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resources, respect our environment, and
foster a community ready to shape its future.

The Corporation of the Township of Huron-Kinloss Council Agenda

October 15, 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
Jodi MacArthur, Chief Administrative Officer
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 October 15, 2025 in the Council Chambers.

2. Committee of Adjustment

Motion

THAT Council move into Committee of Adjustment for the purpose of considering a minor variance application;

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

3. Disclosure of Pecuniary Interest

4. Adoption of Minutes

5

Motion

THAT the minutes of the Council meeting of September 8th and September 15th, 2025 and Committee of the Whole meeting of October 6th , 2025 be adopted as presented.

5. Delegations

6. Public Meetings Required Under the Planning Act

6.1 Martin Z-2025-042

38

The purpose of the application is to is for a zoning by-law amendment. It is proposed to rezone the subject lands from Agriculture Rural (AG4) and Environmental Protection (EP) to Agricultural Rural Special (AG4-25.188) and Environmental Protection.

If approved, the application would facilitate the construction of a covering for the existing manure storage area.

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-2025 - 042 Martin;

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

7. Staff Report

7.1 Building and Planning

- a. **Holding Removal- 411 Winnebago Rd, BLD-2025-21** 54

Motion

THAT THE Township of Huron-Kinloss Committee of the Whole hereby approves Report BLD-2025-21 prepared by Michele Barr;

AND FURTHER authorizes a by-law be brought forward as a matters arising to remove the holding zone from the property described as Huron Con A Pt Lot 7 RP 3R10361 Pt 6.

- b. **Site Plan Control Grassroots, 760 Bruce Rd 86; Con 1 Pt Lots 37 & 38, BLD-2025-22** 57

Motion

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report BLDG-2025-22, as prepared by Michele Barr, Deputy Chief Building Official.

8. **By-Laws and Agreements**

- 8.1 **Appointment of Drainage Superintendent (L. Hunter)** 60

Motion

THAT the " Appointment of Drainage Superintendent (L.Hunter) By-law" be considered to be read a first, second, third time and finally deemed passed and numbered as By-law No. 2025-103.

9. **Matters Arising**

- 9.1 **Holding Removal (411 Winnebago Rd.) Zoning By-law** 61

Motion

THAT the " Holding Removal (411 Winnebago) Zoning By-law" be considered to be read a first, second, third time and finally deemed passed and numbered as By-law No. 2025-102.

10. **New Business/ Council Reports**

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

11. **Confirming By-Law** 63

Motion

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

12. Adjournment

Document Accessibility

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

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

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

Motion

THAT this meeting adjourn at [TIME]



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Council Meeting Minutes

Date: September 15, 2025

Time: 7:00 pm

Location: Council Chambers

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

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

1. **Call to Order**

Mayor Murray called the meeting to order at 7:00 p.m.

Resolution No.: 09/15/2025 - 01

Moved By Ed McGugan

Seconded By Don Murray

THAT Council approve the following addition to the Agenda:

i) 9.4 (a) Saugeen Mobility and Regional Transit - Municipal Contributions 2018-2025.

Carried

2. **Disclosure of Pecuniary Interest**

3. **Adoption of Minutes**

Council clarified that it was the organization Energy Storage Canada that they sought additional membership information on, and amended agenda item #7 of the September 3, 2025 Committee of the Whole meeting accordingly.

Staff provided information that the while Bruce Power was not a member of the Battery Storage Association, that there is one battery storage project at the Bruce Power Site.

Resolution No.: 09/15/2025 - 02

Moved By Ed McGugan

Seconded By Scott Gibson

THAT the minutes of the Council meeting of August 11, 2025 and Committee of the Whole meeting of September 3, 2025 be adopted as amended.

Carried

4. Delegations

4.1 County of Bruce - Draft Geologic Carbon Storage Report

Jack Van Dorp with the County of Bruce presented information on the proposed regulations for Geologic Carbon Storage in Ontario.

The proposed Act requires written confirmation of lower or single-tier municipal endorsement of the proposed project, as required by and in accordance with the regulations made by the Minister.

As part of the planning memorandum of understanding between the County and the Township, the County has reviewed and provided a report for Council consideration on the proposed regulations for Geologic Carbon Storage in Ontario.

Van Dorp proposed comments for the Township to submit respecting proposed regulations, which include:

- 1) appreciation for the province's engagement on the subject.
- 2) Support for:
 - the requirement for municipal authorization in advance of permitting for projects;
 - early consultation and engagement with First Nations and Indigenous Communities;

- requirement to notify upper-tier municipalities in the process.

3) Request for clarity on:

- how the Planning Act applies to Geologic Carbon Storage (ie.) surface land use, separation requirements, noise, emergency management, etc);
- whether municipal authorization is needed from all municipalities located above a pore space unit or whether only where the surface activities occur.

4) Request for information on potential alternative uses of pore spaces.

5) Concern about:

- limited municipal capacity to understand and manage implications of Geologic Carbon Storage, and
- the role of municipalities and local residents as first responders, and the strain on local resources.

6) Recommendation that the regulatory framework should:

- include clear authority for municipalities to recover costs for participating in pre-authorization discussions, and
- allow municipalities to secure community benefits proportionate to the risks and service costs beyond what can be recovered through property taxes.

Council inquired about the upper tier role in the proposed regulations. There is only a requirement to notify the upper tier of the proposal. Upper tier roles could come through planning act regulations, as permitted uses in an official plan or through zoning amendment applications.

Community Benefit Agreements are not currently in the proposed regulations, but the County is recommending that these be a requirement, due to what may be unintended community impacts, not recovered through property taxation revenue.

Van Dorp indicated that the current proposals seem to indicate the process that will be used is a private development proposal. The Report indicates that there are cost recovery mechanisms for the Township.

Council questioned how the County determined that Proponents would be required obtain consent of the majority (and potentially, at least 70%) of

owners of the pore space volume within the proposed unit area before they could apply for a 'unitization order.' Van Dorp noted that this paraphrases the provinces consultation guide. Through a jurisdictional scan, the province has indicated in the guide that they would be contemplating a 70% requirement, based on requirements in other jurisdictions.

When Council inquired about how ownership of the surface land might relate to the mineral rights, County staff noted that this information was not available during the preparation of the report.

When asked about technical specifications, such as the pressure being proposed and what type of environmental impacts might occur, Van Dorp indicated that County Staff are not a subject matter expert on the technical aspects of this type of project. The comments are related to the regulatory process being used, and are not specific to each project. The province would be responsible for regulating this type of project.

Van Dorp understood that there will be two types of permits proposed (research permits and storage permits).

Council discussed the proposed comments.

Resolution No.: 09/15/2025 - 03

Moved By Larry Allison

Seconded By Carl Sloetjes

THAT the Township of Huron-Kinloss Council direct Staff to submit the comments within the County report to the provincial government through the Regulatory Registry of Ontario;

AND FURTHER THAT environmental considerations be included.

Carried

5. Financial Reports

5.1 Previous Month Actual Accounts – August 2025, TRE-2025-41

Resolution No.: 09/15/2025 - 04

Moved By Shari Flett

Seconded By Scott Gibson

THAT the Township of Huron-Kinloss Council hereby ratifies and confirms payment of the August 2025 accounts in the amount of \$2,504,893.61.

Carried

5.2 Revenue and Expenditure Reports to August 31, 2025, TRE-2025-42

Resolution No.: 09/15/2025 - 05

Moved By Ed McGugan

Seconded By Carl Sloetjes

THAT Township of Huron-Kinloss Council hereby reviews and receives the summary revenue and expenditure reports to August 31, 2025 prepared by Christine Heinisch, Treasurer.

Carried

5.3 Accounts September 2025, TRE-2025-43

Resolution No.: 09/15/2025 - 06

Moved By Larry Allison

Seconded By Shari Flett

THAT the Township of Huron-Kinloss Council hereby authorizes payment of the September accounts in the amount of \$ 604,416.57.

Carried

6. Staff Reports

6.1 Legislative Services

a. Integrity Commissioner's Annual Report to Council, CLK-2025-28

Members of Council inquired about changes proposed in Bills 241/9, relating to the ability to remove a member of Council from office where upon investigation, an integrity commissioner has found that:

1. The member has contravened the code of conduct.
2. The contravention is of a serious nature.
3. The member's conduct that is the subject of the inquiry has

resulted in harm to the health, safety or well-being of any person.

4. The penalties set out in subsection 223.4 (5) [reprimand or suspension of pay] are insufficient to address the contravention or to ensure that the contravention is not repeated.

Members specifically discussed the what might be considered "well-being". The Clerk explained that these provisions have been requested due to egregious circumstances in municipalities, where the conduct of members of Council would have violated health and safety requirements or the violence and harassment policies intended to keep the workplace safe for staff and visitors.

Resolution No.: 09/15/2025 - 07

Moved By Scott Gibson

Seconded By Ed McGugan

THAT the Township of Huron-Kinloss Council receive the Integrity Commissioner's Periodic Report, dated September 8, 2025 as prepared by Principles Integrity.

Carried

7. By-Laws and Agreements

7.1 Water System Financial Plan 2026-2031

Resolution No.: 09/15/2025 - 08

Moved By Carl Sloetjes

Seconded By Jim Hanna

THAT the Township of Huron-Kinloss Council approve the 2026 to 2031 water system financial plan prepared in accordance with Ontario Regulation 453/07.

Carried

7.2 Hiring Policy Amendment By-law

Resolution No.: 09/15/2025 - 09

Moved By Jim Hanna

Seconded By Shari Flett

THAT the "Hiring Policy Amendment By-law" be considered to be read a first, second, third time and finally deemed passed and numbered as By-law No. 2025-100.

Carried

8. Township Committee Minutes Received

9. Other Agency Minutes and Reports Received

Item 9.4 (a) - Saugeen Mobility and Regional Transit (SMART) Municipal Contributions was added to the agenda as supplemental information to the budget.

The Council representative to the SMART board provided information on how the value contributed by each municipality was calculated. McGugan noted that it is primarily calculated by the number of subsidized rides within each municipality.

McGugan also advised Council that the Counties of Grey, Bruce, Dufferin and Wellington had received a 9.5 million grant to do a regional transit model study. McGugan speculated that the results of this study may greatly impact the delivery of SMART services.

McGugan also advised Council that the treasurer for the Board was retiring. The province requires one municipality to receive the gas tax dollars for distribution to the Board.

A request will be made to all member municipalities to determine where there is interest in hosting the financials for SMART. At this time a 1% stipend is paid for providing these services. McGugan suggested there will be an opportunity to negotiate this now. Staff to review capacity to take this on.

Resolution No.: 09/15/2025 - 08

Moved By Carl Sloetjes

Seconded By Ed McGugan

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

Carried

9.1 Saugeen Valley Conservation Authority

9.2 Maitland Valley Conservation Authority

9.3 Ripley Summer Sports Committee

9.4 Saugeen Mobility and Regional Transit

a. Saugeen Mobility and Regional Transit - Municipal Contributions 2018-2025

10. New Business/ Council Reports

11. Closed Session

Resolution No.: 09/15/2025 - 11

Moved By Larry Allison

Seconded By Scott Gibson

THAT Committee of the Whole move into closed meeting at 7:50 p.m. for the purpose of considering:

1) personal matters about an identifiable individual, including municipal or local board employees (Drainage Superintendent Recruitment) pursuant to Section 239(2) of the Municipal Act, 2001, as amended;

AND FURTHER THAT Committee of the Whole return to regular open meeting upon completion.

Carried

12. Business Arising from the Closed Session

Council arose from closed session at 8:17 p.m.

The Chair reported that a closed session had been held and direction was provided to Staff on the matter.

13. Confirming By-Law

Resolution No.: 09/15/2025 - 10

Moved By Scott Gibson

Seconded By Jim Hanna

THAT the "Confirmatory September (2)" By-law be deemed to be read a first, second, third time and finally passed and numbered as By-law No. 2025-101.

Carried

14. Adjournment

Resolution No.: 09/15/2025 - 11

Moved By Scott Gibson

Seconded By Shari Flett

THAT this meeting adjourn at 8:18 p.m.

Carried

Mayor

Clerk



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Committee of the Whole Meeting Minutes

Date: October 6, 2025

Time: 7:00 pm

Location: Council Chambers

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

Members Absent Don Murray, Mayor

Staff Present Jennifer White, Manager of Legislative Services/Clerk
Jodi MacArthur, Chief Administrative Officer
Jeff Bradley, Fire Chief
Mike Fair, Director of Community Services
John Yungblut, Director of Public Works
Brett Pollock, Manager of Building and Planning, CBO
Heather Falconer, By-law Enforcement Officer

Others Present Cory Dulong

1. Call to Order

Deputy Mayor Hanna called the meeting to order at 7:00 p.m.

Resolution No.: 10/06/2025 - 01

Moved by: Scott Gibson

Seconded by: Larry Allison

THAT all items listed in section 4.5 be moved to agenda item 4.1 and the remaining items in section 4 be amended accordingly.

Carried

2. Disclosure of Pecuniary Interest

None disclosed.

3. Delegations

None.

4. Staff Reports

4.1 Community Services

**a. Federation of Canadian Municipalities Heritage Park
Adaptation in Action Implementation Fund, CS-2025-27**

Resolution No.: 10/06/2025 - 02

Moved by: Carl Sloetjes

Seconded by: Ed McGugan

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report CS-2025-27 prepared by Mike Fair Director of Community Services;

AND FURTHER THAT staff is authorized to submit a joint funding application for \$1,101,780 to the Federation of Canadian Municipalities Adaptation In Action Implementation fund and Growing Canada's Community Canopies Fund for the mitigation of stormwater flooding / erosion and tree reforestation in Heritage Park and committing \$338,118.00 as the Municipal share to the project.

Carried

b. Parks and Facilities Update October 2025, CS-2025-28

Committee noted a concern had been raised about ventilation during one of the festivals at the community centre. Staff noted the weather has been unseasonably warm, and although there are mechanisms to exchange air in place, they may not have been active that weekend.

Resolution No.: 10/06/2025 - 03

Moved by: Scott Gibson

Seconded by: Shari Flett

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report CS-2025-28 prepared by Matt McClinchey, Parks and Facilities Supervisor.

Carried

c. Community Services Status Report October 2025, CS-2025-29

Committee of the Whole inquired about the frequency of wedding bookings. Staff noted there are typically 1-2 at the Point Clark Community Centre, and very few at the Ripley Community Centre. The trend has been moving towards outdoor weddings, but this is being proposed to incentivize future bookings and requested by a current potential renter.

Staff assured the Committee that it is made from fire retardant materials, and is expected to last 15-20 years. Committee inquired about storage and the training to install this. Staff will be consulting with an engineer as to the most appropriate tools and training required. It is expected to be stored in the new area constructed this spring.

In Committee discussions regarding the Rail trail bridge, Staff confirmed that is owned by the Township, but being renovated in collaboration with the Huron Shores ATV club. Staff confirmed that it is inspected regularly to ensure structural safety, and that this inspection had been completed recently.

Staff indicated that Bollard installation at the childcare centre is being coordinated with other works being completed by the public works department. Temporary measures are currently in place to mitigate risks.

Committee inquired about the impact to private daycares. Staff noted that as this was a recent provincial initiative, that those answers are not available at this time.

Resolution No.: 10/06/2025 - 04

Moved by: Larry Allison

Seconded by: Shari Flett

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report CS-2025-29 prepared by Mike Fair, Director of Community Services.

Carried

4.2 Building & Planning

a. Building Statistics August 2025, BLD-2025-23

Committee noted that the septic report did not have details such as those systems that have not been inspected or the age of each system. Committee can expect to receive more details in the annual report, which is typically presented in January of each year for the previous inspection season.

Resolution No.: 10/06/2025 - 05

Moved by: Scott Gibson

Seconded by: Larry Allison

THAT the Township of Huron-Kinloss Committee of the Whole receives for information Report BLD-2025-23 prepared by Brett Pollock, Manager of Building and Planning/CBO.

Carried

b. Building Statistics September 2025, BLD-2025-24

Resolution No.: 10/06/2025 - 06

Moved by: Shari Flett

Seconded by: Scott Gibson

THAT the Township of Huron-Kinloss Committee of the Whole receives for information Report BLD-2025-24 prepared by Brett Pollock, Manager of Building and Planning/CBO.

Carried

4.3 By-law Enforcement

a. Municipal By-Law Enforcement Status Report September 2025, BLE-2025-11

Committee of the Whole discussed property maintenance orders, and the process and expectations for debris left behind after structural fires. The By-law Enforcement Officer described the process involved with issuing this type of order, and when it might occur.

Committee members suggested that the inclusion of an additional column in the by-law enforcement status reports could provide Committee with further information regarding legacy issues to assess the backlog of outstanding items.

Committee requested additional information regarding the dangerous dog order. Staff indicated that as this particular incident had been referred to the judicial system, the timelines for resolving this order would depend on court scheduling.

Resolution No.: 10/06/2025 - 07

Moved by: Ed McGugan

Seconded by: Carl Sloetjes

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report BLE-2025-11, as prepared by Heather Falconer, Municipal By-Law Enforcement Officer.

Carried

b. Enhanced Summer Patrol Services 2025, BLE-2025-12

Committee of the Whole discussed the enhanced summer patrol services program, and provided feedback to the By-law Enforcement Officer that additional enforcement is required, in areas where education had been prioritized in this and previous summer programs.

Committee noted that the number of tickets issued appeared to be low for the number of infractions which may have taken place, particularly noting the calls received by member of the committee from residents to discuss parking concerns. Staff described challenges with ensuring the required evidence available to pursue tickets, and changes made to signage and processes to allow better enforcement in the future.

Staff noted that there were scheduling issues during this summers enhanced services period and that the costs for infractions were being reviewed, in terms of how they might impact enforcement.

Committee suggested including specific areas of concern for parking as part of the spring road tour agenda.

Resolution No.: 10/06/2025 - 08

Moved by: Larry Allison

Seconded by: Shari Flett

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report BLE-2025-12 prepared by Heather Falconer, Municipal By-law Enforcement Officer.

Carried

4.4 Fire Department

a. Fire and Emergency Services Report September 2025, FIR-2025-21

The Fire Chief confirmed at the request of the Committee of the Whole that the response time to a recent structure fire in Point Clark met standards.

The Fire Chief provided a verbal update on training which had occurred.

Resolution No.: 10/06/2025 - 09

Moved by: Scott Gibson

Seconded by: Ed McGugan

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report FIR-2025-21 prepared by Jeff Bradley, Fire Chief.

Carried

b. Emergency Management and Health & Safety Summary September 2025, FIR-2025-20

Resolution No.: 10/06/2025 - 10

Moved by: Carl Sloetjes
Seconded by: Ed McGugan

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report FIR-2025-20 prepared by Mel Moulton, Emergency Services/ Health & Safety Coordinator-CEMC.

Carried

4.5 Drainage

a. Municipal Drain Status Update October 2025, DRA-2025-13

Committee inquired about whether maintenance work conducted within the Black Creek Watershed is expected to create problems further downstream. Staff provided information on the current maintenance work being performed, and confirmed that the Drainage Superintendent and the Conservation Authority are monitoring the works to mitigate risks of flooding or sediment transfer downstream.

Resolution No.: 10/06/2025 - 11

Moved by: Larry Allison
Seconded by: Scott Gibson

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report DRA-2025-13 prepared by Ken McCallum, Drainage Superintendent.

Carried

4.6 Public Works

a. Water-Wastewater Report October 2025, PW-2025-46

Resolution No.: 10/06/2025 - 12

Moved by: Ed McGugan
Seconded by: Shari Flett

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report PW-2025-46 prepared by Cory Dulong, Manager of Environmental Services.

Carried

b. Waste Management Report October 2025, PW-2025-47

Staff responded to questions about the financial impact of the enhancements to cover requirements at the landfill, by suggesting that the difference between contacting the services and doing the work using internal resources is approximately same price now accounting for equipment and staff time, but long term it is expected that using internal resources will be less expensive while providing better coverage.

Resolution No.: 10/06/2025 - 13

Moved by: Larry Allison

Seconded by: Scott Gibson

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report PW-2025-47 prepared By Cory Dulong, Manager of Environmental Services.

Carried

c. Transportation October 2025, PW-2025-48

Resolution No.: 10/06/2025 - 14

Moved by: Ed McGugan

Seconded by: Carl Sloetjes

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report PW-2025-48 prepared by John Yungblut, Director of Public Works.

Carried

d. Non-Eligible Source Blue Box Collection, PW-2025-49

Committee of the Whole discussed the transition to the new recycling program and impacts to business owners. Staff noted that the original blue box regulations only covered residential properties but many communities chose to include other properties. New regulations eliminate the non-residential properties.

Staff provided a verbal update, as conditions of the program continue to change, for instance the 2% of stops which may be covered noted in the report has been removed.

Committee discussed the options presented by Staff, noting concerns with the price per stop of some options, and the exclusion of some businesses over others based on geographic location. Staff suggested that based on engagement with businesses, during the consultation process, that the expectation is that the use of the depot would be low, and lower yet if Council implemented a fee for use.

Committee noted concerns that materials would end up in the landfill, if there is not a convenient opportunity for businesses to recycle products. Additional discussion suggested that as more items would be eligible for curbside residential pickup, that this may minimize the impact to available landfill capacity, if additional non-eligible sources were being sent to the landfill.

Costs in the report are predicted based on all five municipalities in BASWR participating and may increase if they don't. Additionally, the Depot Area is only permitted to be used by non-eligible sources, and can't be used by residential properties, which may cause misunderstandings from residential landfill users. Staff are suggesting that this be a one year pilot to determine actual costs and use.

Resolution No.: 10/06/2025 - 15

Moved by: Shari Flett

Seconded by: Carl Sloetjes

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report PW-2025-49 prepared by John Yungblut, Director of Public Works,

AND FURTHER directs Staff to proceed with option 2b for the collection of recycling from properties that are not eligible under the Blue Box Program.

Carried

4.7 Business & Economic Development

- a. **Economic Development and Tourism Update Q3 2025 , BED-2025-04**

Resolution No.: 10/06/2025 - 16

Moved by: Scott Gibson

Seconded by: Larry Allison

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report BED-2025-04, as prepared by Amy Irwin, Economic Development Officer.

Carried

4.8 Chief Administrative Officer

- a. **Southwestern Ontario Isotope Coalition Membership, CAO-2025-24**

Resolution No.: 10/06/2025 - 17

Moved by: Scott Gibson

Seconded by: Carl Sloetjes

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report CAO-2025-24 as prepared by Steve Travale, Manager of Strategic Initiatives;

AND direct staff to submit a Partnership Application, signalling the Township of Huron-Kinloss' formal interest in joining the Southwestern Ontario Isotope Coalition (SOIC) as a Regional Collaborative Partner;

AND FURTHER appoints Councillor Flett and Steve Travale, Manager of Strategic Initiatives to participate in SOIC meetings on behalf of the Township of Huron-Kinloss,

AND FURTHER authorizes the appropriate By-law come forward.

Carried

- b. **Hiring Report October 2025, CAO-2025-25**

Resolution No.: 10/06/2025 - 18

Moved by: Larry Allison
Seconded by: Shari Flett

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report CAO-2025-25 prepared by Leanne Scott, Human Resources Generalist;

AND FURTHER authorizes the appropriate By-law come forward appointing Landon Hunter as Drainage Superintendent.

Carried

4.9 Legislative Services

a. 2026 Proposed Council Schedule and Conference Dates, CLK-2025-30

Committee of the Whole discussed a proposal to move the January 12 and February 2 meetings to evening meetings.

Resolution No.: 10/06/2025 - 19

Moved by: Scott Gibson
Seconded by: Carl Sloetjes

THAT the Township of Huron-Kinloss Committee of the Whole receive Report CLK-2025-30, prepared by Jennifer White, Manager of Legislative Services/Clerk;

AND FURTHER THAT the necessary exemptions to the Procedure By-law be authorized to adopt the 2026 meeting schedule as presented;

AND FURTHER THAT the 2026 regular schedule of Council meetings be adopted;

AND FURTHER THAT Staff be directed to take the administrative steps necessary to register members of Council for conferences per Council discussion;

AND FURTHER THAT Committee of the Whole recommend that the Mayor include the associated costs in the 2026 proposed budget.

Carried

b. Resolutions for Consideration October 2025, CLK-2025-29

Resolution No.: 10/06/2025 - 20

Moved by: Ed McGugan

Seconded by: Scott Gibson

THAT the Township of Huron-Kinloss Committee of the Whole hereby receive Report CLK-2025-29 prepared by Kelly Lush, Deputy Clerk;

AND FURTHER THAT the Committee of the Whole support the following resolutions:

a,e,f,

and direct Staff to distribute as they see fit.

Carried

5. Correspondence Requiring Direction

Resolution No.: 10/06/2025 - 21

Moved by: Carl Sloetjes

Seconded by: Scott Gibson

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

AND FURTHER directs Staff to send the response to the resident as drafted in agenda item 5.1.

AND FURTHER directs Staff to register Council members in the Bruce County Together in Action Housing Forum as requested.

Carried

5.1 Resident letter - Grey Ox Avenue

5.2 Bruce County - Together in Action Housing Forum Invitation

6. Information

The representative to MVCA noted there is a transition period and plan in place for the recruitment to replace the retirement of Phil Beard.

Resolution No.: 10/06/2025 - 22

Moved by: Ed McGugan
Seconded by: Scott Gibson

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

Carried

- 6.1 Pine River Watershed Reports September 2025**
- 6.2 Solicitor General - Review of the Ontario Provincial Police cost recovery model**
- 6.3 Community Schools Alliance**
- 6.4 Bruce County 2026 Council Meeting Schedule**
- 6.5 AMO AMCTO Correspondence**
- 6.6 County of Bruce Correspondence**
- 6.7 General Correspondence**
- 6.8 Conservation Ontario Pre-Budget Submission 2025-2026**

7. New Business/Council Reports

Committee members confirmed that the Remembrance Day Ceremony will include a wreath laid in Lucknow by Mayor Murray and in Ripley by Deputy Mayor Hanna.

Members reported on the Saugeen Valley Conservation Authority (SVCA) presentation on the new flood plain mapping. SVCA has been invited to present the results to Council.

Members discussed the Township flag.

8. Closed Session

Resolution No.: 10/06/2025 - 23

Moved by: Shari Flett
Seconded by: Larry Allison

THAT Committee of the Whole move into closed meeting at 8:16 p.m. for the purpose of considering:

- 1) a trade secret or scientific, technical, commercial, financial or labour relations information supplied in confidence to the municipality or local board, which, if

disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons or organization (Westario Power);

2) advice that is subject to solicitor-client privilege, including communications necessary for that purpose (legal);

3) personal matters about an identifiable individual, including municipal or local board employees; litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board (Ministry of Labour Order),

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

AND FURTHER THAT Committee of the Whole return to regular open meeting upon completion.

Carried

9. Business Arising from the Closed Session

Committee of the Whole arose from closed meeting at 8:30 p.m.

The Deputy Mayor reported that a closed meeting had been held an information was received

10. Adjournment

Resolution No.: 10/06/2025 - 23

Moved by: Ed McGugan

Seconded by: Scott Gibson

THAT the Township of Huron-Kinloss Committee of the Whole hereby adjourn at 8:30 p.m.

Carried

Mayor

Clerk



A unified, engaged and caring community
that cultivates opportunities and
embraces our rural lifestyle.

We deliver services that responsibly utilize
resources, respect our environment, and
foster a community ready to shape its future.

Council Meeting Minutes

Date: September 8, 2025

Time: 7:00 pm

Location: Council Chambers

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

Staff Present Jennifer White, Clerk
Jodi MacArthur, Chief Administrative Officer

Staff Absent Christine Heinisch, Manager of Financial Services/Treasurer

1. Call to Order

Mayor Murray called the meeting to order at 7:00 p.m.

2. Disclosure of Pecuniary Interest

3. Adoption of Minutes

Resolution No.: 09/08/2025-01

Moved By Jim Hanna

Seconded By Larry Allison

THAT the minutes of the Council meeting of August 11, 2025 and the Special Meeting of Council of September 3, 2025 be adopted as presented.

Carried

4. Delegations

4.1 2026 International Plowing Match and Rural Expo

Council received a presentation from Gord Lang and Andy Dales on behalf of the 2026 International Plowing Match and Rural Expo. The event is scheduled to take place from September 22 to 26, 2026, on 800 acres west of Walkerton. It is expected to welcome more than 200,000 visitors and will feature a wide range of activities, including parades, concerts, demonstrations, vendors, and plowing competitions.

The organizing committee includes over 1,800 volunteers working across more than 60 subcommittees. Opening ceremonies are expected to feature several political dignitaries, including the Premier and other provincial and federal representatives.

The delegation outlined the event's goals, which include generating \$3 million in revenue and distributing up to \$1 million in profits across Bruce County. Organizers are currently seeking sponsorships, promoting the event through local businesses and social media, and hosting fundraising efforts. Cash Calendars are available at various locations.

Council was asked to support the event by promoting it through municipal channels, providing access to community facilities, assisting with signage and airport access, and considering financial or in-kind contributions. Municipalities across Bruce County are also invited to participate in a shared exhibit during the event.

For more information or to apply as a volunteer, visit www.plowingmatch.org/ipm2026. Questions can be directed to the IPM 2026 Volunteer Committee at volunteer2026ipm@gmail.com.

The Clerk will be the single point of contact for the plowing match organizing committee with the Township.

5. Public Meetings Required Under the Drainage Act

Greg Nancekivell and Jeremy Taylor, with R.J. Burnside and associates presented the [Black Creek Municipal Drain Report](#). This fulfills the statutory Public Meeting requirements of the Drainage Act.

The acceptance of the report was considered with item 6.1 Drainage Report DRA-2025-12.

Presentations from the Engineer

The purpose of the meeting is to consider the Engineer's Drainage Report. The meeting is held to consider the design and location of the system, specifications

in the report. This meeting does not address distributions of costs, as this is done during the Court of Revision process.

Greg Nancekivell provided a detailed overview of the Engineer's Report, which included:

- Historical context of the Black Creek drain
- Description of the watershed and impacted areas
- Outline of proposed works
- Anticipated outcomes of the project

The report is designed to restore the Black Creek Municipal Drain to the standards set in the original 1920s design, while aligning with current engineering and environmental regulations. The proposed works include a private bridge reconstruction, as requested by the landowner under provisions of the Drainage Act.

Key points presented:

- Project Cost: \$1,715,000 (excluding the private bridge cost of \$350,000)
- Appendix B (Page 2): Summary of costs
- Agency Timing Constraints: Construction timing will be impacted by regulatory agency requirements, including Saugeen Valley Conservation Authority (SVCA) timing windows.

Following the filing of the report, Council requested the Engineer to:

1. Investigate the use of new technology or equipment
2. Explore the feasibility of utilizing the existing 1987 Z Branch instead of constructing a new channel

As a result:

- The Engineers attended a technology demonstration at Clam Lake
- It was determined the equipment would not be suitable for the proposed project but may be appropriate for annual maintenance
- A new channel, as outlined in the report, is still recommended due to:
 - Improved visual inspection capabilities
 - Simplified beaver monitoring

- Avoidance of fish habitat disruption under (Department of Oceans and Fisheries) DFO regulations

Environmental & Regulatory Considerations:

DFO: Any work in Branch Z would be classified as fish habitat destruction, requiring a full permit process. A Letter of Advice would only require adherence to best management practices, which could be obtained for works within the proposed new channel. The fact that destruction of habitat may restore itself is not considered by the DFO in these types of permitting decisions.

SVCA: Expressed concern about spoil leveling. The Engineer's arborist advised spoil depth should ideally not exceed 6 inches to ensure effective regeneration. The Conservation authority has been amenable to the plan to clear a working corridor for equipment, and to enable visual inspections of the drainage system.

Presentations from the Public

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

Rob Morris (1200 Concession 14): Asked for details on flooding impact and value of affected lands. The Engineer responded that properties impacted by flooding include Silver Lake, agricultural land, and areas along the South Branch, but the value of the impact of this flooding was not part of the report. Nancekivell reported that spring run-off and heavy rainfall events have been causing the majority of flooding.

Dave Rushton (Concession 14): Asked if a hydrologist was involved. Burnside confirmed they use internal modeling. Nancekivell is not anticipating any potential backflow effects south of Concession 14.

Ron Wilson (Concession 14): Questioned the inclusion of the private bridge in the project. Burnside clarified this was requested by the landowner, as it is used by farming equipment and permitted under the Drainage Act. Landowners are entitled to a crossing where a drain cuts off access on their lands.

Jeremy McQuinn (Concession 14): Noted that 30 beavers had been removed in the area.

Kevin Kuntz (has property owned by a Numbered Company, bordering Clam and Silver Lake): Asked about anticipated lake level changes. Burnside explained:

- No structures are included in the report for lake level control
- A difference of 18 inches exists between the lakes

- Maintaining the connecting channel could reduce Silver Lake's level by 18 inches; additional reduction could result from downstream cleanout
- There is no prediction on how the clam lake levels will be lowered based on downstream cleanouts, but the intention is to return the levels to as close to the original 1920's design as practicable.

Kuntz additionally inquired about the height of the dams between the two lakes. This information was not available at the meeting.

Rob Morris requested more information on the working corridors. Nancekivell explained that the works were not expected to raise the bank on the north side, but would include brushing the trees back from the bank.

Rick McArthur (13th Avenue): Expressed concern that removing 2–4 feet of water from the lake would harm the ecosystem. The engineer clarified that the design elevations of the ditch bottom would be returned to original design, which does not call for specific lake levels, which can fluctuate in a wetland area. The report is not proposing any works or construction through the noted area where McArthur identified the eco-system.

The Engineer is working with the regulatory agencies (DFO and SVCA) to mitigate risks to the eco-system, and parts of clam lake are intended to function as they are currently to further reduce those risks.

Joe Schmitt (Concession 14): Asked about maintenance responsibilities, which were outlined in the report. The Drainage Superintendent is responsible in each municipality to ensure maintenance works are completed. The report provides a mechanism for future assessment of maintenance costs. The Engineer did not have information on assessment costs for maintenance works performed in South Bruce earlier this year.

An unidentified landowner with property on Silver Lake inquired about future maintenance, and whether lake levels had been recorded on both ends of the channel in the same day. The Engineer provided details of these measurements. The landowner expressed concerns that if farmland upstream is tilled, and the work within the report is not completed that it will create additional flooding upstream.

Debbie Hodgins (Southline): Also had questions regarding the private bridge noted in the Engineer's Report. Burnside confirmed landowners are entitled to access under the Act, and upstream properties are assessed accordingly.

Jim Eddyvean (Mouth of Black Creek): Asked if the work would be tendered. Staff confirmed that it will proceed under the Township's procurement policy.

Rob Morris: Asked if flooding at the culvert on the 25th sideroad had been considered within this report. Burnside confirmed it was included, and replacement of the culverts is recommended. Costs would fall to the road authority under Section 26 of the Drainage Act.

At this time, the Mayor read two letters which were sent to Council.

Robert Johnson's letter included support for keeping the location of the existing interlake channel, and concerns regarding lack of maintenance.

Dave Hanna's letter included support for keeping the location of the existing interlake channel, and provided information on a floating excavator which they own, proposing that this equipment could be used to maintain the existing watercourse. Hanna also noted the lack of maintenance contributing to the drainage issues. The Engineer confirmed this is the same equipment which they referenced in the demonstration they received regarding alternative equipment options.

Cliff Brindley: Inquired about the timber being felled through construction. The practice of the Engineers is to leave the felled timbers for the landowners.

Ron Wilson: Raised concerns about watershed coverage and inquired past maintenance of the South Branch. The Townships Drainage Superintendent, Ben Gowing provided an update on the anticipated maintenance works being conducted in that area this autumn. Gowing expressed concern about outlet capacity, suggesting that Work outlined in the report must be completed before outlets can support additional upstream drainage improvements.

Wilson additionally cited concerns about impacts to the Teeswater River of additional flows. The report does not address the Teeswater river as a natural watercourse, but it does address drainage to the natural outlet of the river.

Additional comments were heard from members of the public regarding concerns with the inclusion of a private bridge crossing, and support for the consideration of using the existing Z branch rather than constructing a new channel.

Questions and Clarifications from Council

Council questioned the rationale for leaving the eastern portion of Clam Lake untouched. The Engineer noted that the proposed alignment follows stable ground and that in-water construction would require increased ongoing maintenance and introduce regulatory challenges.

In discussion on the Interlake Channel. Council considered whether the original alignment could be reconsidered instead of creating a new channel. The

Engineer noted that a Council motion would be required to refer the report back for redesign.

The Engineer estimated that if required, a Letter of Credit for DFO would be approximately \$10,000, to be issued by the Township.

Council inquired if Cost-Benefit Analysis had been completed. The Engineer noted that it is not required under the Drainage Act and had not been completed. The Engineer clarified that should Council request a Cost-Benefit analysis be done, that Section 7 of the Drainage Act requires costs to be paid from the Township's general funds, and not as part of the watersheds drainage assessments.

The Clerk provided clarity to Council discussions on accepting the report as written and asking for modifications to be brought back. Changes to the report would require the report to be referred back to the Engineer, as the report is accepted as a whole and not in parts.

The Drainage Superintendent recommended a full cleanout along the entire course of the drain to minimize long-term costs and ensure effective flow, noting that partial cleanouts could lead to higher costs over time.

Council discussed Culverts and Bridges proposed in the report. The existing private bridge is not adequate for the crossing, being undersized and creating a restriction to water flow. Replacement is needed to meet current standards and design. Council discussed whether a more cost-effective design could be implemented safely. The Engineer provided information to Council on the entitlement of landowners to a crossing under the Drainage Act, clarifying that if the crossing isn't approved in this report, the landowner can still request that it be done independent of the report with the costs assessed to all upstream landowners.

Final Comments from the Public

Cliff Brindley: Noted that on the Culross (Bunker Hill) ditch, all beaver dams were removed, leaving no water in the creek.

Final Call for Questions: No further questions from the public.

6. Staff Report

6.1 Drainage

- a. Black Creek Municipal Drain Engineers Report 2025, DRA-2025-12**

The Clerk provided information on the options available to Council under the Drainage Act to consider respecting the report. The Clerk provided clarity that the report may only be approved in its entirety and that any changes to design would need to be referred to the Engineer and a new report brought forward.

At this time, Council accepted additional comments from the public.

A member of the public inquired whether spring runoff is expected to flush the sediment out of the existing channels. The Engineer indicated the flow would not be sufficient to do so.

Responding to questions, the Engineer noted that the lime green area on the supplied diagrams was the outflow of Clam Lake and would not be included as part of the 7 km of cleanout. Nancekivell noted that no work is required at this time, as this area helps stabilize water levels in Clam Lake.

Council inquired about the beaver dams. The Engineer provided information about previous efforts to remove beaver dams for surveying efforts, and planned works. Residents inquired about the ability to do maintenance to remove beaver dams. The Secondary Drainage Superintendent provided feedback on planned works, and requirements under the Drainage Act. The Clerk clarified the different processes for residents regarding removal of beaver dams in various waterways.

Resolution No.: 09/08/2025 - 02

Moved By Jim Hanna

Seconded By Scott Gibson

That the Township of Huron-Kinloss Council refer the Drainage Report back to the Engineer to reconsider modifications on the following matters:

- 1) consider using the existing channel between the two lakes, rather than a new channel,
- 2) consider the use of additional equipment types for construction,
- 3) consider inclusion of cleanout of obstructions (beaver dams) and cleanout of entire branch 7 km downstream of Clam Lake.

Carried

7. By-Laws and Agreements

7.1 Gaunt Laidlaw Municipal Drain Tender By-law

Resolution No.: 09/08/2025 -03

Moved By Scott Gibson

Seconded By Ed McGugan

THAT the " Gaunt Laidlaw Municipal Drain By-law" be considered to be read a first, second, third time and finally deemed passed and numbered as By-law No. 2025-97.

Carried

7.2 Hamilton Municipal Drain Tender By-law

Resolution No.: 09/08/2025 -04

Moved By Carl Sloetjes

Seconded By Jim Hanna

THAT the " Hamilton Municipal Drain By-law" be considered to be read a first, second, third time and finally deemed passed and numbered as By-law No. 2025-98.

Carried

8. New Business/ Council Reports

None noted.

9. Confirming By-Law

Resolution No.: 09/08/2025 -05

Moved By Larry Allison

Seconded By Shari Flett

THAT the "Confirmatory September 2025" By-law be deemed to be read a first, second, third time and finally passed and numbered as By-law No. 2025-99.

Carried

10. Adjournment

Resolution No.: 09/08/2025 -06

Moved By Shari Flett
Seconded By Scott Gibson

THAT this meeting adjourn at 9:00 p.m.

Carried

Mayor

Clerk



Planning Report

To: Township of Huron-Kinloss Council

From: Amy Rogers, Planner

Date: October 15, 2025

Re: Zoning By-law Amendment - Z-2025-042 (Martin)

Recommendation:

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

That Council approve Zoning By-law Amendment Z-2025-042 as attached and the necessary by-law be forwarded to Council for adoption.

Summary:

The purpose of this application is for a Zoning by-law Amendment. It is proposed to rezone the subject lands from Agricultural Rural (AG4) and Environmental Protection (EP) to Agricultural Rural Special (AG4-25.188) and Environmental Protection (EP). A holding ('-H1') Zone is proposed in areas of high archaeological potential. The application will recognize a reduced side yard setback of 12.9 m where 20 m is required for an existing barn and manure storage area. If approved, this will facilitate the construction of a covering for the manure storage area.

The subject property has a civic address of 2072 Bruce Road 6 and is located east of the community of Holyrood, west of the Kinloss-Culross line, north of Bruce Road 6, and south of Statters Lake Ave. It is surrounded by agricultural uses, including a parochial school, a gravel pit, and natural area land uses.

Airphoto



2072 BRUCE ROAD 6
KINLOSS CON 8 PT LOT 17 RP;3R8772 PART 1 (Kinloss Township)
Township of Huron-Kinloss
Roll Number: 410711000127810

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.

Site History and Minimum Distance Separation

The subject property is designated Hazard and Rural Areas in the Bruce County Official Plan, and zoned Agricultural Rural (AG4) in the Huron-Kinloss Zoning By-law. The subject property is a +/- 21 ha farm parcel with an existing dwelling, barn, shop, grain silos, and corn crib. There is an existing beef cattle livestock operation, with an existing uncovered manure storage area. Agricultural uses are permitted in the Rural designation and Agricultural Rural zone.

The proposed application for a Zoning By-law Amendment to reduce the side yard setback will facilitate the construction of a cover over the existing manure storage area. The existing livestock barn and adjacent manure storage area were constructed +/- 13 m from the lot boundary where 20 m is required. Reducing the side yard setback requirements to construct a cover over the existing manure storage area will generally improve site conditions by assisting to intercept rain and thereby reducing any potential manure runoff to neighboring water sources.

The Zoning By-law directs that new or expanding livestock facilities shall comply with the Minimum Distance Separation formulae (MDS). The MDS considers siting requirements between sensitive land uses and livestock operations with the goal to minimize conflict between uses. The existing barn and manure storage area complies with the MDS requirements, and the proposed covering will further reduce odours generated by the livestock facility.

The proposed Zoning By-law Amendment will address the setback deficiency for both the proposed cover and existing structure and has been evaluated to conform with MDS requirements.

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 Zoning By-law Amendment, as proposed, will apply a holding provision to areas of high archaeological potential. Lot grading; excavation; and/or construction shall not be permitted unless the Holding (-H1) zone provision is removed.

It is noted that through previous gravel pit operations, a portion of the subject lands have experienced deep geological disturbance. These disturbed areas are within the area of the existing building cluster and are recommended to be excluded from the requirements of a holding provision and future archaeological assessment.

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

Natural Heritage & Hazards

The subject lands are identified on Bruce County maps as containing designated hazard land areas, which are also zoned environmental protection, at the northeast corner of the subject property. These lands correspond with the Kinloss Creek Evaluated Wetland.

Areas of environmental protection on the subject land are currently used as natural wooded areas and are undisturbed. The proposed manure covering is anticipated to improve runoff water quality from the livestock operation through intercepting rainfall into the manure storage area, thereby minimizing manure transfer into the water system.

There are otherwise no changes to the existing uses proposed through this application, and any impacts resulting from the proposed Zoning By-law Amendment are negligible.

Required Zoning By-law Amendments

An amendment to the Zoning By-law is required in order to facilitate the construction of the proposed cover over the manure storage area.

The subject property will be rezoned from Agricultural Rural (AG4) and Environmental Protection (EP) to Agricultural Rural Special (AG4-25.188), Agricultural Rural Special Holding (AG4-25.188-H1), and Environmental Protection (EP), with the following provisions:

- Notwithstanding their 'AG4' Zoning designation, those lands delineated as 'AG4-25.188' on Schedule 'A' shall be used in accordance with the 'AG4' Zone provisions contained in this By-law, excepting however, that:
 - i) The easterly interior side yard setback for the existing manure storage and barn shall be no less than 12.9 m.
 - ii) Buildings and structures existing as of October 15, 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.

The -H1 zoning provision will be applied to areas of high archaeological potential as per Section 2.12. The areas zoned Environmental Protection will remain unchanged.

Appendices

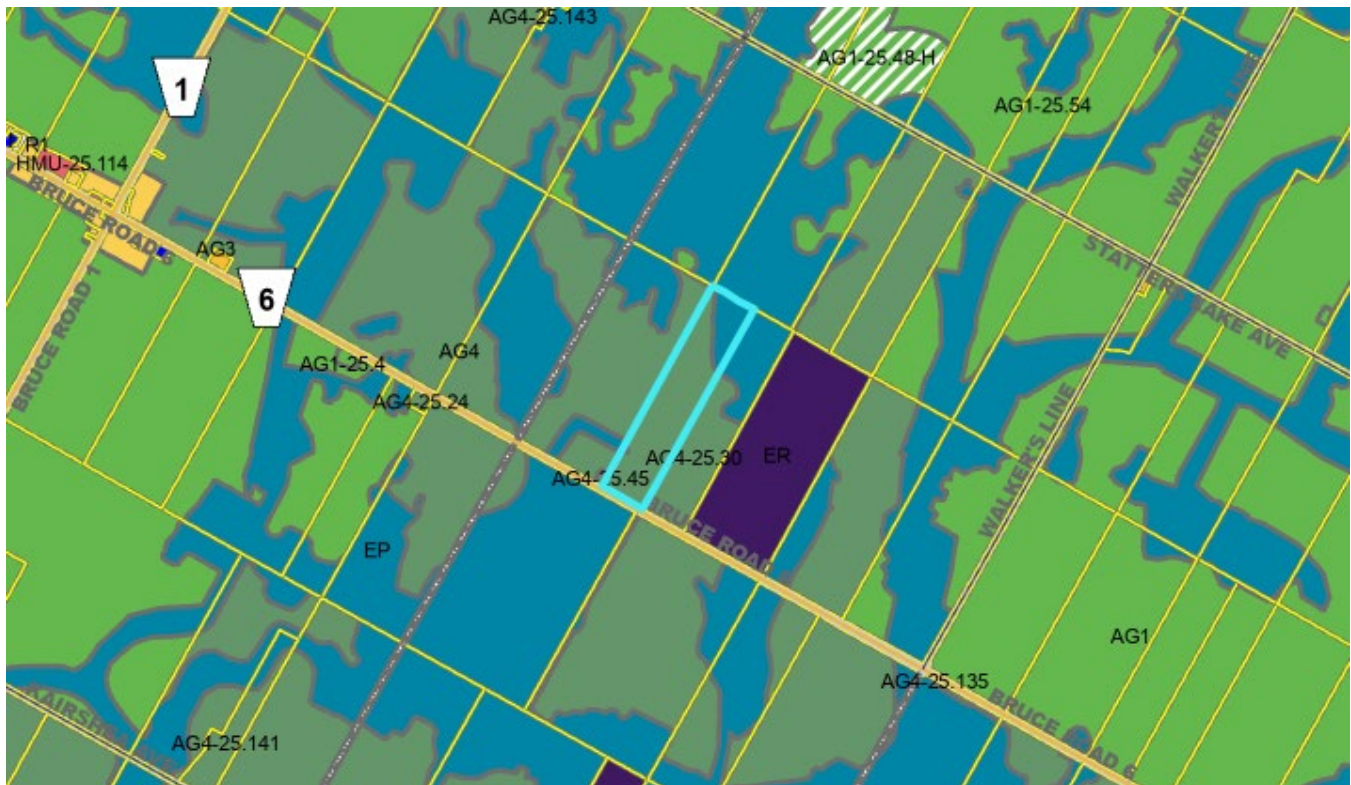
- County Official Plan Map
- Local Zoning Map

- Agency Comments
- Public Comments
- Public Notice

County Official Plan Map (Designated Hazard, Rural Areas)



Local Zoning Map (Zoned AG4 - Agricultural Rural, EP - Environmental Protection)



Agency Comments

Township of Huron-Kinloss: No comments.

Bruce County Transportation and Environmental Services: No comments.

Maitland Valley Conservation Authority: No objection. Comments attached in full.

Saugeen Ojibway Nation (SON): As noted on this application, this is a property with High Archaeological Potential. We will require an assessment. Please have the property owner contact us.

- Note: through previous gravel pit operations, a portion of the subject lands have experienced deep geological disturbance within the area of the existing building cluster. The proposed development covers an existing concrete slab and should not lead to further deep geological disturbance. The holding provision is proposed to cover the remaining areas of the subject property that have not previously experienced deep geological disturbance to protect archaeological resources.

Historic Saugeen Métis: No objections.

Public Comments

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

MEMORANDUM

TO: County of Bruce, Planning & Development Department
FROM: Patrick Huber-Kidby, Planning & Regulations Supervisor, MVCA
DATE: October 8th, 2025
SUBJECT: Application For Zoning By-Law Amendment
Concession 8, Part Lot 17, Kinloss Ward, Township of Huron-Kinloss,
County of Bruce

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 our understanding the purpose of application Z-2025-042 is to rezone the subject lands from Agricultural Rural (AG4) and Environmental Protection (EP) to Agricultural Rural Special (AG4-25.188) and Environmental Protection (EP) to support the construction of a covering for the manure storage area. *A holding ('-H1') Zone is proposed in areas of high archaeological potential. The application will recognize a reduced side yard setback of 12.9 m where 20 m is required for an existing barn and manure storage area.*

Natural Hazards:

The subject property features a watercourse and wetland features, being areas of potentially unstable soil and flood prone.

MVCA Regulated Lands:

Watercourses, plus 15 meters from the stable top of bank of the watercourse, and wetlands, plus 30 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.

Background & Recommendation:

This application proposes to only-and-specifically permit construction of a cover to an existing manure storage serving a previously existing structure. This use is both very limited and restricted by necessity to the area of the building that it serves. Moreover, the location of the barn and building cluster are substantially elevated from the watercourse and down stream section where the watercourse crosses Bruce Road 6, and other flood prone areas of the property.

We find the application generally conforms with Chapter 5 (5.1 & 5.2), Natural Hazard Policies of the Provincial Planning Statement, 2024; 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



September 19, 2025

File Number: Z-2025-042

Public Meeting Notice

You're invited:

On-line Public Meeting

to consider Zoning By-Law Amendment file # Z-2025-042

**October 15, 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 for a Zoning by-law Amendment. It is proposed to rezone the subject lands from Agricultural Rural (AG4) and Environmental Protection (EP) to Agricultural Rural Special (AG4-25.188) and Environmental Protection (EP). A holding ('-H1') Zone is proposed in areas of high archaeological potential. The application will recognize a reduced side yard setback of 12.9 m where 20 m is required for an existing barn and manure storage area. If approved, this will facilitate the construction of a covering for the manure storage area.



2072 BRUCE ROAD 6

KINLOSS CON 8 PT
LOT 17 RP;3R8772
PART 1 (Kinloss
Township)

Township of Huron-
Kinloss

Roll Number:
410711000127810

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 October 8, 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.

Before the meeting: You can submit comments by email bcplwa@brucecounty.on.ca, mail, or phone (226-909-5515) if you have any questions, concerns or objections about the application. Comments will be provided to the Council for its consideration.

How to access the public meeting

Meetings are open to the public. Please visit the Township of Huron-Kinloss website at <https://events.huronkinloss.com/meetings> to view the agenda.

Contact the Township at jwhite@huronkinloss.com or 519-395-3735 x123 by 4:30 pm on October 14, 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.

Notice to Landlords

If you are a landlord of lands containing seven (7) or more residential units, please post a copy of this notice in a location that is visible to all the residents.

Know your rights

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

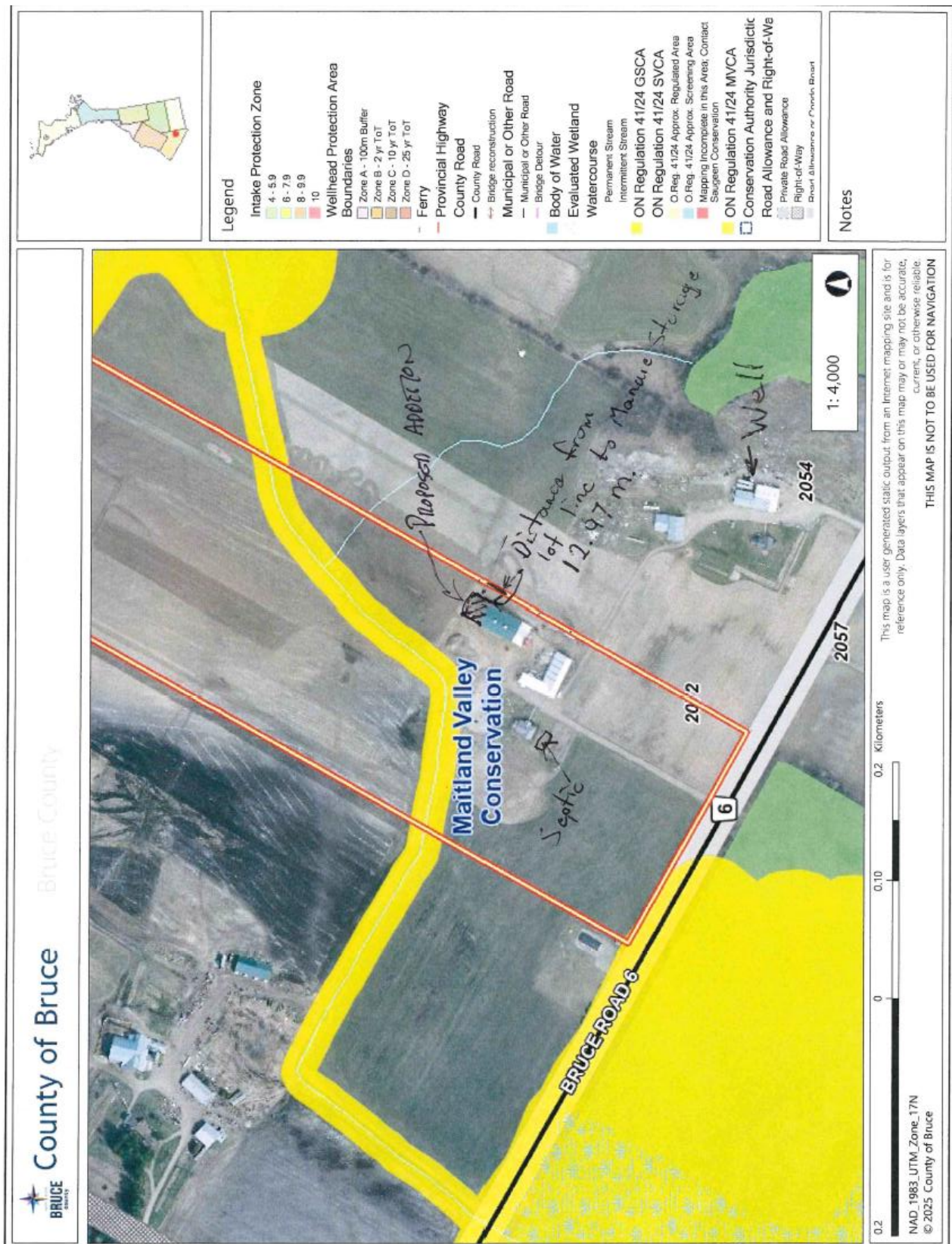
If a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of Huron-Kinloss to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Huron-Kinloss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

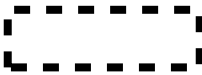
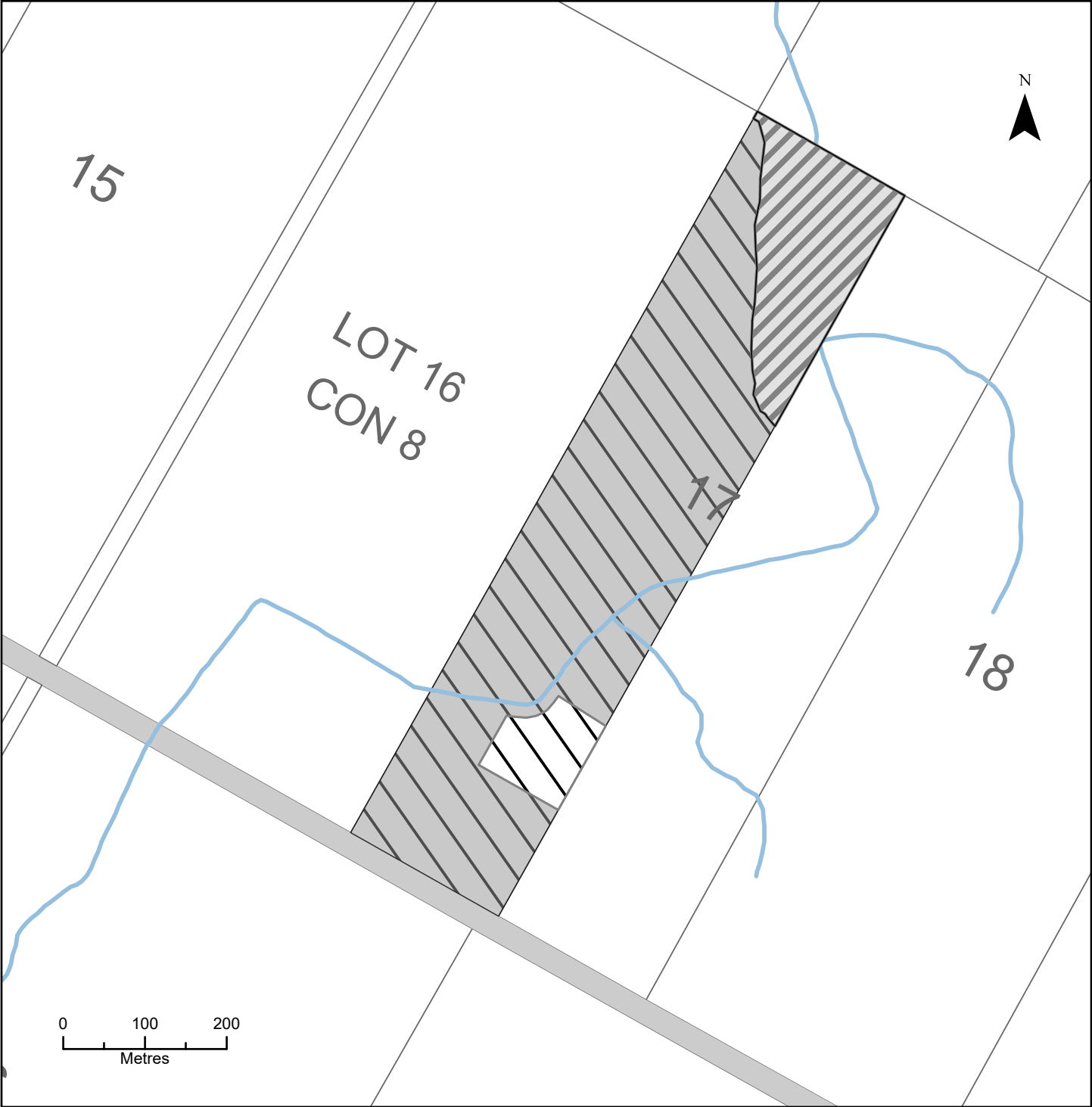
For more information please visit the Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/>.

Site Plan



Schedule 'A'

2072 BRUCE ROAD 6 - CON 8 PT LOT 17 RP;3R8772 PART 1 - Roll Number: 410711000127810
Township of Huron-Kinloss (Kinloss Township)



Subject Property



Lands to be zoned AG4-25.188 - Agricultural Rural Special



Lands to be zoned AG4-25.188-H1 - Agricultural Rural Special Holding



Lands zoned EP - Environmental Protection

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

Mayor _____
Clerk _____

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

2072 BRUCE ROAD 6 – KINLOSS CON 8 PT LOT 17 RP;3R8772 PART 1
– Roll 410711000127810

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 Agricultural Rural (AG4), and Environmental Protection (EP) to Agricultural Rural Special (AG4-25.188), Agricultural Rural Special Holding (AG4-25.188-H1), and Environmental Protection (EP), for the zoning designation of those lands described as KINLOSS CON 8 PT LOT 17 RP;3R8772 PART 1 [2072 BRUCE ROAD 6] 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:

25.188

Notwithstanding their 'AG4' Zoning designation, those lands delineated as 'AG4-25.188' on Schedule 'A' shall be used in accordance with the 'AG4' Zone provisions contained in this By-law, excepting however, that:

- i) The easterly interior side yard setback for the existing manure storage and barn shall be no less than 12.9 m.
 - ii) Buildings and structures existing as of October 15, 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.
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-2025-042 - Martin" By-law

READ a FIRST and SECOND TIME this 15th day of October 2025.

READ a THIRD TIME and FINALLY PASSED this 15th day of October 2025.

Mayor

Clerk



The Corporation of the Township of Huron-Kinloss

Staff Report

Report Title: Holding Removal- 411 Winnebago Rd

Date: Oct. 15, 2025

Report Number: BLD-2025-21

Department: Building and Planning

File Number: C11 BLD25

Prepared By: Michele Barr, Deputy CBO

Attachments: Location Map

Recommendation:

THAT THE Township of Huron-Kinloss Committee of the Whole hereby approves Report BLD-2025-21 prepared by Michele Barr;

AND FURTHER authorizes a by-law be brought forward as a matters arising to remove the holding zone from the property described as Huron Con A Pt Lot 7 RP 3R10361 Pt 6

Background:

The Township has received a request to remove the Holding Zone on the property described as 411 Winnebago Rd., Huron Con A Pt Lot 7 RP 3R10361 Pt 6 currently zoned Residential One with a Holding Zone (R1-H)

Discussion/Analysis/Overview:

The Township's Comprehensive Zoning By-law 2018-98 as amended, includes a provision which places a Holding Zone on a property pursuant to Section 36 of the Planning Act. The Holding symbol may be removed at such time in the future when plans to develop the lands have been submitted and approved by the Corporation or other such conditions have been met. When the Holding symbol has been removed the lands shall be developed according to the requirements of the zone used in conjunction with the Holding Symbol.

A request has been received to remove the Holding Zone on the property to facilitate the construction of a Single Detached Dwelling. A dwelling is a permitted use in the residential zone. A lot grading and drainage plan will be submitted during the permitting process.

The request to remove the holding was reviewed by staff and no concerns were noted.

The required notices have been circulated.

By removing the holding symbol, it would ensure that the development is consistent with all applicable laws and regulations. Staff is requesting this report be dealt with as a matters arising to allow construction to proceed.

Financial Impacts:

As per the Township of Huron-Kinloss Consolidated Fees By-law.

Performance Measurement:**Strategic Area:**

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

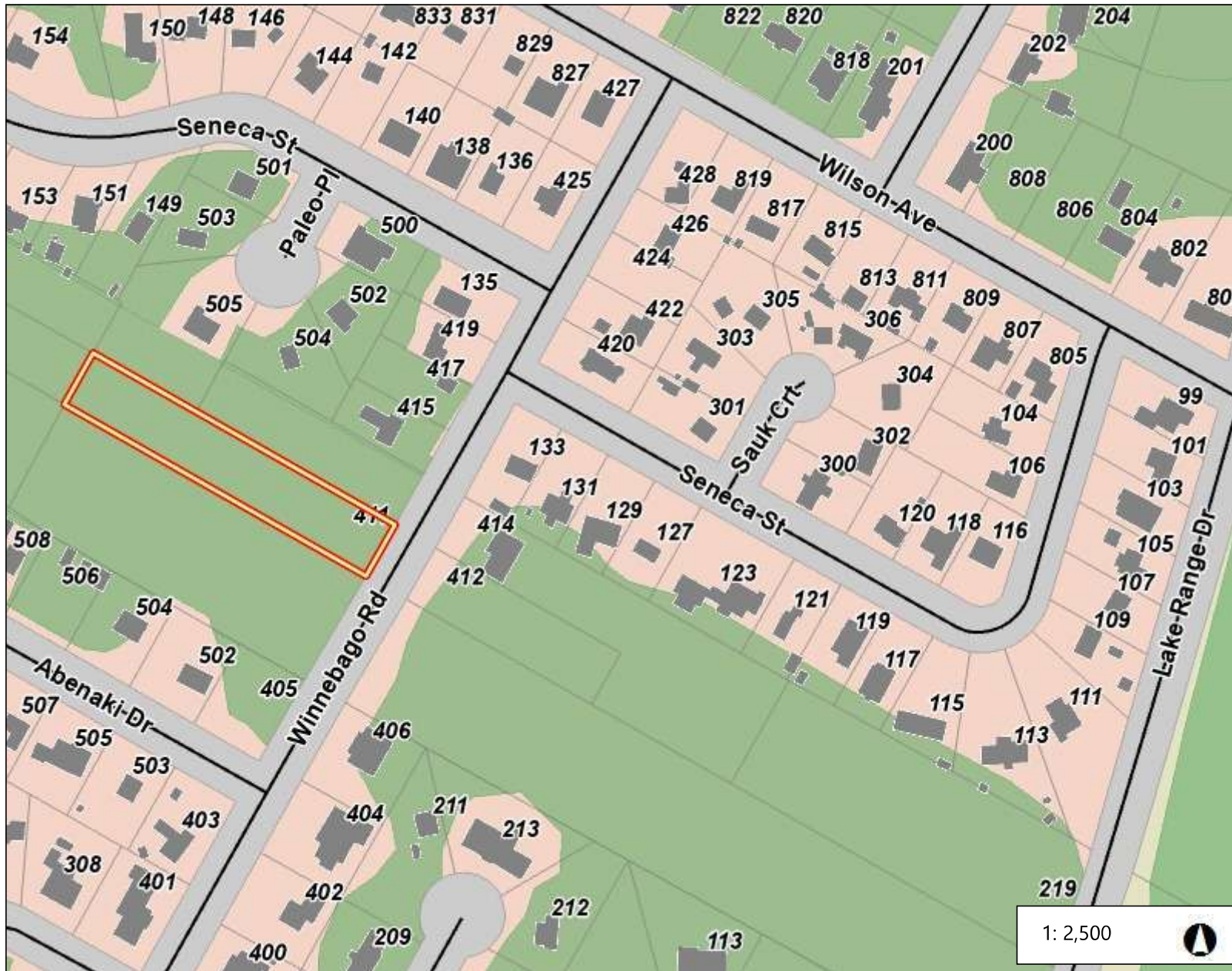
Strategic Goal: Not applicable

Respectfully Submitted By:

Michele Barr, Deputy CBO

Report Approved By:

Jodi MacArthur, Chief Administrative Officer



Legend

- Rural Community point, labelled
- Ferry
- Provincial Highway
- County Road
- Bridge reconstruction
- Municipal or Other Road
- Municipal or Other Road
- Bridge Detour
- Building Footprint
- Easement
 - Access
 - N/A
 - Nitrate
 - Private
 - Utility
- Propane Facility Buffer
 - Assessment parcel
 - Condo unit or Common element
 - First Nation parcel
- Severance
 - Severed portion
 - Retained portion
- Subdivision
 - Draft Approved
 - Final Approved
- Body of Water
- Evaluated Wetland
- Watercourse
 - Permanent Stream
 - Intermittent Stream
- Road Allowance/Right-of-way
 - Private Road Allowance
 - Right-of-Way
 - Road Allowance or Condo Road
 - Unimproved Road Allowance

1: 2,500



0.1 0 0.06 0.1 Kilometers

NAD_1983_UTM_Zone_17N
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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Notes



The Corporation of the Township of Huron-Kinloss

Staff Report

Report Title: Site Plan Control Grassroots, 760 Bruce Rd 86; Con 1 Pt Lots 37 & 38

Date: Oct. 15, 2025

Report Number: BLD-2025-22

Department: Building and Planning

File Number: C11 BLD25

Prepared By: Michele Barr, Deputy CBO

Attachments: Site Plan Drawing - Morrison

Recommendation:

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report BLDG-2025-22, as prepared by Michele Barr, Deputy Chief Building Official.

Background:

A Site Plan Control Agreement has been entered into between Morrison Family Homestead Inc. and The Corporation of the Township of Huron-Kinloss approved by the Chief Administrative Officer. The Agreement has been forwarded to legal for registration.

Discussion/Analysis/Overview:

Requirement of Site Plan Control for the lands being Con 1 Pt Lots 37 & 38. The noted property is zoned AG4 Special Provision 25.44. The owner proposed a development of an event centre with commercial kitchen food preparation for café or catering weddings or other events. The property also has the potential to support three (3) farm vacation cabins, two (2) currently in place.

Site Plan application was submitted; drawing was circulated to Staff for comments. The agreement includes items such as, but not limited to site grading, parking, maintaining fire access and private sewage systems.

Having the agreement finalized allows for the construction of the facility to proceed in time for spring events.

Financial Impacts:

All fees and deposits 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: Not applicable

Respectfully Submitted By:

Michele Barr, Deputy Chief Building Official

Report Approved By:

Jodi MacArthur, Chief Administrative Officer

The Corporation of the Township of Huron-Kinloss



**BY-LAW No.
2025 - 103**

**Being a By-Law to Appoint a Drainage Superintendent for the
Township of Huron-Kinloss**

WHEREAS Section 93 of the Drainage Act, R.S.O 1990 authorizes the council of a local municipality to appoint a Drainage Superintendent and provide remuneration for services performed by the Drainage Superintendent in carrying out the provisions of the Act as set out therein;

AND WHEREAS the Council of The Corporation of the Township of Huron-Kinloss deems it necessary to repeal By-law No. 2022-105 the Appointment of a Drainage Superintendent for the Township of Huron-Kinloss due to a vacancy in that position;

AND WHEREAS the Council of The Corporation of the Township of Huron-Kinloss deems it expedient to appoint a Drainage Superintendent for the Township of Huron-Kinloss with such powers and duties as are prescribed by the Drainage Act for the Township of Huron-Kinloss;

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

1. That By-law No. 2022-105 is hereby repealed.
2. That Landon Hunter be appointed as Drainage Superintendent for The Corporation of the Township of Huron-Kinloss and shall perform all duties assigned, legislated, and required of a Drainage Superintendent under the Drainage Act.
3. That the Chief Administrative Officer and Clerk be authorized and directed to execute, on behalf of The Corporation of the Township of Huron-Kinloss any documents required to facilitate that appointment.
4. That this by-law shall come into full force and effect upon its final passage pursuant to approval of the Minister of Agriculture, Food and Agribusiness.
5. That this by-law may be cited as the “Appointment of Drainage Superintendent (Landon Hunter) By-law”.

READ a FIRST and SECOND TIME this 15th day of October, 2025.

READ a THIRD TIME and FINALLY PASSED this 15th day of October, 2025.

Mayor

Clerk

The Corporation of the Township of Huron-Kinloss



**BY-LAW No.
2025 - 102**

Being a By-Law to Amend By-law No. 2018-98, as amended; Being the
Comprehensive Zoning By-law for the Township of Huron-Kinloss
Holding Removal (41-07-160-005-06906-0000)

WHEREAS By-Law No. 2018-98 placed certain lands in “Residential One Holding” (RH-1) zoning and specified the use to which lands, buildings and structures may be put until such time as the holding symbol is removed pursuant to Section 36 of the Planning Act, R.S.O. 1990, c . P. 132;

AND WHEREAS the Council for The Corporation of the Township of Huron-Kinloss deems it expedient to amend By-Law No. 2018-98, as amended; being the Comprehensive Zoning By-Law for the Township of Huron-Kinloss;

AND WHEREAS the provisions relating to the removal of the holding symbol on the property having Roll No. 41-07-160-005-06906-0000 contained in By-Law No. 2018-98 have been satisfied as outlined in Report BLD-2025-12;

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

1. That Schedule ‘A’ to By-Law No. 2018-98, is hereby amended by changing the zoning symbol on part of the lands described as 411 Winnebago Rd. HURON CON A PT LOT 7 RP 3R10361 PT 6 (geographic Township of Huron) from “R1-H’ Residential One – Holding One to R1 Residential One as outlined on Schedule ‘A’, attached to and forming a part of this By-Law.
2. That this By-Law shall come into full force and effect from the date of passage by Council subject to the provisions of the Planning Act, R.S.O. 1990, as amended.
3. That this by-law may be cited as the “Holding Removal (411 Winnebago Rd.) Zoning By-law”.

READ a FIRST and SECOND TIME this 15th day of October, 2025.

READ a THIRD TIME and FINALLY PASSED this 15th day of October, 2025.

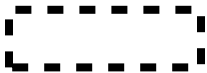
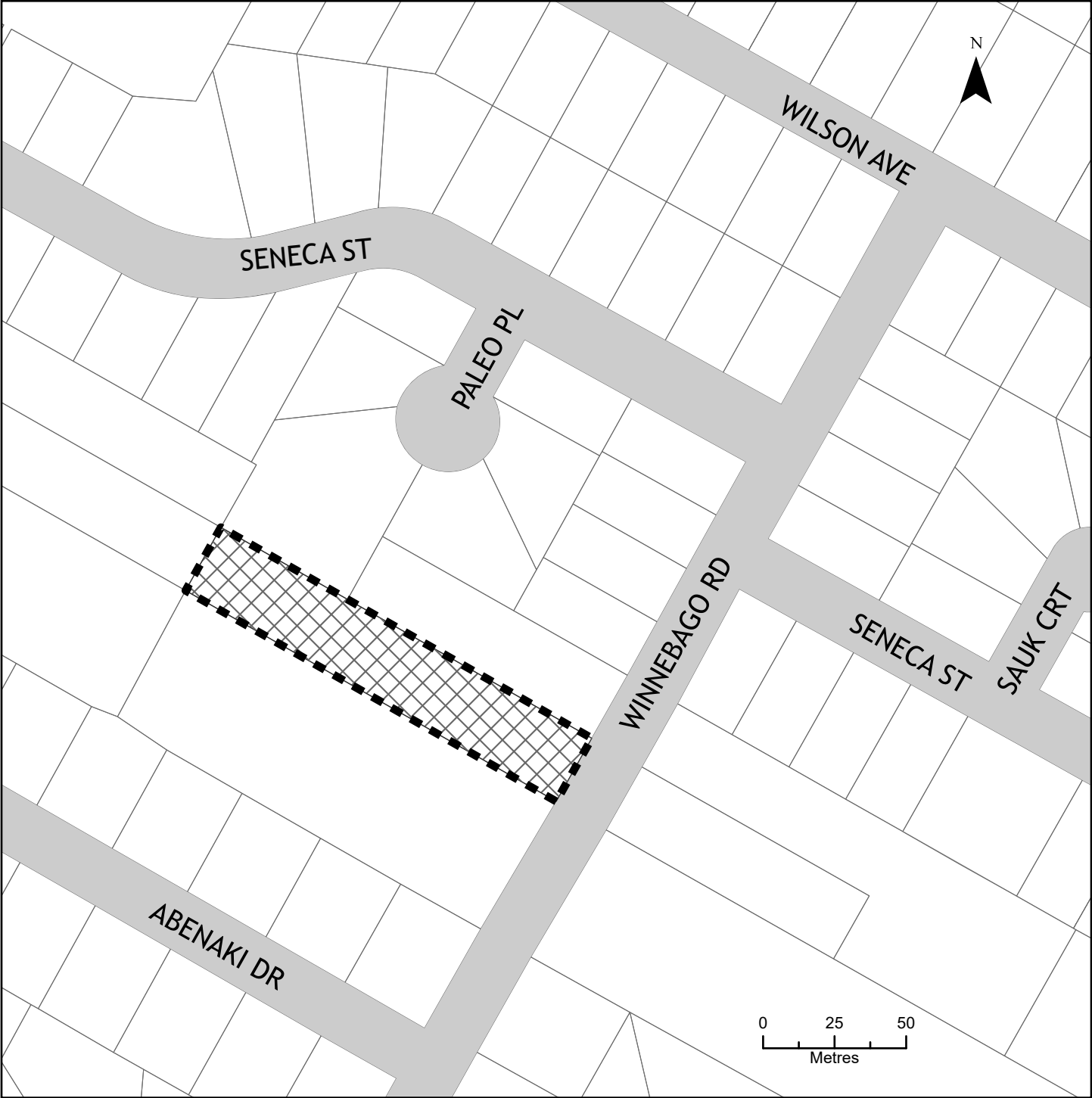
Mayor

Clerk

By signing this by-law on October 15, 2025 Mayor Murray confirmed that they will not exercise the power to veto this by-law.

Schedule 'A'

411 WINNEBAGO RD - CON A PT LOT 7 RP;3R10361 PART 6 - Roll # 410716000506906
Township of Huron-Kinloss (Huron Township)



Subject Property



Lands to be zoned R1 - Residential One

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

Mayor _____
Clerk _____

The Corporation of the Township of Huron-Kinloss



**BY-LAW No.
2025 – 104**

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 October 6, 2025 Committee of the Whole meeting and October 15, 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. For the purposes of the exercise of the authority of the Head of Council to veto a by-law in accordance with Section 284. 11 of the Municipal Act, 2001, as amended, this Confirming By-law shall be deemed to be separate Confirming By-laws for each item listed on the meeting agenda.
5. That this By-law shall come into full force and effect upon its final passage.
6. That this By-law may be cited as the “Confirmatory October 2025 By-Law”.

READ a FIRST and SECOND TIME this 15th day of October, 2025.

READ a THIRD TIME and FINALLY PASSED this 15th day of October 2025.

Mayor

Clerk

By signing this by-law on October 15th, 2025, Mayor Murray confirmed that they will not exercise the power to veto this by-law.