

**MINUTES  
COUNCIL OF THE COUNTY OF HURON**

Virtual  
November 3, 2021

The Council of the County of Huron met virtually on Wednesday, November 3, 2021. All members of Council were present. Councillor Bailey joined the meeting at 9:25 AM. Councillor Murdock joined the meeting at 9:36 AM. Councillor Watt departed at 9:18 AM and rejoined at 10:40 AM.

**1. Warden Glen McNeil called the meeting to order at 9:07 AM.**

**2. Warden's Remarks:**

Warden McNeil attended the County Public Works all staff meeting at the Auburn facility.

He also attended an Association of Agricultural Societies Annual General Meeting held in Clinton. He thanked all of the volunteers for their dedication and hard work.

Warden McNeil attended the ceremonial draping of over 3,000 poppies over the Huron County Museum's Sherman Tank for Remembrance Day. The museum collaborated with the IODE Maple Leaf Chapter in Goderich to commemorate the IODE's 120<sup>th</sup> anniversary. This year also marks the 100<sup>th</sup> anniversary of the poppy symbolizing remembrance by the Royal Canadian Legion.

**3. Approval of Agenda:**

Moved by: Councillor Fisher and Seconded by: Councillor Klopp

THAT:

The Council Day 1 agenda for November 3, 2021 be approved as presented.

CARRIED

**4. Declaration of Pecuniary Interest: None.**

**5. Minutes of Previous Meetings:**

Moved by: Councillor Grace and Seconded by: Councillor Watt

THAT:

The minutes of the Council Day 2 meeting on October 20, 2021, be adopted as circulated.

CARRIED

**6. Delegations/Petitions/Presentations:**

**6.1 Oakwood Park Association Inc.**

Bob Schram, President Oakwood Park Association Inc., provided a presentation regarding the South Huron Official Plan Amendment and Secondary Plan for the Port Blake Settlement Area in reference to Tridon Developments proposed subdivision on the east side of Highway 21.

Moved by: Councillor Ginn and Seconded by: Councillor Fergusson

THAT:

The Council of the County of Huron receives the delegation by Bob Schram, President Oakwood Park Association Inc., regarding South Huron Official Plan Amendment and

Secondary Plan for the Port Blake Settlement Area in reference to Tridon Developments proposed subdivision on the east side of Highway 21, as presented for information.  
CARRIED

6.2 Concerned Citizens Group (in Grand Cove Estates)

Marlan Siren, on behalf of Concerned Citizens Group in Ward 1 of the Municipality of South Huron requested that Council deny application for Official Plan Amendment (OPA 19) of the Municipality of South Huron by Tridon Properties Ltd. re: 70786 Bluewater Highway, current site of Oakwood Resort driving range and golf course.

Moved by: Councillor Finch and Seconded by: Councillor Dietrich

THAT:

The Council of the County of Huron receives the delegation by Marlan Siren, on behalf of Concerned Citizens Group in Ward 1 of the Municipality of South Huron, regarding Official Plan Amendment (OPA) 19 of the Municipality of South Huron by Tridon Properties Ltd. re: 70786 Bluewater Highway, current site of Oakwood driving range and golf course, as presented for information.

CARRIED

6.3 Baker Planning Group (on behalf of Tridon Properties)

Caroline Baker, Principal, Baker Planning Group, on behalf of Tridon Properties Ltd. requested that Council approve Official Plan Amendment 19 (South Huron) and Draft Plan of Subdivision 40T20006, filed by Tridon Properties Ltd. for Huron Meadows.

Moved by: Councillor Heffer and Seconded by: Councillor Harding

THAT:

The Council of the County of Huron receives the delegation by Caroline Baker, Principal, Baker Planning Group, on behalf of Tridon Properties Ltd. regarding Official Plan Amendment 19 (South Huron) and Draft Plan of Subdivision 40T20006, filed by Tridon Properties Ltd. for Huron Meadows, as presented for information.

CARRIED

**7. Councillor's Issues:**

Warden Ginn informed Council that the Western Ontario Wardens' Caucus – Economic Development will be presenting their Economic Development Workforce Strategy at the November 10, 2021 Economic Development Board meeting. He will be recommending that this report be presented to County Council.

**8. Consent Agenda – Items 8.1 through 8.7:**

Moved by: Councillor Dietrich and Seconded by: Councillor Grace

THAT:

Items 8.1 through 8.7 be approved with the actions as noted.

CARRIED

**9. Planning and Development:**

9.1 Official Plan Amendment No. 19, Municipality of South Huron, and Plan of Subdivision 40T20006, Baker Planning Group for Tridon Properties Ltd., Part Lots 2-4, Lake Road East Concession, Stephen Ward, Municipality of South Huron, County of Huron (presented by Craig Metzger, Senior Planner)

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The subject lands are located north of Grand Bend on the east side of Highway 21 on lands used for the Oakwood Resort Golf Course.

The purpose of the official plan amendment is to bring this 52 hectare (129 acre) property into the Port Blake Planning Area Settlement Area, re-designate the land intended to accommodate residential uses as “Low Density Residential” and “Medium Density Residential” with site-specific policies, specify that the Regional Market Area for the Port Blake Planning Area is to be Huron County and Grand Bend, and refine the boundaries of the “Natural Environment” designation and “Floodplain” overlay to reflect the findings of the site-specific technical studies.

The purpose of the plan of subdivision application is to create 97 lots/blocks for 188 residential dwellings (92 single detached, 25 street townhouses, and a cluster of 71 stacked townhomes/multiple attached), a stormwater management pond, new municipal roads, and a naturalized area along the Walker Drain. These lands are approximately 12 hectares (30 acres) and are located north of the Walker Drain. Access to the subdivision is to be directly from Bluewater Highway (Provincial Highway 21).

A joint public meeting for both applications was hosted by the County of Huron and the Municipality of South Huron on February 8, 2021, with County Councillor John Grace in attendance on behalf of the County of Huron. Prior to, at, and following the public meeting, members of the public provided verbal and written comments expressing concerns and objecting to the applications.

South Huron Council adopted OPA #19 and recommended the draft plan of subdivision for approval with conditions at their October 4, 2021 Council Meeting.

Among the concerns and objections raised, several of the key issues were planning document compliance, stormwater management, traffic impacts, and impact on natural areas.

Moved by: Councillor Fisher and Seconded by: Councillor Finch

THAT:

That Council of the County of Huron approves the recommendation of Craig Metzger, Senior Planner, that Official Plan Amendment No. 19, Municipality of South Huron be approved;

AND FURTHER THAT:

The Notice of Decision be circulated.

CARRIED

Moved by: Councillor Ginn and Seconded by: Councillor Bailey

THAT:

Official Plan Amendment No. 19, Municipality of South Huron, by Baker Planning Group for Tridon Properties Ltd., requesting Amendment No. 19 to the Municipality of South Huron Official Plan. Public comments in opposition to the application were received. The comments were thoroughly considered but the effect did not influence the decision of Council to approve the application. Other public comments were received in support of the application, the effect of which resulted in a decision to approve the application. Agency comments were received in support of the application, the effect of which resulted in a decision to approve the application.

CARRIED

Moved by: Councillor Finch and Seconded by: Councillor Ginn

THAT:

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The Council of the County of Huron approves the recommendation of Craig Metzger, Senior Planner, to grant Draft Plan approval for Plan of Subdivision 40T20006 with the recommended conditions;

AND FURTHER THAT:

The Notice of Draft Plan Approval be circulated.

CARRIED

Moved by: Councillor Finch and Seconded by: Councillor Fisher

THAT:

Plan of Subdivision 40T20006 by Baker Planning Group for Tridon Properties Ltd., requesting Draft Plan approval for Plan of Subdivision 40T20006 for the lands described as Part Lots 2-4, Lake Road East Concession, Stephen Ward, Municipality of South Huron, County of Huron. Public comments in opposition to the application were received. The comments were thoroughly considered but the effect did not influence the decision of Council to approve the application. Other public comments were received in support of the application, the effect of which resulted in a decision to approve the application. Agency comments were received in support of the application, the effect of which resulted in a decision to approve the application.

CARRIED

9.2 Consent File C81-2021 by Kees Rynen and Rianne Rynen (Owners/Applicants), Part Lots 6 & 7, Concession 9, Osborne Ward, Municipality of South Huron (presented by Craig Metzger)

The purpose of this application is to create a new lot. The proposed severed land is approximately 32 ha (79 acres) and contains a house, barn, two silos and two sheds. The vacant agricultural land to be retained is approximately 47 ha (116 acres). The application conforms to the South Huron and Huron County Official Plans, is consistent with the Provincial Policy Statement (2020), and has been recommended for approval by the Municipality of South Huron with conditions. The Ausable Bayfield Conservation Authority cannot support the severance due to its fragmenting of the defined hazard area. The Planning and Development Department recommends the application be approved with conditions.

Moved by: Councillor Klopp and Seconded by: Councillor Dietrich

THAT:

The Council of the County of Huron approves the recommendation of Craig Metzger, Senior Planner, that Consent application C81-2021 by Kees Rynen and Rianne Rynen requesting the creation of a new lot on the subject lands described as Part Lots 6 & 7, Concession 9, Osborne Ward, Municipality of South Huron, be approved subject to the attached conditions.

CARRIED

Moved by: Councillor Heffer and Seconded by: Councillor MacLellan

THAT:

Consent File C81-2021 by Kees Rynen and Rianne Rynen (Owners/Applicants), requesting the creation of a new lot on the lands known as Part Lots 6 & 7, Concession 9, Osborne Ward, Municipality of South Huron. No public comments were received on this application so there was no effect on the decision. Comments were raised by an agency identifying the issue of fragmenting the hazard area. Comments were thoroughly considered but the effect did not influence the decision of Council to approve the application.

CARRIED

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9.3 Consent File C84-2021 by Monteith Brown Planning Consultants (Applicant) for Manx Developments Limited (Owner), Lot 1090, Plan 376, Exeter Ward and Lot 18, Concession 2, Usborne Ward, Municipality of South Huron (presented by Craig Metzger) The purpose of this application is to re-create two properties that have merged into one parcel. The proposed land to be severed is approximately 24 hectares (58 acres) containing a single detached dwelling. The land to be retained is approximately 40 hectares (100 acres) containing a golf course, club house and shed. The application conforms to the South Huron and Huron County Official Plans, is consistent with the Provincial Policy Statement (2020), and has been recommended for approval by the Municipality of South Huron with conditions. Public comments were received expressing concerns regarding traffic, impact on the walking trail and natural area, and construction impacts. The Planning and Development Department recommends the application be approved with conditions.

Moved by: Councillor Murdock and Seconded by: Councillor Finch

THAT:

The Council of the County of Huron approves the recommendation of Craig Metzger, Senior Planner, that Consent application C84-2021 by Monteith Brown Planning Consultants requesting the creation of a new lot on the subject lands described as Lot 1090, Plan 376, Exeter Ward and Lot 18, Concession 2, Usborne Ward, Municipality of South Huron, be approved subject to the attached conditions.

CARRIED

Moved by: Councillor Finch and Seconded by: Councillor Jewitt

THAT:

Consent File C84-2021 by Monteith Brown Planning Consultants (Applicant) for Manx Developments Limited (Owner) requesting a severance to create a new lot on the lands described as Lot 1090, Plan 376, Exeter Ward and Lot 18, Concession 2, Usborne Ward, Municipality of South Huron. Public comments were received on the issues of traffic, impact on the walking trail and natural area, and construction impacts. The comments were thoroughly considered but the effect did not influence the decision of Council to approve the application. Agency comments were received in support of the application, the effect of which resulted in a decision to approve the application.

CARRIED

9.4 Huron County Official Plan 5 Year Review (Amendment No. 5) Approval by Ministry of Municipal Affairs and Housing (presented by Sandra Weber)

Moved by: Councillor Fergusson and Seconded by: Councillor Murdock

THAT:

The Council of the County of Huron receives the report of Sandra Weber, Director titled Huron County Official Plan 5 Year Review (Amendment No. 5) - Approval by Ministry of Municipal Affairs and Housing, dated November 3, 2021, for information.

CARRIED

Council recessed at 10:44 AM and resumed at 10:50 AM.

## **10. Cultural Services:**

10.1 Huron County Museum Collection Deaccession Report (presented by Elizabeth French-Gibson)

Moved by: Councillor Dietrich and Seconded by: Councillor Harding

THAT:

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The Council or the County of Huron receives the report by Elizabeth French-Gibson, Senior Curator, dated November 3, 2021, titled Huron County Museum Deaccession Report – November 2021, as presented for information:

AND FURTHER THAT:

The Council of the County of Huron accepts the report and recommendation of the Huron County Museum's Collections Committee that M950.1463.1, M950.1466.1 and M953.70.1 be deaccessioned from the Huron County Museum's collection.

CARRIED

10.2 Huron County Museum & Historic Gaol Policy Review (presented by Elizabeth French-Gibson)

Moved by: Councillor Watt and Seconded by: Councillor Fergusson

THAT:

The Council of the County of Huron receives the report by Elizabeth French-Gibson, Senior Curator, dated November 3, 2021, titled Huron County Museum & Historic Gaol Policy Review, as presented for information;

AND FURTHER THAT:

The Council of the County of Huron approves the Collections Management Policy, Deaccessioning Policy and Research Policy as presented for inclusion in the Huron County Museum policies as part of the 5 year review process.

CARRIED

10.3 Updated Terms of Reference - Museum & Gaol Collections Committee (presented by Elizabeth French-Gibson)

Moved by: Councillor Ginn and Seconded by: Councillor Finch

THAT:

The Council of the County of Huron receives the report of Elizabeth French-Gibson, Senior Curator, dated November 3, 2021 titled Updated Terms of Reference - Museum & Gaol Collections Committee, as presented for information;

AND FURTHER THAT:

The Council of the County of Huron approves the Collections Committee Terms of Reference in order that they may be adopted and included with the Huron County Museum procedures as part of the 5-year review process.

CARRIED

**11. Administration, Policies and Other Issues:**

11.1 Renewal of Integrity Commissioner, Ombudsman and Closed Meeting Investigator Appointment (prepared by Susan Cronin)

Moved by: Councillor Heffer and Seconded by: Councillor Grace

THAT:

The Council of the County of Huron receives the report by Susan Cronin, County Clerk, dated November 3, 2021 titled Renewal of Integrity Commissioner, Ombudsman and Closed Meeting Investigator Appointment, as presented for information;

AND FURTHER THAT:

A by-law be drafted directing the Warden and Clerk to execute the contract extension and all other required documents for the appointment of Aird and Berlis LLP as Integrity Commissioner, Closed Meeting Investigator and Municipal Ombudsman for the Corporation of the County of Huron having the functions as set out in s. 223.3(1) of the *Municipal Act, 2001* for a four (4) year term.

CARRIED

11.2 Strategic Priorities Chart - October 2021 (presented by Meighan Wark)

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Moved by: Councillor Dietrich and Seconded by: Councillor Watt

THAT:

The Council of the County of Huron receives the report by CAO Meighan Wark, dated November 3, 2021, titled Strategic Priorities Chart - October 2021, as presented for information.

CARRIED

**12. Correspondence:**

Moved by: Councillor Finch and Seconded by: Councillor Fisher

THAT:

The Council of the County of Huron supports item 12.2 Municipality of Leamington resolution re: Optometrists – OHIP Services.

CARRIED

Moved by: Councillor Fergusson and Seconded by: Councillor MacLellan

THAT:

The Council of the County of Huron accepts correspondence not specifically dealt with, for information.

CARRIED

**13. New/Unfinished Business:**

In the interest of being accountable and transparent, where a member of Council or staff would like to present an item of business in this section, it is recommended that they contact the Chief Administrative Officer in advance so that the item can be placed on the published agenda.

**14. Notice of Motion: None.**

**15. By-laws:**

Moved by: Councillor Murdock and Seconded by: Councillor Watt

THAT:

Leave be given to introduce the following By-Laws:

By-law No. 2021-073, being a By-law of the Corporation of the County of Huron to enter into an Inter Municipal Service Agreement;

By-law No. 2021-074, being a By-law of the Corporation of the County of Huron to enter into Boundary Road Agreement with Middlesex County;

By-law No. 2021-075, being a By-law of the Corporation of the County of Huron to authorize the borrowing upon serial debentures in the principal amount of \$4,001,675.80 toward the cost of replacement of Blackcreek Bridge, replacement of Ausable Bridge;

By-law No. 2021-076, being a By-law of the Corporation of the County of Huron to amend By-laws 2015-054, 2020-041, 2021-005 and 2021-026 to authorize speed limits.

CARRIED

Moved by: Councillor Klopp and Seconded by: Councillor Harding

THAT:

By-law No. 2021-073, 2021-074, 2021-075, and 2021-076 be given a first and second reading;

AND FURTHER THAT:

By-law No. 2021-073, 2021-074, 2021-075, and 2021-076, as read a first and second time, be passed.

CARRIED

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Moved by: Councillor Fergusson and Seconded by: Councillor Ginn

THAT:

By-law No. 2021-073, 2021-074, 2021-075, and 2021-076, be given a third reading in accordance with Part 14 of the Procedural By-law for the County of Huron, Section 1, Subsection 2;

AND FURTHER THAT:

By-law No. 2021-073, 2021-074, 2021-075, and 2021-076, as read a third time, be passed, signed by the Warden and the Clerk, and the Seal of the Corporation affixed thereto.

CARRIED

**16. Closed to the Public Session:**

Moved by: Councillor Fisher and Seconded by: Councillor Finch

THAT:

The Council of the County of Huron do now go into a Closed to the Public Session at 11:00 AM under Section 239 of the Municipal Act, 2001 as amended, to discuss an item that relates to:

1. Information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them - Broadband Program;
2. Advice that is subject to solicitor-client privilege, including communications necessary for that purpose - Correspondence from Economic Development Board Chair;

AND FURTHER THAT:

CAO Meghan Wark (Items 1 & 2), Treasurer and Director of Corporate Services Michael Blumhagen (Items 1 & 2), Clerk Susan Cronin (Items 1 & 2), Director of Human Resources Lara Vanstone (Item 2), Director of Planning and Development and Interim Director of Economic Development Sandra Weber (Item 1), and Donnelly Murphy Solicitor Greg Stewart (Items 1 & 2), remain in attendance.

Moved by: Councillor Fisher and Seconded by: Councillor Murdock

THAT:

The Council of the County of Huron rise from the Closed to the Public Session at 1:17 PM.  
CARRIED

Reporting Out – CAO Wark stated that the purpose of going into closed session was to discuss two items: Information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them - Broadband Program; and Advice that is subject to solicitor-client privilege, including communications necessary for that purpose – correspondence from Economic Development Board Chair.

Moved by: Councillor Finch and Seconded by: Councillor Fisher

THAT:

The Council of the County of Huron supports the concerns raised by the Western Ontario Wardens' Caucus (WOWC) regarding the procurement process for the Advanced High Speed Internet Program (AHSIP), and;

FURTHER THAT:

The Warden send a letter of concern to the Minister of Infrastructure with copies to Premier Ford and MPP Lisa Thompson requesting that the province pause the procurement until the issues of equity and transparency in the process are resolved.

CARRIED

Moved by: Councillor Watt and Seconded by: Councillor Ginn



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THAT:

The Council of the County of Huron direct staff to proceed as per direction given in Closed to the Public Session of November 3, 2021.

CARRIED

**17. Arrangement of Committee/Board Meetings:**

Huron County Library Board - Wednesday, November 10, 2021 at 9:00 AM - Virtual Meeting

Huron County Economic Development Board - Wednesday, November 10, 2021 at 5:00 PM – Virtual Meeting

Council Day 2 - Wednesday, November 17, 2021 at 9:00 AM - Virtual Meeting

Huron County Accessibility Advisory Committee - Monday, November 22, 2021 at 9:00 AM - Virtual Meeting

**18. Confirmatory By-law:**

Moved by: Councillor Murdock and Seconded by: Councillor Harding

THAT:

By-Law No. 2021-077, being a By-law of the Corporation of the County of Huron to confirm the proceedings of the Council of the Corporation of the County of Huron, be introduced, be given a first, second and third reading in accordance with Part 14 of the Procedural By-law for the County of Huron, Section 1, Subsection 2;

AND FURTHER THAT:

By-law No. 2021-077, as read a third time; be passed, signed by the Warden and the Clerk, and the Seal of the Corporation affixed thereto.

CARRIED

**19. Adjournment:**

Moved by: Councillor Dietrich and Seconded by: Councillor Heffer

THAT:

The Council of the Corporation of the County of Huron do hereby adjourn at 1:21 PM to meet again on Wednesday, November 17, 2021 at 9:00 AM or at the call of the Warden and the Clerk.

CARRIED

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Warden Glen McNeil

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Clerk Susan Cronin