reports

5.1 Previous Month Actual Accounts – August 2024, TRE-2024-09-52

Resolution No.: 09/16/2024 - 02

Moved By Shari Flett

Seconded By Scott Gibson

THAT the Township of Huron-Kinloss Council hereby ratifies and confirms payment of the July 2024 accounts in the amount of \$ 2,049,504.78

Carried

5.2 Revenue and Expenditure Reports to August 31, 2024, TRE-2024-09-53

Resolution No.: 09/16/2024 - 03

Moved By Ed McGugan

Seconded By Carl Sloetjes

THAT the Township of Huron-Kinloss Council hereby reviews and receives the summary revenue and expenditure reports to August 31, 2024 prepared by Christine Heinisch, Treasurer.

Carried

5.3 Accounts September 2024, TRE-2024-09-54

Resolution No.: 09/16/2024 - 04

Moved By Larry Allison

Seconded By Shari Flett

THAT the Township of Huron-Kinloss Council hereby authorizes payment of the September accounts in the amount of \$484,211.87.

Carried

6. Staff Report

6.1 Public Works

a. Road Patrol Software RFQ, PW-2024-09-39

Council inquired about the process for processing the data collected. Staff noted that they had spoken to other users for best

practices on data collection and processing. Parameters can be set to target what data is collected. Staff noted this is a cloud based platform with data stored in Canada, and no additional hardware costs are required.

Council requested more information on the timing of completing work once an issue had been identified. Staff provided information on various timing requirements for completing different types of work.

Council requested more information on how staff would implement the work order process. Staff spoke to possible integrations with other software, but at this time a manual system of work orders will be developed. Staff spoke to the importance of documenting inspections and minimum maintenance standards. The process of collecting this data and completing repairs will assist staff in assessing what resources are required to meet minimum maintenance standards.

Council discussed metrics and how these would be reported, and concerns regarding future ongoing costs for the software.

Staff noted that future developments of the technology look promising for alternate uses as well, and may be provided at no additional costs to existing clients.

Resolution No.: 09/16/2024 - 05

Moved By Scott Gibson

Seconded By Ed McGugan

THAT the Township of Huron-Kinloss Council hereby receives for information Report PW-2024-09-39 prepared by John Yungblut, Director of Public Works;

AND FURTHER agrees to enter into a three-year contract with IRIS R&D Group Inc. in the amount of \$115,526.60 plus HST for the provision of automated road patrol software and one pavement condition survey;

AND FURTHER authorizes the appropriate by-law to come forward as a matters arising at tonight's meeting.

Carried

7. By-Laws and Agreements

7.1 L.W. Eadie Municipal Drain 2024 By-law

Council inquired about a listing of infrastructure and costs associated with it. Staff will investigate presenting this material.

Resolution No.: 09/16/2024 - 06

Moved By Carl Sloetjes

Seconded By Scott Gibson

THAT the " L.W. Eadie Municipal Drain 2024 By-law" be deemed to be read a first, second, third time and finally passed and numbered as By-law No. 2024-81.

Carried

7.2 McEwan Municipal Drain 2024 By-law

Resolution No.: 09/16/2024 - 07

Moved By Ed McGugan

Seconded By Scott Gibson

THAT the "McEwan Municipal Drain 2024 By-law" be deemed to be read a first, second, third time and finally passed and numbered as By-law No. 2024-82.

Carried

7.3 Sutton Municipal Drain, Branch B 2024 By-law

Resolution No.: 09/16/2024 - 08

Moved By Shari Flett

Seconded By Larry Allison

THAT the " Sutton Municipal Drain, Branch B 2024 By-Law" be deemed to be read a first, second, third time and finally passed and numbered as By-law No. 2024-83.

Carried

7.4 Sutton Municipal Drain, Branch E 2024 By-law

Resolution No.: 09/16/2024 - 09

Moved By Larry Allison

Seconded By Carl Sloetjes

THAT the " Sutton Municipal Drain, Branch E 2024 By-law" be deemed to be read a first, second, third time and finally passed and numbered as By-law No. 2024-84.

Carried

7.5 Kincardine-Kinloss Municipal Drain 2024 By-law

Resolution No.: 09/16/2024 - 10

Moved By Shari Flett

Seconded By Scott Gibson

THAT the "Kincardine-Kinloss Municipal Drain 2024 By-law" be deemed to be read a first, second, third time and finally passed and numbered as By-law No. 2024-85.

Carried

7.6 Alternative Voting Methods By-law

Confirmed no paper ballots

Resolution No.: 09/16/2024 - 11

Moved By Ed McGugan

Seconded By Scott Gibson

THAT the "Alternate Voting Methods By-law" be deemed to be read a first, second, third time and finally passed and numbered By-law No. 2024-86.

Carried

7.7 Electric Vehicle Charging Station Memorandum of Understanding By-law

Resolution No.: 09/16/2024 - 12

Moved By Ed McGugan

Seconded By Carl Sloetjes

THAT the " Electric Vehicle Charging Station Memorandum of Understanding By-law" be deemed to be read a first, second, third time and finally passed and numbered as By-law No. 2024-87.

Carried

7.8 Development Charges Amendment By-law

Resolution No.: 09/16/2024 - 13

Moved By Ed McGugan

Seconded By Larry Allison

THAT the " Development Charges Amendment By-law" be deemed to be read a first, second, third time and finally passed and numbered By-law No. 2024-88.

Carried

7.9 Designate Emergency Information Officer By-law

Resolution No.: 09/16/2024 - 14

Moved By Larry Allison

Seconded By Shari Flett

THAT the " Designate Emergency Information Officer By-law" be deemed to be read a first, second, third time and finally passed and numbered as By-law No. 2024-89.

Carried

7.10 Z-2024-035 Martin Zoning Amendment By-law

tertiary inspections - what happens to them if there is no power associated
- some do not require power. forward to staff for

Resolution No.: 09/16/2024 - 15

Moved By Scott Gibson

Seconded By Ed McGugan

THAT the "Z-2024-035 Martin Zoning Amendment By-law" be deemed to be read a first, second, third time and finally passed and numbered as By-law No. 2024-90.

Carried

7.11 Repeal and Replace Consolidated Human Resources Policies By-law

Resolution No.: 09/16/2024 - 16

Moved By Larry Allison

Seconded By Carl Sloetjes

THAT the " Repeal and Replace Consolidated Human Resources Policies By-law" be deemed to be read a first, second, third time and finally passed and numbered as By-law No. 2024-91.

Carried

7.12 Consolidated Council and Committee Appointment By-law

Resolution No.: 09/16/2024 - 17

Moved By Scott Gibson

Seconded By Larry Allison

THAT the " Consolidated Council and Committee Appointment By-law" be deemed to be read a first, second, third time and finally passed and numbered By-law No. 2024-92.

Carried

7.13 Repeal Technology Policy By-law

Resolution No.: 09/16/2024 - 18

Moved By Carl Sloetjes

Seconded By Scott Gibson

THAT the " Repeal Technology Policy By-law" be read a first, second, third time and finally passed and numbered as By-law No. 2024-93.

Carried

7.14 Repeal Hiring Policy By-law

Resolution No.: 09/16/2024 - 19

Moved By Shari Flett
Seconded By Ed McGugan

THAT the "Repeal Hiring Policy By-law" be deemed to be read a first, second, third time and finally passed and numbered as By-law No. 2024-94.

Carried

7.15 Provision of Road Patrol Software Agreement By-law

This item was included as a matters arising from Report PW-2024-09-39.

Resolution No.: 09/16/2024 - 20

Moved By Larry Allison
Seconded By Scott Gibson

THAT the "Provision of Road Patrol Software Agreement By-law" be deemed to be read a first, second, third time and finally passed and numbered as By-law No. 2024-95.

Carried

8. Information

Resolution No.: 09/16/2024 - 21

Moved By Carl Sloetjes
Seconded By Larry Allison

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

Carried

8.1 Bruce County Federation of Agriculture - AGM

8.2 Segal Construction - Municipal Housing Initiative Resolution

8.3 Ministry of Natural Resources - Flood Hazard Identification and Mapping Program

9. Other Agency Minutes and Reports Received

Resolution No.: 09/16/2024 - 22

Moved By Scott Gibson
Seconded By Shari Flett

THAT the Township of Huron-Kinloss Council hereby receives for information all items listed in Section 9.

Carried

9.1 Mid-Huron Landfill Site Board

10. New Business/ Council Reports

11. Closed Session

Resolution No.: 09/16/2024 - 23

Moved By Larry Allison
Seconded By Shari Flett

THAT the Township of Huron-Kinloss Council move into closed meeting at 8:51 p.m. for the purpose of considering

1) personal matters about an identifiable individual, including municipal or local board employees (personnel),

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

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

Carried

12. Business Arising from the Closed Session

Council arose from closed session at 9:11 p.m.

The Chair reported that a closed session had been held regarding personnel matters and direction was provided to staff.

Resolution No.: 09/16/2024 - 24

Moved By Carl Sloetjes
Seconded By Shari Flett

THAT the Township of Huron-Kinloss Council approves an update to the Employee Organization Chart to reflect the addition of a Manager of Environmental Services as per Confidential Report CAO2024-15;

AND FURTHER THAT Staff be directed to proceed with the recruitment for this position.

Carried

13. Confirming By-Law

Resolution No.: 09/16/2024 - 25

Moved By Carl Sloetjes

Seconded By Scott Gibson

THAT the "Confirmatory September 2024 (2)" By-law be deemed to be read a first, second, third time and finally passed and numbered as By-law No. 2024-96.

Carried

14. Adjournment

Resolution No.: 09/16/2024 - 26

Moved By Carl Sloetjes

Seconded By Shari Flett

THAT this meeting adjourn at 9:13 p.m.

Carried

Mayor

Clerk



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resources, respect our environment, and
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Committee of the Whole Meeting Minutes

Date: October 7, 2024

Time: 7:00 pm

Location: Council Chambers

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

Members Absent Shari Flett, 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
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. Delegations

3.1 Continuous Improvement Fund - Blue Box Transition

Brad Whitelaw with Continuous Improvement Fund (CIF) provided a blue box transition presentation to Council regarding the shift of the Blue Box program to full producer responsibility, effective June 3, 2022. This means that producers will now manage the program's operations and finances.

Residents will notice minimal changes, with the potential for more items to be accepted for collection.

The Township of Huron-Kinloss will transition to this system on December 31, 2025. The new regulations establish a common collection system across the province, integrating current municipal programs and expanding services for all communities.

"Producers" are defined as brand holders, importers, or retailers of products with blue box materials, such as grocery and retail items, including fast food packaging. Producers may join a Producer Responsibility Organization (PRO) to help fulfill their regulatory obligations, allowing them to comply with the new recycling management requirements.

Whitelaw reviewed eligible and non-eligible sources of collection under the new regulations. Non-eligible collection sources include Industrial/Commercial properties, institutions such as places of worship, municipal buildings and not-for-profit organizations, some campgrounds and commercial farms. Those collection sites were not previously eligible under older regulations, and are still not eligible under new regulations. Some properties may have mixed uses and eligible materials will still be collected, but in-eligible such as business materials would not be collected. The new regulations will additionally harmonize the list of designated materials across all municipalities. Huron-Kinloss residential customers should note no changes to pickup excepting that more items may be included in pickup as a result of this harmonization.

Specific Service Standards must be met in the new regulations. If residences previously had blue box pickup, they will continue to do so. The Standards also include provisions to align requirements based on curbside collection schedules.

Whitehall provided information on who would be considered as a Producer within the new regulations. Circular materials is the new Producer Responsible Organization (PRO), the lead organization representing producers, who will be leading the Township's transition to the new blue box program.

Committee of the Whole inquired about the costs to the municipality. Whitehall indicated that although municipalities would no longer pay the costs of implementing the blue box program, municipalities also could not recover any costs from the residential program either.

Whitehall confirmed that municipalities will not be responsible for collection and processing of residential materials. Communities have not been required in the past to collect non-eligible sites as noted above, although many communities have included some or all. The new regulations will not permit these non-eligible sources to be collected with residential materials.

Committee expressed concerns that continuing to provide these services to non-eligible sources would not be cost effective or viable without residential sources. Whitehall explained that some communities have been subsidizing the industrial and commercial sector in the past, and may continue to do so. Any contract to collect non-eligible sources would be at the municipalities expense.

Whitehall noted three options available to municipalities to deal with non-eligible sources:

- 1) no collection of materials
- 2) setup program at recycling depot and initiate a contract to collect and process materials
- 3) separate program collection with PRO

Committee expressed concern that this would unduly impact municipal landfill capacities, small business, libraries, etc.

The Council appointee to the Bruce Area Solid Waste Recycling (BASWR) Board of Directors provided information from the current Blue Box Program provider. BASWR has competed and was successful with the PRO to continue services in this area, which would result in a seamless residential sector transition. However non-eligible items will still not be available for collection. Staff are currently developing plans to address ineligible sources, and further information will be provided as it becomes available.

3.2 County of Bruce - 2022 Investment in Local Services Annual Report

Aaron Stauch, Director of Government Relations and Christine MacDonald, Chief Administrative Officer with the County of Bruce presented the 2022 Investment in Local Services Annual Report.

Community and Partnerships was identified as a priority in the County Strategic Plan. MacDonald noted that the Investment in Local Services

Annual Report is a result of the work done to build partnerships with municipalities in the County.

The County evaluated the 2022 Financial Information Returns (FIR) and service volume data from local and similarly sized municipalities to determine the benchmark the investment in local services Bruce County makes in each community. Each of the eight local municipalities contribute a portion of their tax levies to the County.

The Township has approximately 10% of the household count of the county, contributes about 11% of the levy and receives about 9% of the county investment. This accounts for operating costs and not capital costs in the assessment.

Stauch noted the areas in which the County provides services which includes, the Office of the CAO, Transportation and Environmental Services, Human Services, Long Term Care and Senior Services, Museum and Cultural Services, Public Libraries, Community Development, and Government Relations.

Committee of the Whole expressed concern with how Human Services are delivered, noting a local situation where housing needs are not being met for an individual.

County CAO MacDonald, while not commenting on specific situations, did note that under the Human Services areas, services are delivered to people who may have challenges to do what is required to live alone and meet the safety requirements of Acts related to tenancy. MacDonald additionally reminded Council that not all services that may impact a person's housing status are delivered by the county. Other factors, such as assistance with mental health challenges or addiction services are not provided by the County, although they do work closely with these other agencies.

Further, MacDonald noted that County policies are geared to supporting folks back to being able to live independently whenever possible. Shelter services are available from the County, to those who are willing to accept these services. The County advocates at the provincial level through the Government Relations area for Supportive Housing to be made available to County residents.

Council requested the County speculate on why funding from grants seemed to be a minimal impact on the revenues. County staff advised that their research seems to show that the concentration of successful

grants are often centered around major urban areas where more people may be impacted. This research is being used to advocate at the Province for additional funding opportunities to rural areas and to indicate the need for supports in the County communities.

Council inquired as to how the costs of long-term care are split among communities. County staff have determined the most fair way to split this is to apportion out by the proportion of household to each municipality. Municipalities have an obligation under provincial legislation to provide long-term care, and the County on behalf of the Township achieves this in a cost-effective way by consolidating care places in a limited number of areas.

4. Staff Reports

4.1 Building & Planning

a. Building Statistics August and September 2024, BLD-2024-10-21

Committee inquired if building department fees are sufficient to supporting the service. Staff noted that monies are collected in reserve to support times when fewer permits are issued. Additionally, Staff commented that other communities are also reporting that they are experiencing the same drop in permits issued year over year. Staff attributed this reduction to current interest rates, and a general reduction in disposable income spending of homeowners faced by economically challenging times.

Resolution No.: 10/07/2024-01

Moved by: Ed McGugan

Seconded by: Larry Allison

THAT the Township of Huron-Kinloss Committee of the Whole receives for information Report BLD-2024-10-21, prepared by Michele Barr, Deputy Chief Building Official.

Carried

b. Deeming Plan 145 Lots 541 and 540, BLD-2024-10-22

Resolution No.: 10/07/2024-02

Moved by: Carl Sloetjes
Seconded by: Scott Gibson

THAT the Township of Huron-Kinloss Committee of the Whole hereby approves Report BLD-2024-10-22 prepared by Michele Barr, Deputy CBO

AND FURTHER authorizes Lot 541 and 540 Plan 145 to not be lots in a registered plan;

AND FURTHER that the appropriate By-law be brought forward.

Carried

4.2 By-law Enforcement

- a. **Enhanced Lakeshore Summer Patrol Services 2024, BLE-2024-10-14**

Resolution No.: 10/07/2024-03

Moved by: Ed McGugan
Seconded by: Carl Sloetjes

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report BLE-2024-10-14 prepared by Heather Falconer, Municipal By-law Enforcement Officer.

Carried

- b. **Municipal By-Law Enforcement Status Report September 2024, BLE-2024-10-13**

Resolution No.: 10/07/2024-04

Moved by: Scott Gibson
Seconded by: Carl Sloetjes

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report BLE-2024-10-13, as prepared by Heather Falconer, Municipal By-Law Enforcement Officer.

Carried

4.3 Fire Department

a. **Emergency Management Summary September 2024 and Community Emergency Preparedness Grant, FIR-2024-10-25**

Resolution No.: 10/07/2024-05

Moved by: Larry Allison

Seconded by: Scott Gibson

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report FIR-2024-10-25 prepared by Mel Moulton, Emergency Services/ Health & Safety Coordinator-CEMC.

Carried

b. **Fire and Emergency Services September 2024, FIR-2024-10-26**

Resolution No.: 10/07/2024-06

Moved by: Scott Gibson

Seconded by: Ed McGugan

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report FIR-2024-10-26 prepared by Jeff Bradley, Fire Chief.

Carried

c. **Lakeshore Response Times 2024, FIR-2024-10-27**

Committee of the Whole inquired about what might trigger a feasibility study. The Fire Chief suggested that an increase in population may cause additional call volume, which depending on the increase could trigger a future review.

The Fire Chief noted that many calls were being turned around, or cancelled, and an additional station would not reduce this. Increasing Fire Prevention and Education will benefit the entire community, where other response times are equally as long.

Committee of the Whole clarified the requirement for response times. The Office of the Fire Marshall uses the response times as only one of the criteria.

The 16 minutes is specific to the lakeshore and is not a blend of all the response times but includes all types of calls, including those noted above respecting calls turned away.

Staff confirmed the automatic aid agreement with Kincardine goes to the 10th concession.

Committee inquired about what the current standard established by Council is. The Fire Departments use the NFP standards which is 14 minutes-80% of the time. To change this a recommendation would be required from Council. Staff will bring back a further report which may include a recommendation to Council to change the standard response time or to indicate how response times will be met moving forward.

Committee inquired if an annual report of response times could be brought forward. The Fire Chief noted that residents may not have an accurate understanding of the data respecting response times, and that education is a valuable part of correcting those misunderstandings.

Committee inquired if having firefighters arrive independently without equipment or trucks to respond as a way to expedite response times. The Fire Chief did not recommend this approach as it can put the firefighters into a risky or vulnerable situation.

Committee discussed staffing requirements, which were not addressed in the report. The Fire Chief noted that there are staffing issues in the existing Fire Halls, and that staffing an additional Hall could be very challenging. Additional concerns were noted about having firefighters responding without equipment or command structure in place to support them.

Resolution No.: 10/07/2024-07

Moved by: Carl Sloetjes

Seconded by: Jim Hanna

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report FIR-2024-10-27 prepared by Jeff Bradley, Fire Chief;

AND FURTHER THAT the Infrastructure Needs Assessment indicated for 2025 in the Township's Integrated Master Plan be considered complete and that response times, and call volumes be

monitored to determine the need and timing for completion of a future feasibility study for a lakeshore area fire hall;

AND FURTHER THAT Staff be directed investigate and implement alternative mitigation measures as outlined in report FIR-2024-10-27 as budget permits.

Carried

4.4 Drainage

a. Municipal Drain Status Update September 2024, DRA-2024-10-04

Committee inquired as to the scheduled timing of some drainage activities. Committee additionally inquired as to whether Staff had sufficient capacity to complete all the required works. Staff recognized that there is a large volume of work for the Drainage Superintendent as the current shared services agreement recognizes approximately two days of services per work week within the Township of Huron-Kinloss. Internal procedures have been updated to assist residents in understanding the levels of service established and to provide an expectation for when they may receive a response to inquiries. As indicated in the report, Staff noted that at times, such as through the month of September, the Drainage Superintendent may be required to provide more focus to one municipality during times of need or urgent drainage related matters, but that the municipalities cooperate to mitigate the impacts and reestablish a balance.

Resolution No.: 10/07/2024-08

Moved by: Ed McGugan

Seconded by: Jim Hanna

That the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report DRAIN-2024-10-04 prepared by Ken McCallum, Drainage Superintendent.

Carried

4.5 Community Services

a. **Community Services Status Report October 2024, CS-2024-10-39**

Staff confirmed for Committee of the Whole that dogs are permitted on the trails provided they are leashed as required by Township by-laws.

Responding to Committee inquiry staff noted that details regarding the re-opening of the renovated Ripley Medical Centre and the use of the building will be forthcoming. These updates are expected in mid-November.

Resolution No.: 10/07/2024-09

Moved by: Ed McGugan

Seconded by: Carl Sloetjes

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report CS-2024-10-39 prepared by Mike Fair, Director of Community Services.

Carried

b. **Electricity Procurement with Local Authority Services LAS Report, CS-2024-10-40**

Resolution No.: 10/07/2024-10

Moved by: Scott Gibson

Seconded by: Carl Sloetjes

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report CS-2024-10-40 prepared by Mike Fair, Director of Community Services.

Carried

c. **Community Sport and Recreation Infrastructure Fund Stream 1, CS-2024-10-41**

Committee of the Whole discussed the ice plant setup and project. Staff noted that ice plant changes to costings were attributed to changes in original estimates previously obtained by staff and includes additional works that had been planned for later, but could be included in the grant project.

Staff provided a verbal update that an advisor from Stream 1 confirmed that more than one facility could be included, as long as it is clearly defined. Staff are additionally recommending including the Lucknow Community Centre replacement of the roof in the grant.

Resolution No.: 10/07/2024-11

Moved by: Carl Sloetjes

Seconded by: Jim Hanna

THAT the Township of Huron-Kinloss Committee of the Whole hereby approves Report CS2024-10-41 prepared by Mike Fair, Director of Community Services;

AND FURTHER authorizes staff to submit a grant application to the Community Sport and Recreation Infrastructure Fund stream 1 for the Ripley-Huron Community Centre Refurbishment Project;

AND FURTHER that Staff be authorized to include new roofing for the Lucknow Community Centre as part of the grant application if applicable.

Carried

d. Parks and Facilities October 2024 Update, CS-2024-10-43

Resolution No.: 10/07/2024-12

Moved by: Ed McGugan

Seconded by: Jim Hanna

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report CS-2024-10-43 prepared by Matt McClinchey, Parks, and Facilities Supervisor.

Carried

4.6 Public Works

a. Transportation Oct. 2024, PW-2024-10-40

Members noted that the 4th concession appears to be experiencing wear due to horse and carriage travel. Staff provided information on a new horseshoe that may be available to this community to

assist. Outreach to the community is anticipated. Staff also noted that the safety of people and horses would need to be considered as well.

Resolution No.: 10/07/2024-13

Moved by: Larry Allison

Seconded by: Scott Gibson

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report PW-2024-10-40 prepared by John Yungblut, Director of Public Works.

Carried

b. Water-Wastewater October 2024, PW-2024-10-42

Resolution No.: 10/07/2024-14

Moved by: Jim Hanna

Seconded by: Larry Allison

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report PW2024-10-42 prepared by John Yungblut, Director of Public Works.

Carried

4.7 Chief Administrative Officer

a. Hiring Report October 2024, CAO-2024-10-31

Resolution No.: 10/07/2024-15

Moved by: Carl Sloetjes

Seconded by: Scott Gibson

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report CAO2024-10-31 prepared by Leanne Scott, Human Resources Generalist.

Carried

4.8 Legislative Services

a. E-file Registration Ontario Land Tribunal, CLK-2024-10-38

Resolution No.: 10/07/2024-16

Moved by: Shari Flett

Seconded by: Jim Hanna

THAT the Township of Huron-Kinloss Committee of the Whole hereby receive Report 2024-10-38 prepared by Jennifer White, Manager of Legislative Services/Clerk;

AND FURTHER THAT Staff be directed to proceed with registering for the E-File portal to submit appeals to the Ontario Land Tribunal;

AND FURTHER THAT the Clerk be authorized as the Level-1 Administrator for the E-file portal.

Carried

b. Point Clark Boat Club Dredging Request, CLK-2024-10-39

Resolution No.: 10/07/2024-17

Moved by: Jim Hanna

Seconded by: Scott Gibson

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report CLK-2024-10-39 as prepared by Jennifer White, Clerk;

AND FURTHER confirms there are no concerns with the Point Clark Boat Club request for dredging of the Point Clark Harbour basin, channel and mouth of the harbour during 2025 and 2026;

AND FURTHER THAT the Clerk be directed to sign all necessary documentation to support this request.

Carried

c. Resolutions for Consideration October 2024, CLK-2024-10-40

Resolution No.: 10/07/2024-18

Moved by: Jim Hanna

Seconded by: Larry Allison

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report CLK-2024-10-40 prepared by Kelly Lush, Deputy Clerk;

AND FURTHER THAT the Committee of the Whole support the following resolutions: b) Tillsonburg Cellular Coverage, c) City of Toronto Support for Family Physicians and d) Waterloo Humanitarian Crisis;

AND FURTHER direct Staff to distribute as they see fit.

Carried

d. Committee and Commissioner Vacancies, CLK-2024-10-41

Resolution No.: 10/07/2024-19

Moved by: Ed McGugan

Seconded by: Scott Gibson

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report CLK-2024-10-41 prepared by Kelly Lush, Deputy Clerk.

Carried

5. Information

Committee of the Whole noted their concern and support for Saugeen Valley Conservation Authority (SVCA) staff, as lightning had impacted the SVCA facility causing extensive damage.

Resolution No.: 10/07/2024-20

Moved by: Carl Sloetjes

Seconded by: Ed McGugan

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information all items listed in Section 5.0.

Carried

5.1 Pine River Water Monitoring Report August 2024

5.2 Ministry of Agriculture Food and Agribusiness

5.3 Saugeen Valley Conservation Authority - SVCA Launches 2024 Mapping Resource

5.4 AMO AMCTO Correspondence

5.5 County of Bruce Correspondence

5.6 General Correspondence

6. New Business/Council Reports

Members provided a verbal update on a meeting attended regarding the Forum on Deep Geologic Repository in South Bruce.

7. Closed Session

Resolution No.: 10/07/2024-21

Moved by: Larry Allison

Seconded by: Ed McGugan

THAT Committee of the Whole move into closed meeting at 8:50 p.m. for the purpose of considering:

1) a proposed or pending acquisition or disposition of land by the municipality or local board; (Ripley Industrial Park),

2) personal matters about an identifiable individual, including municipal or local board employees; (recruitment update),

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

8. Business Arising from the Closed Session

Committee of the Whole arose from closed meeting at 9:13 p.m

The Mayor reported that a closed meeting had been held and direction was provided to staff on the proposed on the proposed land sale. Staff were directed to bring forward a by-law to appoint Brett Pollock as the Chief Building Official for the Township.

9. Adjournment

Resolution No.: 10/07/2024-22

Moved by: Carl Sloetjes
Seconded by: Jim Hanna

THAT the Township of Huron-Kinloss Committee of the Whole hereby adjourn at 9:14 p.m.

Carried

Mayor

Clerk



Staff Report

Report Title: Development Charges Public Meeting

Date: Oct. 16, 2024

Report Number: CAO-2024-10-32

Department: CAO

File Number: C11

Prepared By: Jodi MacArthur, Chief Administrative Officer

Attachments: N/A

Recommendation:

THAT the Township of Huron-Kinloss Council hereby receives for information Report CAO-2024-10-32 prepared by Jodi MacArthur, Chief Administrative Officer;

AND FURTHER accepts the Township of Huron-Kinloss Development Charges Background Study (2024) prepared by B.M. Ross and Associates Limited, as presented;

AND FURTHER authorizes a by-law coming forward on November 18, 2024 to establish the development charges as presented at the October 16, 2024 public meeting.

Background:

The draft background study that was presented on September 4, 2024 has been updated to include the lakeshore water storage project. Lisa Courtney of B.M. Ross and Associates Limited will be present to provide an overview of the draft by-law and answer any questions.

Discussion/Analysis/Overview:

Notice has been provided for tonight's [public meeting](#) and the [background report](#) with [draft by-law](#) have been posted in accordance with the Development Charges Act.

Development charges are collected from new residential development to fund the capital cost of growth-related services.

Financial Impacts:

The proposed changes to the fees, for a single detached dwelling are as follows:

Service Area	Existing Charge	New Charge
Lucknow	\$4,104.16	\$4,879.00
Ripley	\$4,499.72	\$5,596.00

Finlay St.	\$58,247.71	\$62,104.00
Lakeshore	\$2,086.55	\$5,122.00
Rural Huron	\$1,123.74	\$1,342.00
Rural Kinloss	\$377.64	\$1,662.00

The charges for other types of developments, semi-detached, apartments, etc. are slightly lower based on occupancy. There is a 70% reduction for seniors' care facilities and there are no development charges for non-residential development. These provisions are all carried forward from the previous by-laws.

Performance Measurement:

Amount of development charges collected for each growth-related project as reported annually under Section 43 of the *Development Charges Act, 1997*.

Strategic Area:

- Embrace a thriving rural lifestyle
- Enhance Municipal Service Delivery
- Prepare for Inclusive Growth
- Ensure Financial Stability

Strategic Goal: Ensure municipal systems support future growth

Respectfully Submitted By:

Jodi MacArthur, Chief Administrative Officer

Report Approved By:

Jodi MacArthur, Chief Administrative Officer



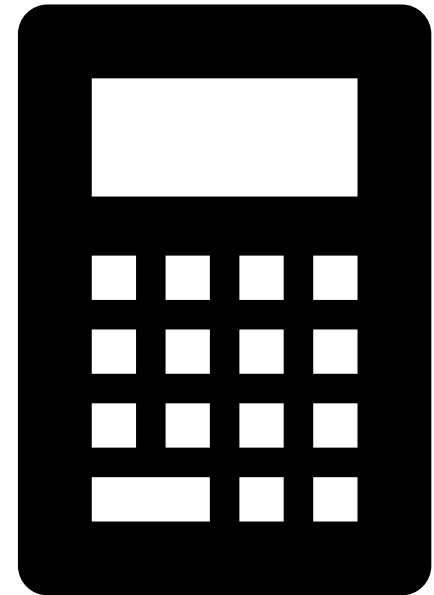
Development Charges

PUBLIC MEETING

OCTOBER 16, 2024

What are Development Charges (DCs)?

- ▶ A tool available to allow municipalities to recover **capital costs** associated with infrastructure and services put in place that benefit growth. This includes:
 - ▶ New infrastructure and services that support growth; and
 - ▶ Pay down existing debt for past growth works or services;
- ▶ General idea is that 'growth pays for its share' so that the existing tax-payers are not bearing the cost of servicing growth
- ▶ **Development charges cannot be collected for operating or maintenance costs.**
- ▶ Development charges are collected from new development (not existing development)
- ▶ By-laws are in place for 10 years (but can be updated earlier)

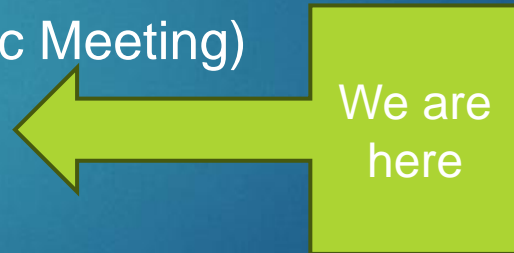


Development Charges

- ▶ DCs are calculated based on a capital works plan set out in the DC Background Study that sets out what projects are being paid for through DCs.
 - ▶ Must consider if projects have specific benefit areas
 - ▶ DC money must go towards DC projects.
- ▶ DCs are ultimately set by Council.

Process for Implementing a DC Bylaw

- ▶ Undertake a Background Study
 - ▶ Forecast of future growth
 - ▶ Review of projects for inclusion in the DCs
 - ▶ Review of previously adopted Master Plans and studies for projects (e.g. Master Plan for Parks and Recreation, Walkerton Water and Wastewater Servicing Master Plan)
 - ▶ Calculation of DCs for each project
- ▶ Present calculated DCs to staff and Council. Council sets proposed DC.
- ▶ Background Study must be available for review 60 days prior to passage of By-law
- ▶ Prepare draft By-law (available 2 weeks prior to Public Meeting)
- ▶ Host Public Meeting to get feedback on proposed DC
- ▶ Council passes DC By-law
- ▶ Issue Notice of Passage
- ▶ 40-day appeal period starts immediately after by-law passed.



How DCs are Calculated

Forecast future growth and development

Forecast capital needs to service future growth and development

Determine 15-year average levels of service

- Cannot charge in excess of the 15-year average level of service

Determine net capital costs for projects

- Need to subtract any grants/subsidies received
- Identify any post-period benefits
- Subtract portion of costs attributable to the existing population

Allocate costs to residential and non-residential growth

Calculate the DC per capita and per sqft (or sqm) for non-residential based on forecasted growth

Forecasted Residential Growth

- ▶ Forecast based on the 10-year average annual growth based on building permits.
- ▶ Majority of population growth expected along the Lakeshore.

Population Forecast

Year	Lucknow	Ripley	Lakeshore*	Rural Huron	Rural Kinloss	Township
2023	1,211	874	5,765	1,163	1,698	10,711
2028	1,235	927	6,085	1,244	1,754	11,245
2033	1,248	973	6,378	1,316	1,798	11,713
2038	1,271	1,026	6,696	1,397	1,854	12,244
2043	1,295	1,079	7,015	1,477	1,910	12,776
2048	1,307	1,123	7,303	1,547	1,953	13,233
5-year change	24	53	320	81	56	534
10-year change	37	99	613	153	100	1,002
20-year change	84	205	1,250	314	212	2,065

*Lakeshore population includes seasonal population

15-year Level of Service

Service	15-year average service level	Max. Allowable DC Funding Envelope
Fire Services	\$541.19/person	\$575,834
Parks and Recreation	\$588.73/person	\$626,412

- ▶ Per the Development Charge Act, DCs should be set no higher than the average level of service over the past 15 years.
- ▶ Service level calculated based on number of assets and value of assets
- ▶ There is no service level calculation for sewer, stormwater or water infrastructure projects.
 - ▶ Requirements for these types of infrastructure is legislated in other Acts.

Current DCs

Service Area	DC for Single Detached Unit (per unit)
Lucknow	\$4,104.16
Ripley	\$4,499.72
Lakeshore Area	\$2,086.55
Rural Huron	\$1,123.74
Rural Kinloss	\$377.64
Finlay St. Service Area	\$58,247.71

- ▶ Currently HK does not collect non-residential development charges

Review of 2019 DC Projects

Category	Project	Total Cost	For 2024 DCs
Sanitary Sewage	Sewage Treatment - Ripley	4,535,321.00	Continue to collect for remaining capacity
Sanitary Sewage	Sewers - Finlay	212,020.00	Revise project costs (based on final costs) and continue to collect for remaining capacity
Water	Lakeshore Water Supply	5,069,900.00	Continue to collect for remaining capacity
Water	Lucknow Water Storage	3,100,000.00	Revise project costs (based on grant received, final cost) and continue to collect for remaining capacity
Water	Ripley Well and Storage	3,250,000.00	Continue to collect for remaining capacity
Water	Watermain - Finlay	283,975.00	Revise project costs (based on final costs) and continue to collect for remaining capacity
Transportation	Extension of Lake Range Drive	925,000.00	Remove from development charges (project fully collected for)
Transportation	Boiler Beach Multi-Use Path	1,059,250.00	Project not proceeding. Funds collected will be credited against similar project in future.
Transportation	Finlay Street	510,062.00	Revise project costs (based on final costs) and continue to collect for remaining capacity
Transportation	Bridge Needs Study	25,000.00	Collect for next bridge needs study
Stormwater	Finlay Street	206,144.00	Revise project costs (based on final costs) and continue to collect for remaining capacity
Fire	Fire Hall in Lucknow	1,169,319.18	Continue to collect
Fire	Firefighter Outfitting - Ripley Huron	42,714.00	Continue to collect
Fire	Firefighter Outfitting - Lucknow Kinloss	3,942.00	Continue to collect
Fire	Firefighter Training Centre	74,570.00	Continue to collect
Administration	Development Charge Study	18,500.00	Collect for next DC Study

New Projects for 2024 DCs

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Service Category	Project	Description
Fire Services	Decontamination Room and Equipment (Ripley Fire Department)	<ul style="list-style-type: none"> A decontamination room and associated equipment are required. The estimated cost is \$80,000. Benefits the Ripley, Huron, Finlay Street and Lakeshore service areas.
Fire Services	Decontamination Room and Equipment (Lucknow Fire Department)	<ul style="list-style-type: none"> A decontamination room and associated equipment are required. The estimated cost is \$80,000. Half of the costs are attributable to Ashfield-Colborne-Wawanosh (per a servicing agreement). Benefits the Lucknow and Kinloss service areas.
Fire Services	SCBA Compressor (Ripley and Lucknow Fire Departments)	<ul style="list-style-type: none"> A new SCBA compressor is required. The estimated cost is \$90,000 per unit Half of the costs associated with the SCBA unit for the Lucknow Fire Hall are attributable to Ashfield-Colborne-Wawanosh (per a servicing agreement).
Parks and Recreation	Dog Parks	<ul style="list-style-type: none"> Dog parks are planned for Ripley and Lucknow. The estimated cost is \$25,000 per park.
Parks and Recreation	New Multi-Use Court	<ul style="list-style-type: none"> A multi-use court is planned to be constructed. The estimated cost of a new multi-use court is \$400,000.
Sewage	Ripley WWTP Expansion Environmental Assessment (EA)	<ul style="list-style-type: none"> The Growth and Servicing Master Plan identified that the sewage treatment plant is approaching the limit of capacity based on current commitments and that an EA should be completed in the next 5-10 years. Estimated cost is \$125,000. This project only benefits future development.
Sewage	Lucknow WWTP Expansion EA	<ul style="list-style-type: none"> The Growth and Servicing Master Plan identified that the Lucknow sewage treatment plant is approaching the limit of capacity based on current commitments and that an EA should be completed in the next 5-10 years. Estimated cost is \$125,000. This project only benefits future development.
Sewage	Septage Receiving Facility	<ul style="list-style-type: none"> The need for a septage receiving facility at the Ripley WWTP has been identified. The estimated cost of the facility is \$50,000. This project will benefit the Lakeshore, Huron and Kinloss service areas. This project will benefit existing and future development.
Water	Lakeshore Water Storage EA	<ul style="list-style-type: none"> The Growth and Servicing Master Plan identified that additional water storage is required for the lakeshore water system. It recommended completing an EA in the next few years. The estimated cost is \$50,000.
Water	Lakeshore Water Storage Facility	<ul style="list-style-type: none"> This project will benefit the Lakeshore, both existing and future development The estimated cost is \$10,000,000.

DC Projects

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Category	Project	Total Cost	Net Cost	Amount Recoverable Through DCs
Fire	Lucknow Fire Hall	1,169,319	209,660	10,483
Fire	Outfitting - Ripley, Huron	4,000	18,340	18,340
Fire	Outfitting - Lucknow, Kinloss	4,000	4,862	4,862
Fire	Decontamination Room + Equipment	80,000	80,000	8,000
Fire	Decontamination Room	80,000	40,000	4,000
Fire	SCBA air compressor	90,000	90,000	9,000
Fire	SCBA air compressor	90,000	45,000	4,500
Fire	Training Centre	74,570	74,570	6,711
Parks and Recreation	Trails	263,377	263,377	263,377
Parks and Recreation	Dog Parks	50,000	50,000	4,500
Parks and Recreation	Multi-Use Court	400,000	400,000	36,000
Sanitary Sewage	Ripley Sanitary Servicing and Rerating	4,535,321	425,695	76,625
Sanitary Sewage	Ripley WWTP Expansion EA	125,000	125,000	125,000
Sanitary Sewage	Finlay Sewage	199,008	199,008	69,653
Sanitary Sewage	Lucknow WWTP Expansion EA	125,000	125,000	125,000
Water	Lakeshore Water System	5,069,900	1,759,500	210,398
Water	Lakeshore Water Storage EA	50,000	50,000	37,500
Water	Lakeshore Water Storage	\$10,000,000	8,100,000	1,900,000
Water	Lucknow ET	6,053,441	2,547,625	883,561
Water	Ripley Well and ET	3,250,000	2,774,188	1,564,288
Water	Finlay Water	273,366	273,366	95,678
Roads	Finlay Roads	576,915	576,915	151,440
Septage	Septage Receiving at Ripley WWTP	50,000	50,000	12,500
Stormwater	Finlay Stormwater	195,013	195,013	51,191
Admin	Development Charges Study	25,000	14,012	14,012
Admin	OP and Zoning Bylaw Updates	150,000	150,000	75,000
Admin	Feasibility Study - Public Works Shop	25,000	25,000	12,500
Admin	Feasibility Study - Firehall Expansion	25,000	25,000	12,500
Admin	Bridge Needs Study x2	50,000	50,000	4,500
Admin	Stormwater Master Plan	100,000	100,000	50,000

Service Areas

Rural Huron

Rural Kinloss

Lakeshore

Ripley

Lucknow

Finlay St.
Service
Area

Service areas were reviewed and no changes to the service areas are proposed.

Lucknow Development Charges

13

Category	Single & Semi Detached (per unit)	Multi-Unit (per unit)	Apartment, 2 or more bedroom (per unit)	Apartment, 1 bedroom or bachelor (per unit)	Residential Nursing/ Retirement (1 person per bedroom)	Non-Residential (per sqft)
Parks and Recreation	782	479	415	379	303	-
Administration	408	250	216	198	158	0.20
Sanitary Sewage	134	82	71	65	52	3.55
Water	3,119	1,910	1,656	1,511	1,209	2.97
Stormwater	-	-	-	-	-	-
Roads	-	-	-	-	-	-
Fire	436	267	232	211	169	0.15
Septage	-	-	-	-	-	-
Total	4,879	2,988	2,590	2,364	1,891	6.87

Ripley Development Charges

14

Category	Single & Semi Detached (per unit)	Multi-Unit (per unit)	Apartment, 2 or more bedroom (per unit)	Apartment, 1 bedroom or bachelor (per unit)	Residential Nursing/ Retirement (1 person per bedroom)	Non-Residential (per sqft)
Parks and Recreation	782	479	415	379	303	-
Administration	408	250	216	198	158	0.20
Sanitary Sewage	1,148	703	610	556	445	0.14
Water	3,142	1,924	1,669	1,523	1,218	0.83
Stormwater	-	-	-	-	-	-
Roads	-	-	-	-	-	-
Fire	116	71	62	56	45	0.08
Septage	-	-	-	-	-	-
Total	5,596	3,427	2,972	2,712	2,169	1.25

Lakeshore Development Charges

15

Category	Single & Semi Detached (per unit)	Multi-Unit (per unit)	Apartment, 2 or more bedroom (per unit)	Apartment, 1 bedroom or bachelor (per unit)	Residential Nursing/ Retirement (1 person per bedroom)	Non-Residential (per sqft)
Parks and Recreation	782	479	415	379	303	-
Administration	408	250	216	198	158	0.20
Sanitary Sewage	-	-	-	-	-	-
Water	3,780	2,315	2,007	1,831	1,465	10.68
Stormwater	-	-	-	-	-	-
Roads	-	-	-	-	-	-
Fire	116	71	62	56	45	0.08
Septage	36	22	19	18	14	0.04
Total	5,122	3,137	2,719	2,482	1,985	11.00

Finlay Street Development Charges

16

Category	Single & Semi Detached (per unit)	Multi-Unit (per unit)	Apartment, 2 or more bedroom (per unit)	Apartment, 1 bedroom or bachelor (per unit)	Residential Nursing/ Retirement (1 person per bedroom)	Non-Residential (per sqft)
Parks and Recreation	782	479	415	379	303	-
Administration	408	250	216	198	158	0.20
Sanitary Sewage	11,845	7,254	6,290	5,739	4,591	0.14
Water	17,836	10,923	9,471	8,641	6,913	0.83
Stormwater	7,861	4,814	4,174	3,809	3,047	-
Roads	23,256	14,242	12,349	11,268	9,014	-
Fire	116	71	62	56	45	0.08
Septage	-	-	-	-	-	-
Total	62,104	38,033	32,977	30,090	24,071	1.25

Rural Huron Development Charges

17

Category	Single & Semi Detached (per unit)	Multi-Unit (per unit)	Apartment, 2 or more bedroom (per unit)	Apartment, 1 bedroom or bachelor (per unit)	Residential Nursing/ Retirement (1 person per bedroom)	Non-Residential (per sqft)
Parks and Recreation	782	479	415	379	303	-
Administration	408	250	216	198	158	0.20
Sanitary Sewage	-	-	-	-	-	-
Water	-	-	-	-	-	-
Stormwater	-	-	-	-	-	-
Roads	-	-	-	-	-	-
Fire	116	71	62	56	45	0.08
Septage	36	22	19	18	14	0.04
Total	1,342	822	712	651	520	0.32

Rural Kinloss Development Charges

18

Category	Single & Semi Detached (per unit)	Multi-Unit (per unit)	Apartment, 2 or more bedroom (per unit)	Apartment, 1 bedroom or bachelor (per unit)	Residential Nursing/ Retirement (1 person per bedroom)	Non-Residential (per sqft)
Parks and Recreation	782	479	415	379	303	-
Administration	408	250	216	198	158	0.20
Sanitary Sewage	-	-	-	-	-	-
Water	-	-	-	-	-	-
Stormwater	-	-	-	-	-	-
Roads	-	-	-	-	-	-
Fire	436	267	232	211	169	0.15
Septage	36	22	19	18	14	0.04
Total	1,662	1,018	882	806	644	0.39

Comparison of 2019 and 2024 DCs

Service Area	2019 DC for Single Detached Unit (per unit)	2024 DC for Single Detached Unit (per unit)
Lucknow	\$4,104.16	\$4,879
Ripley	\$4,499.72	\$5,596
Lakeshore Area	\$2,086.55	\$5,122
Rural Huron	\$1,123.74	\$1,342
Rural Kinloss	\$377.64	\$1,662
Finlay St. Service Area	\$58,247.71	\$62,104



DC Summary

- ▶ Increase in Rural Huron and Rural Kinloss DCs as a result of additional fire service projects, parks and recreation projects, additional studies and septage project.
- ▶ Lucknow DCs remain relatively similar as a result of receiving the grant for Lucknow ET.
- ▶ Ripley DCs increase as a result of addition of parks and recreation projects, additional studies, and EA project.
- ▶ Lakeshore DCs increase as a result of additional water projects (EA and water storage facility).
- ▶ Finlay St. DCs change to reflect final project costs.

DCs in Neighbouring Municipalities

21

Municipality/DC Area	DC for Single Detached Unit	Non-Residential DC
Kincardine (with water/sewage)	\$24,860	\$11.52 per sqft
Saugeen Shores (No water/sewage)	\$16,392	\$5.71 per sqft (commercial only)
Saugeen Shores (with water/sewage)	\$32,411	\$14.21 per sqft (commercial only)
ACW (Township-wide)	\$9,519	\$2.12
ACW (Saltford)	\$10,803	\$2.12
West Grey	\$4,200	0
Minto (Urban)	\$12,797	\$5.46
Minto (Rural)	\$5,042	\$2.15
Wellington North (Urban)	\$19,426	\$7.07 (commercial /institutional) \$3.54 (industrial)
Wellington North (Rural)	\$4,640	\$1.29 (commercial / institutional) \$.064 (industrial)

Statutory Exemptions to DCs

- ▶ Under the DC Act, DCs cannot be collected for:
 - ▶ Enlargement of an existing dwelling unit;
 - ▶ The creation of additional dwelling units in prescribed classes of existing residential buildings or prescribed structures ancillary to existing residential buildings
 - ▶ A second and third dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to the dwelling
 - ▶ Non-profit housing developments
 - ▶ For industrial development where the gross floor area is enlarged by 50% or less
 - ▶ Affordable and attainable residential units
 - ▶ In HK, a single detached home with a purchase price of less than \$402,200 is defined as affordable
 - ▶ Affordable rental unit (2 bedroom) = \$1,440 per month



Municipalities can put their own exemptions in their bylaw.

Draft Development Charge Bylaw

- ▶ Has been and is available on Municipality's website for review .
- ▶ Current proposed exemptions: churches, cemeteries, non-residential farm buildings, non-profit housing, affordable and attainable units, affordable units required through an inclusionary zoning bylaw, commercial, industrial and institutional uses.
- ▶ Development charges are generally charged when a building permit is issued.
- ▶ Discount for rental units (per the Act): 25% for three + bedrooms, 20% for 2 bedrooms, and 15% for less than 2 bedrooms.
- ▶ Rental and institutional development can pay DCs over 6 annual installments (with interest)
- ▶ Redevelopment credits for changes in use or demolition (provided it is rebuilt within 5 years)
- ▶ Development charge 'freeze' for developments requiring site plan approval and/or zoning bylaw amendment. Any applications after January 1, 2020 have 18 months from time of approval to when they get a building permit to have the DCs frozen to the rate the day of their application.
 - ▶ After 18 months, the charge is the rate the day the building permit is issued.

Bruce County Development Charges

- ▶ Residential development in Huron-Kinloss is subject to Bruce County DCs.
 - ▶ County bylaw is written so that any lower-tier exemptions are matched by the County DC Bylaw.
- ▶ Current Bruce County development charge is:
 - ▶ \$2,042.72 for residential
- ▶ Current Bruce County exemptions: affordable and attainable housing in accordance with County policy or Provincial legislation, rental housing, agricultural use, temporary uses, hospitals, schools, churches and cemeteries.

Next Steps

- ▶ Council can provide direction to staff based on feedback received at public meeting
- ▶ Revise bylaw/background study if required
- ▶ By-law can be passed after November 27, 2024.



Questions & Comments



Planning Report

To: Township of Huron-Kinloss Council

From: Benito Russo, Intermediate Planner

Date: October 16, 2024

Re: Zoning By-law Amendment Application - Z-2024-053 (Brown)

Recommendation:

Subject to a review of submissions arising from the public meeting:

That Council approve Zoning By-law Amendment Z-2024-053 as attached and the necessary by-law be forwarded to Council for adoption.

Summary:

The purpose of this application is for a Zoning By-law Amendment. It is proposed to permit the general uses of the Agricultural Residential (AG3) Zone, an Additional Residential Unit on a lot having an area less than 0.4 hectares, and recognize the existing buildings and structures to be in compliance with the requirements of the Zoning By-law. If approved, this will permit the general uses of the AG3 Zone, and one (1) additional residential unit.

The subject property has a civic address of 904 Highway 21 and is located North of the Pine River Hamlet on the East side of Highway 9. It is surrounded by agricultural and natural area land uses.

Airphoto



Planning Analysis:

The following section provides an overview of the planning considerations that were factored into the staff recommendation for this application, including relevant agency comments (attached), and planning policy sections.

Lot Size and Septic Servicing

Within the Bruce County Official Plan, it is required that where an Additional Residential Unit is proposed to be serviced with private water and septic services on a lot having an area of less than 4,000 square metres it shall be supported by a Nitrate Study. The purpose of a Nitrate Study is to ensure that no development proposal shall result in a nitrate concentration of more than 10mg/L of nitrate at the property boundary.

A Hydrogeological Study (Nitrate Impact) was submitted with the subject application and addressed the matters as prescribed in the *D-5-4 Technical Guideline for Individual On-Site Sewage Systems: Water Quality Impact Risk Assessment of the Ministry of Environment*.

The Hydrogeological Study detailed it has been demonstrated that the proposed sewage effluent is hydrogeologically isolated from existing or potential water supply aquifers through deep widespread presence of fine-grained soils. As such, it is concluded that the proposed Additional Residential Unit meets the requirements without the need for a tertiary septic system.

It is noted that any existing, or future, septic system would receive ongoing inspections through the Huron-Kinloss Community Septic Inspection Program (HK-CSI). This program aims to protect surface and groundwater quality through regular septic system inspections.

Natural Heritage and Hazards

There are no areas zoned or designated environmental protection on the subject lands. The proposed development of an Additional Residential Unit is occurring entirely within the existing structure, and as such it is anticipated that any impacts will be negligible.

Archaeological Resources

A stage 1-2 archaeological assessment was prepared by Great Lakes Archaeology in support of the subject Zoning By-law Amendment application. This report assessed the entirety of the property and concluded that no further archaeological investigation is required and that the subject property is considered free from archaeological concern.

The Saugeen Ojibway Nation Environment Office (SON) has confirmed their review and acceptance of the submitted archaeological assessment, and the assessment has been entered into the Ontario Public Register of Archaeological Reports.

Zoning By-Law Review & Amendments

The Zoning By-law does not permit an Additional Residential Unit on a privately serviced lot having an area less than 0.4 hectares. As previously detailed, the intent and purpose of this provision is to ensure a nitrate study is provided prior to development. As previously detailed the hydrogeological assessment (nitrate study) concluded that the subject property is hydrogeologically isolated, as such the proposal can be serviced by a conventional septic system.

The subject lands are an existing undersized lot of record and the existing zoning limits uses to a single detached residential use. An amendment to the Zoning By-law is required expand the permitted uses of the property including the additional residential unit.

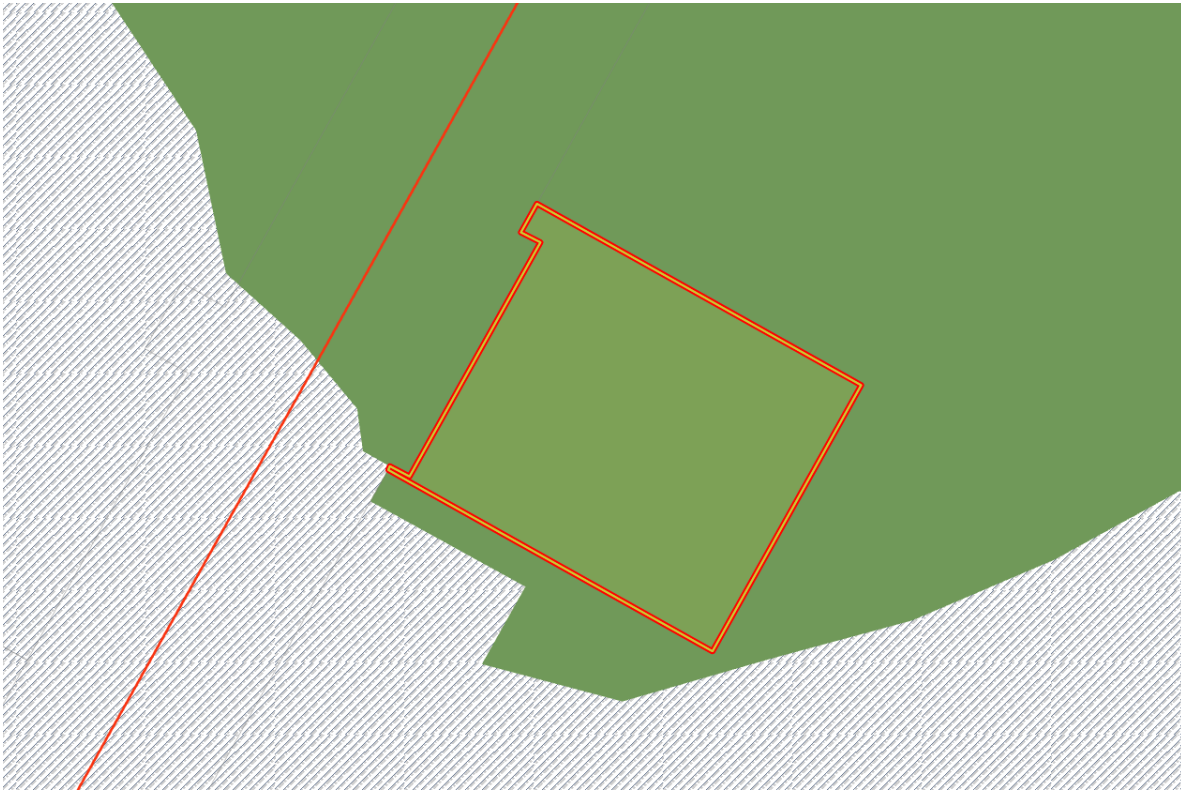
The subject lands will be rezoned from the existing Agricultural Residential Special (AG3-25.35) Zone and replaced with a new Agricultural Residential Special (AG3-25.35) Zone with the following provisions:

- Notwithstanding their 'AG3' Zoning designation, those lands delineated as 'AG3-25.35' on Schedule 'A' to this By-law shall be used in accordance with the 'AG3' Zone provisions contained in this By-law, excepting however, that:
 - i) One (1) Additional Residential Unit shall be permitted on the subject lands having a minimum lot area no less than 2,100 square metres.
 - ii) Any buildings and structures existing as of October 16, 2024, which do not comply with the provisions of the By-law are hereby recognized as being in compliance with the zoning. All future buildings and structures, or additions to existing buildings and structures, shall comply with the provisions of the By-law.

Appendices

- County Official Plan Map
- Local Zoning Map
- List of Supporting Materials
- Agency Comments
- Public Comments
- Public Notice

County Official Plan Map (Designated Agricultural Areas)



Local Zoning Map (Zoned Agricultural Residential Special 'AG3-25.35')



Supporting Materials

- Archaeological Assessment - Great Lakes Archaeology dated July 2024
- Hydrogeological Assessment (Nitrate Impact) - Wilson Associates dated April 2024

Agency Comments

BM Ross: We have no objection to the proposal. An application for Permit to Construct or demolish and associated fee will be required prior to the installation of the septic system for the existing dwelling and proposed additional residential unit. The proposed system will be required to meet the setback requirements from property lines (3 m), structures (5 m) and the well (15 m) as set out under Part 8 of the Building Code.

The Corporation of the Township of Huron-Kinloss: No Comment.

Saugeen Ojibway Nation Environment Office: SON archaeology has reviewed the submitted archaeological assessment and finds no concerns.

Saugeen Valley Conservation Authority: The application is acceptable to SVCA staff. Full comment provided below.

Public Comments:

No comments have been received at the time of this report's submission.

SENT ELECTRONICALLY ONLY: BRusso@brucecounty.on.ca and bcplwa@brucecounty.on.ca

October 9, 2024

County of Bruce Planning & Development Department
30 Park Street
Walkerton, Ontario N0G 2V0

ATTENTION: Benito Russo, Planner

Dear Mr. Russo,

RE: Application for Zoning By-Law Amendment Z-2024-053 (Brown)
904 Highway 21
N Part Lot 35 Con 8
410716000218800
Geography Township of Huron
Municipality of Huron-Kinloss

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted proposal as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 41/24 (SVCA's Prohibited Activities, Exemptions and Permits Regulation). SVCA staff has also provided comments as per our Memorandum of Agreement (MOA) with the County of Bruce representing natural hazards. The application has also been reviewed through our role as a public body under the Planning Act as per our CA Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018. Finally, we have screened the application to determine the applicability of the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan, prepared under the Clean Water Act, 2006.

Purpose

The purpose of this application is for a Zoning By-law Amendment. It is proposed to permit the general uses of the Agricultural Residential (AG3) Zone, an Additional Residential Unit on a lot having an area less than 0.4 ha, and recognize the existing buildings and structures to be in compliance with the requirements of the Zoning By-law. If approved, this will permit the general uses of the AG3 Zone, and one (1) additional residential unit.

Recommendation

The proposed application for a zoning by-law amendment application are acceptable to SVCA staff.

Natural Hazards

The natural hazard features of concern on the property include the Royal Oaks Creek, and any floodplain associated the watercourse. SVCA Hazardous Land mapping shows adjacent of the property to be low in elevation associated with the floodplain and valley slope of the Royal Oak Creek.

It is SVCA staff's opinion that the Environmental Hazard designation in the County of Bruce Official Plan (OP) and the Environmental Protection (EP) zone as shown in the Huron-Kinloss Zoning By-law 2018-98 generally coincides with SVCA Hazard Lands as mapped by the SVCA.

Provincial Policy Statement – Section 3.1

Section 3.1.1 of the PPS, 2020 states in part that development shall generally be directed to areas outside of hazardous lands and hazardous sites. Based on the plan submitted with the proposal, the proposal would be consistent with Section 3.1.1 of the PPS, 2020.

County of Bruce OP and Huron-Kinloss OP Policies

It is the opinion of SVCA staff that the applications comply with the natural hazard policies of the Bruce County OP and the Huron-Kinloss OP.

Drinking Water Source Protection

The property appears to SVCA staff to be located within a well head protection area, an area that is subject to the local Drinking Water Source Protection To confirm, please contact Carl Seider or Karen Gillian at rmo@greysauble.on.ca (RMO).

SVCA Regulation 41/24

SVCA staff has reviewed the proposal as per our responsibilities as a regulatory authority under Ontario Regulation 41/24 (SVCA's Prohibited Activities, Exemptions and Permits Regulation). This regulation, made under Section 28 of the Conservation Authorities Act, enables SVCA to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Subject to the CA Act, development taking place on or adjacent to these lands may require permission from SVCA to confirm that the control of flooding, erosion, dynamic beaches, or unstable soil or bedrock are not affected. SVCA also regulates the alteration to or interference in any way with a watercourse or wetland.

The southern portion of the property is within the SVCA Approximate Screening/Regulated Area associated with the SVCA's Prohibited Activities, Exemptions and Permits Regulation (Ontario Regulation 41/24). This Regulation is in accordance with Section 28 of the *Conservation Authorities Act* R.S.O, 1990, Chap. C. 27, and requires that a person obtain the written permission of the SVCA prior to any "development" within a Regulated Area or alteration to a wetland or watercourse.

For this property, the SVCA Approximate Screening/Regulated Area includes the floodplain and valley slope of Royal Oak Creek, , and an offset distance from these features.

To determine where the SVCA Approximate Screening/Regulated Area is located associated with our Regulation on the property, please refer to the SVCA's online mapping program, available via the SVCA's website at <http://eprweb.svca.on.ca>. Should you require assistance, please contact our office directly.

Permission for Development or Alteration

If development or alteration including construction, reconstruction, conversion, grading, filling or excavation, including agricultural tile drainage, is proposed within the SVCA Approximate Screening Area, associated with our Regulation on the property, the SVCA should be contacted, as permission may be required.

Based on the proposal submitted with the application, the existing building is not within the SVCA Approximate Screening Area associated with Ontario Regulation 41/24. Therefore, the proposed new internal units would not require a SVCA permit.

Summary

SVCA staff has reviewed this proposal in accordance with our MOA with the County of Bruce, and as per our mandated responsibilities for natural hazard management, including our regulatory role under the *Conservation Authorities Act*.

Given the above comments, it is the opinion of the SVCA staff that:

- 1) Consistency with Section 3.1, Natural Hazard policies of the PPS has been demonstrated.
- 2) Consistency with local planning policies for natural hazards has been demonstrated.

Please inform this office of any decision made by the Township of Huron-Kinloss and/or the County of Bruce with regard to the proposal. Should you have any questions, please contact the undersigned.

Sincerely,

Jason Dodds
Environmental Planning Technician
Saugeen Conservation
JD/

cc: Jennifer White, Clerk, Township of Huron-Kinloss (via email)
Larry Allison, SVCA member representing the Township of Huron-Kinloss (via email)
Amy Rogers, Applications Technician, Bruce County (via email)



County of Bruce
 Planning & Development Department
 30 Park Street, Box 848
 Walkerton, ON N0G 2V0
 brucecounty.on.ca
 226-909-5515



September 12, 2024

File Number(s): Z-2024-053

Public Meeting Notice

You're invited:

In-person Public Meeting

to consider Zoning By-law Amendment Z-2024-053

**October 16, 2024 at 7:00 p.m., Council Chambers,
 Township of Huron-Kinloss, 21 Queen Street, Ripley, ON**

A change is proposed in your neighbourhood: The purpose of this application is for a Zoning By-law Amendment. It is proposed to permit the general uses of the Agricultural Residential (AG3) Zone, an Additional Residential Unit on a lot having an area less than 0.4 ha, and recognize the existing buildings and structures to be in compliance with the requirements of the Zoning By-law. If approved, this will permit the general uses of the AG3 Zone, and one (1) additional residential unit.



904 HIGHWAY 21

HURON CON 8 N PT
 LOT 35 RP;3R9344
 PARTS 2 AND 3
 (Huron)

Township of Huron-
 Kinloss

Roll Number:
 410716000218800

Learn more

Additional information about the application is available online at <https://www.brucecounty.on.ca/active-planning-applications>. Information can also be viewed in person at the County of Bruce Planning Office noted above, between 8:30 a.m. and 4:30 p.m. (Monday to Friday).

The Planner on the file is: Benito Russo

Have your say

Comments and opinions submitted on these matters, including the originator's name and address, become part of the public record, may be viewed by the general public and may be published in a Planning Report and Council Agenda. Comments received after October 3, 2024 may not be included in the Planning report but will be considered if received prior to a decision being made, and included in the official record on file.

1. Please contact us by mail (address above) or bcplwa@brucecounty.on.ca if you have any questions, concerns or objections about the application.
2. You can speak at the Public Meeting.

How to access the public meeting

Meetings are open to the public. Please visit the Township of Huron-Kinloss website at <https://events.huronkinloss.com/meetings> to view the agenda. Contact the Township at jwhite@huronkinloss.com or 519-395-3735 x123 by 4:30 pm on October 15, 2024 if you have any questions about participating in the meeting.

Stay in the loop

If you'd like to be notified of the decision of the approval authority on the proposed application(s), you must make a written request to the Bruce County Planning Department.

Know your rights

Section 34(11) of the [Planning Act](#) outlines rights of appeal for Zoning By-law Amendment applications.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of Huron-Kinloss to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Huron-Kinloss before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Huron-Kinloss before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Please note that third parties (anyone who is not a specified person or public body) do not have the right to appeal a decision to the Ontario Land Tribunal.

For more information please visit the Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/>.

The Corporation of the Township of Huron-Kinloss



BY-LAW No.

2024 - **XXXX**

Being a By-law to Amend By-Law No. 2018-98 Being the Comprehensive Zoning By-law of the Township of Huron-Kinloss
Brown

904 HIGHWAY 21 – HURON CON 8 N PT LOT 35 RP;3R9344 PARTS 2
AND 3
- Roll 410716000218800

WHEREAS Section 34 of the Planning Act, R.S.O. 1990, Chapter 13 authorizes the Councils of Municipalities to enact and amend zoning by-laws which comply with an approved official plan;

AND WHEREAS the Council of The Corporation of the Township of Huron-Kinloss has enacted By-law 2018-98; a zoning by-law enacted under Section 34 of the said Planning Act;

AND WHEREAS the Council of The Corporation of the Township of Huron-Kinloss desires to amend By-law 2018-98;

NOW THEREFORE BE IT RESOLVED THAT the Council of The Corporation of the Township of Huron-Kinloss **ENACTS** as follows;

1. THAT Schedule 'A' to By-Law No. 2018-98, as amended, is hereby further amended by changing thereon from Agriculture Residential Special (AG3-25.35) to Agriculture Residential Special (AG3-25.35), for the zoning designation of those lands described as HURON CON 8 N PT LOT 35 RP;3R9344 PARTS 2 AND 3 [904 HIGHWAY 21] Township of Huron-Kinloss (geographic Township of Huron), attached to and forming a part of this By-Law.
2. That By-law No. 2018-98, as amended, is hereby further amended by deleting the existing 25.35 subsection and replacing with the following subsection to section 25 thereof:

25.35

Notwithstanding their 'AG3' Zoning designation, those lands delineated as 'AG3-25.35' on Schedule 'A' to this By-law shall be used in accordance with the 'AG3' Zone provisions contained in this By-law, excepting however, that:

- i) One (1) Additional Residential Unit shall be permitted on the subject lands having a minimum lot area no less than 2,100 square metres.
 - ii) Any buildings and structures existing as of October 16, 2024, which do not comply with the provisions of the By-law are hereby recognized as being in compliance with the zoning. All future buildings and structures, or additions to existing buildings and structures, shall comply with the provisions of the By-law.
3. That this by-law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the Planning Act, R.S.O. 1990.
 4. That this by-law may be cited as the "Zoning Amendment By-law – Z-2024-053 -

Brown" By-law

READ a FIRST and SECOND TIME this 21st day of October 2024.

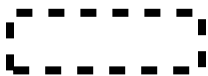
READ a THIRD TIME and FINALLY PASSED this 21st day of October 2024.

Mayor

Clerk

Schedule 'A'

904 HIGHWAY 21 - CON 8 N PT LOT 35 RP;3R9344 PARTS 2 AND 3 - Roll 410716000218800
Township of Huron-Kinloss (geographic Township of Huron)



Subject Property



Lands to be zoned AG3-25.35 - Agricultural Residential Special

This is Schedule 'A' to the zoning by-law
amendment number _____ passed this
_____ day of _____
Mayor _____
Clerk _____



Staff Report

Report Title: Landfill Operator in Charge Resignation

Date: Oct. 16, 2024

Report Number: CAO-2024-10-33

Department: CAO

File Number: C11-CAO24

Prepared By: Leanne Scott, Human Resources Generalist

Attachments: None

Recommendation:

THAT the Township of Huron-Kinloss Council hereby receives for information Report CAO-2024-10-33 prepared by Leanne Scott, Human Resources Generalist;

AND accepts with regret the resignation of Lisa Kreller, Landfill Operator in Charge.

Background:

Lisa Kreller submitted her resignation on October 9th, 2024, and her last day with the Township will be October 11th, 2024. Lisa was hired by the Township 4 years ago in the Landfill Attendant position and she had moved into the Landfill Operator in Charge position early 2022. The Township wishes Lisa all the best and success in her future endeavours.

Discussion/Analysis/Overview:

The recruitment process for this position will start right away.

Financial Impacts:

N/A

Performance Measurement:

N/A

Strategic Area:

- | | |
|---|--|
| <input type="checkbox"/> Embrace a thriving rural lifestyle | <input checked="" type="checkbox"/> Enhance Municipal Service Delivery |
| <input type="checkbox"/> Prepare for Inclusive Growth | <input type="checkbox"/> Ensure Financial Stability |

Strategic Goal: Support employee recruitment and retention

Respectfully Submitted By:

Leanne Scott, Human Resources Generalist

Report Approved By:

Jodi MacArthur, Chief Administrative Officer
Page 79 of 87

The Corporation of the Township of Huron-Kinloss



BY-LAW

2024-97

Being a By-law to appoint Brett Pollock as Chief Building Official for the Township of Huron-Kinloss

WHEREAS Section 8 (1) and 9 of the Municipal Act, 2001, S.O. 2001, c. 25, as amended, provide that the powers of a municipality under this or any other Act shall be interpreted broadly so as to confer broad authority on the municipality to enable the municipality to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to municipal issues and has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS Section 3(2) of the Building Code Act, 1992, S.O. 1992, c. 23, as amended, provides that each municipality shall appoint a chief building official and such inspectors as are necessary for the enforcement of this Act in the areas in which the municipality has jurisdiction; and

WHEREAS pursuant to Section 34 of the Planning Act the Council for The Corporation of the Township of Huron-Kinloss passed the Township of Huron-Kinloss Comprehensive Zoning By-Law No. 2018-98, and deems it expedient to a appoint Zoning Administrator to enforce the Township of Huron -Kinloss Zoning By-law, as amended; and

WHEREAS the By-law Enforcement Officer has certain powers and duties under the Community Safety and Policing Act, 2019 S.O. 2019, c. P.55 (1); the Municipal Act, 2001. S.O. 2001, c.25; Provincial Offences Act and the Fire Protection and Prevention Act, 1997, S.O. 1997, c.4, as amended; and

WHEREAS By-law No. 2012-92 was passed to appoint Brett Pollock as a casual Chief Building Official; and

WHEREAS the Council of the Corporation of the Township of Huron-Kinloss to fill a vacancy in the position of Manager of Building and Planning/CBO, deems it expedient to appoint Brett Pollock as Chief Building Official, Zoning Administrator and By-law Enforcement Officer for the Township of Huron-Kinloss to fulfil the statutory and administration duties of the positions;

NOW THEREFORE the Council of the Corporation of the Township of Huron-Kinloss **ENACTS** as follows:

1. That Brett Pollock be appointed Chief Building Official for The Corporation of the Township of Huron-Kinloss, and shall perform all duties assigned, legislated and required of a Chief Building Official.
2. That Brett Pollock be appointed as a Zoning Administrator pursuant to Township of Huron-Kinloss Comprehensive Zoning By-Law No. 2018-98 as amended and shall exercise all the authority, powers and rights, and shall perform all duties and obligations which by statute or by-law are or may be conferred or imposed; specifically, and without limitation, those entry powers under Section 49 of the Planning Act.

Appointment Chief Building Official (Brett Pollock) By-Law
By-law No. 2024-97
Page 2 of 2

3. That Brett Pollock be appointed as a By-law Enforcement Officer for the Township of Huron-Kinloss and shall exercise all the authority, powers and rights, and shall perform all duties and obligations which by statute or by-law are or may be conferred or imposed on the position.
4. That By-law No. 2012-92 is hereby repealed.
5. This By-law shall come into force and effect on October 28, 2024.
6. This By-law may be cited as the "Appointment Chief Building Official (Brett Pollock) By-Law".

READ a FIRST and SECOND TIME this 16th day of October, 2024

READ a THIRD TIME and FINALLY PASSED this 16th day of October, 2024.

Mayor

Deputy Clerk

The Corporation of the Township of Huron-Kinloss



BY-LAW No.

2024 - 98

Being a By-Law Deeming Lots 541 and 540 Plan 145 Not to be a Lot on a Registered Plan of Subdivision

WHEREAS Section 50 (4) of the *Planning Act*, R.S.O. 1990, Chapter P.13 (“Planning Act”) authorizes the Council of a Municipality to designate any registered Plan of Subdivision or part thereof that has been registered for eight years or more, to be deemed not to be a registered plan of subdivision for the purposes of Section 50(3) of the said *Planning Act*,

AND WHEREAS Angus John Cline and Mary Corinne Cline are the registered owners of LT 540-541 PL 145; Huron-Kinloss having PIN 33333-0174;

AND WHEREAS the registered owners of the lands have requested the Township to deem the lots not to be lots on a plan of subdivision;

AND WHEREAS it is deemed expedient in order to properly develop this land that a by-law be passed deeming these lots not to be lots on a registered plan of subdivision as outlined in Report BLD-2024-10-22;

NOW THEREFORE the Council of The Corporation of the Township of Huron-Kinloss **ENACTS** as follows;

1. That the Lots 541 and 540 Plan 145 legally described in Schedule “A”, are deemed not to be lots on a registered plan of subdivision.
2. That the Clerk of the Township of Huron-Kinloss is instructed to cause a certified copy of this by-law to be lodged with the County of Bruce, Planning Department and registered in the Bruce County Land Registry Office, as required by Sections 50(26) and (28) of the *Planning Act*.
3. That the Clerk shall give notice to the owners of the said lot as required by Section 50(29) of the *Planning Act*.
4. That this by-law shall come into full force and effect upon its final passage, pursuant to the provisions of subsection 50(27) of the *Planning Act*, R.S.O. 1990.
5. That this by-law may be cited as the “Lot 541 and 540 Plan 145 Deeming By-law”.

READ a FIRST and SECOND TIME this 16th day of September, 2024.

READ a THIRD TIME and FINALLY PASSED this 16th day of September, 2024.

Mayor

Deputy Clerk

Schedule "A" to
By-Law No. 2024-98

LT 540-541 PL 145; Huron-Kinloss being PIN 33333-0174

FOR IMMEDIATE RELEASE

ElectHER Now Hosts Unique Events Celebrating Women's Political Leadership This Fall

(October 3, 2024); Owen Sound – Women have had to be creative with how they have forged change over the last century.

ElectHER Now will explore these tactics with two events this fall. The “No Secrets Pink Tea Party” and silent auction on Sunday, October 20, 2024 at the L.E. Shore Public Library in Thornbury from 2 - 4 PM and “Building Positive Connections Online” being held virtually on November 5, 2024 from 7 - 8:30 PM.

"Whether you are currently serving on council, thinking about running for municipal office in the future or want to support others who do, these events are for you." says Laura Wood, electHER Now Co-Founder.

The “No Secrets Pink Tea” commemorates the 95th anniversary of women being named as persons in Canada. Secret teas helped pave the way by allowing women to connect covertly. The electHER Now event will be a fun celebration with today’s community leaders sharing their political stories and a silent auction to raise funds for the organization to continue its work promoting greater gender balance of elected officials in Grey Bruce.

The online learning event, “Building Positive Connections Online” will feature a panel of elected women sharing how they use online platforms including social media to communicate and engage with others in a positive way.. The panelists include Councillor Beth Blackwell (Municipality of Kincardine), Mayor Marianne Meed Ward (City of Burlington), Regional Councillor Colleen James (Waterloo) and Councillor June Porter (Town of Blue Mountains) will moderate.

Tickets for both events are available on a “Pay What You Can” basis online at electhernow.ca/events.

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About electHER Now: electHER Now is a non-partisan volunteer organization determined to achieve sustainable gender balance of elected municipal officials in Grey Bruce. This group is led by women and supporters with current and past political experience willing to work hard to achieve this shared vision. More information about electHER Now can be found at <https://www.electhernow.ca/> or on [Facebook](#) and [Instagram](#).

Media Contact:

Jennifer Shaw, electHER Now Communications Co-Lead
Email: jennifer_christie@live.ca Phone: 226-647-1442



**Building
Positive
Connections
*Online!***



Discover keys to more successful encounters with the public + council + staff, in today's online world



*For current
and future
elected municipal
officials*

**Tuesday, Nov. 5
7 to 8:30PM EST
Online**

**OPEN TO ALL!
*3 Pay What You Can
Options***





No Secrets Pink Tea Party

Join us to celebrate the 95th Anniversary
of women being named as persons in Canada

Learn how secret teas helped pave the way
and connect with those who help lead
our communities today

SUNDAY, OCTOBER 20/24 (2:00 to 4:00pm)

**The Gallery at the L.E. Shore Library
173 Bruce St S, Thornbury, ON**

High Tea + Speakers + Silent Auction + Door Prize

Three *Pay What You Can* Ticket Options Available Online

electhernow.ca/events



The Corporation of the Township of Huron-Kinloss



BY-LAW No.

2024 – 80

Being a By-Law to Confirm the Proceedings of the Council of the Township of Huron-Kinloss

WHEREAS Section 8(1) and 9 of the Municipal Act, 2001, S.O. 2001, c. 25, as amended, provide that the powers of a municipality under this or any other Act shall be interpreted broadly so as to confer broad authority on the municipality to enable the municipality to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to municipal issues and has the capacity, rights, powers and privileges of a natural person for the purposes of exercising its authority under this or any other Act;

AND WHEREAS the Council of The Corporation of the Township of Huron-Kinloss deems it expedient that the proceedings of meetings of the Council be confirmed and adopted by By-law;

NOW THEREFORE the Council of The Corporation of the Township of Huron-Kinloss **ENACTS** as follows;

1. That the actions of the Council of The Corporation of The Township of Huron-Kinloss at its Committee of the Whole meeting held on October 7, 2024 and October 16, 2024 Council meeting in respect to each report, motion, resolution or other actions recorded and taken by Council at its meeting, except where the prior approval of the Ontario Lands Tribunal is required is hereby adopted, ratified and confirmed as if all such proceedings were expressly embodied in this By-Law.
2. That the Mayor and appropriate department head of the Corporation are hereby authorized and directed to do all things necessary to give effect to the said action, of Council of the Township of Huron-Kinloss referred to in the proceeding section.
3. That the Mayor and Clerk are hereby authorized and directed to execute all documents necessary on behalf of the Council and to affix the corporate seal of The Corporation of The Township of Huron-Kinloss to all such documents.
4. That this by-law shall come into full force and effect upon its final passage.
5. That this by-law may be cited as the "Confirmatory October 2024 By-Law".

READ a FIRST and SECOND TIME this 16th day of October, 2024.

READ a THIRD TIME and FINALLY PASSED this 16th day of October, 2024.

Mayor

Deputy Clerk