

**MINUTES
COUNCIL OF THE COUNTY OF HURON**

Virtual
March 9, 2022

The Council of the County of Huron met virtually on Wednesday, March 9, 2022. All members of Council were present. Councillor Grace departed at 10:13 AM and rejoined at 11:01 AM.

1. Warden Glen McNeil called the meeting to order at 9:01 AM.

2. Warden's Remarks:

Warden McNeil participated in the Coldest Night of the Year to raise funds for Huron County homelessness initiatives. He delivered comments from Huron County Council and extended thanks to all involved for their dedication.

The Warden met with Maddy Gilbert, a Co-op student from Goderich District Collegiate Institute (GDCI) working at the County.

3. Approval of Agenda:

Warden McNeil stated that there was an addition to the agenda:

- Item 12.18 Township of Ashfield-Colborne-Wawanosh resolution re: Aggregate Extraction Applications

Moved by: Councillor Fisher and Seconded by: Councillor Finch

THAT:

The Council Day 1 agenda for March 9, 2022 be approved as amended.

CARRIED

4. Declaration of Pecuniary Interest:

Councillor Bailey declared a pecuniary interest for agenda items 9.1 Consent File C105-2021 by Ron Davidson Land Use Planning Consultant Inc (Applicant) for Poul Hansen and Maria Gomes (Owners), Plan 168, Part Lots 76 and 77, Blyth Ward, Township of North Huron and agenda item 9.5 Official Plan Amendment No. 15, BMROSS and Associates Ltd. (c/o Kelly Vader) on behalf of Township of North Huron, Lots 367 to 370, Registered Plan 410, Wingham Ward, Township of North Huron, as he has close family ties in ownership of land in both projects.

5. Minutes of Previous Meetings:

Moved by: Councillor Watt and Seconded by: Councillor Grace

THAT:

The minutes of the Audit Committee and the Council Day 2 meeting of February 16, 2022, be adopted as circulated.

CARRIED

6. Delegations/Petitions/Presentations:

6.1. Bruce Power- John Peevers Director, Community, Media Relations and Economic Development, provided an information update on Bruce Power to Council.

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Moved by: Councillor Dietrich and Seconded by: Councillor Finch

THAT:

The Council of the County of Huron receives the delegation by John Peevers, Director, Community, Media Relations and Economic Development, Bruce Power, as presented for information.

CARRIED

6.2 Nuclear Innovation Institute, Clean Energy Frontier Program- Jessica Linthorne, Director, Clean Energy Frontier Program provided information on the Nuclear Innovation Institute, Clean Energy Frontier Program.

Moved by: Councillor Murdock and Seconded by: Councillor Watt

THAT:

The Council of the County of Huron receives the delegation by Jessica Linthorne, Director of the Clean Energy Frontier Program, Nuclear Innovation Institute, as presented for information.

CARRIED

7. Councillor's Issues:

Moved by: Councillor MacLellan and Seconded by: Councillor Fisher

THAT:

The Council of the County of Huron directs staff to prepare a report regarding a County social media site for citizens to report poor road conditions in Huron County.

CARRIED

In recognition of International Women's Day, a global day celebrating the social, economic, cultural and political achievements of women, Councillor Jewitt acknowledged female staff in Huron County. Recognizing them as role models and their accomplishments, he made note of the fact that Helen Johns (former MPP Huron-Bruce), Carol Mitchell (former MPP Huron-Bruce) and Lisa Thompson (MPP Huron-Bruce) have all served as the Minister of Agriculture.

8. Consent Agenda - Items 8.1 through 8.6

Moved by: Councillor Fergusson and Seconded by: Councillor Harding

THAT:

Items 8.1 through 8.6 be approved with the actions as noted.

CARRIED

9. Planning and Development:

Director of Planning and Development Sandra Weber introduced the following staff members: Nathan Garland – Planner for the Municipality of Central Huron and Meghan Tydd-Hrynyk – Planner for the Municipality of Morris-Turnberry and the Township of Howick.

9.1. Consent File C105-2021 by Ron Davidson Land Use Planning Consultant Inc (Applicant) for Poul Hansen and Maria Gomes (Owners), Plan 168, Part Lots 76 and 77, Blyth Ward, Township of North Huron (presented by Hanna Holman)

The purpose of this application is to create a new residential lot. The proposed severed lot is 700 square metres (0.17 acres) and is currently vacant. The proposed retained lot is 700 square metres (0.17 acres) and contains an existing four-unit multiple attached dwelling. Two written comments of objection have been received with concerns about increased density and parking availability. The application is consistent with the Provincial

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Policy Statement (2020) and conforms to the Huron County and North Huron Official Plans. The subject application was recommended for approval with conditions by Township of North Huron Council. The Planning and Development Department recommends the application be approved with conditions. Mark Bibok spoke in opposition to the application. Ron Davidson (applicant) and Poul Hansen (owner) spoke in favour of the application.

Moved by: Councillor Ginn and Seconded by: Councillor Jewitt

THAT:

The Council of the County of Huron approves the recommendation of Hanna Holman, Planner, that Consent application C105-2021 by Poul Hansen and Maria Gomes (Ron Davidson Land Use Planning Consultant Inc.) requesting the creation of a new lot on the subject lands described as Plan 168, Part Lots 76 and 77, Blyth Ward, Township of North Huron, be approved with conditions.

CARRIED

Moved by: Councillor Fisher and Seconded by: Councillor Finch

THAT:

Consent File C105-2021, by Ron Davidson Land Use Planning Consultant Inc (applicant) for Poul Hansen and Maria Gomes (Owners), requesting a severance to create a new residential lot on the lands described as Plan 168, Part Lots 76 and 77, Blyth Ward, Township of North Huron. Public comments were received on the issues of increased density and parking availability. 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

9.2 Consent Files C107-2021 and C108-2021, M Worx Inc (Matthew Van Geel), 57 London Road, Hensall Ward, Municipality of Bluewater (presented by Sarah Smith)

This purpose of consent application C107-2021 is to create a building lot by severing an existing residential lot in Hensall. The proposed parcel is currently the backyard of 57 London Road, and abuts Lorne Avenue in Hensall. The severed lot is vacant and the retained lot contains an existing house with an accessory structure. Both the severed and retained parcels meet the minimum lot area, lot depth and lot frontage requirements of the Residential - Medium Density Zone.

Concurrent consent application C108-2021 proposes to subdivide the middle of the resultant severed parcel in application C107-2021 resulting in three future Residential Medium Density parcels. The parcel sizes proposed under file C108-2021 meet the minimum lot area, lot depth and lot frontage requirements of the Residential - Medium Density Zone. The Department is recommending approval of both applications as they are consistent with the Provincial Policy Statement and conform to the Huron County and Bluewater Official Plans. The Municipality of Bluewater recommended approval with conditions of both files C107-2021 and C108-2021. Matthew Van Geel (applicant) spoke in favour of the application.

Moved by: Councillor Fisher and Seconded by: Councillor Klopp

THAT:

The Council of the County of Huron approves the recommendation by Sarah Smith, Planner, that Consent Application C107-2021 by Matthew Van Geel on behalf of M Worx Inc requesting the severance of a parcel of land for residential use described as Concession 1, Part Lot 6, Tuckersmith, TWP Plan 273, Pt Mill St, S/T easement, Hensall Ward, Municipality of Bluewater be approved with conditions.

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Moved by: Councillor Watt and Seconded by: Councillor Finch

THAT:

Consent Application C107-2021 by Matthew Van Geel on behalf of M Worx Inc requesting the severance of a parcel of land for residential use described as Concession 1, Part Lot 6, Tuckersmith, TWP Plan 273, Pt Mill St, S/T easement, Hensall Ward, Municipality of Bluewater. Public comments were received on the issues of number of lots, vegetation and lot boundaries. 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

Moved by: Councillor Fergusson and Seconded by: Councillor Bailey

THAT:

The Council of the County of Huron approves the recommendation by Sarah Smith, Planner, that Consent Application C108-2021 by Matthew Van Geel on behalf of M Worx Inc requesting the severance of a parcel of land for residential use described as Concession 1, Part Lot 6, Tuckersmith, TWP Plan 273, Pt Mill St, S/T easement, Hensall Ward, Municipality of Bluewater be approved with conditions.

CARRIED

Moved by: Councillor Harding and Seconded by: Councillor Ginn

THAT:

Consent Application C108-2021 by Matthew Van Geel on behalf of M Worx Inc requesting the severance of a parcel of land for residential use described as Concession 1, Part Lot 6, Tuckersmith, TWP Plan 273, Pt Mill St, S/T easement, Hensall Ward, Municipality of Bluewater be approved with conditions. Public comments were received on the issues of number of lots, vegetation and lot boundaries. 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

9.3 Consent File C005-2022 by Schilder Farms Inc. c/o Luke Schilder (Owner/Applicant), Lot 31, Concession 9, East Wawanosh Ward, Township of North Huron (presented by Hanna Holman)

The purpose of this application is to create a new lot under the surplus farm dwelling policies, with a resulting parcel containing farmland, and to create an additional new lot for agriculture use. The new lot with the surplus farm residence is approximately 4.9 acres (2 hectares), with the resulting farmland lot of approximately 95.1 acres (38 hectares). The new lot for agriculture use is 100 acres (40 hectares). One written comments of objection has been received with outstanding concerns about drainage, flooding and environmental impacts. The application is consistent with the Provincial Policy Statement (2020) and conforms to the Huron County and North Huron Official Plans. The subject application was recommended for approval with conditions by Township of North Huron Council. The Planning and Development Department recommends the application be approved with conditions. Luke Schilder (applicant) spoke on behalf of the application.

Moved by: Councillor Ginn and Seconded by: Councillor Bailey

THAT:

The Council of the County of Huron approves the recommendation of Hanna Holman, Planner, that Consent application C005-2022 by Schilder Farms Inc. c/o Luke Schilder requesting the creation of a new lot on the subject lands described as Lot 31, Concession 9, East Wawanosh Ward, Township of North Huron, be approved subject to the attached conditions.

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CARRIED

Moved by: Councillor Bailey and Seconded by: Councillor Heffer

THAT:

Consent Application C005-2022 by Schilder Farms Inc. c/o Luke Schilder (Owner/Applicant) requesting the creation of a new lot on the lands described as Lot 31, Concession 9, East Wawanosh Ward, Township of North Huron. Public comments were received on the issues of drainage, flooding and environmental impacts. 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 C01-22 Ray Dykstra for Windy Lane Farms, Lot 6, Concession 3, Township of Howick (presented by Jenn Burns)

This application proposes to sever a vacant parcel for the purposes of constructing a house. The proposed severed parcel is located where a historic home was previously located on the property. The owner/applicant advised that the house was demolished and removed between the years 2000-2006. The proposed residential lot is 4.75 acres with an existing shed, and the vacant retained farmland is approximately 93.25 acres. The owner/applicant owns another farm with a house in Howick Township and has applied for a consent under the surplus farm residence severance policies of the Howick Official Plan. The Department is recommending denial of the application as it is not consistent with the Provincial Policy Statement, and does not conform to the Huron County or Howick Official Plans. The Township of Howick recommended approval with conditions. Ray Dykstra (owner/applicant) spoke in favour of the application.

Moved by: Councillor Klopp and Seconded by: Councillor Finch

THAT:

The Council of the County of Huron approves Consent Application C01/22 by Ray Dykstra for Windy Lane Farms, requesting the severance of a surplus residential lot, described as Lot 6, Concession 3, Township of Howick, with conditions as noted.

CARRIED

Moved by: Councillor MacLellan and Seconded by: Councillor Fergusson

THAT:

Consent Application C01-22 by Ray Dykstra requesting a severance of a surplus residential lot for the land described as for Windy Lane Farms, Lot 6, Concession 3, Township of Howick. No public comments were received on this application so there was no effect on the decision. Comments were received from agencies identifying the issue of no eligible house on the property. Comments were thoroughly considered but ultimately did not influence the decision of Council.

CARRIED

9.5 Official Plan Amendment No. 15, BMROSS and Associates Ltd. (c/o Kelly Vader) on behalf of Township of North Huron, Lots 367 to 370, Registered Plan 410, Wingham Ward, Township of North Huron (presented by Hanna Holman)

The proposed Official Plan Amendment (OPA 15) to the North Huron Official Plan, submitted along with a Zoning By-law Amendment application, affects lands located at Lots 367 to 370, Registered Plan 410, Wingham Ward, Township of North Huron. OPA 15 proposes to change the designation of the subject lands from 'Parks and Open Space' to 'Residential'. The amendment supports a proposed development for an apartment building. The OPA amendment is considered disputed due to comments of objection from members of the public. The amendment is consistent with the Provincial Policy Statement

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(2020) and conforms to the County Official Plan. On February 7, 2022, Council of the Township of North Huron adopted the OPA. The Planning and Development Department recommends the application be approved.

Moved by: Councillor Jewitt and Seconded by: Councillor Ginn

THAT:

The Council of the County of Huron approve the recommendation of Hanna Holman, Planner, that Official Plan Amendment No. 15 to the North Huron Official Plan be approved;

AND FURTHER THAT:

The Notice of Decision be circulated.

CARRIED

Moved by: Councillor Watt and Seconded by: Councillor Fergusson

THAT:

Official Plan Amendment No. 15, by BMROSS and Associates Ltd. (c/o Kelly Vader) on behalf of Township of North Huron requesting an Official Plan Amendment (OPA 15) to the North Huron Official Plan, along with a Zoning By-law Amendment application for the land described as Lots 367 to 370, Registered Plan 410, Wingham Ward, Township of North Huron. Public comments were received on issues of loss of green space/recreation space, impact on natural features and impact of residential development on shade, privacy and traffic, amongst other concerns. 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, with the exception of a comment raised regarding a traffic study. These comments were considered but did not influence the decision of Council to approve the application.

CARRIED

9.6 Application for Draft Plan Extension, Plan of Subdivision 40T09001, CVD Exeter Inc. (owner), Part Lot 21, Concession 1, Usborne Ward, Municipality of South Huron, County of Huron (presented by Craig Metzger)

The plan for subdivision file 40T09001 was originally granted draft approval by the County of Huron on April 6, 2011 and has subsequently had draft plan approval extended four times since then: March 5, 2014, February 15, 2017, March 4, 2020, and March 29, 2021. The current draft plan approval lapses on April 6, 2022. No other changes to the draft plan have been requested by the applicant. The effect of extending draft plan approval would be to provide an additional year for the applicant to satisfy all conditions and receive final approval before the approval lapses.

Although the owner has begun working on addressing the conditions, in the almost eleven years since draft plan approval was granted none of the conditions of approval have been cleared. The owner was advised when the previous extension was granted in early 2021 that if there was no significant progress during the extension period, then a further extension would not be supported. It now also appears that the current design of the subdivision does not meet market needs and requires a significant redesign. On February 7th, 2022 the Municipality of South Huron Council recommended the County of Huron deny the request for a one year extension of draft approval for this subdivision file.

Moved by: Councillor Finch and Seconded by: Councillor Fisher

THAT:

The Council of the County of Huron approves the recommendation of Craig Metzger, Senior Planner, that the application to extend draft plan approval of Draft Plan number 40T09001, by CVD Exeter Inc. (owner), described as Part Lot 21, Concession 1, Usborne Ward, Municipality of South Huron, County of Huron, be denied.

CARRIED

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9.7 Councillor Request - Plan of Subdivision Public Meeting, Municipality of South Huron (presented by Craig Metzger)

A member of Council is required to attend a joint public meeting of the County of Huron and the Municipality of South Huron for a Plan of Subdivision application. The application proposes one hundred and fifty-nine single detached dwellings and also two blocks for the potential future development of an additional seventy-six residential units for a total of two hundred and thirty-five units. The public meeting for this application is anticipated to be Monday, May 2, 2022 at 5 pm as an alternative date. At this point, the meeting is proposed to be a virtual meeting.

Moved by: Councillor Fisher and Seconded by: Councillor Heffer

THAT:

Councillor Klopp be appointed to represent County Council at the public meeting for Plan of Subdivision File 40T22002, Municipality of South Huron.

CARRIED

Council recessed at 10:45 AM and resumed at 10:50 AM.

9.8 Update on Green Municipal Fund Grant Request (presented by Denise Van Amersfoort)

Moved by: Councillor Finch and Seconded by: Councillor Jewitt

THAT:

The Council of the County of Huron receives the report from Denise Van Amersfoort, Manager of Planning, dated March 9, 2022, titled Update on Green Municipal Fund Grant Request, as presented for information.

CARRIED

9.9 Forest Conservation Update (presented by David Pullen)

Moved by: Councillor Murdock and Seconded by: Councillor Harding

THAT:

The Council of the County of Huron receives the report by David Pullen, Forest Conservation Officer and County Forest Manager, dated March 9, 2022, titled Forest Conservation Update, as presented for information.

CARRIED

10. Cultural Services: None.

11. Administration, Policies and Other Issues:

11.1 Public Sector Salary Disclosure and Member of Council Remuneration (presented by Michael Blumhagen)

Moved by: Councillor Grace and Seconded by: Councillor Watt

THAT:

The Council of the County of Huron receives the report by Michael Blumhagen, Treasurer and Director of Corporate Services, titled Public Sector Salary Disclosure and Member of Council Remuneration, dated February 16, 2022 as presented for information.

CARRIED

11.2 2022 County of Huron Draft Budget (presented by Michael Blumhagen)

Moved by: Councillor Ginn and Seconded by: Councillor Fergusson

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THAT:

The Council of the County of Huron receives the report by Michael Blumhagen, Treasurer and Director of Corporate Services, dated March 9, 2022, titled 2022 County of Huron Draft Budget, as presented for information;

AND FURTHER THAT:

The Council of the County of Huron approves the 2022 County of Huron Draft Budget as presented;

AND FURTHER THAT:

Staff be directed to prepare a by-law for consideration on March 9, 2022 to establish tax rates and the general County Levy for 2022 at \$46,013,750.

CARRIED

11.3 Strategic Priorities Chart – February 2022 (presented by Meighan Wark)

Moved by: Councillor Finch and Seconded by: Councillor Grace

THAT:

The Council of the County of Huron receives the report by CAO Meighan Wark, dated March 9, 2022, titled Strategic Priorities – February 2022, as presented for information.

CARRIED

12. Correspondence:

Moved by: Councillor Watt and Seconded by: Councillor Jewitt

THAT:

The Council of the County of Huron directs staff to prepare a report regarding agenda item 12.18 from the Township of Ashfield-Colborne-Wawanosh requesting the Huron County Planning and Development Department to undertake a review and update of the Huron County Aggregates Strategy

CARRIED

Moved by: Councillor Ginn and Seconded by: Councillor Murdock

THAT:

The Council of the County of Huron directs staff to investigate the County of Huron making a delegation request to the Minister of Natural Resources regarding aggregates at the Good Roads 2022 Conference.

CARRIED

Moved by: Councillor Dietrich and Seconded by: Councillor Finch

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.

13.1 Huron County 2022 cycling Update (presented by Jenn Burns and Rick Sickinger)

Moved by: Councillor Finch and Seconded by: Councillor Ginn

THAT:

The Council of the County of Huron receives the report by Jenn Burns, Planner and Rick Sickinger, Tourism Development Officer, dated March 9, 2022, titled Huron County Cycling

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Master Plan;

AND FURTHER THAT:

The Council of the County of Huron approves entering into a Memorandum of Understanding (MOU) with Regional Tourism Organization 4 (RTO4) to receive funding in the amount of \$55,295.95 for the development of a new Cycling Master Plan for Huron County;

AND FURTHER THAT:

A by-law be drafted that delegates the authority to the Director of Economic Development to sign the Memorandum of Understanding (MOU) with Regional Tourism Organization 4 (RTO4) for the Cycling Master Plan funding;

AND FURTHER THAT:

The Council of Huron County directs staff to proceed with a Request for Proposals (RFP) to secure services for the development of a Cycling Master Plan for Huron County.

CARRIED

14. Notice of Motion: None.

Council recessed at 11:42 AM and resumed at 11:45 AM.

15. Closed to the Public Session:

Moved by: Councillor Fisher and Seconded by: Councillor Watt

THAT:

The Council of the County of Huron do now go into a Closed to the Public Session at 11:45 AM under Section 239 of the Municipal Act, 2001 as amended, to discuss an item that relates to:

1. Advice that is subject to solicitor-client privilege, including communications necessary for that purpose - Ontario Land Tribunal Fees;
2. Personal matters about an identifiable individual, including municipal or local Board employees - Forest Conservation By-law;

AND FURTHER THAT:

CAO Meighan Wark (Items 1 & 2), Clerk Susan Cronin (Items 1 & 2), Treasurer and Director of Corporate Services Michael Blumhagen (Items 1 & 2), Director of Planning and Development Sandra Weber (Items 1 & 2), Solicitor Greg Stewart (Item 1), and Forest Conservation Officer David Pullen (Item 2) remain in attendance.

Moved by: Councillor Watt and Seconded by: Councillor Bailey

THAT:

The Council of the County of Huron rise from the Closed to the Public Session at 12:16 PM.

CARRIED

- CAO Wark stated that the purpose of going into closed session was to discuss: 1) advice that is subject to solicitor-client privilege, including communications necessary for that purpose – Ontario Land Tribunal Fees, and 2) personal matters about an identifiable individual, including municipal or local Board employees – Forest Conservation By-law

17. By-laws:

Moved by: Councillor Fergusson and Seconded by: Councillor Finch

THAT:

Leave be given to introduce the following By-Law:

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By-law No. 2022-013, being a By-law of the Corporation of the County of Huron to adopt estimates, to establish tax rates for the County and to establish the General County Levy for the year 2022.

CARRIED

Moved by: Councillor Fisher and Seconded by: Councillor Watt

THAT:

By-law No. 2022-013, be given a first and second reading;

AND FURTHER THAT:

By-law No. 2022-013, as read a first and second time, be passed.

CARRIED

Moved by: Councillor Murdock and Seconded by: Councillor Jewitt

THAT:

By-law No. 2022-013, 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. 2022-013, as read a third time, be passed, signed by the Warden and the Clerk, and the Seal of the Corporation affixed thereto.

CARRIED

17. Arrangement of Committee/Board Meetings:

Huron County Economic Development Board - Wednesday, March 9, 2022 at 5:00 PM – Virtual Meeting

Huron County Library Board - Thursday, March 10, 2022 at 9:00 AM - Virtual Meeting

Huron County Accessibility Advisory Committee - Monday, March 21, 2022 at 9:00 AM - Virtual Meeting

Council Day 2 - Wednesday, March 23, 2022 at 9:00 AM - Virtual Meeting

18. Confirmatory By-law:

Moved by: Councillor Harding and Seconded by: Councillor Finch

THAT:

By-Law No. 2022-014, 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. 2022-014, 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 12:19 PM to meet again on Wednesday, March 23, 2022 at 9:00 AM or at the call of the Warden and the Clerk.

CARRIED

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Warden Glen McNeil

Clerk Susan Cronin