



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

March 10, 2025

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

Jennifer White, Clerk
 Brett Pollock, Manager of Building and Planning, CBO

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 March 10, 2025 in the Council Chambers.

2. Disclosure of Pecuniary Interest

3. Adoption of Minutes

Motion

THAT the minutes of the Committee of the Whole meeting and Council meeting of February 3, 2025 and the Council (Budget) meeting of February 21, 2025 be adopted as presented.

4

4. Public Meetings Required Under the Planning Act

The purpose of the application is a Zoning By-law Amendment.
If approved, the application would facilitate the creation of a new residential lot.
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 comment on the application.

Presentations from the Public

Any person or public body that has comments on the application 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 - 072 (Michie);
AND FURTHER THAT the Staff bring forward the appropriate By-law at the next meeting of Council.

5. Staff Report

5.1 Building and Planning

a. Development Agreement-Consent, BLD-2025-06

Motion

THAT the Township of Huron-Kinloss Council hereby approves Report BLD-2025-06 prepared by Michele Barr, Deputy CBO;

AND authorize entering into a Development Agreement with JMKD Holdings Ltd;

AND FURTHER for any Development Agreements relating to consent applications, that Council delegate approval and signing authority to the Mayor and Clerk.

6. New Business/ Council Reports

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

7. Confirming By-Law

Motion

THAT the "Confirmatory March 2025 " By-law be deemed to be read a first, second, third time and finally passed and numbered as By-law No. 2025-18.

8. 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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Committee of the Whole Meeting Minutes

Date:	February 3, 2025
Time:	10:00 am
Location:	Council Chambers
Members Present	Don Murray, Mayor Jim Hanna, Deputy Mayor Larry Allison, Councillor Shari Flett, Councillor Ed McGugan, Councillor Carl Sloetjes, Councillor
Members Absent	Scott Gibson, Councillor
Staff Present	Jennifer White, Manager of Legislative Services/Clerk Jodi MacArthur, Chief Administrative Officer Jeff Bradley, Fire Chief Christine Heinisch, Manager of Financial Services/Treasurer John Yungblut, Director of Public Works Brett Pollock, Manager of Building and Planning, CBO
Others Present	Heather Falconer, By-law Enforcement Officer

1. Call to Order

Mayor Murray called the meeting to order at 10:00 p.m.

2. Disclosure of Pecuniary Interest

None disclosed.

3. Delegations

3.1 B.M. Ross and Associates Limited - 2024 Huron-Kinloss Septic Inspection Annual Report and Baseline Surface Water Quality Monitoring Program

BM Ross presented an overview of the 2024 Huron-Kinloss Community Septic Inspection Program, outlining Year 2 of Cycle 3. The program helps ensure proper septic system function to protect groundwater and surface water quality. BM Ross also presented the Baseline Surface Water Quality Monitoring Program, which tracks long-term trends in nutrient levels and identifies potential sources of contamination. Both programs contribute to protecting local water resources by monitoring and addressing factors affecting water quality, including aging septic systems and legacy nutrients in soils and groundwater.

Committee of the Whole confirmed that the review under Part 8 of the Ontario Building Code is required when a new septic system is installed.

Committee discussed the Septic Inspection Program and inquired about the implementation of similar programs by neighboring municipalities. Staff reported that smaller municipalities who have implemented the program using existing staff have identified constraints including staff capacity issues.

Committee inquired about whether progress is being made with Past Due Inspections. Courtney reported that when a property with an outstanding inspection transfers ownership, there is an opportunity to bring the property into compliance. This has helped to trend a decline in overdue inspections.

Committee encouraged staff to pursue with vigor the one's who aren't being inspected and the advanced treatment systems which aren't being reported. Committee spoke to the value of the program, and the resources not required for inground sewers and affluent treatment plants along the lakeshore.

The Water Quality Monitoring Program tracks long-term trends and identifies spatial variations in water quality. In 2024, the region experienced the second-lowest annual precipitation in 22 years, influencing water quality outcomes.

E.coli levels generally declined downstream, though elevated levels were noted in Jardine Creek and Royal Oak Creek. Nitrate and phosphorus levels showed some exceedances, particularly upstream, with improvements seen downstream. Historical data suggest a lag in response to best management practices, such as cover crops, with legacy nutrients in soils and groundwater continuing to influence results. The

study highlights the importance of ongoing monitoring to track improvements and inform water management decisions.

Committee inquired about whether nitrogen fertilizer could contribute to nitrates. Courtney confirmed that it can be if over-applied. Courtney spoke to the lessening of livestock in the area and speculated that this would contribute to lessening nitrates over time.

Committee inquired about tile drainage and whether it would impact these levels. Courtney confirmed that results can be seen when fertilizers are applied right before a rain storm.

4. Staff Reports

4.1 Building & Planning

a. 2024 Year End Building Report, BLD-2025-04

Resolution No.: 02/03/2025 - 01

Moved by: Jim Hanna

Seconded by: Carl Sloetjes

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report BLD-2025-04 as prepared by Brett Pollock, Manager of Building and Planning/CBO.

Carried

b. Holding Removal- 412 Winnebago Rd, BLD-2025-03

Resolution No.: 02/03/2025 - 02

Moved by: Shari Flett

Seconded by: Ed McGugan

THAT the Township of Huron-Kinloss Committee of the Whole hereby approves Report BLD-2025-03 prepared by Michele Barr, Deputy CBO;

AND FURTHER authorizes a by-law be brought forward on the February 3, 2025 Council agenda to remove the holding zone from the property described as HURON CON A PT LOT 7 RP 3R10132 PART 2.

Carried

4.2 By-law Enforcement

a. **Municipal By-Law Enforcement Status Report January 2025, BLE-2025-03**

Committee inquired about the location of the Pound for dogs, and inquired why the Ripley Vet Clinic was not able to provide this service. Falconer noted that the clinic is not able to provide this service, as the facility is not setup or equipped for the safety of staff and animals to house dangerous dogs per the legislative requirements for a Pound facility.

Resolution No.: 02/03/2025 - 03

Moved by: Ed McGugan

Seconded by: Shari Flett

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report BLE-2025-03, as prepared by Heather Falconer, Municipal By-Law Enforcement Officer.

Carried

4.3 Fire Department

a. **Fire Department Equipment Surplus, FIR-2025-03**

Committee inquired about support to defer the consideration of this for 6 months, suggesting consideration of this motion should take place after the budget meeting to determine if there was a need for additional fire protection services. The motion did not receive a seconder.

Staff suggested that the value of the equipment may not hold for an additional 6 months, and the value would continue to decrease over that time.

Calls, response times and mutual aid coverage have been reviewed in a previous report to Council, which indicated that service is being provided adequately to the lakeshore area. The Infrastructure Needs Assessment indicated for 2025 in the Township's Integrated Master Plan was considered complete. Response times, and call volumes will continue to be monitored to determine the need and timing for completion of a future feasibility

study for a lakeshore area fire hall. This is expected to be reviewed at five years intervals or sooner as required.

Committee discussed whether a smaller vehicle would be more suitable for the lakeshore area, and whether the proposed surplus truck could still be used once a hall were built and staffed. Staff noted that the fire pumper apparatus should be no more than 15 years old. Should the pumper be kept it would not qualify as a front-line apparatus due to it's age.

The Fire Chief recognized the ongoing commitment to monitor the area, and to implementing alternative mitigation measures in the Lakeshore area. Staff noted that this is more complex than choosing a place and building a building. There are many risk reductions for fire prevention which can be done now and should be communicated to the community.

Committee inquired about whether information from the Lakeshore response times report and suggested mitigating measures could be provided to Lakeshore individuals. The report is available publicly on the Township's website, but Committee suggested that this information be provided to the Beach Associations to share with their members.

Resolution No.: 02/03/2025 - 04

Moved by: Jim Hanna

Seconded by: Carl Sloetjes

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for Report Number FIR-2025-03 prepared by Jeff Bradley, Fire Chief;

AND declares surplus Fire Department 2008 E one Typhoon Fire Pumper;

AND FURTHER authorizes the sale of the Pumper.

	For	Against	Conflict
Don Murray	X		
Jim Hanna	X		

Larry Allison		X	
Shari Flett	X		
Ed McGugan	X		
Carl Sloetjes	X		
Results	5	1	0

Carried (5 to 1)

b. Fire and Emergency Services January 2025, FIR-2025-04

Resolution No.: 02/03/2025 - 05

Moved by: Shari Flett

Seconded by: Ed McGugan

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report FIR-2025-04 prepared by Jeff Bradley, Fire Chief.

Carried

4.4 Treasury

a. 2025 Maitland Valley Conservation Authority Work Plan and Budget, TRE-2025-07

The MVCA Board Representative provided a verbal update on the budget request. McGugan noted challenges to attracting and retaining staff, aging flood warning equipment, and frozen conservation authority fees.

The MVCA had increased fees shortly before the province froze increases on Conservation Fees. Committee discussed that while the percentage increase from MVCA looked large, the dollar value increase was less significant.

Resolution No.: 02/03/2025 - 06

Moved by: Shari Flett

Seconded by: Carl Sloetjes

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report TRE-2025-07 prepared by Christine Heinisch, Treasurer;

AND FURTHER provides any direction to Councillor McGugan, the board representative and Chairperson.

Carried

4.5 Public Works

a. Transportation Jan. 2025, PW-2025-04

Staff reported that a firm had not been selected at this time to act as a third party expert for the review of the North Problem Area design concept.

Staff explained the process for the review and the next steps in the Class Environmental Assessment (EA) for the creation of a stormwater servicing master plan.

Committee received confirmation that this is not a municipal drainage project under the Drainage Act.

Resolution No.: 02/03/2025 - 07

Moved by: Shari Flett

Seconded by: Jim Hanna

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report PW-2025-04 prepared by John Yungblut, Director of Public Works.

Carried

b. Water-Wastewater Report February 2025, PW-2025-05

Staff verified a good working relationship with the current Water and Wastewater service provider. Staff confirmed maintenance plans are being developed. Committee inquired about whether the service is provided 24/7 as with the previous provider. Staff provided a verbal update on the timing of service provision, including that well houses are checked 3 times per week, 2 days per week are allocated to system maintenance and provider staff are reviewing on the weekend to identify concerns which may arise.

Staff are confident this will result in more time for maintenance activities, without impacting levels of service.

Staff provided an update on the low pressure issue along the lakeshore. Staff noted that air had accumulated in the system, and has since been purged. The problem appears to be resolved, but impacted residents were encouraged to report any continuing issues they may experience.

Resolution No.: 02/03/2025 - 08

Moved by: Carl Sloetjes

Seconded by: Jim Hanna

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report PW-2025-05 prepared by Cory Dulong, Manager of Environmental Services.

Carried

4.6 Business & Economic Development

a. Downtown Ripley Revitalization, BED-2025-02

Committee discussed accessibility options within the report. The "Stop Gap" program of deployable ramps was discussed as a possible temporary measure until a more permanent solution can address this gap in accessibility with downtown entryways.

Resolution No.: 02/03/2025 - 09

Moved by: Jim Hanna

Seconded by: Shari Flett

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report BED-2025-02, prepared by Amy Irwin, Economic Development Officer.

Carried

4.7 Chief Administrative Officer

a. NWMO - Jan 2025 Community Initiatives Final Report, CAO-2025-02

Committee inquired whether this finalizes the Nuclear Waste Management Organization (NWMO) project. Report CAO 2025-02 provides the annual reporting information for 2024, but Township staff have been advised there will be no further funding agreements or community initiatives resulting from the NWMO project for the Township.

Resolution No.: 02/03/2025 - 10

Moved by: Shari Flett

Seconded by: Jim Hanna

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report CAO-2025-02, prepared by Mike Bartlett, Administrative Coordinator.

Carried

b. February 2025 Hiring Report, CAO-2025-03

Resolution No.: 02/03/2025 - 11

Moved by: Jim Hanna

Seconded by: Carl Sloetjes

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report CAO-2025-03 prepared by Leanne Scott, Human Resources Generalist;

AND FURTHER authorizes the appropriate By-law to come forward on the February 3, 2025 Council meeting confirming the hiring of Jake Vanderkolk, Landfill Worker.

Carried

4.8 Legislative Services

a. Noise Exemption Request - 672 Lake Range Drive, CLK-2025-05

Resolution No.: 02/03/2025 - 12

Moved by: Carl Sloetjes

Seconded by: Shari Flett

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report CLK-2025-05, prepared by Kelly Lush, Deputy Clerk,

AND FURTHER grants an exemption to Noise By-law No. 2005-101 for the Bruce Beach Cottage Association family BBQ at 672 Lake Range Drive on Saturday, August 2, 2025 until midnight.

Carried

b. Resolutions for Consideration February 2025, CLK-2025-06

Resolution No.: 02/03/2025 - 13

Moved by: Carl Sloetjes

Seconded by: Jim Hanna

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report CLK-2025-06 prepared by Kelly Lush, Deputy Clerk;

AND FURTHER that the Committee of the Whole support the following resolutions; b) Peterborough Bill 242,

AND FURTHER direct Staff to distribute as they see fit.

Carried

5. Correspondence Requiring Direction

6. Information

Staff noted that the correspondence received in 6.1 will be addressed in an upcoming Staff report.

Council has directed Staff to investigate and provide impacts on the proposed Sports Dome, and Committee requested an update on the timelines. Staff are working with the proponent on the finalized project plan to be considered. Discussions are ongoing, but timeline would depend on the proponent providing information. This correspondence will be considered with the Report from Staff. Committee noted that this had been misreported in the public as being an approved project, when the presented proposal is in the investigation stage.

Resolution No.: 02/03/2025 - 14

Moved by: Shari Flett
Seconded by: Carl Sloetjes

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information all items listed in Section 6.0.

Carried

- 6.1 Resident Correspondence - Indoor Sports Dome**
- 6.2 Canadian Union of Postal Workers - Industrial Inquiry Commission Reviewing Canada Post**
- 6.3 AMO AMCTO Correspondence**
- 6.4 Bruce County Correspondence**
- 6.5 General Correspondence**
- 6.6 Municipal Property Assessment Corporation: Municipal Partnerships Report 2024**

7. New Business/Council Reports

Councillor McGugan provided a verbal report on attendance at the Rural Ontario Municipal Association Conference recently attended. McGugan commented on an Asset Management Plan Seminar, which emphasized the importance of maintaining municipal assets. The seminar encouraged Councils to look at all the assets of a municipality not just hard assets, such as physical buildings and infrastructure, but to also include the organizational knowledge caretaken by Staff as an important asset requiring management.

McGugan provided information received at the conference to staff for consideration, respecting technology for maintaining sewage lagoons.

Committee commented on receiving multiple requests for and comments regarding snow removal, specifically about snow blowing on the sidewalk.

Staff confirmed that there is no obligation or expectation for municipal staff to blow snow away from laneways. Staff attempt to direct snow to the least impacted place, however the priority is to clear the sidewalks in a safe and efficient manner.

Committee discussed the ways that the public can provide input at meetings of Committee and Council. Staff confirmed that including a public forum will not be

a recommendation in the upcoming procedural by-law review report, as there are many other engagement opportunities for the public to provide feedback.

8. Adjournment

Resolution No.: 02/03/2025 - 15

Moved by: Jim Hanna

Seconded by: Carl Sloetjes

THAT the Township of Huron-Kinloss Committee of the Whole hereby adjourn at 11:34 a.m.

Carried

Mayor

Clerk



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Council Meeting Minutes

Date: February 3, 2025

Time: 1:00 pm

Location: Council Chambers

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

Members Absent Scott Gibson, Councillor

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

1. Call to Order

Mayor Murray called the meeting to order at 1:05 p.m.

2. Disclosure of Pecuniary Interest

None disclosed.

3. Adoption of Minutes

Resolution No.: 02/03/2025- 01

Moved By Jim Hanna

Seconded By Shari Flett

THAT the minutes of the Committee of the Whole meeting January 13, 2025 and Council meeting of January 13, 2025 be adopted as presented.

4. Public Meeting Under the Drainage Act

4.1 Gaunt-Laidlaw Municipal Drain

Presentation from the Engineer

Neal Morris, P. Eng, K.Smart Associates Limited presented the Gaunt-Laidlaw Municipal Drain Report. Council considered an engineers report for this matter on August 14, 2023, and referred the matter back to the engineer. Following reconsideration, the Engineer has addressed concerns regarding standing water, the extension of the drain, and a potential expansion of the watershed boundary.

This revised report reflects current watershed boundary conditions, including the Township Road allowance and relevant drainage assessments. Updates to the tile design include an additional 169 meters of drainage tile and one catch basin to capture surface water between properties. The proposed design maintains a 1.5" drainage coefficient.

Presentations from the Public

All property owners affected by the drain had the opportunity to influence Council's decision.

Any petitioner had the right to withdraw from the petition. Other owners in the area requesting drainage have the right to sign the petition. No petitioners withdrew their names, no names were added to the petition.

Tina Metske requested clarification from the engineer on why when the drain functioned before, it isn't now. Metske reported that work had been done on an adjoining property, and the drain did not function following that work being completed.

The Drainage Superintendent noted that this petition had been signed before their appointment to the Drainage Superintendent position, and they could not speak to why the petition was originally requested. However once the petition is signed and the process begins, a legislative process must complete.

Staff explained that drain maintenance only would require restoration to the previous standard, however this new proposed design for improvement should address current conditions and provide benefit to all

landowners. The drain is designed to permit regular rainfall events from crossing property boundaries.

Metske reported that 5-10 years ago, they had requested maintenance which they do not believe was completed.

The Engineer reported that no catch basins existed in the original Drain report although private catch basins may have existed. Morris spoke to improved standards in drainage design since the original report was written and clarified the Engineer does not have the authority under the Drainage Act to apply punitive measures, and is only able to design the drain and assess cost and benefit as designed.

Questions and Clarification from Council

Council inquired about a line item including Dickies Creek. Morris confirmed that debris and beaver dam removal is required for the drain to function properly. Morris noted that the Drainage Superintendent no longer has the authority to remove beaver dams upstream of municipal drains.

The Conservation Authority supported incorporating this area of Dickies Creek to allow for the removal of beaver dams. This line item is included to permit future maintenance works, which are not currently required based on the current water levels.

5. Financial Reports

5.1 Previous Month Actual Accounts – January 2025, TRE-2025-06

Resolution No.: 02/03/2025 - 02

Moved By Shari Flett
Seconded By Carl Sloetjes

THAT the Township of Huron-Kinloss Council hereby ratifies and confirms payment of the January 2025 accounts in the amount of \$1,584,247.10.

Carried

6. Staff Report

6.1 Drainage

a. Gaunt-Laidlaw Municipal Drain Engineers Report 2025, DRA-2025-06

Resolution No.: 02/03/2025 - 03

Moved By Carl Sloetjes

Seconded By Jim Hanna

THAT the Township of Huron-Kinloss Council accepts the Gaunt-Laidlaw Municipal Drain Report, dated November 29, 2024, prepared by K. Smart & Associates Limited;

AND FURTHER authorizes a provisional by-law to be brought forward as Matters Arising;

AND FURTHER appoints Deputy Mayor Jim Hanna as Chair of the Court of Revision (CoR) and sets the CoR date for March 17, 2025, pending confirmation of availability from the appointed Engineer and CoR members.

Carried

7. By-Laws and Agreements

7.1 Appoint District Fire Chief

Resolution No.: 02/03/2025 - 04

Moved By Shari Flett

Seconded By Carl Sloetjes

THAT the "Appoint District Fire Chief" By-law be deemed to be read a first, second, third time and finally passed and numbered as By-law No. 2025-11.

Carried

7.2 Holding Removal - 412 Winnebago Rd

Resolution No.: 02/03/2025 - 05

Moved By Carl Sloetjes

Seconded By Shari Flett

THAT the "Holding Removal - 412 Winnebago Rd By-law" be deemed to be read a first, second, third time and finally passed and numbered as By-law No. 2025-12.

Carried

7.3 Appoint Vanderkolk as Landfill Worker

Resolution No.: 02/03/2025 - 06

Moved By Shari Flett

Seconded By Jim Hanna

THAT the " Appoint Vandervolk as Landfill Worker By-law" be deemed to be read a first, second, third time and finally passed and numbered as By-law No. 2025-15.

Carried

8. Matters Arising

8.1 Gaunt-Laidlaw Municipal Drain

Resolution No.: 02/03/2025 - 07

Moved By Jim Hanna

Seconded By Carl Sloetjes

THAT the " Gaunt-Laidlaw Municipal Drain By-law" be deemed to be read a first and second time and Provisionally adopted and numbered as By-law No. 2025-13.

Carried

9. Township Committee Minutes Received

The representative for the Lucknow and Community Health Centre Board provided a verbal and written update to Council on the activities of the Board, noting that the incentives offered are less than other locations. The written update will be included as an addendum to the agenda document.

Resolution No.: 02/03/2025 - 08

Moved By Carl Sloetjes

Seconded By Jim Hanna

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

Carried

9.1 Lucknow and District Joint Recreation Board

9.2 Lucknow and Community Health Centre Board

10. Other Agency Minutes and Reports Received

Council inquired as to the reasoning behind the notation in the Saugeen Valley Conservation Authority minutes of November 21, for the Vice chair to assume the Chair if the Chair was present for the meeting. The Board representative indicated this was undertaken to assist in training the Vice Chair, and for the Chair to participate in discussions as a member of the Board not as the Chair of the meeting.

Resolution No.: 02/03/2025 - 09

Moved By Jim Hanna

Seconded By Shari Flett

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

Carried

10.1 Bruce Area Solid Waste Recycling

10.2 Municipal Innovation Council

10.3 Saugeen Valley Conservation Authority

11. New Business/ Council Reports

Staff reported that meetings had been held at the Rural Ontario Municipal Association's conferences with the Ministry of Health, and the Ministry of Agriculture, Food and Agribusiness. It is anticipated that any response from these advocacy efforts will not be provided late spring, due to restrictions on provincial agencies while the provincial election cycle completes.

12. Closed Session

Resolution No.: 02/03/2025 - 10

Moved By Ed McGugan

Seconded By Shari Flett

THAT the Township of Huron-Kinloss Council move into closed meeting at 1:32 p.m. for the purpose of considering

1) labour relations or employee negotiations (union negotiations);

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

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

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

Carried

13. Business Arising from the Closed Session

Council arose from closed session at 1:46 p.m.

The Chair reported that a closed meeting had been held and information was received and direction provided to staff on a potential disposition of land and direction was provided to staff on union negotiations.

Resolution No.: 02/03/2025 -

Moved By Jim Hanna

Seconded By Ed McGugan

THAT the "Collective Bargaining Agreement 2025 By-law" be deemed to be read a first, second, third time and finally passed and numbered as By-law No. 2025 - 14.

Carried

14. Confirming By-Law

Resolution No.: 02/03/2025 - 10

Moved By Shari Flett

Seconded By Carl Sloetjes

THAT the "Confirmatory February 2025" By-law be deemed to be read a first, second, third time and finally passed and numbered as By-law No. 2025-16.

Carried

15. Adjournment

Resolution No.: 02/03/2025 - 11

Moved By Jim Hanna

Seconded By Carl Sloetjes

THAT this meeting adjourn at 1:48 p.m.

Carried

Mayor

Clerk



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Council Budget Meeting Minutes

Date: February 21, 2025
Time: 9:00 am
Location: Council Chambers

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

Members Absent Larry Allison, Councillor
Scott Gibson, Councillor

Staff Present Jennifer White, Clerk
Jodi MacArthur, Chief Administrative Officer
Jeff Bradley, Fire Chief
Mike Fair, Director of Community Services
Christine Heinisch, Manager of Financial Services/Treasurer
John Yungblut, Director of Public Works
Brett Pollock, Manager of Building and Planning, CBO

1. Call to Order

Mayor Murray called the meeting to order at 9:03 a.m. Councillor Sloetjes and Deputy Mayor Hanna attended the meeting virtually and all other members of Council and Staff were present in the Council Chambers.

The Mayor thanked the public works staff and first responders for the care they have taken during the significant weather event which has occurred over the last few weeks.

2. Disclosure of Pecuniary Interest

None disclosed.

3. Financial Reports

3.1 2025 Budget Community Engagement, TRE-2025-08

Council noted that responses came from all areas of the Township, and not exclusively from one area. Staff reported that the survey results and number of respondents were similar year over year. Staff are considering changes to the 2026 budget survey to encourage higher participation from residents.

Resolution No.: 02/21/2025 - 01

Moved by: Shari Flett

Seconded by: Ed McGugan

THAT the Township of Huron-Kinloss Council hereby receives for information Report TRE-2025-08 prepared by Christine Heinisch, Treasurer.

Carried

3.2 2025 Budget Excluded Expenses, TRE-2025-09

Resolution No.: 02/21/2025 - 02

Moved by: Ed McGugan

Seconded by: Carl Sloetjes

THAT the Township of Huron-Kinloss Council hereby receives for information Report TRE-2025-09 prepared by Christine Heinisch, Treasurer

AND FURTHER approves the exclusion of certain expenses from the 2025 budget as per Ontario Regulation 284/09.

Carried

4. 2025 Draft Budget Presentation

The Treasurer provided an overview of the 2025 budget proposed. The budget was prepared based on direction provided by Council, which mainly preserves municipal services at current levels. Changes to service levels have been outlined in the highlights and budgets included with each department in the budget book.

The operating budget consists of the day to day expenses needed to deliver services to residents. These are recurring expenses and include such items as staff wages, office supplies and utilities.

The Capital budget will include a purchase, build, major repair or replacement of an asset or infrastructure.

The budget as presented includes a 4.75% tax rate increase. A 1% increase to the tax rate would generate approximately \$109,000.

Staff recognized inflation has been a challenge in delivery of municipal services, and also for the Township's residents. The proposed Budget was developed with spending intended to keep infrastructure in good repair while delivering services as affordably as possible.

Council discussed the current organizational structure slide, with Staff providing an update on the staffing strategy review currently underway. Staff anticipate the review process to be completed by March. Although this is not a formal organizational review, Staff are reviewing the current staffing levels, workloads, and where process changes could assist service delivery or future staffing needs may occur.

Staff confirmed that the Municipal Property Assessment Corporation (MPAC) assessments are still at 2016 values, as they remain frozen at these values by the Province of Ontario.

Council requested Staff speculate on how assessment changes would impact residents when this freeze was lifted. While details have not yet been provided on any property assessment changes, Staff noted assessments are weighted according to the average. When province-wide assessment updates occur, individual property taxes are impacted based on how the property's assessed value has changed relative to the average change for the property type in the municipality. If the assessment increased more than the average assessment, property taxes could see an increase, but if the assessment did not increase as much as the average taxes could be less.

MPAC provides resources on the relationship between property assessments and property taxes.

<https://www.mpac.ca/en/UnderstandingYourAssessment/PropertyAssessmentandPropertyTaxes>.

Classification changes for properties due to physical changes on properties through 2024 resulted in an increase of 1.44% to the tax base.

Resolution No.: 02/21/2025 - 03

Moved by: Shari Flett
Seconded by: Ed McGugan

THAT Council recommend that the budget come forward as presented with a 4.75% tax rate increase, for approval at the March Council meeting.

Carried

4.1 Tax Rate and Budget Overview

Staff are requesting direction from Council on the tax rate for the proposed budget.

Council discussed previous tax levies and what impacts this would have. Staff reported that a 1% increase to the tax rate would generate approximately \$109,000.

Council discussed concerns with the amount of reserves being used to achieve this tax rate, seeking to ensure that reserves include enough funds for upcoming capital projects. Council requested information on the mechanism for how reserve funds received contributions or accumulated funds.

Staff reported that \$2,382,609.89 is the amount in this years proposed budget being transferred from reserves for capital projects, and provided information on how funds are accumulated in the reserves.

Current reserves are available as a result of due diligence from past Council's with past budgets. Staff are conservative with the amount being placed into reserves, and the actual amount transferred may exceed the budgeted expectations.

Reserves are used to plan for upcoming capital projects. Reserve funds may be increased through annual contributions, as for election cost or capital project planning, through grant contributions such as for bridge replacements, or through water and waste water contributions, which are user funded. If projects are under budget, the allocated reserve funds are not transferred out and remain in place for future projects.

4.2 Council Overview

Council spoke to the value of coffee break with the Mayor in terms of communication and engagement.

Council had an inquiry regarding physician recruitment committees and how representation occurs. Staff responded that it varied by Committee.

The decision to support the hospital redevelopment project, a commitment of \$100,000 per year during this term, is discussed annually, despite a multi-year request having been made so as not to bind future councils.

The Mayor provided an update from Bruce County Council, that the County has decided not to continue supporting health care funding of hospitals, as it is a provincial responsibility.

4.3 Corporate Services Overview

The General Administration category reflects 2024 numbers. At the direction of Council, this category has now been broken into CAO, Financial Services and Legislative Services. Facility costs previously included with the General Administration accounts have been moved to the facilities budget lines.

a. Chief Administrative Officer

Council questioned the software and IT costs reflecting a \$0 cost. Staff reported that as there are no dedicated IT staff, the software and Information Technology costs are built into operating costs through existing staff time and costs of services and software programs that are already provided.

b. Financial Services

c. Legislative Services

Staff noted that although \$0 costs were reflected in the highlights, these projects are being provided using existing staff time and resources beyond their regular duties. Council queried the accessibility training, and whether it would be available to local businesses. The budget reflects internal staff training, intended to ensure that municipal documents meet legislated responsibilities to provide document formats which are accessible to all residents. Staff to investigate accessibility training which could be made available to interested business owners, and community groups.

d. Economic Development, Tourism and Point Clark Lighthouse

Council expressed support for Staff continuing the Arts and Crafts Festival, while acknowledging the support for arts, culture and heritage opportunities ranking low in the budget survey. Staff

provided information on eligibility for the Downtown Improvement Program and confirmed the Secrets of the Back 40 program was being supported in the proposed budget.

e. Municipal Drains

Staff provided information on the County of Bruce's Beaver Bounty program, and noted that the Drainage Superintendent could contract beaver removal from municipal drains as a maintenance activity under the Drainage Act.

f. Policing Budget

Staff estimated that based on the original estimate provided for 2025 policing costs, if the Province of Ontario hadn't provided a reduction to the rate, the impact to the Township's budget would have been roughly a 2% increase.

4.4 Building and Planning Overview

a. Building

The Chief Building Official reported that establishing relationships with the various conservation authorities has been identified as a key priority for 2025. Staff are committed to improve communications between all parties regarding requirements for permits to be issued.

b. Planning

Staff reported that the Official Plan and Zoning By-law update are expected to begin in the fall and continue into 2026.

c. By-law Enforcement

d. Conservation Authorities

Council discussed support for tree planting activities within the Township.

The Mayor called a ten minute recess at this time. Council resumed at 10:20.

4.5 Fire and Emergency Services Overview

a. Lucknow and Ripley Fire Stations

The Fire Chief presented the highlights of the Budget which include some health and safety equipment to permit decontamination of equipment and operational asset management such as SCBA and turnout gear. The Ripley station does not have room to build a separate Decontamination room, whereas the Lucknow station does, resulting in different pricing for each project.

The Fire Chief is projecting a requirement of eight (8) new firefighters to replace current and expected vacancies, who will each need new fire gear.

The decontamination project is expected to be equipment ready by April but the decontamination room at the Lucknow station is not expected to be completed until September. Council inquired whether a trailer outside the Ripley station might be helpful in the summer months as a decontamination site. Staff do not foresee this being a benefit, based on the process to decontaminate gear.

b. Emergency Management

4.6 Public Works Overview

a. Transportation

Staff provided verbal information on that anticipated paving projects within Point Clark area, are not expected to improve the roadways, just to maintain them. These roads were originally built in Point Clark with fill under the roads (including a large amount of tree stumps) to buildup the roadway, which is not expected to be removed as this would add significant cost and complexity to the projects.

Staff reported that a Traffic Study will be done by a qualified consultant to evaluate traffic on selected roads which will provide data for decision making on speed limits and signage.

Staff addressed the Lakeshore Active Transportation Network. Investigations will take place in 2025 to create a plan, expected to include connecting roads such as Boiler Beach and Lake Range to potentially develop an active transportation corridor from South end to North End of the Township. Engagement would occur as this project progresses, but the project is in the investigation stage now. The Investigations will assist in determining when this type of

project could progress and to prepare for when funds are available through grants or other initiatives.

Council inquired about the potential to widen Lake Range Drive for a cycling path. Staff have received a recommendation by the Township's insurance provider that roadways with speed limits of 80km or more should not be a part active transportation path on the roadway. Widening the road at current speed limits on the road is not deemed advisable. Staff confirmed that you can widen roads at a later date which have received micro-surfacing treatment.

The work being done on Boiler Beach Road is maintenance in advance of future projects to resolve existing drainage issues. This area is impacted by Conservation Authority permitting.

Staff expect that the work being done on St. Arnaud could potentially tender next year. This year's budget includes design work for the project to prepare it for tendering.

Staff noted that Sidewalks on Hayes Street had been removed from the 2025 plan.

Staff confirmed that efforts are being made to integrate sub pump connections to storm sewers rather than sanitary sewers with reconstruction projects.

Staff confirmed that no capital work is being suggested for 2025, for Sunset Drive to prioritize other works. Staff noted there are existing erosion issues in this area, and there will be more maintenance required, but these costs would be lower than those required to reconstruct the area to urban standards. There has been no landowner support of cost sharing to proceed, and Staff have not deemed the drainage issues to be of such urgency that any work should be funded by taxpayers

b. Equipment

Council discussed the line item for Used Compact Wheel Loader. Staff are investigating needs, and are considering purchasing a used model to see if it meets needs, rather than purchasing new and not having it work as expected.

Council discussed leasing as an option to test a vehicle, as opposed to buying used. Compact wheel loader- suggest trying a telehandler to provide more options for use.

Council inquired about the grader refurbishment, and staff noted that it is the parts which wear that are being replaced, and has been a reliable piece of equipment.

Council inquired about how items are budgeted for if delivery is not expected in the same year. Staff explained that they are budgeted in the year they are ordered, and the funds can be put in reserve if delivery is taken in a future budget cycle. The expense will only be paid when it is incurred, but the asset purchasing process can begin now.

c. Streetlighting

d. Waste Management

Staff reported that progress is being made on the Daily Cover issues at the landfill as alternate solutions are being sourced. Staff are attempting to cover these costs internally, rather than requiring them to be contracted out.

Staff's update on the Blue Box program transition indicated that information has not yet been received regarding the collection of non-eligible sources.

e. Water and Wastewater

Council inquired about whether Kin-Bruce Park could be a suitable location for a North Shore Lakeshore Elevated Tank EA and whether an Elevated Tank could be combined with a sports facility at that location.

Staff noted that the Kin-Bruce park location would need a large extension of the trunk main to build in this area, creating additional costs for the project. These costs might be offset if property needs to be acquired in a different area.

Sites are still being investigated and are not being limited to existing Township properties.

Maximum use of the storage would be north of the tenth, but properties to the south could be considered.

Ripley Lift Station Dumping Station - still working with MOE to obtain a permanent approval to allow for the Ripley Lagoon to accept imported septage from portable toilets, septic tanks and holding tanks. Staff are not recommending substantial investment

at this stage, until a permanent approval is obtained. Staff is considering this service as a potential revenue source to the Township. Staff recommend a modular approach would could be added to over time.

The Mayor recessed the meeting until 12:30 p.m.

4.7 Community Services Overview

a. Facilities

Council resumed the meeting at 12:30 p.m.

Council confirmed the \$80,000 for the Ripley Huron Community Centre Kitchen renovation was allocated into a reserve in the 2024 budget, and is being completed this year using those reserve funds.

Staff confirmed that the conversion to natural gas for the Fire Hall in Lucknow is a shared cost per the agreement with the Township of Ashfield-Colborne-Wawanosh.

Staff verbally updated that the Lucknow Town Hall Basement Flooring, ceiling and lighting capital project has been deferred until 2026, and was not included in the budget calculations presented.

Council inquired about whether a future expansion was anticipated for the Point Clark Community Centre (PCCC). Staff have not seen a demonstrated need for expansion based on current use as the facility is currently serving the needs of the community events for this area.

Council inquired about a possible expansion of the PCCC to accommodate Day Care spaces. Staff noted that the building was moved to this location in 1988, and improvements should be considered prior to expanding. Staff have not been approached by residents or businesses to accommodate day care, but a business case could be considered if presented.

Council inquired about whether more Township programs could be organized in Point Clark. Staff indicated that the Point Clark Beach Association runs many events to fill this gap.

Point Clark Pickleball Courts have been included as a collaborative effort with the community to fundraise by grants or donations the costs to construct. Council discussed the potential for excessive noise at the proposed site. Staff have relocated the site within the

Point Clark Community Centre lands from the proposed location of the courts to minimize noise. Staff to include Point Clark Community Centre on the Roads Tour.

Lighthouse Park Play Equipment is extensively used by residents and visitors, the equipment is 23 years old now, and surfacing needs to be redone. This type of surfacing is required, due to wind patterns at this location. Staff reported that the pricing of playground equipment had increased substantially.

Council inquired whether there was an additional need for lands adjacent to the dog park, but Staff have no future plans requiring additional lands.

Staff have applied for a trillium grant on two occasions for the roof at the Lucknow Community Centre without success. The budgeted amount will add insulation to the roof, and would decrease heating costs.

b. Programming

c. Parks

Council inquired about the impact of removal of Kin-Bruce Park as park inventory to the parkland per resident calculation. Staff suggested that with this park removed from the inventory the Township would still be on the high end of this calculation. Additionally, it was clarified that at this time there is no expectation that the parkland would be removed from the inventory.

d. General Recreation

Council inquired as to what is covered in the Kincardine Recreation Agreement costs. This agreement is intended to subsidize Huron-Kinloss residents to use recreation facilities in Kincardine, preventing Kincardine from implementing non-resident pricing for use of recreation facilities

Staff are obtaining legal advice prior to presenting the finalized agreement to Council for ratification and approval.

The budget graph for general recreation covers the net of all general recreation including Ripley Huron Community Centre, Kincardine Recreation Grant, Point Clark Community Centre and

Lucknow and District Sports Complex, which are not included in detail in the budget book.

Council requested more of a breakdown to differentiate these costs.

e. Lakeshore Services

Council discussed Invasive Species, and requested Staff to advocate to the County for managing phragmites in ditches, and along roadways.

Council discussed support for the Pine River Watershed Initiative Network and acknowledged the significant contribution their conservation efforts have made to protecting the local environment.

5. Confirming By-Law

Resolution No.: 02/21/2025 - 04

Moved by: Carl Sloetjes

Seconded by: Shari Flett

THAT the "Confirmatory February (2) By-law" be deemed to be read a first, second, third time and finally passed and numbered as By-law No. 2025-17.

Carried

6. Adjournment

Resolution No.: 02/21/2025 - 05

Moved by: Shari Flett

Seconded by: Ed McGugan

THAT the Township of Huron-Kinloss Council hereby adjourn at 1:49 p.m.

Carried

Mayor

Clerk



Planning Report

To: Township of Huron-Kinloss Council

From: Amy Rogers, Planner

Date: March 10, 2025

Re: Zoning By-law Amendment Application - Z-2024-072 (Michie)

Recommendation:

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

That Council approve Zoning By-law Amendment Z-2024-072 as attached and the necessary by-law be forwarded to Council for adoption.

Summary:

The purpose of this application is a Zoning By-law Amendment. If approved this will facilitate the creation of a new residential lot. It is proposed that the severed lands be permitted a lot frontage of +/-36m, and a lot area of +/-0.22ha. It is also proposed that the retained lands be permitted a lot frontage of +/-20m, and a lot area of +/-2.53 ha. A holding provision will be applied in unassessed areas of high archaeological potential, and to require an approved site plan.

The subject property is designated both Hamlet Areas and Agricultural Areas. With the exception of a portion of the Hamlet Area remaining on the retained lands for access to the agricultural area, the proposed consent, would separate designated Hamlet Areas from Agricultural Areas.

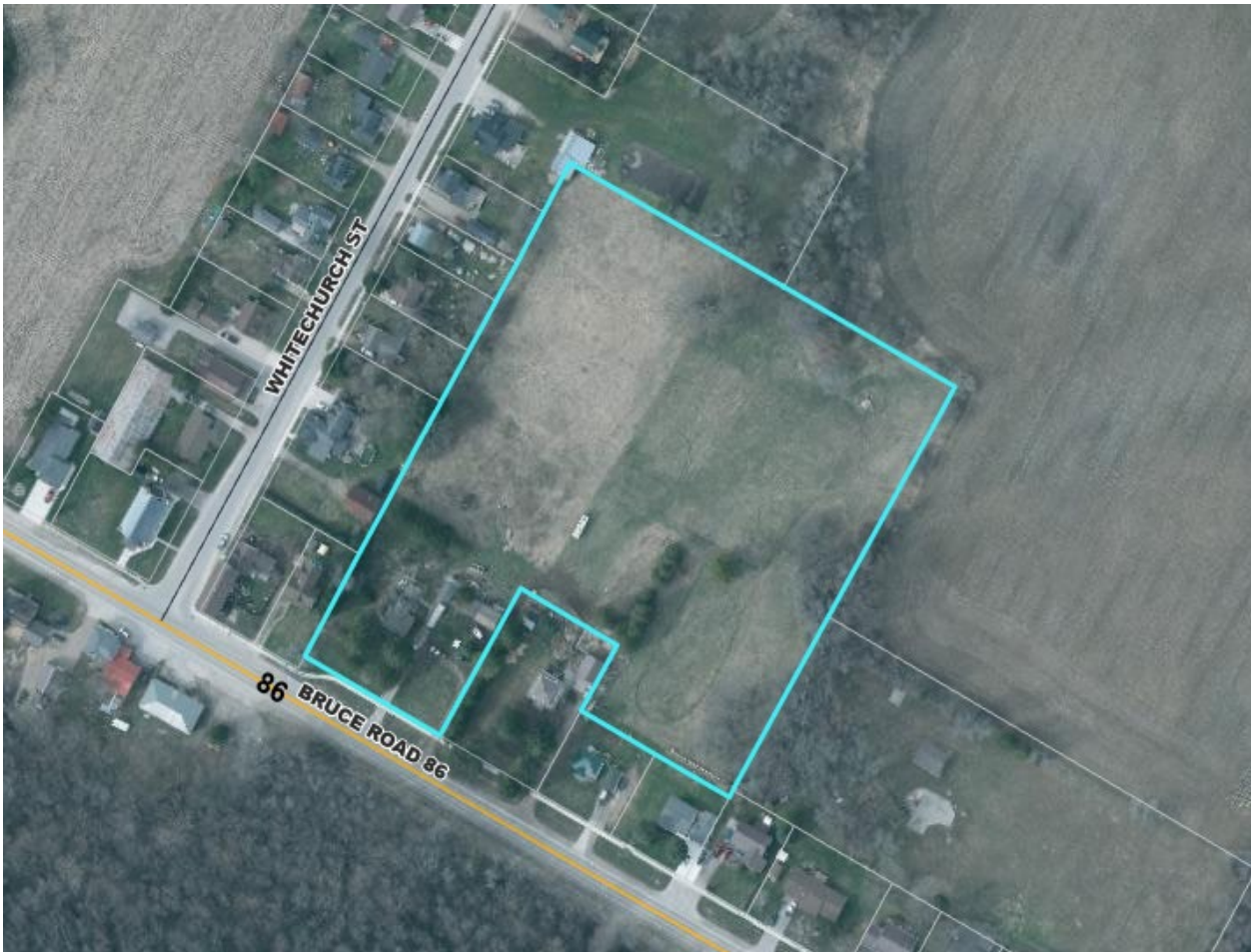
The proposed lot to be severed contains an existing residential dwelling and accessory building and will continue to be used for residential purposes. The retained lands contain an accessory building, which is proposed to be removed from the property as a condition of consent, and the lands will continue to be used for agricultural purposes.

The related Consent file (B-2024-099) will be considered by the County at a later date.

The subject property has a civic address of 196 Bruce Road 86 and is located on the North side of Bruce Road 86 and East of Whitechurch Street, partially in the settlement area of Whitechurch. It is surrounded by residential, agricultural, open space, and natural area land uses.

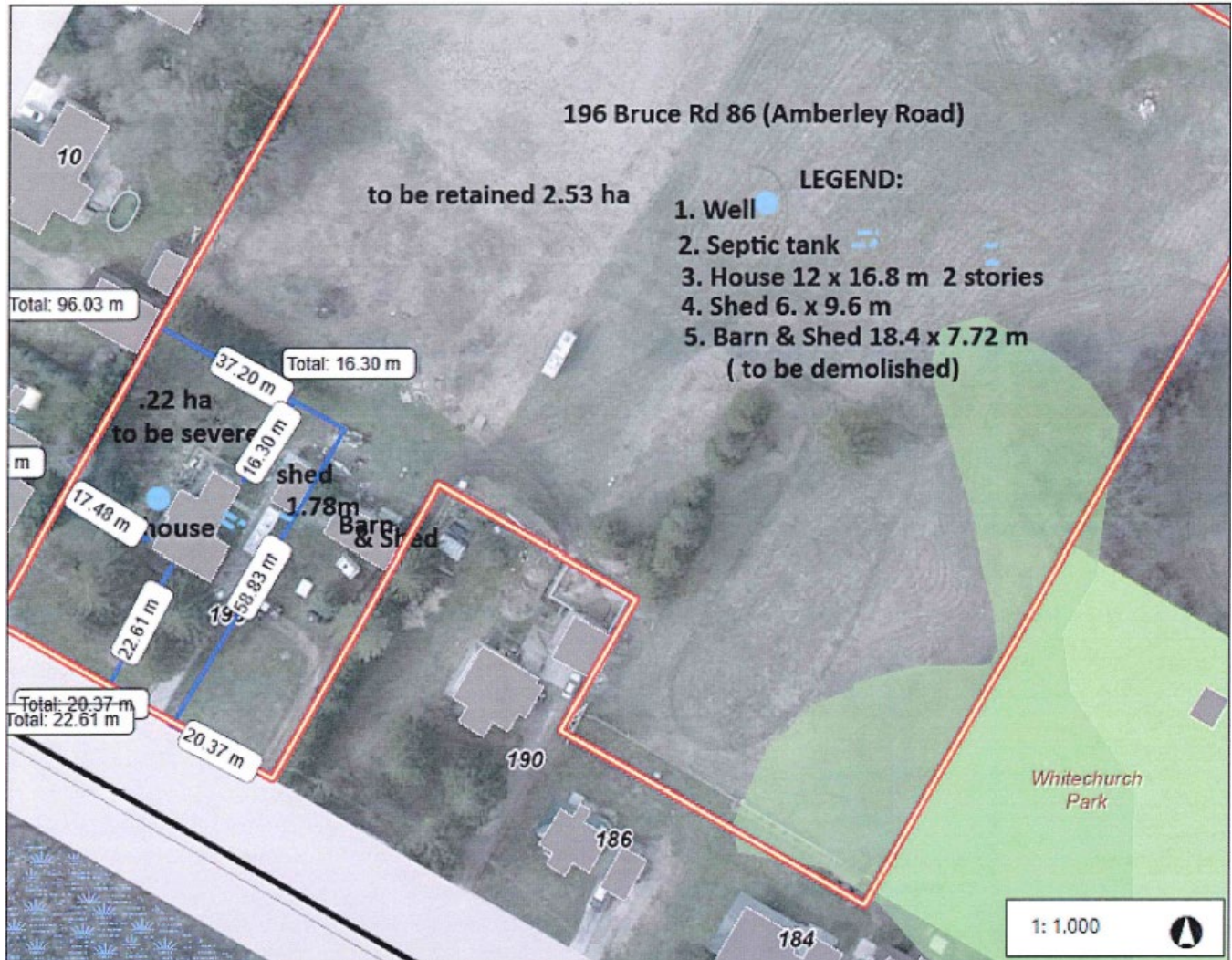
A Nitrate Study was submitted with the subject application. The proposed lot meets the nitrate requirements with a tertiary septic system. As a condition of consent, an advanced tertiary sewage disposal system that is certified to meet the specifications of the CAN/BNQ 3680-600 NI standard, and confirmation that the owner has entered into a development agreement regarding septic parameters with the Township is required. The tertiary septic system would receive ongoing inspections through the Huron-Kinloss Community Septic Inspection Program (HK-CSI).

Airphoto



196 BRUCE ROAD 86
KINLOSS CON 1 PT LOT 10 PLAN; 153 PT LOTS 11 AND 12 (Kinloss Township)
Township of Huron-Kinloss
Roll Number: 410711000201800

Site Plan



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.

Zoning By-law Review

The subject property is zoned Residential One 'R1', General Agriculture 'AG1', and Environmental Protection 'EP' in the Huron-Kinloss Zoning By-law.

For the proposed severed lands, a Zoning By-law Amendment is needed to permit a lot frontage of +/- 36 m, where 40 m is required, and a lot area of +/- 0.22 ha where 0.4 ha is required. If approved, the severed lands would be rezoned R1-25.185, this will facilitate the creation of a new residential lot within the settlement area of Whitechurch containing the existing residential use.

For the retained lands, a Zoning By-law Amendment is needed to permit a lot frontage of +/- 20 m where 40 m is required, and a total lot area of +/- 2.53 ha where 37 ha is required.

For a portion of the retained lands, a holding provision to require an approved site plan by the Township Zoning Administrator is recommended. The holding provision will require an approved site plan to ensure adequate access to the agricultural area will be maintained. The purpose of the site plan is to ensure no new buildings would hinder access to the retained agricultural lands.

A holding provision '-H1' zone will also be applied in unassessed areas of high archaeological potential (H1). Lot grading; excavation; and/or construction shall not be permitted unless the Holding zones are removed.

If approved, the retained lands will be rezoned R1-25.186-H and AG3-25.187-H1 and EP. The existing agricultural uses are proposed to continue, and no other development has been proposed.

Consents within Hamlet Areas

The subject property is designated both Hamlet Areas and Agricultural Areas. With the exception of a portion of the Hamlet Area remaining on the retained lands for access to the agricultural area, the proposed consent, would separate designated Hamlet Areas from Agricultural Areas.

Within the Huron-Kinloss and County Official Plans, consents are limited to infilling and minor rounding out within the Hamlet designation. Development is permitted provided that it is compatible with the existing or planned neighbouring land uses; has direct access to a public road; has adequate lot frontage and area; and that uses can be appropriately serviced.

The proposed lot to be severed contains an existing residential dwelling and accessory building which will continue to be used for residential purposes, and the retained lands will continue their existing agricultural use. The County Transportation & Environmental Services department has confirmed that severed and retained lands can be serviced with public road access through Bruce Road 86. While the proposed lot area and frontage is less than required by the Zoning By-law provisions, the proposed sizes are equal to or greater than many of the surrounding lots in Whitechurch.

The proposed lot is consistent with the policies in the County of Bruce and Huron-Kinloss Official Plans, with a more thorough evaluation of servicing below.

Water and Septic Services

Municipal water service is available in the settlement area of Whitechurch. The subject property is currently serviced by private well. The subject property will be required to connect to municipal water, and to decommission the existing well as a condition of consent. All Township fees, including water connection charge, may apply.

Within the Bruce County Official Plan, it is required that where a new lot in the Hamlet designation is proposed to be serviced with private septic services on a lot having an area of less than 4,000 square metres 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 Nitrate Study 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 proposed lot meets the requirements with a tertiary septic system. As a condition of consent, an advanced tertiary sewage disposal system that is certified to meet the specifications of the CAN/BNQ 3680-600 NI standard, and confirmation that the owner has entered into a development agreement with the Township, will be applied. An explanatory note regarding the advanced tertiary sewage disposal system will also be included in the special provisions of the Zoning By-law.

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.

Archaeological Potential

The subject property is considered to have high archaeological potential as identified within the Bruce County screening maps. These areas are consistent with the Ontario Ministry of Tourism and Culture Criteria for Evaluating Archaeological Potential.

The provincial requirements under the Planning Act require the protection of archaeological resources that may be present as part of an application.

The applicant has provided a Limited Stage 1-2 archaeological assessment for a +/- 0.3 ha portion of the subject property that falls within the hamlet settlement area designation. The results of this assessment concluded that no further archaeological work is required within the assessed area.

The Saugeen Ojibway Nation Environment Office has accepted the findings of this report, provided a '-H1' Holding Zone is applied to any unassessed areas of high archaeological potential. As such, in unassessed areas, a holding provision is proposed for remaining areas of high archaeological potential. Lot grading; excavation; and/or construction shall not be permitted unless the Holding (H1) zone provision is removed.

The submitted archaeological assessment and holding provision fulfills the provincial requirements for the protection of any potential archaeological resources that may be present on the subject property.

Natural Heritage and Hazards

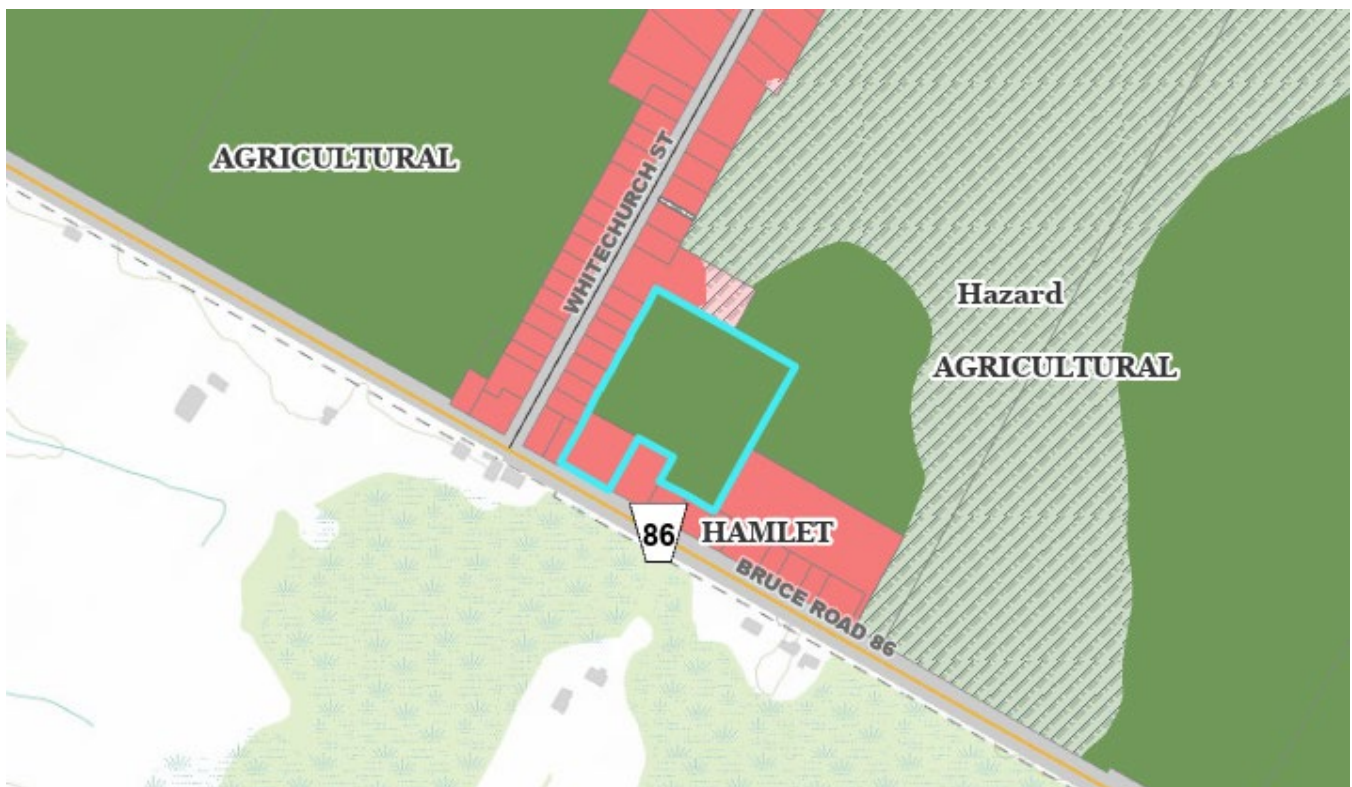
The subject lands are identified on Bruce County maps as containing designated hazard land areas which are also zoned environmental protection and are within proximity to a locally significant wetland.

Areas of environmental protection on the subject land are currently utilized for agrarian purposes, namely agricultural cropping, or natural areas. As there are no changes to the existing uses proposed through this application, it can be anticipated that any impacts resulting from the proposed Consent and Zoning By-law Amendment are negligible.

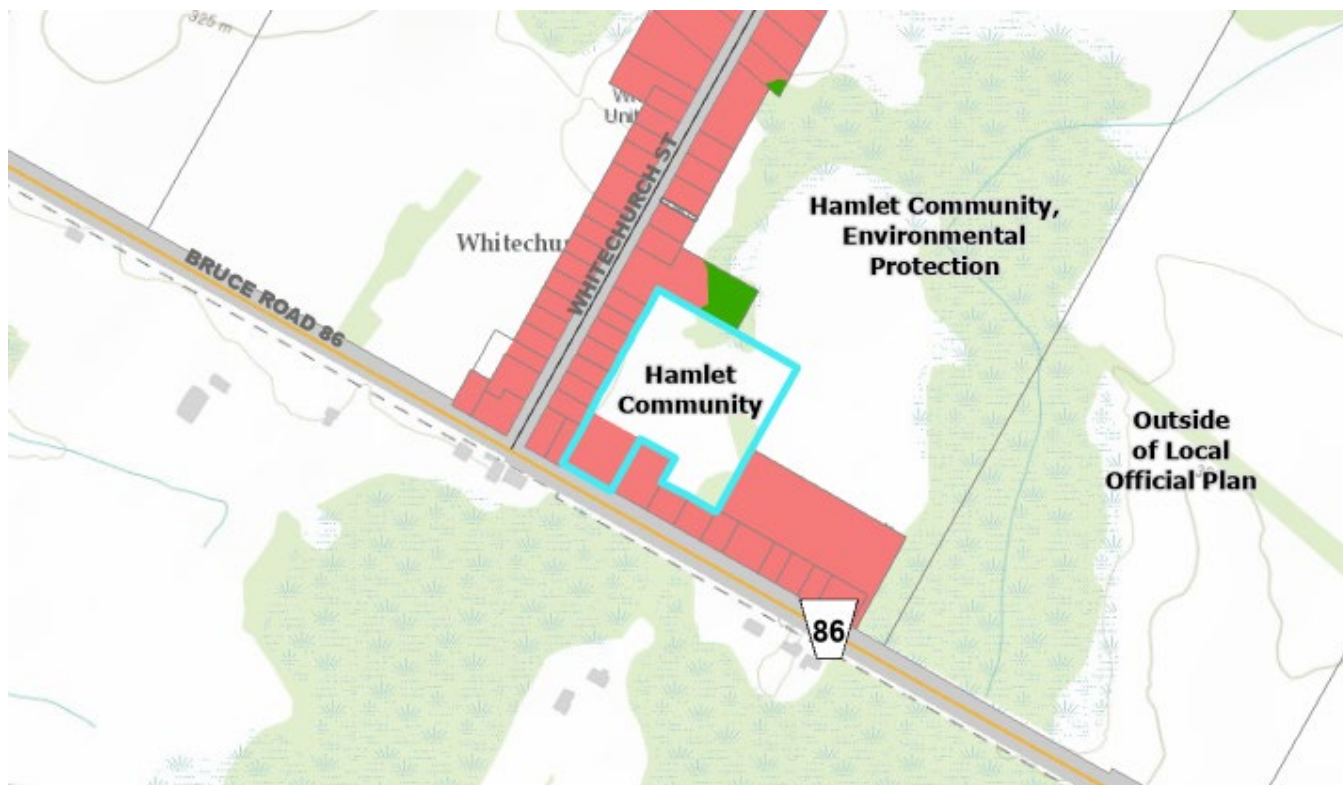
Appendices

- County Official Plan Map
- Local Official Plan Map
- Local Zoning Map
- List of Supporting Documents and Studies
- Agency Comments
- Public Comments
- Public Notice

County Official Plan Map (Designated Hamlet Community, Agricultural Areas)



Local Official Plan Map (Designated Hamlet Community, and areas that fall outside of Local Official Plan Designation)



Local Zoning Map (Zoned Residential One 'R1', General Agriculture 'AG1', and Environmental Protection 'EP')



List of Supporting Documents and Studies

The following documents can be viewed in full at [Planning Huron Kinloss | Bruce County](#):

- Archaeological Assessment - Detritus - October 4, 2024
- Nitrate Study - Wilson Associates - June 27, 2024

Agency Comments

Township of Huron-Kinloss: Property should connect to municipal water and disconnected existing well. Owner to obtain permits and pay appropriate fees, including water connection charge, if required.

Maitland Valley Conservation Authority: The applications are acceptable to MVCA. Full comments are attached below.

Bruce County Transportation & Environmental Services: No comments.

Public Comments

One neighbour called with clarifying questions about the proposed severance and access to both the severed and retained properties. County Transportation & Environmental Services confirmed road access was available for both the severed and retained lands, this answer

was provided to the neighbour and no further questions, comments, or concerns with the proposal were voiced.

No other comments were received from the public at the time of writing this report.

MEMORANDUM

TO: Bruce County Planning Department, via Email
FROM: Ethan Dykstra, Environmental Planner - Regulation Officer, MVCA
DATE: February 20, 2025
SUBJECT: Application For: Zoning By-Law Amendment: Z-2024-072,
Consent to Sever: B-2024-099
Plan 153, Pt lot 11 & 12, Pt lot 10, Con 1, Kinloss Ward, Municipality of Huron -Kinloss, County of Bruce; Known as 196 Bruce Road 86

The Maitland Valley Conservation Authority (MVCA) has reviewed the above-noted application with respect to natural hazards in accordance with our Memorandum of Understanding with the County of Bruce; and in accordance with our delegated responsibility for representing the “Provincial Interest” for natural hazards. Based on our review, we offer the following comments.

It is from our understanding the purpose of application Z-2024-072 & B-2024-099 is to sever a 0.22 ha parcel with frontage of 36 m from a 2.75 ha parcel facilitating the creation of a new residential lot. The associated Zoning By-Law amendment proposes that the severed parcel is permitted a frontage of 36 m and lot area of .22ha, and lands retained are permitted a frontage of 20 m and lot area of 2.53 ha.

Natural Hazards:

This property features a wetland that abuts the northern property line.

MVCA Regulated Lands:

Wetlands, plus 15 meters from the boundary of the wetland, are regulated by the Maitland Valley Conservation Authority (MVCA) pursuant to O. Reg 41/24. Subject to the regulation, any proposed development (construction, reconstruction, filling and/or site grading) interference and/or site alteration within MVCA’s regulated area must be reviewed and approved by MVCA prior to any works beginning.

Drinking Source Water Protection

This property is located within a highly vulnerable aquifer (HVA) area. An HVA is one of four types of vulnerable areas where local drinking water sources are at risk of contamination from nearby activities, as outlined in the Ontario *Clean Water Act, 2006*.

The drinking water source protection committee for this region has developed source protection plans locally. Those plans have been approved by the Province of Ontario. Plan policies that apply to highly vulnerable aquifers rely on education and outreach to reduce risk to drinking water

sources. The policies in the HVA areas are recommendations only as they do not have legal effect that requires property owners to comply. However, the local source protection committee, through the source protection plan, asks that you have regard for these policies.

When local municipalities draw drinking water from a well, that groundwater is drawn from aquifers. Aquifers are areas of soil or rock under the ground where cracks and spaces allow water to pool. These underground sources of local drinking water are considered highly vulnerable based on a number of factors, including how deep it is underground, what sort of soil or rock is covering it, and the characteristics of the soil or rock surrounding it. A thin layer of permeable soil, such as sand or gravel, over an aquifer, could make that water source particularly vulnerable to the threat of contamination.

Wellhead Protection Area (WHPA)

Please also be advised that the subject property is located within zone ‘B & C’ of a Wellhead Protection Area. This means that activities on the subject property may be subject to policies contained within the Maitland Valley Source Protection Plan. For more information, please contact Donna Clarkson, Risk Management Official/ Source Protection Specialist at 519-335-3557 ext. 224 or email to dclarkson@abca.ca.

Background & Recommendation:

The application is in general conformance with Section 3.1, Natural Hazard Policies of the PPS, 2020; and as such MVCA has no objections. Thank you for the opportunity to comment at this time. Feel free to contact this office if you have any questions.



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



February 7, 2025

File Number(s): Z-2024-072

Public Meeting Notice

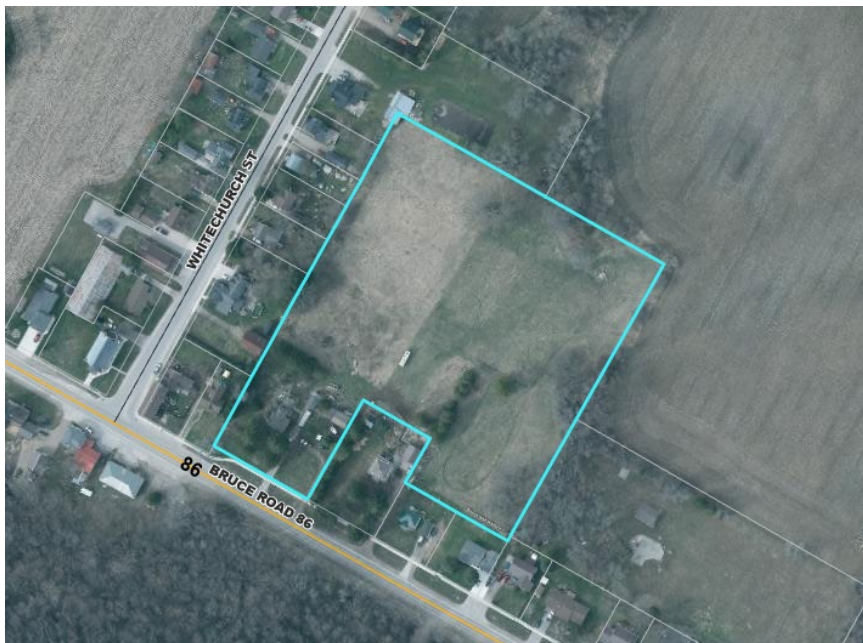
You're invited:

In-Person Public Meeting

**to consider Zoning By-law Amendment / file # Z-2024-072
 Monday, March 10, 2025 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 a Zoning By-law Amendment. If approved this will facilitate the creation of a new residential lot. It is proposed that the severed lands be permitted a lot frontage of +/-36m, and a lot area of +/- 0.22ha. It is also proposed that the retained lands be permitted a lot frontage of +/-20m, and a lot area of +/-2.53 ha. A holding provision will be applied in unassessed areas of high archaeological potential, and for an approved site plan.

The related consent file is B-2024-099.



196 BRUCE ROAD 86

KINLOSS CON 1 PT LOT
 10 PLAN;153 PT LOTS 11
 AND 12 (Kinloss Township)

Township of Huron-Kinloss

Roll Number:
 410711000201800

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: Amy Rogers

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 February 28, 2025 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 March 7, 2025 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.

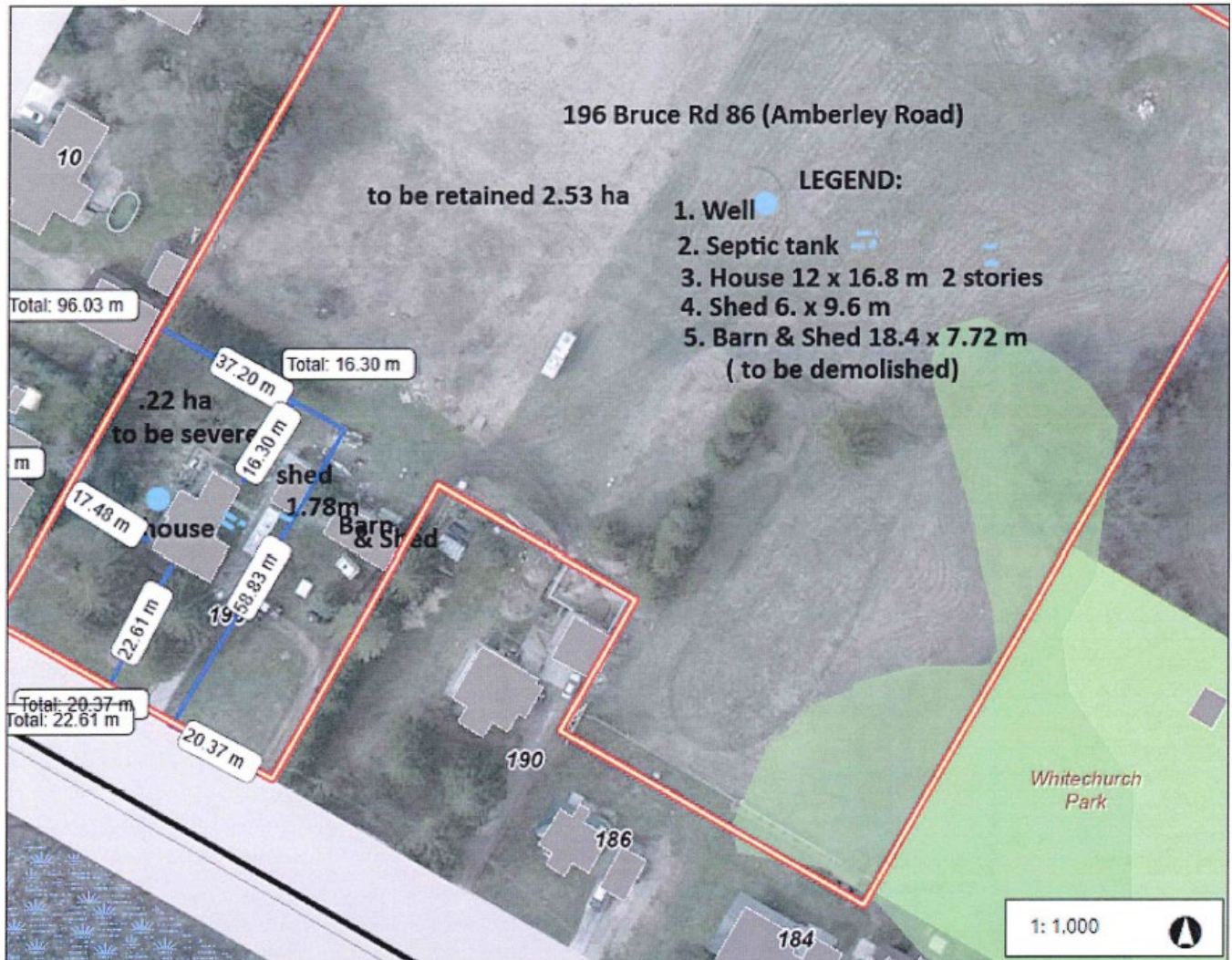
If a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of Huron-Kinloss to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Huron-Kinloss 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/>.

Site plan



The Corporation of the Township of Huron-Kinloss



BY-LAW No.

2025 - **XXXX**

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

196 BRUCE ROAD 86 – KINLOSS CON 1 PT LOT 10 PLAN; 153 PT LOTS 11
AND 12
– Roll 410711000201800

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 General Agriculture (AG1), Residential One (R1), and Environmental Protection (EP) to Residential One Special (R1-25.185), Residential One Special Holding (R1-25.186-H), General Agriculture Special Holding (AG1-25.187-H1), and Environmental Protection (EP), for the zoning designation of those lands described as KINLOSS CON 1 PT LOT 10 PLAN; 153 PT LOTS 11 AND 12 [196 BRUCE ROAD 86] Township of Huron-Kinloss (geographic Township of Kinloss), attached to and forming a part of this By-Law.

Note: The H1 zoning provision addresses areas of high archaeological potential per Section 2.12.

2. That By-law No. 2018-98, as amended, is hereby further amended by adding the following subsections to 25 thereof:

25.185

Notwithstanding their 'R1' Zoning designation, those lands delineated as 'R1-25.185' on Schedule 'A' to this By-law shall be used in accordance with the 'R1' Zone provisions contained in this By-law, excepting however, that:

- i) A minimum lot frontage of +/- 36 m is permitted.
- ii) A minimum lot area of +/- 0.22 ha is permitted.
- iii) Buildings and structures existing as of March 18, 2025 which do not comply with the provisions of this By-law are hereby recognized. All future buildings and structures, or additions to existing buildings and structures, shall comply with the provisions of the By-law.

Note: Registered development agreement for the existing residence to be serviced by an advanced primary sewage disposal system that meets

the specifications of the CAN/BNQ 3680-600 standard, as amended from time to time.

25.186

Notwithstanding their 'R1' Zoning designation, those lands delineated as 'R1-25.186-H' on Schedule 'A' to this By-law shall be used in accordance with the 'R1' Zone provisions contained in this By-law, excepting however, that:

- i) A minimum lot frontage of +/- 20 m is permitted.
- ii) A combined minimum lot area of +/-2.5 hectares is permitted within the AG1-25.187-H1 and R1-25.186-H zones.
- iii) Prior to the removal of the 'H – Holding' provision, site alternation and development shall be prohibited. Council may consider removal of the 'H – Holding' provision in accordance with the Planning Act, R.S.O. 1990, once the following condition has been met:
 - a. A detailed site plan has been received to the satisfaction of the Zoning Administrator of the Township of Huron-Kinloss, including, but not limited to, the locations of future buildings and structures.

25.187

Notwithstanding their 'AG1' Zoning designation, those lands delineated as 'AG1-25.187-H1' on Schedule 'A' to this By-law shall be used in accordance with the 'AG1' Zone provisions contained in this By-law, excepting however, that:

- i) A combined minimum lot area of +/-2.5 hectares is permitted within the AG1-25.187-H1 and R1-25.186-H zones.
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-2024-072 - Michie” By-law

READ a FIRST and SECOND TIME this 17th day of March 2025.

READ a THIRD TIME and FINALLY PASSED this 17th day of March 2025.

Mayor

Clerk



Staff Report

Report Title: Development Agreement-Consent

Date: Mar. 10, 2025

Report Number: BLD-2025-06

Department: Building and Planning

File Number: C11 BLD25

Prepared By: Michele Barr, Deputy CBO

Attachments: Development Agreement

Recommendation:

THAT the Township of Huron-Kinloss Council hereby approves Report BLD-2025-06 prepared by Michele Barr, Deputy CBO;

AND authorize entering into a Development Agreement with JMKD Holdings Ltd;

AND FURTHER for any Development Agreements relating to consent applications, that Council delegate approval and signing authority to the Mayor and Clerk.

Background:

On June 19, 2023, the Council approved a zoning amendment for 126 Boiler Beach Road-CON A PT LOT 52 PT LOT 53 RP 924 PART 1 TO 2 to facilitate a lot creation. The zoning was to permit a reduced lot area, a reduced frontage and a requirement for a tertiary septic system for both the retained and severed lands.

The next step was to proceed with the consent application.

Discussion/Analysis/Overview:

On July 24, 2023, The County of Bruce gave provisional approval for the severance subject to a number of standard conditions.

As part of the planning application process a Sewage System Impact Assessment was completed requiring a tertiary treatment system be installed on both the severed and retained parcels. Since the proposed vacant parcel will not be developed in the immediate future, a Development Agreement is required to address the conditions of consent.

The attached development agreement outlines the requirements surrounding the tertiary sewage disposal system. The applicant is satisfied with the agreement and has provided all the necessary financial obligations.

Following authorization, the agreement will be registered on title to ensure the requirements remain with the property.

The applicants have applied for the permit for the new tertiary treatment system on the retained parcel.

General Consent Conditions:

As noted above a number of standard conditions are applied during the consent process, one condition is - that the owner enter into an Agreement with the Township, if deemed necessary by the Township, to satisfy all the requirements, financial or otherwise of the Township, which may include, but shall not be limited to, the provision of parkland (or cash-in-lieu of land), roads, installation of services, facilities, drainage and the timing and payment of any development charges.

Any future consent applications, for the Township of Huron-Kinloss that require a development agreement staff is recommending that Council consider providing the approval and signing authority be delegated to the Mayor and Clerk.

Financial Impacts:

Fees and deposits are identified in the Development Agreement and or as per the Consolidated Rates and Fees By-law.

Performance Measurement:

Strategic Area:

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

Strategic Goal: Strive for continuous improvement and increased efficiency

Respectfully Submitted By:

Michele Barr, Deputy CBO

Report Approved By:

Jodi MacArthur, Chief Administrative Officer

DEVELOPMENT AGREEMENT

THIS AGREEMENT made as of this ____ day of _____, 2025 pursuant to Section 51(26) of the *Planning Act* and authorized by By-Law No. _____ of The Corporation of The Township of Huron-Kinloss (the "Agreement"),

BETWEEN:

JMKD HOLDINGS LTD
(Hereinafter collectively called the "Owner")

-AND-

The Corporation of the Township of Huron-Kinloss
(Hereinafter called the "Township")

WHEREAS the Owner is the registered owner of the Lot described in Schedule "A" (the "Lot") which is the subject of a Provisional Consent approved under Section 53 of the Planning Act, RSO 1990 as amended;

AND WHEREAS the Corporation of the County of Bruce, the Approval Authority, as a Condition of Provisional Consent as authorized by Section 51(25) of the Planning Act RSO 1990 as amended, requires that the Owner enter into an Agreement with the Township to construct and install such services, and provide such financial payments and undertakings, and such dedications or easements of lands to the Township and others as may be required herein relating to the lands being severed;

AND WHEREAS this Agreement is made to satisfy said Conditions of Provisional Consent;

AND WHEREAS a Sewage System Impact Assessment dated February 2023 has been completed requiring a tertiary treatment system be installed ;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the mutual covenants and agreements to be observed and performed by each of the Parties hereto, and in consideration of the sum of ONE (\$1.00) DOLLAR of lawful money of Canada now paid by each Party to the other, the receipt and sufficiency whereof is hereby acknowledged, the Parties hereto mutually covenant and agree as follows:

1. Definitions

In this Agreement:

- 1.1 **CHIEF BUILDING OFFICIAL (CBO)** shall mean the Manager of Building and Planning or Chief Building Official (CBO), or designate for the Township of Huron-Kinloss
- 1.2 **LOT** shall mean the lands described in Schedule A of this Agreement.
- 1.3 **ONTARIO LAND SURVEYOR** shall mean a land surveyor registered as an Ontario land Surveyor (OLS) with the Association of Land Surveyors of Ontario.
- 1.4 **TERTIARY SEPTIC SYSTEM** means a Septic System that complies with the Ontario Building Code (OBC) Section 8.6.2.2. as amended from time to time.
- 1.5 **OWNER** shall include its authorized agents and servants, heirs, executors, administrators, successors and assigns.
- 1.6 **PLANS** means plot plans, drawings, designs, specification and elevations approved in writing by and filed in the office of the Chief Building Official (CBO) and includes without limiting the generality of the foregoing all

amendments outlined in red thereon and initialed by the Owner and the Township.

- 1.7 **QUALIFIED ENGINEER** means the person or persons registered with the Association of Professional Engineers of Ontario who are employed to provide engineering services on behalf of the Owner for the proposed development.
- 1.8 **SECURITY** shall mean either a Standby Municipal Irrevocable Letter of Credit issued by a major Chartered Bank posted with the Township OR a Certified Cheque payable to the Township of Huron-Kinloss. The Letter of Credit shall be in a form and issued by a financial institution satisfactory to the Township, and shall contain a provision which automatically renews it from year to year unless the financial institution gives thirty (30) days advance written notice of its intention not to renew.
- 1.9 **WORKS** shall mean all services, construction, erection and installation required by this Agreement.

2. Schedules

The following Schedules are attached hereto and form part of this Agreement:

- 2.1 SCHEDULE "A" Being a description of the Lot subject to the Provisional Consent.

3. General Provisions

3.1 Development at Sole Expense of Owner

Unless the context otherwise requires, where the Owner is obligated by this Agreement or the approved Plans to make any payments or install or construct or carry out any services or action the provisions therefor contained herein shall be deemed to include the words "at the sole expense of the Owner".

3.2 Application of By-laws, Statutes and Regulations

Notwithstanding any of the provisions of this Agreement, the Owner shall be subject to all of the By-laws of the Township and all Provincial and Federal Government statutes and/or regulations and amendments thereto affecting the development of land and installation of municipal services.

3.3 Indemnification

The Owner hereby covenants, warrants and agrees to save harmless and keep the Township and its agents, contractors, employees and elected officials indemnified from and against all manner of actions, causes of actions, suits, claims and demands whatsoever which may arise directly or indirectly by reason of the design, installation, construction or operation of any of the Works required under this Agreement, or by reason of the maintenance or lack of maintenance of such Works by the Owner pursuant to the terms of this Agreement or by reason of any defect in workmanship or material.

3.4 Covenants that Run With the Lot

The Owner and the Township acknowledge and agree that it is their intent that all the terms, conditions and covenants contained herein shall be covenants that run with the Lot and that the burden of such covenants shall be binding upon the Owner, its successors and assigns and successors in title from time to time of the Lot described in Schedule "A" to this Agreement and any part or parts thereof. The Owner consents to the Township registering this agreement on title to the Lot and to the Owner's Adjacent lands.

3.5 Notices

Any notices required or permitted to be given pursuant to the terms of this Agreement shall be given in the manner hereinafter set out, in writing addressed in the case of:

- (a) The Corporation of the Township of Huron-Kinloss
21 Queen Street
P.O. Box 130
Ripley, ON N0G 2R0
Attn: Clerk
- (b) JMKD Holdings Ltd
% Jolene Shelton
638 Conc.5, R.R. 2
Kincardine, On
N2Z 2X4

and the giving of such written notice shall be deemed to be complete, where notice is given by personal service, on the day that the serving of written notice is completed, and where notice is given by prepaid registered mail, two (2) days after the date of mailing, and where notice is given by telephone transmission of a facsimile of the notice, on the day that the transmission of the written notice is completed.

3.6 Binding on Heirs, etc.

This Agreement and everything herein contained shall ensure to the benefit of and be binding upon the successors and assigns of the Parties hereto and upon those persons and/or corporations hereafter acquiring title to all or any part of the Lot.

3.7 Schedules

The Schedules attached hereto are deemed to be a part of this Agreement and are to be interpreted as if the contents thereof were included in the main body of this Agreement.

3.8 Section 67 - Planning Act

The Owner acknowledges and understands the penalty provisions set forth in Section 67 of the *Planning Act*, R.S.O. 1990, c.P.13, and amendments thereto.

3.9 Municipal Taxes

The Owner shall, prior to execution of this Agreement by the Township:

- a) pay all outstanding taxes (including arrears and penalties) levied upon the Lot; and
- b) pay all outstanding municipal charges, if any, affecting the Lot.

3.10 Severance of *Ultra Vires* Terms

If any term of this Agreement shall be found to be *ultra vires* the Township, or otherwise unlawful, such term shall conclusively be deemed to be severable and the remainder of this Agreement *mutatis mutandis* shall be and remain in full force and effect.

3.11 Incontestability

The Owner shall not call into question directly or indirectly, in any proceeding whatsoever in law or in equity, before any court or administrative or other tribunal, the right of the Township to enter into this Agreement and to enforce each and every term, covenant and condition thereof, and this provision may be pleaded by the Township in any such action or proceeding as a complete and conclusive estoppel of any denial of such right.

3.12 Survey Monuments to be Preserved

The Owner agrees:

- a) all survey monuments or related markings established in connection with the installation of public utility and municipal services are to be preserved; and
- b) if any survey monument or related marking on or adjacent to the Lot is accidentally or deliberately damaged, destroyed or removed, to immediately repair or replace such monuments or related markings under the direction of the person or persons responsible for establishing said survey monuments or related markings.

3.13 Mortgagee's Postponement

The Owner hereby agrees to procure, register and provide to the Township any postponement of any mortgages, charges or agreements which the Township solicitor considers necessary in order to ensure that this Agreement shall have priority over any interest of a mortgagee, chargee or person with a contractual interest in the Lot.

3.14 Maintenance of Internal Works & Facilities

The Owner covenants and agrees that once all works, services and facilities required to be provided, constructed or installed by it that are internal to the Lot under the terms of this Agreement have been completed to the satisfaction of the Township, and in accordance with all Township specifications and in a good and workmanlike manner, it shall maintain such works, services and facilities in the approved condition until this Agreement is amended or otherwise released from title. In the event that any of the internal works, services or facilities are not being maintained to the satisfaction of the Township, or if the Owner is otherwise in default of this Agreement, the Township may, on written notice to the Owner, require the Owner to comply with the terms of this Agreement. If the Owner fails to comply with any such written notice, the Township may, not sooner than ten (10) after such notice unless an emergency exists, enter onto the Lot or the Owner's adjacent lands for the purposes of carrying out any corrective measures deemed necessary by the Township.

3.15 Exercise of Township Authority in its Sole Discretion

Wherever this Agreement grants to the Township the authority to make a decision or exercise discretion, such authority may be exercised by the Township in its sole, absolute and unfettered discretion.

4. General Conditions

The Owner covenants and agrees as follows:

4.1 Tertiary Sewage System

4.1.1 The Owner, shall construct and maintain, or cause to have constructed and maintained on the new Lot a 'Tertiary Sewage System' that meets the requirements of the Ontario Building Code as amended from time to time or by connection to a Municipal sewage disposal system.

4.1.2 The septic system on the retained lot shall be replaced with an advanced tertiary

sewage disposal system that meets the requirements of the Ontario Building Code, as amended from time to time or by connection to a Municipal Sewage disposal system.

- 4.1.3 The Owner shall employ a competent and qualified professional to prepare plans, profiles and specifications for the 'Tertiary Sewage System' and submit detailed plans, profiles and specifications to the Chief Building Official for approval prior to installation or construction of such Works. The 'Tertiary Sewage System' shall be constructed according to the approved Plans and specifications.
- 4.1.4 All Plans and specifications must be approved in writing by the Chief Building Official prior to the Owner commencing construction of any of the 'Tertiary Sewage System'.
- 4.1.5 It is understood and agreed the Chief Building Official, in review of the Plans and specifications will be guided by current requirements of the Province of Ontario, established specifications and standards adopted by the Township or existing practices and standards as may from time to time be established or amended by the Township, by its officials or agents. The Township may require, in writing, such variances from the Plans as it may deem appropriate due to conditions which may be disclosed as the work progresses and by sound engineering practices.
- 4.1.6 No approval by the Chief Building Official shall operate as a release by the Township of any liability of the Owner which, but for such approval, might exist or hereafter arise.

5. Building Permit Issuance

The Owner agrees not to apply for a Building Permit(s) until:

- (a) the transfer is registered, with the Certificate of Consent attached, to finalize the severance of the Lot; and
- (b) this Agreement has been executed by the Owner and the Township and registered on title to the Lot.

6. Release of Agreement from Title

The Township and Owner agree that this Agreement, or any part thereof, shall not be released from title to the Lot until the Township is of the opinion that registration is no longer required.

7. Postponement of Outstanding Claims, Liens and Encumbrances

The Owner acknowledges and agrees that all outstanding claims, liens and encumbrances shall be postponed to this Agreement and all other documentations related thereto, to the entire satisfaction of the Township's solicitor.

8.. Issuance of Building and Plumbing Permits

The Owner acknowledges that the entering into of this Agreement by the Township shall not entitle him to issuance of a Building Permit for the Lot.

9. Legal Fees

A Deposit of \$750.00 shall be submitted to the Township. An administration fee of \$500.00 will apply for associated costs with preparation and title search. Upon receiving registration details the remainder of the deposit \$250.00 will be returned to the Owner and any additional fees shall be paid by the Owner.

10. Counterparts and electronic Signatures

This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same instrument. A signed copy of this Agreement delivered by facsimile, email or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

IN WITNESS WHEREOF the Parties have hereunto caused their seals to be affixed and attested by their proper signing officers and the individual Parties have hereunto set their hands and seals, as of the date hereof.

SIGNED, SEALED and DELIVERED in the Presence of:

JMKD HOLDINGS LTD

Chris Knoop-President

Jolene Shelton-Secretary

We have the authority to bind the Corporation.

THE CORPORATION of the TOWNSHIP OF HURON-KINLOSS

Per:

Mayor

Per:

Clerk

We have authority to bind the Township.

SCHEDULE "A"

LEGAL DESCRIPTION OF LOT SUBJECT TO PROVISIONAL CONSENT

PT LOT 52-53 CONCESSION A HURON PART 2 RP 10847

The Corporation of the Township of Huron-Kinloss



BY-LAW No.

2025 – 18

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 March 10, 2025, 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 March 2025 By-Law".

READ a FIRST and SECOND TIME this 10th day of March, 2025.

READ a THIRD TIME and FINALLY PASSED this 10th day of March, 2025.

Mayor

Clerk