1. CALL TO ORDER

Reeve Bailey called the meeting to order at 6:00 p.m.

2. CONFIRMATION OF THE AGENDA

M86/20
MOVED BY: C. Palmer
SECONDED BY: R. McBurney

THAT the Council of the Township of North Huron; accept the Agenda for the March 2, 2020 Council Meeting; as presented.

CARRIED

3. DISCLOSURE OF PECUNIARY INTEREST

None noted.
4. **PUBLIC COMMENT** (Opportunity for members of the public to speak to an item of business on the agenda, two minutes per person)

No comments.

5. **CONSENT AGENDA**

   Councillor van Hittersum expressed appreciation for the activity reports contained as agenda items 5.2.2 and 5.2.3. and noted that these activity reports give the public a sense of the work being done behind the scenes.

   Councillor McBurney inquired into whether the ATV by-law research discussed in agenda item 5.2.2. would be for all of North Huron or just the route proposed by the Huron Shores ATV Club. Carson Lamb, Clerk noted that the direction previously provided by Council was for staff to investigate all of North Huron.

   **M87/20**
   
   MOVED BY: A. van Hittersum
   SECONDED BY: P. Heffer

   THAT the Council of the Township of North Huron hereby adopts Consent Items 5.1.1. to 5.1.2.;

   AND FURTHER, THAT the Council of the Township of North Huron hereby receives Consent Items 5.1.3. to 5.3.1. for information.

   CARRIED

5.1 Minutes

5.1.1 Minutes of the Regular Meeting of Council held February 18, 2020

5.1.2 Minutes of the Budget Meeting held February 20, 2020

5.1.3 Minutes of the Howson Bridge/Dam Committee Meeting held January 22, 2020

5.1.4 Minutes of the County of Huron Council Meeting held February 5, 2020

5.2 Reports

5.2.1 Bills and Accounts

5.2.2 CL-2020-07 Clerk’s Department Activity Report – March 2020

5.2.3 RC-2020-07-Recreation and Community Services Quarterly Activity Report – October – December 2019

5.3 Correspondence

5.3.1 AMDSB Board Highlights - February 25, 2020

6. **PUBLIC MEETINGS/HEARINGS AND DELEGATIONS**

6.1 David Sparling, Chair Blyth BIA RE: Blyth Parking Initiative
David Sparling, Chair of the Blyth BIA discussed the need for short-term parking in Blyth and provided the current number of available short-term parking spaces.

Sparling discussed the various parking issues being experienced in Blyth and provided the recommendations of the Blyth BIA to address each of these issues. This included a discussion of: the drop-off and emergency area in front of the Blyth Festival, as well as Skidunk Alley, Dinsley Street, and Mill Street.

Sparling discussed the idea of a potential sidewalk at Lions Park.

Sparling discussed the success of the speed sign at the south end of Blyth and recommended the addition of a sign on the north end of Blyth.

Sparling noted that the painted pedestrian crossings have been well received in Blyth and explained that the BIA would like the crossings on Queen Street to be painted as well as a means to slow down vehicular traffic.

Sparling outlined the concern of the BIA related to the sidewalks not extending to the intersection by Cowbell. It was noted that the BIA has no recommended solution for this issue as the issue involves an intersection, County roads, and various parties.

Deputy Reeve Seip inquired into whether the BIA has discussed how the drop-off and emergency area in front of the Blyth Festival would be enforced.

A discussion occurred regarding the Cowbell intersection. Seip noted that the various parties need to sit down and discuss a solution to ensure both pedestrian and vehicular safety is maintained. Seip explained that these discussions can occur during cross border service discussions that will be held with Central Huron.

Councillor Heffer inquired into the total number of meters of sidewalk the Blyth BIA has proposed and the associated costs.

A discussion occurred regarding the width of Skidunk Alley.

Seip inquired into whether proper signage would address the double wide parking issue being experienced on Dinsley Street.

Sean McGhee, Director of Public Works noted that preliminary discussions have occurred with the County related to the Blyth BIA’s recommendations. McGhee noted that public works has discussed a plan to address the issues through a phased approach and that funds have already been incorporated as part of the draft 2020 budget.
M88/20
MOVED BY: T. Seip
SECONDED BY: C. Palmer

THAT the Council of the Township of North Huron hereby directs staff to prepare a multi-year plan to address the parking and sidewalk concerns in Blyth in collaboration with the Blyth BIA for Council’s consideration by June of 2020.

CARRIED

6.2 Christine Hoffman, Housing Service Manager; Chris Watson, Economic Development Officer; Monica Walker-Bolton, Planner RE: County of Huron Status and Initiatives of Housing

Chris Watson, Economic Development Officer provided definitions for market housing, attainable housing, and affordable housing.

Watson provided population and housing statistics for Huron County including: the number of dwellings, the types of dwellings, the trends for housing sales, the count of home listings, the average number of days on the market, the average house price, and house prices compared to median incomes.

Watson noted that the demand for housing is greater than supply, and that an increase in home prices means that more people are being priced out of the market.

Watson discussed mortgage affordability related to each type of home.

Watson explained that there are 7 different initiatives being undertaken at the County level to address the housing concerns. Monica Walker-Bolton, Planner, Christine Hoffman, Housing Service Manager, and Watson outlined the 7 initiatives. These initiatives included: residential intensification guidelines, a planning document review, residential pre-zoning, a community/business funded housing consortium, development ready lots for multi-use residential, rental build funding, and a public education campaign.

A discussion occurred regarding whether the County has reached out to builders to make them aware of the rental build funding that is available.

Councillor Falconer inquired into whether any studies have been conducted to determine the types of homes that people who are selling are relocating into.

A discussion occurred regarding how the pre-zoning process would occur. Councillor Palmer noted that an education component should be included as part of this process.
A discussion occurred about the importance of maintaining a balance of the various types of housing.

A discussion occurred related to the work requirements of the community/business funded housing consortium.

A discussion occurred regarding the stigma experienced with community housing.

7. REPORTS

7.1 Clerks Department - No Reports

7.2 Finance Department - No Reports

7.3 Recreation and Community Services

7.3.1 RC-2020-06 Canada Parks & Recreation Association – Funding Approval

Vicky Luttenberger, Director of Recreation and Community Services outlined the initiative that has been undertaken by the Canada Parks and Recreation Association in order to reduce the barriers that are hindering female participation in recreational sport. Luttenberger noted that two barriers identified are: the lack of recreational sport programs available for females, and the difficulty with obtaining child minding.

Luttenberger explained that the Township submitted an application to increase female participation in hockey. Luttenberger provided the costs of the program and noted that the Township has received 1 of 13 grants provided across Canada to offset the associated costs.

Deputy Reeve Seip inquired into whether there was consultation that occurred to determine that hockey was the need for females in North Huron.

M89/20

MOVED BY: A. van Hittersum
SECONDED BY: K. Falconer

THAT the Council of the Township of North Huron hereby receives the report prepared by the Director of Recreation & Community Services, dated March 2, 2020, regarding Canada Parks and Recreation Association’s Gender Equity in Recreational Sport Community Grants Initiative for information purposes.

CARRIED

7.4 Public Works and Facilities

7.4.1 FA-2020-03 Blyth Public Works Sand Shed - Single Source and Pre-Budget Approval Request
Sean McGhee, Director of Public Works noted that the site plan that was approved by Council for the Blyth Fire Hall/Public Works Shed included a future sand shed in order to allow for the building to be completed in the timely manner that was required.

McGhee explained that a minor variance application is required for the construction of the sand shed due to the height restrictions in North Huron's zoning by-law.

McGhee commented that the single source provisions of North Huron's procurement policy apply as the sand shed would be a continuation of the Blyth Fire Hall/Public Works project.

McGhee outlined the phased approach that would be used for the project's construction. McGhee provided the associated costs of the project and noted that once the project is complete, the current Blyth Public Works property would be able to be declared surplus.

A discussion occurred regarding the costs of the sand shed. McGhee provided a breakdown of the projected costs.

Councillor Heffer inquired into what the distance of the proposed minor variance would be.

M90/20
MOVED BY: K. Falconer
SECONDED BY: T. Seip

THAT the Council of the Township of North Huron hereby receives the report of the Director of Public Works, dated March 2nd, 2020 regarding construction of the Blyth Public Works Sand Shed for information;

AND FURTHER, THAT Council authorizes staff to submit a minor variance application for the purposes of seeking relief to allow the construction of a Sand Shed which exceeds the height restrictions for accessory buildings in North Huron’s Zoning By-law.

AND FURTHER, THAT Council grants pre-budget approval for the design, engineering and construction of the Blyth Public Works Sand Shed with an upset limit of $251,500.00 plus applicable taxes, subject to the minor variance application coming into effect and force;

AND FURTHER, THAT the project be awarded to Domm Construction Ltd. under the Single Source Provisions of the North Huron Procurement Policy.

CARRIED

7.5 Fire Department - No Reports
7.6 Building Department - No Reports
7.7 Childcare Department
7.7.1 CC-2020-01 Position Profiles and Hiring

Valerie Watson, Manager of Children’s Services noted that staff developed the Early Childhood Educator/Supervisor position descriptions as directed by Council. Watson explained that the positions were banded at Band 6 and that the Pay Equity Consultant had recommended that the positions be titled the same despite the location differences.

Watson provided the total projected costs to the Township for the restructuring and explained the benefits of the restructuring. Watson outlined the plan for the restructuring. Watson noted that the fee changes implemented under the fees and charges by-law review would create the revenue required to offset the restructuring. Watson explained that operational costs should not increase significantly.

Watson commented that staff are requesting approval to proceed with the advertising and hiring process.

Councillor Falconer inquired into why pre-budget approval is required.

A discussion occurred regarding the band system that is in place for North Huron.

Deputy Reeve Seip commented on the timing of the report related to the delay.

M91/20
MOVED BY: R. McBurney
SECONDED BY: A. van Hittersum

THAT the Council of the Township of North Huron hereby receives the report of the Manager of the Children’s Services, dated March 2, 2020, regarding a new Supervisor/Early Childhood Educator position profile and a revised Manager of Children’s Services position profile;

AND FURTHER, THAT Council approves the Supervisor/Early Childhood Educator position profile and the revised Manager of Children’s Services position profile, as attached;

AND FURTHER, THAT Council approves the placement of the Supervisor/Early Childhood Educator position profile in Band 6 of the pay grid;

AND FURTHER, THAT Council grants pre-budget approval and authorizes staff to proceed with advertising and hiring two Supervisor/Early Childhood Educators;

AND FURTHER, THAT Council authorizes staff to advertise and hire any vacated positions due to the new positions.

CARRIED
7.8 CAO
7.8.1 CAO-2020-06 Hutton Heights Next Steps

Dwayne Evans, CAO provided background on the work that has already been approved by Council for the Hutton Heights development project.

Evans provided the items that are required to be addressed to continue to move the development forward. Evans noted that at some point, Council needs to determine their role in the development process.

Evans provided four next steps that are required to move the project forward. These included: preparation of block subdivision designs and phasing options for Council’s consideration, a land survey to delineate the boundaries of the subject lands, a Traffic Impact Study to assess whether highway improvements are required, and the development of a storm water management report.

Evans outlined the benefits of selling the lands to multiple developers in blocks and explained that staff’s recommendation would be that the subdivision design be conducted in blocks and with a phasing plan to allow for a variety of housing types and designs.

Evans provided future considerations for Council. This included: the progress being made on Maitland Estates, the direction previously provided by Council related to the Wingham Trailer Park, and the initial discussions occurring related to a private landowner that has potential interest for using their lands for residential development.

A discussion occurred regarding what the storm water management report would address.

A discussion occurred related to the total costs of the studies that are required as part of the development process.

M92/20
MOVED BY: T. Seip
SECONDED BY: P. Heffer

THAT the Council of the Township of North Huron hereby receive the report of the CAO, dated March 2, 2020 regarding next steps for the Hutton Heights development;

AND FURTHER, THAT Council authorizes staff to retain BM Ross & Associates to commission block subdivision designs and phasing options for Council’s consideration;

AND FURTHER, THAT Council authorizes staff to retain an Ontario Land Surveyor to prepare a land survey for the purposes of delineating the boundaries of the subject lands;
AND FURTHER, THAT Council authorizes staff to commission a traffic impact study and a stormwater management report in support of a potential plan of subdivision application;

AND FURTHER, THAT Council authorizes pre-budget approval for the work regarding subdivision designs, phasing options, land survey, traffic impact study and stormwater management to be completed.

CARRIED

8. CORRESPONDENCE - None

9. COUNCIL REPORTS

9.1 Reeve Activity Report

Reeve Bailey announced that the Township has been successful in the application submitted for $75,000 in Service Delivery Review funding.

Bailey noted that there was significant turnout for the open house for the Maitland Estates development and that it was well received by the public.

Bailey commented that the newcomer initiatives being undertaken have been successful and thanked the Fire Department for the recent safety demonstration that they put on.

9.2 Council Member Reports (Verbal or written updates from members who sit on boards/committees)

Councillor Falconer explained that the presentations at the Ontario Goods Roads Association Conference did not discuss the roads and transit issues for rural municipalities. Falconer commented that the presentations largely discussed the transit of urban municipalities.

Councillor Heffer discussed the climate change discussions that occurred at the Sustainable Huron meeting related to agriculture and the shoreline. Heffer noted that the Museum Committee is continuing to progress with their workplan.

Deputy Reeve Seip explained that the Wingham BIA held their Annual General Meeting and noted that they passed their 2020 budget. Seip commented that the BIA is optimistic that the LED sign will be completed in 2020. Seip noted that the Wingham BIA celebrated five new or expanding businesses.

Councillor McBurney discussed a presentation from the Ontario Goods Roads Association Conference related to the three lane roads projects that are occurring as a means to reduce accidents and create cost savings.

9.3 Comments by Members
Councillor Palmer commented that the County is looking into eliminating the AG4 lands designation and discussed his concerns related to this.

Deputy Reeve Seip commended and thanked North Huron's public works staff for their work at clearing the snow after the significant snowfall that occurred.

10. **NOTICE OF MOTION - None**

11. **OTHER BUSINESS**

11.1 Motion - Reeve Bailey

Reeve Bailey vacated the Chair and Deputy Reeve Seip assumed the Chair.

Bailey provided background and an overview of the acute labour and housing shortage work being conducted.

Bailey explained the progress that has been made and discussed the efforts that have been made to bring labour into the municipality, to provide temporary housing for workers, and to make any newcomers feel welcomed into the Township.

Bailey outlined the various municipalities that have started to get involved in the efforts in order to strengthen the pressure being put on the Province. Bailey explained that the ask to the Province will be for funding to address the labour and housing shortage concerns.

Bailey noted that his notice of motion is for a motion of support from Council. Bailey explained that the intention is to request the neighbouring municipalities to pass a similar motion so that they can all be presented to the Province.

Councillor Palmer inquired into the open-ended nature of North Huron's resources and whether staff have the time to conduct this additional work. Evans noted that this would not add to the staff's workload as staff have already been working on these efforts for 5 months. Evans noted that the workload would be spread between the CAOs of the involved municipalities.

Councillor van Hittersum inquired into whether there are accountability measures in place related to the use of North Huron's staff resources toward these efforts.

A discussion occurred regarding the amount of resources being invested into the efforts by the Township and the current workloads of staff.

Deputy Reeve Seip vacated the Chair. Reeve Bailey re-assumed the Chair.

**M93/20**

MOVED BY: B. Bailey
SECONDED BY: A. van Hittersum
THAT the Council of the Township of North Huron hereby agrees that there is insufficient labour and affordable/sustainable housing to meet local needs;

AND FURTHER, THAT Council agrees that the lack of available labour and affordable housing is having a negative economic impact on the Township of North Huron;

AND FURTHER, THAT Council is aware of and supports the efforts of all levels of government working together to address the regional labour and affordable/sustainable housing shortage;

AND FURTHER, THAT the Council of the Township of North Huron hereby supports the use of North Huron’s resources to address the labour and affordable/sustainable housing shortage.

CARRIED

12. BY-LAWS

12.1 By-law No. 25-2020

A by-law to establish a policy and procedures for the sale and disposition of land owned by the Township of North Huron.

Deputy Reeve Seip explained that for the benefit of the public, the Wingham Armories building is for sale, but that the building is not guaranteed to be sold.

M94/20

MOVED BY: K. Falconer
SECONDED BY: P. Heffer

By-law No. 25-2020; Being a by-law to establish a policy and procedures for the sale and disposition of land owned by the Township of North Huron; be introduced, read a first, second, third and final time, signed by the Reeve and Clerk, and be engrossed in the By-law book.

CARRIED

13. ANNOUNCEMENTS

The next North Huron Economic Development Committee Meeting will be held on Thursday, March 12, 2020 at 8:00 a.m. at the Blyth Community Centre.

The next Budget Meeting will be held on Friday, March 13, 2020 at 9:00 a.m. in the North Huron Council Chambers.

The next Regular Council Meeting will be held on Monday, March 16, 2020 at 6:00 p.m. in the North Huron Council Chambers.
The next North Huron Police Services Board Meeting will be held on Tuesday, March 17, 2020 at 7:00 p.m. in the North Huron Council Chambers.

The Court of Revision for the Rintoul Municipal Drain will be held on Thursday, March 19, 2020 at 10:00 a.m. in the North Huron Council Chambers.

The next Howson Bridge/Dam Committee Meeting will be held on Wednesday, March 25, 2020 at 4:00 p.m. in the North Huron Council Chambers.

14. CLOSED SESSION AND REPORTING OUT - None

15. CONFIRMATORY BY-LAW

15.1 By-law No. 26-2020, being a By-law of the Township of North Huron to adopt, confirm and ratify matters dealt with by the Council of the Township of North Huron.

M95/20
MOVED BY: K. Falconer
SECONDED BY: C. Palmer

THAT By-law 26-2020; being a by-law to adopt, confirm and ratify matters dealt with by the Council of the Township of North Huron at the March 2, 2020 meeting; be introduced, read a first, second, third and final time, signed by the Reeve and Clerk and be engrossed in the By-law book.

CARRIED

16. ADJOURNMENT

M96/20
MOVED BY: A. van Hittersum
SECONDED BY: C. Palmer

THAT the Council of the Township of North Huron agree that there being no further business before Council; the meeting be hereby adjourned at 8:55 p.m.

CARRIED

_____________________________________
Bernie Bailey, Reeve

_____________________________________
Carson Lamb, Clerk