

CORPORATION OF THE TOWNSHIP OF HURON-KINLOSS

GENERAL COMMITTEE MEETING

7:00 p.m. - Council Chambers

September 8<sup>th</sup>, 2010

Mayor	Mitch Twolan	(P)
Deputy Mayor	Wilfred Gamble	(P)
Councillors	Lillian Abbott	(P)
	Anne Eadie	(P)
	Jeff Elliott	(P)
	Jim Hanna	(P)
	Don Murray	(P)
Administrator	Mary Rose Walden	(P)
Clerk	Sonya Watson	(P)
Treasurer	Jodi MacArthur	(P)
Director of Public Works	Hugh Nichol	(P)
Chief Building Official	Matt Farrell	(P)
Director of Facilities & Recreation	Mike Fair	(P)
By-law Enforcement Officer	Brianne Elliott	(P)
Drainage Superintendent	Grant Collins	(A)

**OTHERS PRESENT:** Sarah Koeppel, Sean Kelly, Bob Harvey, Sarah Bender, Ken Kilpatrick, Barb McKay, Liz Dadson, Jim & Selma Reiche, Bev Dadson, Debbie Mowbray, Pat Demmerling, Maurice & Barb Wilson, Trevor Chambers, Tom Morrish, Terry Lamarten, Bob and Sandi Fenlow, Carl Mowbray, Brian Luinstra, Matt Fischer, Miles Dadson, Dave Young, Jeff Scott, Peter and Patti Richards, Jim Coady, Wayne Couture, Al Hayes, Dianne Hayes, Cheryl Murray, Hugh Mason, Mike Sapiro, Ken Goldsmith

MINUTES

1.0 CALL TO ORDER

Mayor Twolan called the meeting to order at 7:03 p.m.

1.1 DISCLOSURE OF PECUNIARY INTEREST

Name	Item	Nature of Interest
Councillor Elliott	10.1	Landowner
Councillor Elliott	10.2	Landowner

1.2 DELEGATIONS

1.3 Sarah Koeppel 7:00 pm  
Stempski Kelly Associates Inc.

Sarah Koeppel is presenting the Parks and Trails Master Plan report. Sarah will be available for any questions Council might have.

STAFF COMMENTS: A copy of the report is in your package for your review.

ACTION: Ms. Koeppel reviewed the trails master plan for Council and the initial scope of the project for Council. She then reviewed the recommendations as a result of their work. She suggested the Trails Master Plan could be implemented over a 20 year period. Priority one, is installing signage on existing trails so people know where they are located. A motion will be brought forward to adopt the Trails Master Plan in principle.

1.4 *Brian Luinstra*  
*Author of 'Nitrate and Septic Assessment – Poplar Beach Area'*

7:30 pm

A report on the impact of the cottages at Poplar Beach has been prepared by Huron GeoSciences. It is entitled "Nitrate and Septic Assessment – Poplar Beach Area". Their report was to determine the suitability of the site for the existing septic systems and give recommendations for the maintenance of said systems.

STAFF COMMENTS: Brian Luinstra will be in attendance to present findings in the report and will be available for questions. A copy of the report is included in your package as well as an additional letter dated August 26<sup>th</sup>, 2010 outlining the proposed next steps for the Poplar Beach Cottagers and "Follow up Comments based on Peer Review" dated September 2<sup>nd</sup>, 2010.

We have had a third party review of the report prepared by Brian Luinstra by Steve Burns from B.M. Ross & Associates entitled "Peer Review of Septic System Assessment for Poplar Beach Area" and it has also been copied for your review.

The Grey Bruce Health Unit has also reviewed the report prepared by Brian Luinstra and has provided comments. The comments have also been copied for your review. We seek your direction?

ACTION: Brian Luinstra reviewed the report prepared for Council. Council had a number of questions for Mr. Luinstra in regards to the various septic system options presented and the testing and location of test holes dug.

The Mayor opened up the floor to the public for comments.

*Carl Mowbray*- Suggested that holding tanks are the preferred option for the cottagers. Mr. Mowbray requested whether Council would give them to opportunity to investigate the option of holding tanks and whether the Health Unit would indeed permit holding tanks.

*Wayne Couture* – Stated he has walked the beaches and has seen septic tanks visible after a large washout.

*Peter and Patti Richards* –Mrs. Richards stated she has seen a great change in the water levels over the years and questioned how SVCA would ever allow the bringing in of soils on the lakeshore to accommodate new septic systems. Felt that would be playing with the natural lake area. Also stated that we have had a lot of rain lately and you can smell "septics". Also stated that one of the cottages is being lived in year round.

*Miles Dadson*- Stated he does not feel it is the septic that is causing the smell and four septic systems have been inspected and there has not been a problem.

*Al Hayes*- has owned one of the poplar beach cottages for 13 years after taking over the Currie lease. He has been noticing that after storms like we have had in the past few weeks once the sediment dries there is a high odor associated with it. He stated there seems to be a pattern with an increase in smell after a storm event due to the sediment that lays on the beach

*Bob Fenlon*- Stated that at 4:00 today he walked the beach and has discovered no odour. He feels there is a run off from Heritage Heights that ponds and creates an odour. Stated he works in construction and has installed septic systems before and holding tanks could be investigated as an option. Explained why there should be no concern with holding tanks even if the water table rises.

*Barb Wilson*-Stated her family has leased the land and cottage for 54 years. She indicated that water has never touched the front deck of the cottage. Suggested Council should consider the money that will be lost from the taxes and lease from these cottagers.

Mayor Twolan stated that this was not an easy decision and Council had listened to everyone involved but that Council would be making a decision. He then asked Council if they were in favour of renewing the leases by a show of hands.

Council will not be altering from their initial decision. The leases to the poplar beach cottagers will not be renewed and the process will continue. The Administrator will proceed at the direction of the solicitor.

## **PLANNING & BUILDING DEPARTMENT**

### 2.1 Monthly Report

Please find attached the monthly report of the Chief Building Official.

STAFF COMMENTS: The Chief Building Official will be in attendance to answer any questions.

ACTION: There was an error noted on page 3 and an error on page 2 that will be corrected and the report will be received and filed.

### 2.2 Provincial Policy Statement Review

The Ministry of Municipal Affairs and Housing had provided for comments on review of the Provincial Policy Statement (PPS). The County of Bruce Planning Department has submitted their thoughts on the PPS.

STAFF COMMENTS: A copy of their submission is included in your package.

ACTION: Council is supportive of the County of Bruce's comments. Council agrees that the "one size does not fit all" comments should be submitted. The CBO will draft comments as per Council's direction.

### 2.3 Wind Turbine Development Policy

The Administrator has prepared a report regarding a Wind Turbine Development Policy

STAFF COMMENTS: Included in the report.

ACTION: Council approved the draft policy with the following additions; record ownership transfers and all electrical collector and distribution lines shall be buried. Forward the draft policy to the municipal solicitor for review and bring forward for adoption as soon as possible. Staff is authorized to work with the solicitor on the development of a standard template agreement for Huron-Kinloss. Staff will request the municipal solicitor research the Electricity Act to determine what rights the municipality has under the Act as well to determine if a wind generation company is considered under this Act. Staff are authorized to seek the advice of our solicitor on both the policy and the agreement.

The Mayor allowed Jim Cody to speak and he questioned when the policy might be brought forward. The Mayor replied the policy will be brought forward as soon as possible.

The Mayor allowed Mike Sapiro a resident on Lake Range drive and member of the HALT group to speak. Mr. Sapiro stated the group is currently seeking legal advice and using an environmental lawyer that would also be available to assist the Township if required.

**3.0 FIRE & EMERGENCY SERVICES**

No items scheduled.

**4.0 FINANCE**

**4.1 Huron Road Reconstruction & Watermain Replacement**

We would like to bring forward the by-laws to set the charges for the waterworks to benefitting property owners.

STAFF COMMENTS: Our current policy is to allow a five year debenture at a rate to be determined at the time of the debenture. The last two projects were set at 5%. This is still consistent with our bank's current posted rates and we recommend leaving the same at this time.

ACTION: Approved. Bring By-law forward.

**5.0 DRAINAGE**

**5.1 Drainage Meetings**

There are two drainage meetings scheduled for September 7<sup>th</sup>, 2010. The first one is for the Stewart Drain and will be held at 10:00 am in Council Chambers. The second meeting is for the Pollard Drain and will be held at 1:00 pm also in Council Chambers. The meetings are to review the proposed design and improvements as requested by the petitioners.

STAFF COMMENTS: For your information only. Councillors are welcome to attend if they wish.

ACTION: Noted.

**6.0 WATER & SEWERS**

**6.1 Potential Acquisition of Land**

Please refer to the confidential report

**6.2 Hydrant Specifications**

Attached is a letter from the President of J.A. Porter Holdings (Lucknow) Ltd. who believes that by specifying Mueller hydrants for the Township's water construction projects, it is preventing his company the opportunity to participate in local tenders.

STAFF COMMENTS: In July 2009 Council accepted staff recommendation that the brand of hydrants and other water related appurtenances specified for use within the Township will be at the discretion of the Director of Public Works. At last count we have 227 hydrants within the municipality of which only four are Clow products and I see no reason to change specifications to appease one supplier. I also take offense to the statement we are restricting a significant tax payer from participating in local tenders and bring to Council's attention the fact that from 2008 to present the Township has authorized purchases in the approximate amount of \$211,000.00 to Porter's. The majority of these were public works items done at the discretion of the Director of Public Works. We bring this forward for information purposes

ACTION: Council approved staff recommendations to stick with the hydrants that are currently used. The Clerk will prepare a response letter that will be sent to Porter's.

6.3 Lucknow Well House #4

On Monday August 23<sup>rd</sup>, an electrical shortage occurred at well house #4 in Lucknow resulting in a power outage at the pump house and parts of the village.

STAFF COMMENTS: Upon inspection by the local power utility and the electrical safety authority it was determined all internal wiring at the well house, including meter base and panel box, as well as the hydro service to the building, would need replacing before hydro could be restored. Westario Power arrived on-site the next day to upgrade poles and transformers for the new service while Veolia staff began the internal change over. To the best of our knowledge the existing wiring was of the 1959 vintage while the service was three phase, 240 volt, all of which was upgraded to meet today's standard. It was also decided to install a transfer switch on the building to allow for the use of a generator in times of emergency. With the exception of the transfer switch installation, all works were completed as of Monday August 30<sup>th</sup>.

ACTION: Noted.

6.4 Ripley Well Supply Inspection

A physical inspection of the Ripley Well Supply was conducted on July 13<sup>th</sup>, 2010.

STAFF COMMENTS: Please find attached the MOE findings, recommendations and final inspection rating. We have 30 days to provide a written response addressing each action required and recommended action.

ACTION: Noted.

7.0 **ENVIRONMENTAL SERVICES** - (Landfill & Collection)

No items scheduled.

8.0 **TRANSPORTATION**

8.1 Requested Sale of 30' Road Allowance

We have received a request from two property owners to purchase a 30 foot road allowance that runs between their two properties.

STAFF COMMENTS: In the past it has not been the Township's practice to sell the beach right of ways. The right of ways leave space for future utility use by Public Works. We have copied the letter for your review. We seek your direction.

ACTION: Council is not interested in selling the land. A response letter will be sent.

8.2 Havelock Street Reconstruction Tender

Six tenders were received for the Havelock Street reconstruction project.

STAFF COMMENTS: Please find attached a report from B.M. Ross & Associates Limited. Note that all of the quotes include H.S.T. We concur with the engineer's report. If Council agrees, a by-law can be brought forward to the next Council meeting.

ACTION: Approve staff recommendations. Bring the by-law forward.

8.3 Concession 2 (H12) Bridge Tender

Five bids were received for the Concession 2 bridge tender for deck overlay, replacement of barrier walls, guide rails, paving of deck, and other miscellaneous works.

STAFF COMMENTS: Please refer to the attached report from B.M. Ross & Associates Limited. We concur with the engineer's report. If Council agrees, a by-law can be brought forward to the next Council meeting.

ACTION: Approve staff recommendations. Bring the by-law forward.

8.4 Stop Sign Issues

A verbal request has been made to the Director of Public Works to review the location of the Stop Sign at the Highland Drive/Bruce Beach Road intersection. A second request has been made to install an additional stop sign at the intersection of Boiler Beach Road/Bruce Beach Road and Concession 10.

STAFF COMMENTS: Presently traffic exiting Highland Drive must stop for the thru traffic on Bruce Beach Road. The concern is that as Highland Drive connects on a downward angle to Bruce Beach Road drivers may not have the ability to stop during icy winter road conditions. The suggestion is to move the existing stop sign to the south of the intersection, thus forcing north bound traffic on Bruce Beach road to stop while allowing Highland Drive traffic the right of way.

Public Works has no concerns with this request noting that there is a definite changeover from gravel base road to asphalt surface where the new stop sign would be located. However Highland Drive traffic has always yielded to the thru traffic of Bruce Beach Road and there would definitely be a disruption to the north bound traffic flow. My recommendation would be that if Council concurs with the request, that the signage be changed during the off season of tourism.

With respect to the Boiler Beach Road/Bruce Beach Road request, presently only the north bound traffic exiting Bruce Beach Road must stop. The concern is two-fold, one there is confusion created by those wanting to turn left off Concession 10 not necessarily yielding to the south bound traffic on Boiler Beach Road, and secondly, the speed concern of the thru traffic as it enters onto Bruce Beach Road.

As for this second request, the response has always been that if traffic heading south on Boiler Beach Road must stop, it may be difficult to gain speed and momentum to manage the Concession 10 incline of the hill thus creating an even more dangerous situation. My recommendation would be to leave as is, and schedule a visit for the spring road tour.

I seek Council's direction.

ACTION: Defer both requests to the spring road tour.

9.0 **PARKS, FACILITIES & RECREATION**

9.1 Furnace and Air Conditioning Quotes for Lucknow Town Hall

Quotes for the furnace and air conditioning (HVAC) work at the Lucknow Town Hall have been received and reviewed.

STAFF COMMENTS: Included in the report.

ACTION: Approve staff recommendations. A resolution will be brought forward.

9.2 Enabling Accessibility Fund Application - Ripley Medical Centre

STAFF COMMENTS: Staff is preparing an application for the installation of a chairlift at the Ripley Medical Centre with the support of the Family Y. This would ensure that the Child Care Centre is fully accessible.

ACTION: Approved.

9.3 HALT Rental Fee for PCHCC

STAFF COMMENTS: HALT is hosting a meeting at the PCHCC on September 11, 2010 regarding windmill development along the lakeshore. Janet Cress on behalf of HALT has requested the \$75.00 fee be waived. HALT would also do their own set-up and clean-up. We seek your direction.

ACTION: Approved. The rental fee will be waived.

9.4 Quotes for Radiant Heaters

Quotes for radiant heaters for the Ripley Huron Community Centre have been received and reviewed.

STAFF COMMENTS: Included in the report.

ACTION: Approve staff recommendations. A resolution will be brought forward.

10.0 **GENERAL**

10.1 Comment on the Public Meeting held by International Power.

***Councillor Elliott declared a conflict, vacated his seat and left the room.***

We have been copied on a letter from residents commenting to International Power regarding the information from the Public Meeting of August 10<sup>th</sup>, 2010.

STAFF COMMENTS: A copy of the letter has been included in your package. We bring this to your attention for information purposes only.

ACTION: Noted. The Clerk will prepare a response.

10.2 Letter from Resident Concerned with the Effects of Wind Turbines on Property Assessments

***Councillor Elliott declared a conflict, vacated his seat and left the room.***

A letter has been received regarding the effects of wind turbines on property assessments. Included is a real estate appraisers assessment of the material produced by the wind farm association.

STAFF COMMENTS: A copy of the letter is in your package.

ACTION: Noted. The Clerk will prepare a response.

10.3 Letter from Resident Regarding the Leases for the Cottages

An email was received from residents nearby the Poplar Beach Cottages concerned about their effect on the surrounding beach area.

STAFF COMMENTS: The letter has been copied for your review.

ACTION: Noted. The Clerk will prepare a response.

10.4 Objection to Extending the Leases to the Poplar Beach Cottages

A letter was received from residents opposed to extending the leases and giving reasons for their objections.

STAFF COMMENTS: The letter has been copied for your review.

ACTION: Noted. The Clerk will prepare a response.

10.5 Family Y Lease Agreement

Attached is a request from the Owen Sound Family Y to waive rent for another year.

STAFF COMMENTS: As this service is valuable to the community and this portion of the building would otherwise be vacant, we support the request.

ACTION: Approved.

10.6 Bruce Power Steam Generators

We have copied the Notice of Public Hearing and information from the Bruce Power website regarding the proposed plan to ship 16 steam generators to Sweden.

STAFF COMMENTS: This item was discussed at County Council and some Bruce County municipalities are sending in letters of support for the transport licence application from Bruce Power. Mayor Twolan can report further at the meeting.

ACTION: Council approved sending a letter of support for the proposed plan.

11.0 **BY-LAW ENFORCEMENT & SMALL ANIMAL CONTROL**

11.1 Monthly Report

Please find attached the monthly report of the By-Law Enforcement Officer.

STAFF COMMENTS: The By-Law Enforcement Officer will be in attendance to answer any questions.

ACTION: Received and filed.

11.2 Tree Preservation By-Law Report

The Clerk has prepared a report with a draft by-law for your review.

STAFF COMMENTS: Included in the report. Ken Goldsmith the Country Forest Manager will be in attendance at 8:30 p.m. to discuss the draft by-law and provide recommendation.

ACTION: The by-law will be re-drafted to regulate the removal of *five* trees or more. The draft will still only cover the Lake Shore Urban area and EP zones. Notice will be provided to the public for a comment period on the by-law. The by-law and comments will be brought back for consideration later this fall.

11.3 Fireworks Query

A letter has been received from a resident in response to the letter recently sent as per Council's direction.

STAFF COMMENTS: The letter has been copied for your review.

ACTION: A response letter will be sent suggesting the resident apply for an exemption next year to include fireworks.

12.0 **PERSONNEL**

12.1 Personnel Matter

Please refer to the confidential agenda.

12.2 Personnel Matter

Please refer to the confidential agenda

12.3 Personnel Matter

Please refer to the confidential agenda

13.0 **NEW BUSINESS**

13.1 Wind turbine meetings

Councillor Murray outlined meetings that Council and or the public may be interested in attending.

- September 16<sup>th</sup> at 7:30 p.m. at Reach Building in Clinton - Dr. Robert Muller talking about health issues.
- September 30<sup>th</sup> at 7:30 p.m. at Tara Community Centre - Dr. Hazel Lynn will be speaking about health effects and discussions on how the wind turbines are affecting the grid.
- October 1<sup>st</sup>, 2010 at 7:30 in Chesley - Arran-Elderslie wind group meeting.

STAFF COMMENTS: Noted.

ACTION: This was brought forward for information purposes. Staff and/or Council will attend where possible.

### 13.3 Lots on unopened road in Ripley

Councillor Elliott questioned the taxes being paid on two lots on an unopened road in Ripley.

STAFF COMMENTS: Staff suggested the taxes were based on assessment on the property. The owner should file a request for reconsideration with MPAC to have their assessment reduced.

ACTION: Staff will look into the matter.

## 14.0 CORRESPONDENCE RECEIVED

14.1	AMO	AMO Watch File, August 26, 2010
14.2		AMO Report to Members – August 2010 Board Meeting
14.3		AMO Breaking News – Second Phase of Pension Reform Unveiled
14.4		AMO Watch File – August 19, 2010
14.5		AMO Watch File, August 12, 2010
14.6	Grey Bruce Health Unit	News Release <i>Heat Advisory</i> , August 31, 2010
14.7		News Release <i>Lion's Head Beach Safe for Bathing</i> August 31, 2010
14.8		News Release, <i>Latest Sample Results From Lake Rosalind and Marl Lake Show Caution Still Required</i> August 30, 2010
14.9		News Release, <i>Lion's Head Beach Posted Unsafe for Bathing</i> August 25, 2010
14.10		News Release <i>Do Not Use Water Advisory for Residents who use Water Directly from Lake Rosalind and Marl Lake</i> August 20, 2010
14.11		News Release, <i>Middle Dam Beach Posted Safe for Bathing</i> August 18, 2010
14.12		News Release <i>Lion's Head Beach and Station Park Beach Safe for Bathing</i> August 16, 2010
14.13		News Release, <i>Middle Dam Beach Posted Unsafe for Bathing</i> August 13, 2010
14.14	General Correspondence	South West LHIN Exchange August 2010
14.15		South West Community Care Access Centre Volume 4 Issue 4 August 2010
14.16		South West LHIN Media Advisory – Significant Funding for Aging at Home Strategy and Related Seniors Health Initiatives August 30, 2010
14.17		Thehealthline.ca e-bulletin August 2010
14.18		Green Side Up (Saugeen Valley Conservation Foundation) August 2010
14.19		Ministry of the Attorney General – Ontario Victim Services August 17, 2010
14.20		Thank you – Ripley Business Community
14.21		OMAFRA Connects – Grey Bruce & Dufferin August 2010
14.22		OMAFRA Connects – Huron County & Beyond

**15.0 CLOSED SESSION**

15.1 Move into closed session

Moved by Elliott  
Seconded by Gamble

MOVE INTO  
CLOSED  
SESSION

268

THAT Huron-Kinloss Township Council move into a Closed Session pursuant to section 239 of the Municipal Act, 2001, as amended at 9:32 p.m. for the purpose of discussing:

- a proposed or pending acquisition or disposition of land by the municipality or local board;
  - Potential acquisition of land for source water protection
- personal matters about an identifiable individual, including municipal or local board employees;
  - Part Time Operator & Casual Arena Student positions
  - Compliance Audit Committee Members

Carried.

**16.0 RETURN TO OPEN SESSION**

Moved by Gamble  
Seconded by Elliott

RISE FROM  
CLOSED  
SESSION

269

THAT Huron-Kinloss Township Council rise from the Closed Session at 10:00 p.m.

Carried.

**17.0 ADJOURN**


Moved by Hanna  
Seconded by Abbott

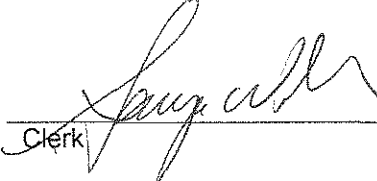
ADJOURN

270

THAT Huron-Kinloss Township Council do now adjourn to meet again on September 20<sup>th</sup>, 2010 at 7:00 p.m. or at the Call of the Mayor.

Carried.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk