



COUNCIL AGENDA – 16 – 2020 MUNICIPALITY OF HURON EAST
to be held on
TUESDAY, SEPTEMBER 22nd, 2020 – 7:00 p.m.
SEAFORTH & DISTRICT COMMUNITY CENTRE

1. **CALL TO ORDER & MAYOR'S REMARKS**
2. **CONFIRMATION OF THE AGENDA**
3. **DISCLOSURE OF PECUNIARY INTEREST**
4. **MINUTES OF PREVIOUS MEETING**
 - 4.16.1 Regular Meeting – September 1st, 2020 (encl.) (Pages 4-7)
5. **PUBLIC MEETINGS/HEARINGS AND DELEGATIONS**
 - 5.16.1 7:00 p.m. – Court of Revision
Cox Municipal Drain and Burrows 'B' Drain Improvement 2020
(Councillors Alvin McLellan, Dianne Diehl and Brenda Dalton (no
appeals) (encl.) (Page 8)
 - 5.16.2 7:00 p.m. – Public Meeting (see agenda enclosed) (Pages 9-19)
 - 5.16.2.1 Zoning By-Law Amendment (Matthew and Muriel Edgar)
6. **ACCOUNTS PAYABLE** \$4,463,580.20 (encl.) (Pages 20-30)
7. **REPORTS & RECOMMENDATIONS OF MUNICIPAL OFFICERS**
 - 7.16.1 Building & Property Maintenance Coordinator
 - (a) January – March 2020 (encl.) (Pages 31-45)
 - (b) April – June 2020 (encl.) (Pages 46-57)
 - 7.16.2 Public Works Coordinator – Seaforth Connecting Link – Winter
Maintenance for 2020-2021. (encl.) (Pages 58-59)
 - 7.16.3 Public Works Coordinator – Snow Removal Contract – Grader (encl.)
(Page 60)
 - 7.16.4 Public Works Coordinator – Traffic Calming (encl.) (Pages 61-63)
8. **CORRESPONDENCE**
 - 8.16.1. Jill McLlwain – expressing concerns regarding road safety issues on
Bayfield Street in Egmondville and requesting consideration of speed
reduction options. (encl.)(Pages 64-65)
 - 8.16.2. Municipality of Tweed – resolution requesting that immediate action be
taken by all levels of government for medical cannabis licencing to follow
similar regulations and guidelines as all other pharmaceutical industries.
(encl.) (Pages 66-67)
 - 8.16.3. County of Huron – News Release – Addressing Homelessness in Huron
County. (encl.) (68-69)
 - 8.16.4. Association of Municipalities of Ontario – Policy Update – New
Legislation, Regional Gathering Restrictions, and Pre-Federal Throne
Speech Submission. (encl.) (Pages 70-72)

9. UNFINISHED BUSINESS**9.16.1** Strategic Planning**9.16.2** Tabled Motion – Township of Ashfield-Colborne-Wawanosh Resolution**10. MUNICIPAL DRAINS****10.16.1** Notice of Request for Drain Improvement – Knox Municipal Drain – Lot 10, Concession 15, Grey Ward. (encl.) (Pages 73-76)**11. PLANNING****11.16.1** Huron County Planning and Development Department – copy of consent application C53/20 of GM Dalton Farms c/o Geoff Dalton on North Part Lot 20, Concession 14, McKillop Ward. (encl.) (Pages 77-83)**11.16.2** Huron County Planning and Development Department – copy of Planners Report for consent application C53/20 of GM Dalton Farms c/o Geoff Dalton on North Part Lot 20, Concession 14, McKillop Ward. (encl.) (Pages 84-87)**11.16.3** Huron County Planning and Development Department – copy of consent application C58/20 of Lori Henderson on Part Lot 12, Lot 13, 14, 15, 16, Part Lot 17, Plan 296, McKillop Ward. (encl.) (Pages 88-95)**11.16.4** Huron County Planning and Development Department – copy of consent application C59/20 of Kyle Henderson on Part Lot 27, Lot 28, 29, 30, 31 and Part Lot 32, Plan 296, McKillop Ward. (encl.) (Pages 96-103)**11.16.5** Huron County Planning and Development Department – copy of Planners Report on consent applications C58/20 and C59/20 of Kyle and Lori Henderson on Part Lot 12, Lot 13, 14, 15, Part Lot 17, Part Lot 27, Lot 28, 29, 30, 31 and Part Lot 32, Plan 296, McKillop Ward. (encl.) (Pages 104-108) Neighbours/members of public comments – consent applications C58/20 and C59/20, Kyle and Lori Henderson:
i) Ken and Marina Scott (encl.) (Page 109)
ii) Jeff and Connie Watson (encl.) (Page 110)
iii) John and Marian Van Dooren (encl.) (Page 111)
iv) Erin McGrath (encl.) (Page 112)**11.16.6** Huron County Planning and Development Department – copy of consent application C61/20 of Walter Leppington on Lot 21, Plan 255 Stanley, Municipality of Bluewater. (encl.) (Pages 113-117)**COUNCIL REPORTS****12.16.1** Council Member Reports

→ County Council Report

→ Other Boards/Committees or Meetings/Seminars

12.16.2 Requests by Members**12.16.3** Notice of Motions**12.16.3.1** – Water & Sewer Committee (see August 18th, 2020 meeting minutes – agenda item 13.16.1)**12.16.3.1.1** Procedure/Practice Policy 4.08 amendment (encl.) (Page 118)**12.16.4** Announcements

12. INFORMATION ITEMS

- 13.16.1** Huron East Water & Sewer Committee – copy of meeting minutes – August 18th, 2020. (encl.) (Pages 119-121)
- 13.16.2** Seaforth & District Community Centres Management Committee – copy of meeting minutes – August 27th, 2020. (encl.) (Pages 122-125)
- 13.16.3** Huron East Administration Committee – copy of meeting minutes – August 31st, 2020. (encl.) (Pages 126-129)
- 13.16.4** Association of Municipalities of Ontario – Policy Update – Emergency Exercise Exemption, Child Care, and Great Lakes Investments. (encl.) (Page 130)
- 13.16.5** Huron East/Seaforth Community Development Trust – copy of meeting minutes – August 2nd, 2020. (encl.) (Pages 131-134)
- 13.16.6** Council Expenses – August 2020 (encl.) (Page 135)
- 13.16.7** County of Perth – notice of remote public meeting being held October 1st, 2020 at 9:00 a.m. to consider changes to the current severance policies relating to surplus farm dwellings. (encl.) (Pages 136-140)
- 13.16.8** Vanastra Recreation Centre/Day Care Committee – copy of meeting minutes – September 14th, 2020. (encl.) (Pages 141-144)

13. OTHER BUSINESS**14. BY-LAWS**

- 15.16.1** By-Law 53-2020 – Authorize Agreement – Integrated Maintenance Operations Services Inc. – Connecting Link Maintenance – Highway 8, Seaforth, repeal By-Law 60-2019. (encl.) (Pages 145-148)
- 15.16.2** By-Law 54-2020 – Zoning Amendment – North Part Lot 34, North Part Lot 35, Concession 1, Grey Ward – Matthew and Muriel Edgar (encl.) (Pages 149-152)

15. CLOSED SESSION AND REPORTING OUT (Section 239 of the *Municipal Act, 2001*)**16. CONFIRMATORY BY-LAW**

- 17.16.1** By-Law 55-2020 – Confirm Council Proceedings (encl.) (Page 153)

17. ADJOURNMENT

**MUNICIPALITY OF HURON EAST COUNCIL MEETING MINUTES
HELD IN THE AUDITORIUM AT THE SEAFORTH & DISTRICT COMMUNITY CENTRE
SEAFORTH, ONTARIO**

TUESDAY, SEPTEMBER 1st, 2020 – 7:00 P.M.

Members Present: Mayor Bernie MacLellan, Deputy Mayor Robert Fisher,
Councillors John Lowe, Zoey Onn, Dianne Diehl, Alvin McLellan,
Brenda Dalton, Gloria Wilbee, Joe Steffler and Raymond Chartrand

Absent: Councillor Larry McGrath

Staff Present: CAO/Clerk, Brad Knight
Finance Manager-Treasurer/Deputy Clerk, Paula Michiels
Public Works Coordinator, Barry Mills
Economic Development Officer, Jan Hawley

Others Present: Shawn Loughlin, Editor, The Citizen

Kaitlyn Pipe attended the meeting to hear the consideration of the Brussels Four Winds request to extend their licence area (Item 8-15-5).

CALL TO ORDER & MAYOR'S REMARKS

Mayor Bernie MacLellan called the meeting to order at 7:00 p.m. Mayor MacLellan advised that he attended the 2020 AMO conference virtually and noted that AMO did a good job of providing the conference in this format. He advised that questions for the Minister's forum were grouped by category and presented in a structured fashion over the 3 days. He noted that several funding announcements were made including the continuation of the Ontario Municipal Partnership Fund (OMPF) and an additional 5% in land ambulance funding. He also advised that Covid-19 and the impact on long term care homes (residents, staff, funding, etc.) was a focus point during the convention; he noted that 16% of long term care is provided by municipalities.

CONFIRMATION OF THE AGENDA

Moved by Ray Chartrand and seconded by Gloria Wilbee: Adopt Agenda
That the Agenda for the Regular Meeting of Council dated September 1st, 2020
be adopted as circulated with the following addition:
Agenda Item: 15.15.2 – By-Law 51-2020 – Temporary Road Closure – Brussels Fall Parade
Carried.

DISCLOSURE OF PECUNIARY INTEREST

MINUTES OF PREVIOUS MEETING

Moved by Joe Steffler and seconded by John Lowe: Meeting
That Council of the Municipality of Huron East approve the following Council Minutes
Meeting Minutes as printed and circulated:
a) Regular Meeting – August 11th, 2020
b) Public Hearing – August 11th, 2020
c) Public Meeting – August 11th, 2020 Carried.

PUBLIC MEETINGS/HEARINGS AND DELEGATIONS

ACCOUNTS PAYABLE

Moved by Ray Chartrand and seconded by Gloria Wilbee: Accounts
That the accounts payable in the amount of \$2,216,628.97 be approved for Payable
payment. Carried.

REPORTS & RECOMMENDATIONS OF MUNICIPAL OFFICERS

Finance Manager-Treasurer/Deputy Clerk – Tax Rate Comparison

Finance Manager-Treasurer/Deputy Clerk Paula Michiels reviewed her report to Council providing tax rate comparison of the municipalities within Huron County. It was noted that since amalgamation in 2000 Huron East has maintained a level of stability with respect to taxation for its member wards comparative to the rest of the County.

Moved by John Lowe and seconded by Joe Steffler:
That Huron East Council receive the following Reports of Municipal Officers as presented:

Municipal
Officers
Reports

(1) Finance Manager-Treasurer/Deputy Clerk

Carried.

CORRESPONDENCE

Moved by Robert Fisher and seconded by Brenda Dalton:
That Council of the Municipality of Huron East endorse the resolution of the Municipality of West Grey to actively work towards anti-racism and anti-oppression at every opportunity beginning with annual training for council, committee members, and employees for anti-racism, anti-oppression, diversity and inclusion, and the history of Aboriginal peoples. Carried.

Endorse
Resolution
Municipality
West Grey

Moved by Alvin McLellan and seconded by Robert Fisher:
That Council of the Municipality of Huron East endorse the resolution of the Township of Ashfield-Colborne-Wawanosh asking the federal government of Canada to support the broad based call to exempt farmers from paying the carbon tax on farm use propane and natural gas.

Resolution
ACW

Mayor MacLellan suggested that other sectors of the economy were impacted by the carbon tax and questioned the fairness of supporting one sector over the other on the issue and suggested that the ACW resolution perhaps should be more inclusive

Moved by Ray Chartrand and seconded by Alvin McLellan:
That the motion to endorse the resolution of the Township of Ashfield-Colborne-Wawanosh asking the federal government of Canada to support the broad based call to exempt farmers from paying the carbon tax on farm use propane and natural gas be tabled until the next regular meeting. Carried.

Table
Resolution
ACW

Moved by Brenda Dalton and seconded by Zoey Onn:
That Council of the Municipality of Huron East grant permission to the Seaforth Community Hospital Foundation to install the CKNX Healthcare Heroes Radiothon Banner across Hwy. # 8 during the month of October, 2020. Carried.

Grant
Permission
Healthcare
Heroes Banner

Moved by Alvin McLellan and seconded by Zoey Onn:
That Council of the Municipality of Huron East endorse the City of Port Colborne resolution regarding Private Member's Bill 164 – Protecting Vulnerable Persons in Supportive Living Accommodation Act, 2019. Carried.

Endorse
Resolution
City of
Port Colborne

Moved by Zoey Onn and seconded by John Lowe:
That the Municipality of Huron East has no objection to the request by the Brussels Four Winds Barn to extend their licence onto their concrete patio area for the balance of 2020 provided the following conditions are met:

No Objection
Brussels
Four Winds
Licence
Extension
Patio Area

1. The area to be enclosed by a temporary fence/barrier at least 9 metres in height
2. The occupancy limit for the outdoor area to not exceed 1.11m² per person
3. That the hours of the outdoor patio area be limited to 11:00 p.m.

Carried

Moved by Ray Chartrand and seconded by Joe Steffler:
That Council of the Municipality of Huron East endorse the Town of Lakeshore resolution urging the Government of Canada to immediately work with internet connection providers to ensure that all Canadians are paying a fair and similar price for their internet connections including the elimination of data usage caps and overage fees. Carried.

Endorse
Resolution
Town of
Lakeshore

UNFINISHED BUSINESS

MUNICIPAL DRAINS

PLANNING

Moved by Dianne Diehl and seconded by Alvin McLellan:
That Council of the Municipality of Huron East has no objection to severance application C52/20 of Rob and Christine Keffer on West Half Lot 17, Concession 8, Grey Ward, provided the following conditions are met:

No Objection
Severance
C52/20
Keffer

- i) that the severed and retained lands be rezoned to AG4 and AG2 respectively
 - ii) that \$750 be paid to the Municipality as cash-in-lieu of parkland
 - iii) that Section 65 of the *Drainage Act* be addressed to the satisfaction of the municipality.
- Carried.

COUNCIL REPORTS

Electric Vehicle Charging Stations

In response to a question raised at the previous meeting, Deputy-Mayor Fisher advised that he had contacted Huron County's Climate Change and Energy Specialist Lily Morrow to inquire of the status of the County grant application and advised that she indicated that the County should hear about the status of the grant in September.

COUNCIL REQUESTS

Huron County Municipal Officers Meeting

Councillor Lowe inquired of the County Councillors if any consideration would be given to rescheduling the annual municipal officers meeting that had been cancelled this past spring.

Maitland Valley Park (Brussels)

Councillor Lowe requested staff to place garbage containers in the park and place a 911 emergency sign at the pavilion.

Seaforth Hospital entrance

Councillor Lowe requested staff to inspect the entrances/exits to the hospital and specifically the trees/hedges obstructing the view of vehicles entering and leaving from the hospital.

INFORMATION ITEMS

Moved by Ray Chartrand and seconded by Gloria Wilbee:

That Huron East Council receive the following Board and Committee meeting minutes as submitted:

Meeting Minutes

- (1) Huron East/Seaforth Community Development Trust – July 2nd, 2020

Carried.

OTHER BUSINESS

BY-LAWS

Moved by Joe Steffler and seconded by Gloria Wilbee:

BE IT HEREBY RESOLVED that leave be given to introduce By-Laws 50, 51 and 52 for 2020:

Introduce
By-Laws

By-Law 50-2020 – Authorize Ontario Infrastructure Loan Debentures
- Cost of Main Street County Road 13 Reconstruction

By-Law 51-2020 – Temporary Road Closure – Brussels Fall Parade

By-Law 52-2020 – Confirm Council Proceedings

Carried.

Moved by Dianne Diehl and seconded by John Lowe:

BE IT HEREBY RESOLVED that By-Law 50 for 2020, a by-law to authorize Ontario Infrastructure Loan Debentures towards the cost of Main Street County Road 12 Reconstruction, be given first, second, third and final readings and signed by the Mayor and Clerk, and the Seal of the Corporation be affixed thereto. Carried.

Authorize
Ontario
Infrastructure &
Lands Corp.
Debentures

Moved by John Lowe and seconded by Zoey Onn:

BE IT HEREBY RESOLVED that By-Law 51 for 2020, a by-law to temporarily close a portion of Sport Drive, Ellen Street, Ainley Street and Turnberry Street (County Road 12) in the Brussels Ward, on September 20th from 2:00 to 4:00 pm, be given first, second, third and final readings and signed by the Mayor and Clerk, and the Seal of the Corporation be affixed thereto. Carried.

Temporary
Road Closure
Brussels Fall
Parade

CLOSED SESSION AND REPORTING OUT (Section 239 of the *Municipal Act, 2001*)

CONFIRMATORY BY-LAW

Moved by Zoey Onn and seconded by Brenda Dalton:
BE IT HEREBY RESOLVED that By-Law 52 for 2020, a by-law to confirm the proceedings of Council, be given first, second, third and final readings and signed by the Mayor and Clerk, and the Seal of the Corporation be affixed thereto. Carried.


Confirm
Proceedings

ADJOURNMENT

Moved by Alvin McLellan and seconded by Brenda Dalton:
The time now being 7:48 p.m.
That the meeting do adjourn until September 22nd, 2020 at 7:00 p.m. Carried.

Adjournment

Bernie MacLellan, Mayor



Brad Knight, CAO/Clerk

5-16-1



MUNICIPALITY OF HURON EAST

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Brad Knight, BA, CAO/Clerk
bknight@huroneast.com

Paula Michiels, CGA, Treasurer-Finance Manager
pmichiels@huroneast.com

August 27, 2020

NOTICE OF SITTING OF COURT OF REVISION

Drainage Act, R.S.O. 1990, Chapter D. 17, Section 46 (1) and (2)

Cox Municipal Drain and Burrows 'B' Drain

NOTICE is hereby given that a Court of Revision will be held at the Seaforth District Community Centre, 122 Duke Street, Seaforth Ontario on:

TUESDAY, SEPTEMBER 22, 2020 AT 7:00 P.M.

To hear any owner of land, or, where roads in the local municipality are assessed, any ratepayer, who complains that his or any other land or road has been assessed too high or too low or that any land or road that should have been assessed has not been assessed, or that due consideration has not been given or allowance made as to type of use of land, who personally, or by his agent, has given notice in writing to the clerk of the municipality that he considers himself aggrieved for any or all such causes.

Due to time restrictions, ALL notices of appeal shall be served on the Clerk of the Municipality 10 days before to the Court of Revision, on September 22, 2020.

Miranda Boyce,
Drainage Clerk

Enclosed By-Law No. 47 for 2020

No Appeals



**MUNICIPALITY OF HURON EAST
PUBLIC MEETING**

TUESDAY, SEPTEMBER 22nd, 2020 – 7:00 P.M.

SEAFORTH & DISTRICT COMMUNITY CENTRE

The purpose of the public meeting is to consider an amendment to the Huron East Zoning By-Law 52-2006.

AGENDA

- 1. Call to Order – Adopt Agenda for Public Meeting**
- 2. Disclosure of Elected Officials – Pecuniary Interest**
- 3. Zoning By-Law Amendment Applications**

Note: The following provisions are contained in Ontario Regulation 545/06, Section 5(11)5

- i. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Huron East before the by-laws are passed, the person or public body is not entitled to appeal the decision of the Municipality of Huron East to the Local Planning Appeal Tribunal.
- ii. If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Municipality of Huron East before the by-laws are passed, the person or public body may not be added as a party to the hearing of an appeal to the Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

4. Amendment

- a) Zoning By-Law Amendment Application by Matthew Edgar and Muriel Edgar affecting North Part Lot 34, North Part Lot 35, Grey Ward, known as 44027 Amberley Road. The By-Law proposes to amend a portion of the property to a special AG1 (General Agriculture) zone, AG1-46. The zone change will permit the operation of a home industry without a house existing on the property and for the home industry to be operated by someone who does not reside on the subject farm. (encl.)

- Report from Huron County Planner Laura Simpson dated September 17th, 2020 (encl.)

5. Close Public Meeting

**PUBLIC MEETING
CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT
AFFECTING THE MUNICIPALITY OF HURON EAST**

Roll No. 4040 420 001 03700

TAKE NOTICE that Council of the Municipality of Huron East will hold a public meeting on **Tuesday, September 22nd 2020 at 7:00 p.m.** in the **Seaforth and District Community Centre at 122 Duke Street, Seaforth** to consider a proposed Zoning By-law Amendment under section 34 of the Planning Act, RSO 1990, as amended. The amendment affects the Municipality of Huron East Zoning By-law.

BE ADVISED that the Corporation of the Municipality of Huron East considered this application to be complete on August 27, 2020.

If you are an owner of any land containing seven or more residential units you are requested to post this notice in a location that is visible to all of the residents.

ANY PERSON may attend the public meeting and/or make written or verbal representation.

IF a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Huron East before the by-law is passed, the person or public body is not entitled to appeal the decision of the Municipality of Huron East to the Local Planning Appeal Tribunal.

IF a person or public body does not make an oral submission at a public meeting or make written submissions to the Municipality of Huron East before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body.

IF you wish to be notified of the decision of the Municipality of Huron East on the proposed zoning by-law amendment, you must make a written request to the Municipality of Huron East, 72 Main Street South, Seaforth, Ontario N0K 1W0.

ADDITIONAL INFORMATION relating to the proposed zoning by-law amendment is available for inspection on the municipal website at www.huroneast.com.

Dated at the Municipality of Huron East this 28th day of August 2020

Brad Knight, CAO/Clerk, Municipality of Huron East,
72 Main Street S, Seaforth ON N0K 1W0 (519)-527-0160

Purpose and Effect:

This proposed Zoning By-law Amendment affects Concession 1, North Part Lot 34, North Part Lot 35, Grey Ward, Municipality of Huron East. The By-law proposes to amend a portion of the property to a special AG1 (General Agriculture) Zone, AG1-46.

The subject lands require a zone change to permit the operation of a home industry without a house existing on the property and for the home industry to be operated by someone who does not reside on the subject farm. The proposed home industry use is a motor vehicle and farm machinery repair shop, and it would utilize one of the existing structures on the property. The subject property is 100 acres in area and the portion subject to the proposed zoning amendment is 0.5 acres. The subject property is designated Agriculture and Natural Environment in the Huron East Official Plan.

The property is located at 44027 Amberley Road.

**SCHEDULE 1
CORPORATION OF THE
MUNICIPALITY OF HURON EAST
BY-LAW -2020**

Roll No. 4040 420 001 03700

BEING a by-law to amend the zoning on Concession 1, North Part Lot 34, North Part Lot 35, Grey Ward, Municipality of Huron East (44027 Amberley Road).

WHEREAS the Council of the Corporation of the Municipality of Huron East considers it advisable to amend Zoning By-law 52-2006 of the Municipality of Huron East.

NOW, THEREFORE, the Council of the Corporation of the Municipality of Huron East ENACTS as follows:

1. This by-law shall apply to Concession 1, North Part Lot 34, North Part Lot 35, Grey Ward, Municipality of Huron East and is comprised of the attached Schedules.
2. Section 4.11 Special Zones is hereby amended by the addition of the following:

4.11 AG1-46

Notwithstanding the provisions of Sections 1 (definition of Home Industry) and 4.2. to the contrary, on the lands zoned AG1-46 a home industry of a motor vehicle and farm machinery repair shop, not including sales, is permitted without being accessory to a single detached dwelling and is permitted to be operated by non-residents of the subject property. The home industry is serviced by private services in the surrounding AG1 Zone, is not an agricultural industrial/commercial use, and cannot be severed.

All other provisions of By-law 52-2006 shall continue to apply.

3. This by-law affects Zone Map 2 of By-law 52-2006, attached as Schedule A.
4. This by-law shall come into force upon final passing, pursuant to Section 34(21) of the Planning Act, RSO 1990, as amended.

READ A FIRST TIME ON THE	DAY OF	, 2020.
READ A SECOND TIME ON THE	DAY OF	, 2020.
READ A THIRD TIME AND PASSED THIS	DAY OF	, 2020.

Bernie MacLellan, Mayor

Brad Knight, CAO/Clerk

**SCHEDULE 2
CORPORATION OF THE
MUNICIPALITY OF HURON EAST
BY-LAW -2020**

Roll No. 4040 420 001 03700

By-law - 2020 has the following purpose and effect:

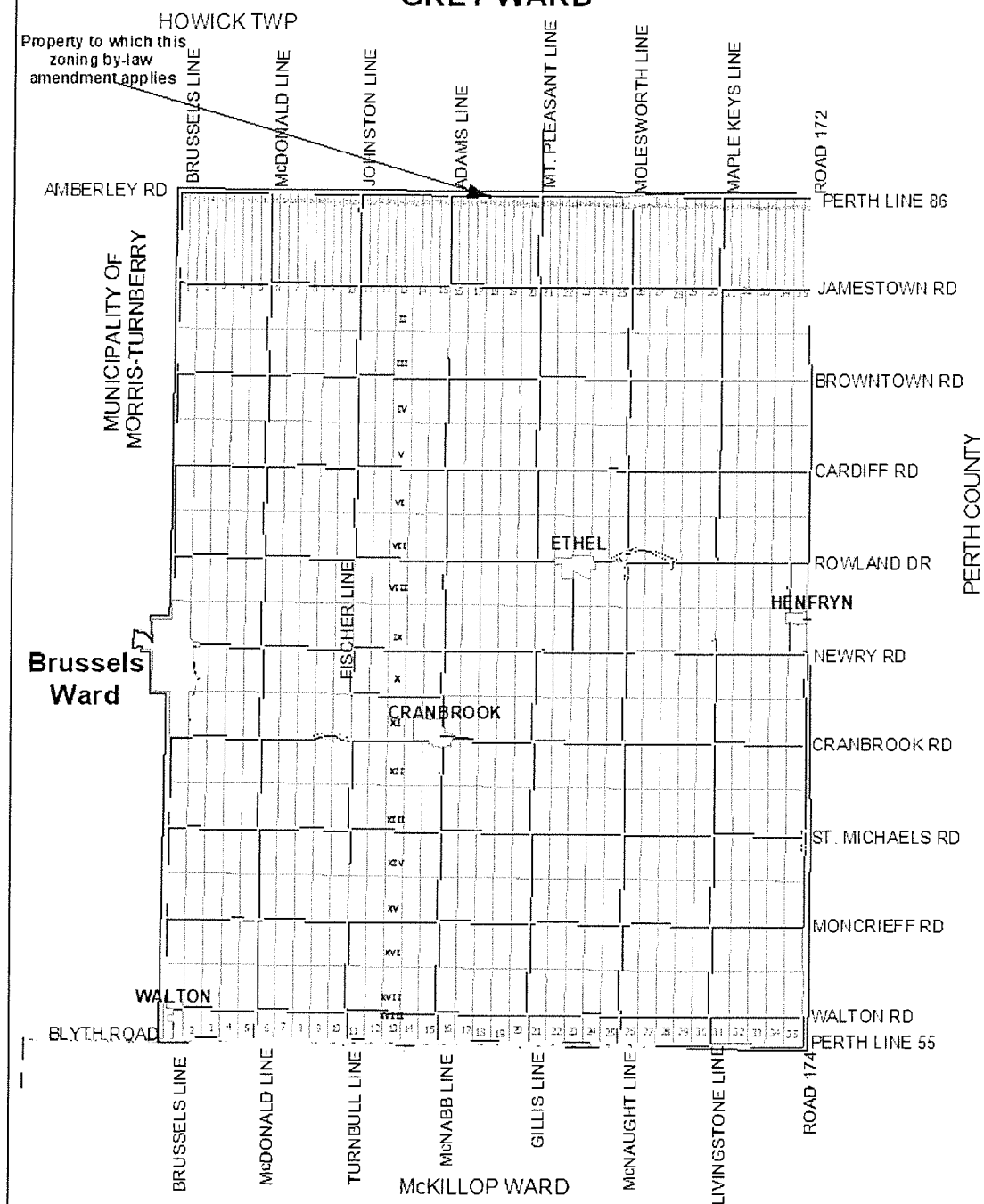
1. This proposed Zoning By-law Amendment affects Concession 1, North Part Lot 34, North Part Lot 35, Grey Ward, Municipality of Huron East. The By-law proposes to amend a portion of the property to a special AG1 (General Agriculture) Zone, AG1-46.

The subject lands require a zone change to permit the operation of a home industry without a house existing on the property and for the home industry to be operated by someone who does not reside on the subject farm. The proposed home industry use is a motor vehicle and farm machinery repair shop, and it would utilize one of the existing structures on the property. The subject property is 100 acres in area and the portion subject to the proposed zoning amendment is 0.5 acres. The subject property is designated Agriculture and Natural Environment in the Huron East Official Plan.

The property is located at 44027 Amberley Road.

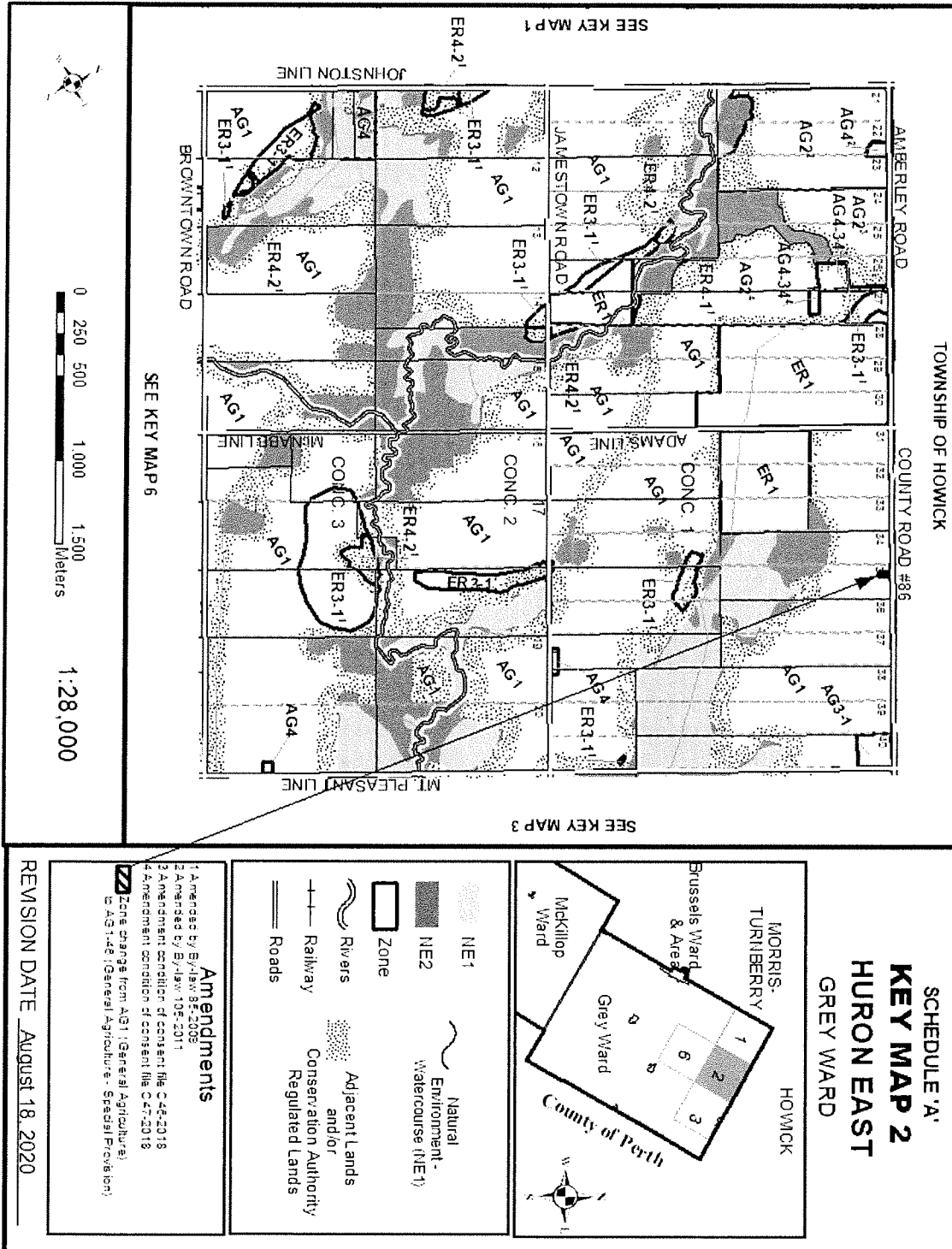
2. The map showing the location of the lands to which this by-law applies is shown on the following page and is entitled Location Map, Schedule A.

LOCATION MAP
MUNICIPALITY OF HURON EAST
GREY WARD



Schedule A
CORPORATION OF THE MUNICIPALITY OF HURON EAST
BY-LAW - 2020

Roll No. 4040 420 001 03700





PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

Phone: 519.524.8394 Ext. 3 Fax: 519.524.5677

Toll Free: 1.888.524.8394 Ext. 3

www.huroncounty.ca

To: Municipality of Huron East, Deputy Mayor and Members of Council
From: Laura Simpson, Planner
Date: 16 September 2020

Re: **Application for Zoning By-law Amendment: Z06/20**
Concession 1, North Part Lot 34, North Part Lot 35, Grey Ward, Municipality of Huron East
(44027 Amberley Road).
Applicant/Owners: Matthew and Muriel Edgar

RECOMMENDATION

The Zoning Amendment application Z06-20 is recommended for approval.

PURPOSE

This proposed Zoning By-law Amendment affects Concession 1, North Part Lot 34, North Part Lot 35, Grey Ward, Municipality of Huron East. The By-law proposes to amend a portion of the property to a special AG1 (General Agriculture) Zone, AG1-46.

The subject lands require a zone change to permit the operation of a home industry without a house existing on the property and for the home industry to be operated by someone who does not reside on the subject farm. The proposed home industry use is a motor vehicle and farm machinery repair shop, and it would utilize one of the existing structures on the property.

REVIEW

The subject lands are designated Agriculture and Natural Environment in the Huron East Official Plan. The lands subject to the zoning application are zoned AG1. Figure 1 depicts the specific portion of the subject property to be rezoned.

The subject property is 100 acres in area and the portion subject to the proposed zoning amendment is 0.5 acres. The subject property contains a two cover-all structures and two sheds. The intent of the applicant is to continue renting one of the sheds to the business owner who has been operating a motor vehicle and farm machinery repair shop on the property, with the additional use of conducting vehicle safeties, which requires zoning compliance. This application is to recognize the business as a permitted use in the AG1-46 Zone.

Access for the property is off of Amberley Road (County Road 86) and the Huron County Public Works Department was circulated for their comments.

Figure 1: Location of Proposed Zone Change (excerpt from Zone Map 2)

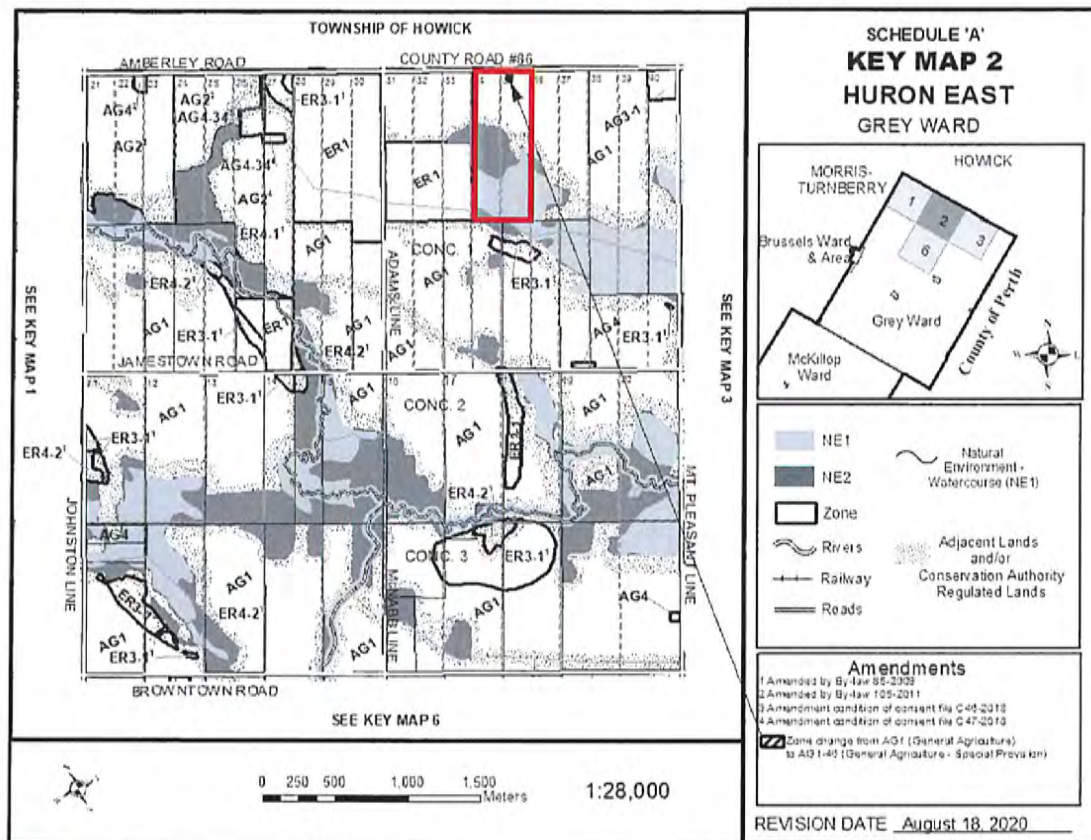


Figure 2: Aerial image of subject property



Provincial Policy Statement 2020

The 2020 Provincial Policy Statement (PPS) contains criteria for an On-Farm Diversified Use and that it shall be compatible with surrounding agricultural operations. It describes that the Province or municipalities can further develop criteria for such uses to achieve this compatibility and provide details on the variety of imagined farm uses. The OMAFRA Guidelines is an example of such a Provincial document.

The OMAFRA Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas encourages the use of existing farm structures for On-Farm Diversified Uses, which this business utilizes. Its criteria for assessing the appropriateness of an OFDU is from the Provincial Policy Statement and includes that the use is located on a farm, is secondary to agriculture, is limited in area, and does not hinder agricultural operations. This application satisfies those criteria, as it is compatible with agricultural and farming land uses, it is limited by the Special Zone size and existing building on the property, and is secondary to the agricultural use of the subject property.

Huron East Official Plan

The Huron East Official Plan permits within the Agricultural designation a variety of land uses in addition to agriculture, including home industries as an On-Farm Diversified Use (ODFU). OFDUs are "small scale business uses permitted in the agricultural designation," and are to be secondary to agriculture and limited in scale.

The proposed use of the business on the property is considered to meet the intent of the policies within Section 4 of the Huron East Official Plan for an On-Farm Diversified Use as it does not remove any farmland from production, is secondary to the agricultural use, does not create new restrictions for livestock or other abutting agricultural uses, nor conflict with the agricultural operation on the subject lands. There is not an existing house, and therefore no farm residents to operate a home industry on this property. The limited Special Zone area restricts the scale of the business' operation and its ability to expand without future land use consideration, and the rezoning does not restrict the ability for a future residence to be built on the farm.

For this application, the proposed business of a farm machinery and motor vehicle repair shop is referred to as a home industry with regards to the Zoning By-law definition and the wording of the Special AG1-46 Zone. For the policy review of this application, consideration was given to the types of permitted agricultural accessory uses in the Huron East Official Plan, the permitted uses in the PPS 2020, and the criteria for an OFDU for non-agricultural uses in the OMAFRA Guidelines.

Huron East Zoning By-law

The proposed use of the subject of the zoning amendment is referred to as a home industry, as that is the definition it most closely resembles as per the Huron East Zoning By-law. The provisions in the proposed Special Zone recognize that the business cannot be conducted accessory to a residence nor by the residents, as there is not a house on the farm. The proposed business use does meet the other criteria included in the Home Industry definition, including that it is not a noxious trade, it is secondary to agriculture, no more than 2 employees, and it is less than 2 acres of the total property size. Vehicle and machinery repair are included in the list of uses under home industry and are appropriate to be conducted on an agricultural property. The intent of a home industry is that it is accessory to the agricultural use, which this application demonstrates.

Figure 3: Photo of proposed area for AG1 Special Zone



COMMENTS RECEIVED

No comments were received from members of the public. Comments from the Huron East Chief Building Official stated that the use of the existing business in the shed does not trigger change in the building's hazard level and the use and structure can remain the same. However, if a building permit is needed in the future for work to the shop/building, the building would be required to meet current Building Code Standards (for example, the installation of a washroom and septic system, emergency lighting and other items). He had no concerns for this application. Comments from the Huron County Public Works Department had no objections or concerns.

Figure 4: Site photo of the building used for the repair business



SUMMARY

In conclusion, I am recommending approval for zoning amendment application Z06/20 to permit a home industry with the provisions contained within the wording for the site-specific AG1-46 Special Zone.

Sincerely,
'Original signed by'

Laura Simpson, Planner

6-16-1



Municipality of Huron East
Accounts Payable Listing for Council
As of Sept 17, 2020

Cheque Number	Date	Vendor Check Name	Invoice Description	Amount Paid
14244		VOIDED		
14245	8/31/2020	DIRECT IT LTD	LAND MANAGER ANNUAL SUPPORT	2,429.50
14245	8/31/2020	DIRECT IT LTD	LAND MANAGER ADDITIONAL PERMIT	5,678.25
14246	8/31/2020	JAMES PRIOR	UTILITY REFUND - 440156.00	2,688.59
14247	8/31/2020	Receiver General	PAYROLL DEDUCTIONS - AUG 16-31	23,570.17
14248	9/17/2020	Atlantic Industries Limited	RD 183 CULVERT	21,387.89
14248	9/17/2020	Atlantic Industries Limited	RD 183 CULVERT	21,364.65
14249	9/17/2020	VOIDED		
14250	9/17/2020	Robinson Farm Drainage Ltd	HANEY MUNICIPAL DRAIN	431,770.81
14250	9/17/2020	Robinson Farm Drainage Ltd	DOLMAGE MD - 'A' DRAIN	54,691.01
14250	9/17/2020	Robinson Farm Drainage Ltd	RODERICK MCKAY MD	244,729.54
14251	9/17/2020	Lavis Contracting Co Ltd	MAIN ST RECONSTRUCTION	378,419.41
14251	9/17/2020	Lavis Contracting Co Ltd	KIPPEN RD RECONSTRUCTION	47,126.91
14252	9/17/2020	Acklands - Grainger Inc	RDS - SUPPLIES	73.47
14252	9/17/2020	Acklands - Grainger Inc	PW - HARD HATS	10.79
14253	9/17/2020	Altruck Int'l Truck Centres	SFD - R7 REPAIRS	557.00
14254	9/17/2020	Bell Canada	SCADA - PHONE - AUGUST 2020	116.11
14255	9/17/2020	Bell Mobility	MOBILE CHARGES - VARIOUS	979.66
14256	9/17/2020	Bloom's and Rooms	BFD - HURON EAST MASK	190.69
14257	9/17/2020	Box Furniture	VRC - ROLLER RENTAL	45.20
14258	9/17/2020	Brian's Service Centre	PW - SOUTH PATROL MOWER	452.00
14259	9/17/2020	Bromley, Lisa	VRC - SWIM LESSON REFUND	152.00
14260	9/17/2020	Bureau Veritas Canada (2019) Inc	GFD - SCBA AIR TEST	372.90
14261	9/17/2020	Carrier Centres	SFD - R&M UNIT 8	248.32
14262	9/17/2020	Carter's West End Garage Ltd	SFD - ANNAUL SAFETY TANKER 6	522.40
14263	9/17/2020	C & M Environmental Technologies Inc	W - HANNAH LINE	2,716.25
14264	9/17/2020	COLDSTREAM CONCRETE LTD	RD 183 CULVERT - TERRAFIX	1,238.48
14265	9/17/2020	The Cotton Harvest Quilt Shop	BIA GIFT CERT - COTTON HARVEST	25.00
14266	9/17/2020	Crossan, Mandy	VRC - SWIM LESSON REFUND	152.00
14267	9/17/2020	Desjardine, Dave	VRC - SWIM LESSON REFIND	76.00
14268	9/17/2020	Direct Waste Disposal	BYLAW ENFORCEMENT - 18 MAIN ST	453.75
14269	9/17/2020	Elma Steel & Equipment Ltd	PW - CHECKER PLATE	232.78
14270	9/17/2020	Equitable Life of Canada	GROUP BENEFITS - SEPT 2020	15,154.92
14271	9/17/2020	Firestar Services Inc	SFD/GFD - LIVE FIRE TRAINING	5,876.00
14272	9/17/2020	Food Basics	TDN - GROCERIES	141.93

14273	9/17/2020 Frank Kling Limited	MAIN ST RECONSTRUCTION	1,771.91
14273	9/17/2020 Frank Kling Limited	MAIN ST RECONSTRUCTION	1,045.00
14274	9/17/2020 Green Stream Lawn & Vegetation Managemer	PW - HERBICIDE APPLICATION	28,832.33
14275	9/17/2020 Haberers Inc	BCEM - BURIAL VAULT	870.10
14276	9/17/2020 HILDEBRAND, DOUG	BIA - PAINT LOG CABIN	600.00
14277	9/17/2020 HSE Integrated Ltd	GFD - SCBA ANNUAL MAINTENANCE	2,280.58
14278	9/17/2020 Innovative Security Systems	TUCK SHED - ANNUAL MONITERING	107.35
14278	9/17/2020 Innovative Security Systems	MCKILLOP SHED - ANNUAL MONITER	107.35
14279	9/17/2020 Innovative Flooring	VRC - FLOORING	195.07
14280	9/17/2020 Jennison Construction	MAIN ST CONST. GRANULAR A	4,339.05
14281	9/17/2020 JR's Gas Bar & Family Rest.	BCEM/BMG - JUNE/JULY GAS	115.13
14282	9/17/2020 Keating's Pharmacy Ltd.	BIA GIFT CERT - KEATINGS	25.00
14282	9/17/2020 Keating's Pharmacy Ltd.	BIA GIFT CERT - KEATINGS	25.00
14282	9/17/2020 Keating's Pharmacy Ltd.	BIA GIFT CERTIFICATE REDEEMED	25.00
14283	9/17/2020 Langford Lumber & Builders Ltd	VRC - R&M BUILDING	56.64
14283	9/17/2020 Langford Lumber & Builders Ltd	VRC - TILE DRILL	40.17
14283	9/17/2020 Langford Lumber & Builders Ltd	TDN - GARDEN MULCH	119.78
14283	9/17/2020 Langford Lumber & Builders Ltd	VRC - CONSTRUCTION ADHESIVE	29.57
14284	9/17/2020 The Lawn Master	PW - GRASS SEED	632.80
14284	9/17/2020 The Lawn Master	RDS - SUGAR MAPLES - PLANTED	4,407.00
14285	9/17/2020 LeDuc, Amy	VRC - REFUND	150.00
14286	9/17/2020 Maria's Wok 'n Dine	BIA GC REDEEMED - WOK N DINE	50.00
14286	9/17/2020 Maria's Wok 'n Dine	BIA GIFT CERT - WOK N DINE	50.00
14287	9/17/2020 McClure, Jenna	EDO - ADMINISTRATIVE HELP	225.00
14288	9/17/2020 McDonald Home Hardware Building Centre	W/WW - PAINT BRUSHES	29.36
14288	9/17/2020 McDonald Home Hardware Building Centre	BMG - DOOR CHIME	22.59
14288	9/17/2020 McDonald Home Hardware Building Centre	BMG - NAILS	22.02
14288	9/17/2020 McDonald Home Hardware Building Centre	BMD - R&M BUILDING	3.36
14288	9/17/2020 McDonald Home Hardware Building Centre	PW - SHOP SUPPLIES	4.33
14288	9/17/2020 McDonald Home Hardware Building Centre	BMG - SPRAY PAINT	10.72
14288	9/17/2020 McDonald Home Hardware Building Centre	WALTON LF - PADLOCK	22.59
14288	9/17/2020 McDonald Home Hardware Building Centre	BMD - R&M BLDG	143.36
14288	9/17/2020 McDonald Home Hardware Building Centre	FHT - R&M BLDG	134.03
14288	9/17/2020 McDonald Home Hardware Building Centre	VRC - R&M BUILDING	147.67
14288	9/17/2020 McDonald Home Hardware Building Centre	BLDG/PROP - IND. RAZOR BLADE	192.10
14288	9/17/2020 McDonald Home Hardware Building Centre	BLIB - CLEANING SUPPLIES	36.69
14288	9/17/2020 McDonald Home Hardware Building Centre	BFD - TOILET TISSUE	11.85
14288	9/17/2020 McDonald Home Hardware Building Centre	PW - SIGN POSTS	596.57
14288	9/17/2020 McDonald Home Hardware Building Centre	TDN - PULL HANDLE/DOOR SILL	79.09
14288	9/17/2020 McDonald Home Hardware Building Centre	PW - SUPPLIES	20.85
14288	9/17/2020 McDonald Home Hardware Building Centre	BMD - CEMENT REPAIR	21.45
14288	9/17/2020 McDonald Home Hardware Building Centre	WALTON LANDFILL - PAINT	7.31
14288	9/17/2020 McDonald Home Hardware Building Centre	BLIB - CLEANING SUPPLIES	117.41
14288	9/17/2020 McDonald Home Hardware Building Centre	VRC - R&M BUILDING	58.21
14288	9/17/2020 McDonald Home Hardware Building Centre	GFD - TRAINING SUPPLIES	118.58
14288	9/17/2020 McDonald Home Hardware Building Centre	BMG - BRUSH	6.77
14288	9/17/2020 McDonald Home Hardware Building Centre	BMD - R&M BUILDING	35.21

14288	9/17/2020 McDonald Home Hardware Building Centre	BMG - ADHESIVE	23.70
14288	9/17/2020 McDonald Home Hardware Building Centre	BMD - CLEANING SUPPLIES	29.36
14288	9/17/2020 McDonald Home Hardware Building Centre	BMG - DOOR CHIME	22.59
14288	9/17/2020 McDonald Home Hardware Building Centre	BLIB - JANITORIAL SUPPLIES	8.57
14288	9/17/2020 McDonald Home Hardware Building Centre	TH - FLAG POLE	104.77
14289	9/17/2020 McKillop-Zion Cemetery	2020 INVESTMENT INTEREST	206.82
14290	9/17/2020 Minister of Finance	EHT - AUGUST 2020	3,616.17
14291	9/17/2020 Morris, Jessica	VRC - SWIM LESSON REFUND	152.00
14292	9/17/2020 Osinga, Lisa	VRC - SWIM LESSON REFUND	76.00
14293	9/17/2020 Otis Canada Inc	BMG- ELEVATOR CONTRACT TO 2021	2,475.51
14294	9/17/2020 Phillips, Ashley	VRC - SWIM LESSON REFUND	159.99
14295	9/17/2020 Powerhouse Solar	SOLAE-ELEVATION DR- C4TH/BRSL5	4,772.37
14296	9/17/2020 Progressive Safety Inc	SFD - GAS CALIBRATION	427.14
14297	9/17/2020 Purolator Inc.	PW - SHIPPING	4.53
14297	9/17/2020 Purolator Inc.	BFD - SHIPPING SCBA AIR TESTS	10.04
14297	9/17/2020 Purolator Inc.	SFD - SHIPPING EQUIP REPAIR	23.11
14298	9/17/2020 Radar Auto Parts - Brussels	PW - SUPPLIES/SAFETY GLASSES	90.61
14298	9/17/2020 Radar Auto Parts - Brussels	PW - SUPPLIES	194.52
14298	9/17/2020 Radar Auto Parts - Brussels	BCEM - OIL	3.88
14298	9/17/2020 Radar Auto Parts - Brussels	BFD - 4" STORZ ADAPTER	389.50
14298	9/17/2020 Radar Auto Parts - Brussels	PW - GREY SHOP SUPPLIES	29.32
14298	9/17/2020 Radar Auto Parts - Brussels	BCEM - SHOP TOWELS	2.81
14299	9/17/2020 Radar Auto Parts Inc-Clinton	RDS - SHOP SUPPLIES/CHAIN OIL	481.01
14299	9/17/2020 Radar Auto Parts Inc-Clinton	PW - EAR PLUGS	103.44
14299	9/17/2020 Radar Auto Parts Inc-Clinton	PW - SHOP SUPPLIES	24.75
14299	9/17/2020 Radar Auto Parts Inc-Clinton	RDS - R&M M1-14/T2-03/L6-13	108.19
14300	9/17/2020 Receiver General	PAYROLL DEDUCTIONS - SEPT1-15	26,999.67
14301	9/17/2020 Rintoul's Pools & Spas Ltd	BMG - 10 FT WATER TUBE	158.09
14302	9/17/2020 Seaforth Foodland	ADMIN - MEETING EXPENSE	4.98
14302	9/17/2020 Seaforth Foodland	2018 CLERKS&TREASURERS/COUNCIL	109.29
14302	9/17/2020 Seaforth Foodland	ADMIN - MEETING SUPPLIES	14.34
14302	9/17/2020 Seaforth Foodland	BIA - MEETING EXPENSE	71.82
14302	9/17/2020 Seaforth Foodland	BIA GIFT CERTIFICATE REDEEMED	500.00
14302	9/17/2020 Seaforth Foodland	ADMIN - MEETING EXPENSE	7.98
14302	9/17/2020 Seaforth Foodland	BIA - MEETING EXPENSE	50.83
14302	9/17/2020 Seaforth Foodland	BIA - MEETING EXPENSE	32.92
14302	9/17/2020 Seaforth Foodland	EDO - MUMS BACK ALLEY PROJECT	63.19
14302	9/17/2020 Seaforth Foodland	EDO - ICE	5.00
14302	9/17/2020 Seaforth Foodland	ADMIN - MEETING EXPENSE	5.98
14303	9/17/2020 Seaforth Huron Expositor	SUBSCRIPTION - 2 YEAR	95.00
14304	9/17/2020 SEEBACH & COMPANY	2019 AUDIT EXPENSES	26,837.50
14305	9/17/2020 SGS Canada Inc.	WATER SAMPLES - VARIOUS	1,081.41
14305	9/17/2020 SGS Canada Inc.	W/WW - WATER SAMPLES	132.21
14306	9/17/2020 SHRED-IT INTERNATIONAL ULC	TH - SHREDDING	85.28
14306	9/17/2020 SHRED-IT INTERNATIONAL ULC	ADMIN - SHREDDING SERVICE	87.08
14307	9/17/2020 Somers Electric	TH - RED SHED EV CHARGING	2,150.01
14308	9/17/2020 Southwestern Tree Service	PW - STUMP REMOVAL	2,486.00

14308	9/17/2020 Southwestern Tree Service	PW - TREE CUTTING	8,938.30
14309	9/17/2020 Steinson, Elaine	VRC - REFUND	246.34
14310	9/17/2020 Darlene Stelzer	VRC - MEMBERSHIP REFUND	212.44
14311	9/17/2020 Sterling Marking Products Inc	2021 DOG TAGS	457.18
14312	9/17/2020 Strat-Con Construction Ltd.	RD 183 CULVERT	904.00
14313	9/17/2020 SUNBELT RENTALS OF CANADA INC	TH - FLAG POLE	109.62
14313	9/17/2020 SUNBELT RENTALS OF CANADA INC	RD 183 CULVERT	2,395.56
14313	9/17/2020 SUNBELT RENTALS OF CANADA INC	RD 183 CULVERT	2,110.22
14313	9/17/2020 SUNBELT RENTALS OF CANADA INC	RD 183 CULVERT	2,038.06
14313	9/17/2020 SUNBELT RENTALS OF CANADA INC	ROAD 183 CULVERT	11,179.43
14313	9/17/2020 SUNBELT RENTALS OF CANADA INC	W/WW - MARKING PAINT	375.15
14314	9/17/2020 Technical Standards & Safety Authority	23 GODERICH ST - FUELS SAFETY	732.24
14315	9/17/2020 Teeswater Concrete Ltd	RD 183 CULVERT	135.60
14316	9/17/2020 Timmins Martelle Heritage Consultants Inc	FRONT ROAD BRIDGE	1,113.05
14317	9/17/2020 WARD & UPTIGROVE CONSULTING	COVID-19 HR OPTIONS	271.20
14318	9/17/2020 Waste Management	WASTE REMOVAL - SEAFORTH	4,590.75
14319	9/17/2020 W D Hopper & Sons Ltd	W/WW - C4TH WELL #2	24,921.59
14320	9/17/2020 Lavis Contracting Co Ltd	PW - CONCRETE	408.21
14321	9/30/2020 County of Huron	3RD QUARTER TAX INSTALLMENT	1,623,218.00
14322	9/30/2020 Avon Maitland Dist School Bd	2ND QUARTER TAX INSTALLMENT	539,440.00
14323	9/30/2020 Huron-Perth Cathol Dist Sch Bd	2ND QUARTER TAX INSTALLMENT	127,093.00
14324	9/17/2020 Minister Of Finance	BYLAW- OPP - 42682 CRANBROOK	503.18
14324	9/17/2020 Minister Of Finance	JULY OPP COSTS	139,928.00

Total Cheques for Approval \$ 3,736,995.55

DIRECT DEBIT	8/4/2020 Eastlink	CABLE/INT/PHONE - VRC /TDN	160.47
DIRECT DEBIT	8/24/2020 Eastlink	PHONE - TDN	32.17
DIRECT DEBIT	8/20/2020 Hensall District Co-op	FUEL - PW/BFD/EMC	15,911.67
DIRECT DEBIT	8/5/2020 Hydro One Networks Inc	HYDRO - GREY GARAGE	225.13
DIRECT DEBIT	8/6/2020 Hydro One Networks Inc	HYDRO - VRC MICROFIT GENERATOR	6.10
DIRECT DEBIT	8/25/2020 Hydro One Networks Inc	HYDRO - STREETLIGHT	309.94
DIRECT DEBIT	8/25/2020 Hydro One Networks Inc	HYDRO - VRC BALL PARK	28.96
DIRECT DEBIT	8/25/2020 Hydro One Networks Inc	HYDRO - STREETLIGHTS	18.24
DIRECT DEBIT	8/20/2020 Hydro One Networks Inc	HYDRO - MCKILLOP SHED	113.05
DIRECT DEBIT	8/25/2020 Hydro One Networks Inc	HYDRO - VANASTRA WATER	520.96
DIRECT DEBIT	8/17/2020 Hydro One Networks Inc	HYDRO - SEAFORTH STP	5,930.10
DIRECT DEBIT	8/5/2020 Hydro One Networks Inc	HYDRO - GFD	67.47
DIRECT DEBIT	8/25/2020 Hydro One Networks Inc	HYDRO - VRC FOOD BOOTH	28.97
DIRECT DEBIT	8/25/2020 Hydro One Networks Inc	HYDRO - STREETLIGHTS	434.44
DIRECT DEBIT	8/20/2020 Hydro One Networks Inc	HYDRO - MCKILLOP OFFICE	180.51
DIRECT DEBIT	8/25/2020 Hydro One Networks Inc	HYDRO - VRC	781.68
DIRECT DEBIT	8/11/2020 Hydro One Networks Inc	HYDRO - STREETLIGHTS	590.74
DIRECT DEBIT	8/31/2020 Hydro One Networks Inc	HYDRO - BCEM	34.29
DIRECT DEBIT	8/25/2020 Hydro One Networks Inc	HYDRO - TUCK SHED	144.48
DIRECT DEBIT	8/27/2020 Hydro One Networks Inc	HYDRO - BRUCEFIELD WTP	498.91
DIRECT DEBIT	8/25/2020 Hydro One Networks Inc	HYDRO - CRES DRIVE	8.54

DIRECT DEBIT	8/10/2020 Kincardine Cable	INTERNET - GFD	41.75
DIRECT DEBIT	8/4/2020 Bell Canada	PHONE - SDCC	60.51
DIRECT DEBIT	8/25/2020 Bell Canada	PHONE - GFD OFFICE	121.78
DIRECT DEBIT	8/4/2020 Bell Canada	PHONE - SCADA	70.45
DIRECT DEBIT	8/25/2020 Bell Canada	PHONE - GREY TOWNSHIP OFFICE	59.79
DIRECT DEBIT	8/4/2020 Bell Canada	PHONE - SEAFORTH OPP	121.36
DIRECT DEBIT	8/7/2020 Bell Canada	PHONE - MCKILLOP SHOP	55.52
DIRECT DEBIT	8/25/2020 Bell Canada	PHONE - BRUSSELS OPP	67.64
DIRECT DEBIT	8/4/2020 Bell Canada	FAX LINE - SDCC	44.22
DIRECT DEBIT	8/25/2020 Bell Canada	PHONE - BRUSSELS SHED	73.35
DIRECT DEBIT	8/4/2020 Bell Canada	PHONE - SFD OFFICE	116.64
DIRECT DEBIT	8/25/2020 Bell Canada	PHONE - BFD OFFICE	148.96
DIRECT DEBIT	8/25/2020 Bell Canada	PHONE - GREY SHED	80.86
DIRECT DEBIT	8/12/2020 Festival Hydro	HYDRO - BMG	3,428.24
DIRECT DEBIT	8/31/2020 Festival Hydro	HYDRO - SLIB	132.47
DIRECT DEBIT	8/31/2020 Festival Hydro	HYDRO - TENNIS COURT	31.80
DIRECT DEBIT	8/12/2020 Festival Hydro	HYDRO - BRUSSELS STREETLIGHTS	647.14
DIRECT DEBIT	8/31/2020 Festival Hydro	HYDRO - 240 TURNBERRY WELL	57.59
DIRECT DEBIT	8/31/2020 Festival Hydro	HYDRO - 35 OAK GRID	27.23
DIRECT DEBIT	8/31/2020 Festival Hydro	HYDRO - BLIB	218.73
DIRECT DEBIT	8/12/2020 Festival Hydro	HYDRO - TUCK STREETLIGHTS	11.85
DIRECT DEBIT	8/31/2020 Festival Hydro	HYDRO - 30 WELSH ST	152.73
DIRECT DEBIT	8/31/2020 Festival Hydro	HYDRO - BRUSSELS OPT PARK	27.86
DIRECT DEBIT	8/31/2020 Festival Hydro	HYDRO - BMG POOL	29.31
DIRECT DEBIT	8/31/2020 Festival Hydro	HYDRO - BRSSLS HEAT CABLE WTP	28.37
DIRECT DEBIT	8/12/2020 Festival Hydro	HYDRO - SEAFORTH STREETLIGHT	1,359.24
DIRECT DEBIT	8/31/2020 Festival Hydro	HYDRO - 31 OAK ST	1,600.96
DIRECT DEBIT	8/31/2020 Festival Hydro	HYDRO - 40 WELSH WELL	6,352.42
DIRECT DEBIT	8/31/2020 Festival Hydro	HYDRO - BMG POLE	29.67
DIRECT DEBIT	8/31/2020 Festival Hydro	HYDRO - TH	855.25
DIRECT DEBIT	8/31/2020 Festival Hydro	HYDRO - FHT	1,242.79
DIRECT DEBIT	8/31/2020 Festival Hydro	HYDRO - BRUSSELS PUMP STATION	247.36
DIRECT DEBIT	8/31/2020 Festival Hydro	HYDRO - SENTINAL LIGHTS	22.26
DIRECT DEBIT	8/31/2020 Festival Hydro	HYDRO - BFD	125.99
DIRECT DEBIT	8/31/2020 Festival Hydro	HYDRO - SEAFORTH OPP	77.35
DIRECT DEBIT	8/31/2020 Festival Hydro	HYDRO - BANDSHELL	27.25
DIRECT DEBIT	8/31/2020 Festival Hydro	HYDRO - TH REAR	178.93
DIRECT DEBIT	8/31/2020 Festival Hydro	HYDRO - WATER TOWER	356.12
DIRECT DEBIT	8/31/2020 Festival Hydro	HYDRO - BBCC GRID ACCT	27.23
DIRECT DEBIT	8/21/2020 Municipality Of Central Huron	VANASTRA WATER	7,813.40
DIRECT DEBIT	8/10/2020 Edward Fuels (A Division of McDougall Energy	FUEL - PW	90.00
DIRECT DEBIT	8/10/2020 Edward Fuels (A Division of McDougall Energy	FUEL - SFD	307.39
DIRECT DEBIT	8/31/2020 Festival Hydro	HYDRO - BMD	288.86
DIRECT DEBIT	8/12/2020 Festival Hydro	HYDRO - SDCC	2,749.31
DIRECT DEBIT	8/31/2020 Festival Hydro	HYDRO - BMG PARK LIGHTS	27.21
DIRECT DEBIT	8/31/2020 Festival Hydro	HYDRO - 66 CHURCH ST WELL	2,252.22
DIRECT DEBIT	8/31/2020 Festival Hydro	HYDRO - 35 WELSH GRID	28.75

DIRECT DEBIT	8/26/2020 Telizon Inc	LONG DISTANCE CHARGES VARIOUS	14.27
DIRECT DEBIT	8/17/2020 Great-West Life Assurance Co	GROUP INSURANCE - SFD	272.40
DIRECT DEBIT	8/10/2020 Quadient Canada Ltd	POSTAGE - ADMIN	11,300.00
DIRECT DEBIT	8/24/2020 Tuckersmith Comm Co-Op	INTERNET - SDCC	155.94
DIRECT DEBIT	8/24/2020 Tuckersmith Comm Co-Op	INTERNET - BMG	106.44
DIRECT DEBIT	8/24/2020 Tuckersmith Comm Co-Op	INTERNET /PHONE - TUCK/GREY	109.46
DIRECT DEBIT	8/24/2020 Tuckersmith Comm Co-Op	PHONE - C4TH/BRCFLD/TUCKERSMIT	310.75
DIRECT DEBIT	8/24/2020 Tuckersmith Comm Co-Op	INTERNET - BRUSSELS OPP	73.45
DIRECT DEBIT	8/24/2020 Tuckersmith Comm Co-Op	PHONE/INTERNET- TH/SFD/BFD	506.54
DIRECT DEBIT	8/19/2020 Union Gas	HEAT - TUCKERSMITH SHED	25.43
DIRECT DEBIT	8/5/2020 Union Gas	HEAT - BMG	127.07
DIRECT DEBIT	8/19/2020 Union Gas	HEAT - SFD	25.43
DIRECT DEBIT	8/5/2020 Union Gas	HEAT - BLIB	30.95
DIRECT DEBIT	8/5/2020 Union Gas	HEAT - BFD	25.43
DIRECT DEBIT	8/12/2020 Union Gas	HEAT - VRC	453.04
DIRECT DEBIT	8/19/2020 Union Gas	HEAT - TH	25.43
DIRECT DEBIT	8/5/2020 Union Gas	HEAT - BMD	34.74
DIRECT DEBIT	8/5/2020 Union Gas	HEAT - FHT	156.48
DIRECT DEBIT	8/5/2020 Union Gas	HEAT - BMG POOL	134.62
DIRECT DEBIT	8/5/2020 Union Gas	HEAT - SDCC	448.20
DIRECT DEBIT	8/19/2020 Union Gas	HEAT - SLIB	26.90
DIRECT DEBIT	8/5/2020 Union Gas	HEAT - 240 TURNBERRY	34.74
DIRECT DEBIT	8/5/2020 Union Gas	HEAT - 30 WELSH -SEAFORTH WTP	26.87
DIRECT DEBIT	8/21/2020 Waste Management	WASTE RMVL - BRSSLS/TUCK/C4TH	28,116.56
DIRECT DEBIT	8/21/2020 Waste Management	WASTE REMOVAL - BMG	329.56
DIRECT DEBIT	8/21/2020 Waste Management	WASTE REMOVAL - TUCK SHED	1,085.87
DIRECT DEBIT	9/17/2020 Workplace Safety & Ins Board	WSIB AUGUST 2020	5,285.26
Total Direct Debits for Approval			\$ 107,184.76

EFT000000002515	9/23/2020 Maureen Agar	BIA - CHRISTMAS DECOR/INK	285.47
EFT000000002515	9/23/2020 Maureen Agar	EDO - MOTION LIGHTS	225.91
EFT000000002515	9/23/2020 Maureen Agar	EDO - BANNERS/MILEAGE	157.60
EFT000000002516	9/23/2020 Janice Andrews	ADMIN -MILEAGE - NEWLETTERS	30.63
EFT000000002517	9/23/2020 Artech Signs & Graphics	PW - HE VINYL CUT LOGO M22-10	64.41
EFT000000002517	9/23/2020 Artech Signs & Graphics	MAIN ST CONSTRUCTION SIGN	90.40
EFT000000002518	9/23/2020 Art's Landscaping	PW- ASPHALT-ROAD CUTS BRUSSELS	5,434.06
EFT000000002519	9/23/2020 Barmy Tech	BIA - TOTE BAGS	237.03
EFT000000002520	9/23/2020 Bayshore Broadcasting Corp	EDO - C4TH FARMERS MARKT ADS	296.63
EFT000000002520	9/23/2020 Bayshore Broadcasting Corp	EDO/BIA - DIGGIN MAIN ADS	226.00
EFT000000002520	9/23/2020 Bayshore Broadcasting Corp	EDO - BRUSS FARMERS MRKT ADS	296.63
EFT000000002520	9/23/2020 Bayshore Broadcasting Corp	EDO/BIA - DIGGIN MAIN ADS	210.18
EFT000000002520	9/23/2020 Bayshore Broadcasting Corp	BIA/EDO - DIGGIN MAIN ADS	1,042.99
EFT000000002521	9/23/2020 Blackburn Radio Inc	BIA - DIGGIN MAIN ADVERTISING	305.10
EFT000000002522	9/23/2020 Bluewater Recycling Association-MARS	SEPTEMBER AUTO COLLECTION	3,974.88
EFT000000002523	9/23/2020 B M Ross & Associates Limited	PW - BRIDGE INSPECTIONS	2,988.51
EFT000000002523	9/23/2020 B M Ross & Associates Limited	STRUCTURE T13 - KINBURN LINE	4,555.03

EFT000000002523	9/23/2020 B M Ross & Associates Limited	STRUCTURE T26 - RD 183	2,085.55
EFT000000002523	9/23/2020 B M Ross & Associates Limited	HWY 8 - CONNECTING LINK	1,921.57
EFT000000002524	9/23/2020 Miranda Boyce	ADMIN - MTA COURSE	417.20
EFT000000002525	9/23/2020 Gary Boyer	GFD - TRAINING DAY - FOOD	281.56
EFT000000002526	9/23/2020 Canadian Red Cross	VRC -BASIC LIFE SUPPORT COURSE	10.00
EFT000000002526	9/23/2020 Canadian Red Cross	VRC - STANDARD 1ST AID	220.00
EFT000000002526	9/23/2020 Canadian Red Cross	VRC -BASIC LIFE SUPPORT COURSE	12.00
EFT000000002526	9/23/2020 Canadian Red Cross	VRC - WATER SAFETY INST COURSE	1,570.85
EFT000000002527	9/23/2020 Cimco Refrigeration London Br	SDCC - REFRIGERATION CONTRACT	1,733.33
EFT000000002527	9/23/2020 Cimco Refrigeration London Br	BMG - REPAIR DEHUMIDIFIERS	450.60
EFT000000002528	9/23/2020 CJ Johnston Office Solutions	ADMIN - PAPER - 4 HOLE PUNCH	61.31
EFT000000002528	9/23/2020 CJ Johnston Office Solutions	ADMIN - LAMINATING ROLL	361.60
EFT000000002529	9/23/2020 Claybar Contracting Inc	23 GODERICH ST	26,712.37
EFT000000002530	9/23/2020 Coco Paving Inc	PW - COLD MIX	1,698.23
EFT000000002531	9/23/2020 Comco Fasteners	W/WW - SEAFORTH STP	98.64
EFT000000002532	9/23/2020 Julie Consitt	TDN - SAFETY GLASSES/SPRAYERS	112.92
EFT000000002533	9/23/2020 ContinuiT Corp	ADMIN - EMAIL EXCHANGE	237.07
EFT000000002533	9/23/2020 ContinuiT Corp	ADMIN - DUO SOFTWARE	25.43
EFT000000002533	9/23/2020 ContinuiT Corp	LAND MANAGER TABLETS	506.24
EFT000000002533	9/23/2020 ContinuiT Corp	ADMIN - NETWORK SUPPORT	1,084.80
EFT000000002534	9/23/2020 C T Environmental Ltd	HYDRO VAC - RD 183	1,610.25
EFT000000002534	9/23/2020 C T Environmental Ltd	MAIN ST RECONSTRUCTION	2,471.88
EFT000000002534	9/23/2020 C T Environmental Ltd	WW - C4TH/BRUSS SEWER FLUSHING	14,322.75
EFT000000002535	9/23/2020 Cut Rite Tree Service	PW - TREE SERVICE	2,644.20
EFT000000002536	9/23/2020 Brenda Dalton	DALTON - MILEAGE AUGUST 2020	14.38
EFT000000002537	9/23/2020 Joan Deitner	BLIB - CLEANING SUPPLIES	15.75
EFT000000002538	9/23/2020 Dianne Diehl	DIEHL - MILEAGE AUGUST 2020	33.87
EFT000000002539	9/23/2020 Dietrich Engineering Limited	DOLMAGE MUNICIPAL DRAIN	15,029.00
EFT000000002539	9/23/2020 Dietrich Engineering Limited	KRAUSKOPF MD - 'C' DRAIN	7,119.00
EFT000000002539	9/23/2020 Dietrich Engineering Limited	BOVEN MUNICIPAL DRAIN	5,650.00
EFT000000002539	9/23/2020 Dietrich Engineering Limited	DOLMAGE MD - 'A' DRAIN	6,780.00
EFT000000002539	9/23/2020 Dietrich Engineering Limited	RODERICK MCKAY MD	24,295.00
EFT000000002540	9/23/2020 Brad Dietrich	CBO - MILEAGE - AUGUST 2020	1,602.66
EFT000000002541	9/23/2020 Edifice Magazine	EDO -BACK DOOR MARKETING VIDEO	2,500.00
EFT000000002542	9/23/2020 Cathy Elliott	MARRIAGE SERVICES -AUG 13 & 15	600.00
EFT000000002542	9/23/2020 Cathy Elliott	MARRIAGE SERVICES - SEPT 12	300.00
EFT000000002543	9/23/2020 Elligsen Electric Ltd	VRC - RECEPTACLES/MOUNT LIGHTS	1,260.98
EFT000000002543	9/23/2020 Elligsen Electric Ltd	VRC - EMERG LIGHTS/HEAT SENSOR	1,220.98
EFT000000002544	9/23/2020 Eric Cox Sanitation Equipment & Supplies	SDCC - DISINFECTANT/SRAYER	2,357.75
EFT000000002544	9/23/2020 Eric Cox Sanitation Equipment & Supplies	BMG - CLEANING SUPPLIES	220.18
EFT000000002545	9/23/2020 ESL Utility & Municipal Prod.	W/WW - INVENTORY	1,773.37
EFT000000002546	9/23/2020 EXCEL BUSINESS SYSTEMS	ADMIN - COPIER COSTS	155.97
EFT000000002547	9/23/2020 Fairholme Dairy Ltd - Evans Wholesale	TDN - MILK/CHEESE/YOGURT	246.24
EFT000000002548	9/23/2020 Foxton Fuels	BMG - DIESEL	603.56
EFT000000002549	9/23/2020 GABEL ELECTRIC	BRSSLS TRUST - REPAIR BMD SIGN	118.65
EFT000000002550	9/23/2020 Georgian Bay Fire & Safety Ltd	GFD - FIRE EXT. CHECKS	332.33
EFT000000002550	9/23/2020 Georgian Bay Fire & Safety Ltd	FHT - INSPECTION	430.81

EFT000000002551	9/23/2020 GM BluePlan Engineering Limited	BAILLIE MUNICIPAL DRAIN	679.99
EFT000000002552	9/23/2020 Goderich Print Shop	ADMIN - 2020 FALL NEWSLETTERS	553.70
EFT000000002553	9/23/2020 Paul Haley	SFD - REMAOVE DECALS/MARKER	37.29
EFT000000002554	9/23/2020 Jan Hawley	EDO -- EXPENSES/MILEAGE AUG/SE	317.16
EFT000000002555	9/23/2020 John Hill	BLDG/PROP - MILEAGE AUG 2020	680.78
EFT000000002556	9/23/2020 H.O. Jerry (1983) Ltd.	FHT - JANITORIAL SUPPLIES	321.26
EFT000000002556	9/23/2020 H.O. Jerry (1983) Ltd.	VRC - GLOVES	371.17
EFT000000002556	9/23/2020 H.O. Jerry (1983) Ltd.	TDN - VINYL GLOVES/LAUNDRY DET	227.91
EFT000000002556	9/23/2020 H.O. Jerry (1983) Ltd.	VRC - DISINFECTANT	381.38
EFT000000002557	9/23/2020 Howes Lawn & Landscape	BYLAW- GRASS CUT 42682 CRANBRO	892.70
EFT000000002558	9/23/2020 Ideal Supply Inc	SFD - HOSE	121.87
EFT000000002558	9/23/2020 Ideal Supply Inc	PW - SUPPLIES	33.32
EFT000000002558	9/23/2020 Ideal Supply Inc	W/WW - GASKET MATERIAL	17.50
EFT000000002558	9/23/2020 Ideal Supply Inc	SFD - OIL ABSORBANT	98.24
EFT000000002558	9/23/2020 Ideal Supply Inc	SFD - POLY COATED TAPE	20.27
EFT000000002558	9/23/2020 Ideal Supply Inc	SFD - BATTERY	167.70
EFT000000002558	9/23/2020 Ideal Supply Inc	W/WW - SUPPLIES	509.79
EFT000000002558	9/23/2020 Ideal Supply Inc	VRC - FLOURESCENT LIGHTS	96.28
EFT000000002559	9/23/2020 MELISSA JACKLIN	BFD - SUPPLIES	16.78
EFT000000002559	9/23/2020 MELISSA JACKLIN	BFD - WATER FOR FIRE TRUCKS	37.60
EFT000000002560	9/23/2020 Jade Equipment Co Ltd	RDS - CHIPPER	2,103.05
EFT000000002561	9/23/2020 Keppel Creek	BY-LAW ENFORCEMENT AUG 2020	2,042.98
EFT000000002562	9/23/2020 Brad Knight	ADMIN - MEETINGS/MILEAGE/GIFTS	203.68
EFT000000002563	9/23/2020 KTI LIMITED	W/WW - PARTS INVENTORY	54.24
EFT000000002564	9/23/2020 L MCGRATH PLUMBING & HEATING INC	23 NORTH ST - DEWEERD	3,258.74
EFT000000002564	9/23/2020 L MCGRATH PLUMBING & HEATING INC	28 NORTH ST - LEFOR	3,547.57
EFT000000002565	9/23/2020 John Lowe	LOWE - MILEAGE AUGUST 2020	23.20
EFT000000002566	9/23/2020 Bernie MacLellan	MACLELLAN - MILEAGE AUG 2020	32.02
EFT000000002567	9/23/2020 Maitland Valley Conservation A	COX MUNICIPAL DRAIN	275.00
EFT000000002568	9/23/2020 Marone, Nathan	PW - CLOTHING ALLOWANCE	400.00
EFT000000002569	9/23/2020 Tammy Martene	TDN - CARPET/PROGRAM SUPPLIES	126.69
EFT000000002570	9/23/2020 McGavin Farm Equipment Ltd.	PW - SUPPLIES	7.60
EFT000000002570	9/23/2020 McGavin Farm Equipment Ltd.	PW - R&M W2-05	27.64
EFT000000002571	9/23/2020 Alvin McLellan	MCLELLAN - MILEAGE AUG 2020	64.96
EFT000000002572	9/23/2020 Helen McNaughton	TH - CLEANING AUGUST 2020	879.60
EFT000000002573	9/23/2020 M G M Townsend Tire	RDS - R&M G2-05	125.43
EFT000000002573	9/23/2020 M G M Townsend Tire	RDS - R&M L3-05	456.18
EFT000000002574	9/23/2020 Paula Michiels	ADMIN - MILEGAE/CLEANING/COMP	2,106.72
EFT000000002575	9/23/2020 Middegaal Pools & Sports	VRC - POOL SUPPLIES	77.91
EFT000000002576	9/23/2020 Municipality of Morris-Turnberry	WASTE COLLECTION - SUBJECT	120.00
EFT000000002577	9/23/2020 MRC SYSTEMS INC	GFD - PAGERS	2,905.48
EFT000000002578	9/23/2020 New-Lift Hydraulics	RDS - R&M T2-03	2,743.08
EFT000000002578	9/23/2020 New-Lift Hydraulics	PW - TREE REMOVAL	295.02
EFT000000002579	9/23/2020 NORTH HURON PUBLISHING INC	PW/ADMIN - ADVERTISING	585.09
EFT000000002580	9/23/2020 OMI Canada Inc	W/WW - SEPTEMBER SERVICES	62,389.10
EFT000000002581	9/23/2020 Zoellyn Onn	ONN - MILEAGE AUGUST 2020	23.20
EFT000000002582	9/23/2020 Ontario One Call	W/WW - AUGUST SERVICES	87.78

EFT000000002583	9/23/2020 Orkin Canada Corporation	VRC - PEST CONTROL	61.59
EFT000000002583	9/23/2020 Orkin Canada Corporation	FHT - PEST CONTROL	70.60
EFT000000002583	9/23/2020 Orkin Canada Corporation	SDCC - PEST CONTROL	89.27
EFT000000002583	9/23/2020 Orkin Canada Corporation	FHT - PEST CONTROL	70.60
EFT000000002584	9/23/2020 Pete's Paper Clip	VRC - LABELS	43.60
EFT000000002584	9/23/2020 Pete's Paper Clip	ADMIN - PAPER	15.24
EFT000000002584	9/23/2020 Pete's Paper Clip	BIA GIFT CERT - PETES PAPER CL	50.00
EFT000000002584	9/23/2020 Pete's Paper Clip	TDN - OFFICE SUPPLIES	20.34
EFT000000002584	9/23/2020 Pete's Paper Clip	CBO - SHARPIES/MESSAGE BOOK	27.04
EFT000000002584	9/23/2020 Pete's Paper Clip	ADMIN - PAPER	29.36
EFT000000002584	9/23/2020 Pete's Paper Clip	TDN - LEGAL SIZE BINDER	32.53
EFT000000002584	9/23/2020 Pete's Paper Clip	BIA - LABELS	20.67
EFT000000002584	9/23/2020 Pete's Paper Clip	EDO - NOTBOOKS/HILITERS	15.90
EFT000000002584	9/23/2020 Pete's Paper Clip	TDN - OFFICE SUPPLIES	30.34
EFT000000002584	9/23/2020 Pete's Paper Clip	SFD/ADMIN - OFFICE SUPPLIES	23.87
EFT000000002585	9/23/2020 Tom Phillips	SFD TANKERS TO BRAMPTON	126.02
EFT000000002586	9/23/2020 Postmedia Network Inc.	PW - ADVERTISING	348.04
EFT000000002587	9/23/2020 Precision Print Inc	FHT - SIGNS	122.04
EFT000000002587	9/23/2020 Precision Print Inc	EDO - BACK ALLEY PROJECT	734.50
EFT000000002588	9/23/2020 The Public Sector Digest	AMP - RISK FRAMEWORK # 3	5,311.00
EFT000000002588	9/23/2020 The Public Sector Digest	AMP RISK FRAMEWORK # 4	5,311.00
EFT000000002588	9/23/2020 The Public Sector Digest	ANNUAL MEMBERSHIP 2020- 2021	149.84
EFT000000002589	9/23/2020 RCAP Leasing Inc	SDCC - FLOOR SCRUBBER RENTAL	295.47
EFT000000002590	9/23/2020 Resqtech Systems Inc	SFD - TOOLS/EQUIPMENT	498.33
EFT000000002590	9/23/2020 Resqtech Systems Inc	SFD - ENGINE 1 REPAIRS	772.64
EFT000000002590	9/23/2020 Resqtech Systems Inc	SFD - EXTRICATION GLOVES	768.40
EFT000000002591	9/23/2020 R J Burnside & Associates Ltd	HANEY DRAINAGE WORKS	25,509.52
EFT000000002591	9/23/2020 R J Burnside & Associates Ltd	HE DRAINAGE SUPERINTENDENT	1,507.42
EFT000000002591	9/23/2020 R J Burnside & Associates Ltd	HE DRAINAGE SUPERINTENDENT	2,806.92
EFT000000002592	9/23/2020 Rona Inc	VRC - ABS COUPLING	3.28
EFT000000002592	9/23/2020 Rona Inc	TDN - FINISHING NAILS	16.29
EFT000000002592	9/23/2020 Rona Inc	SDCC - PAINT	407.55
EFT000000002592	9/23/2020 Rona Inc	PW - RAILWAY STOPS	526.04
EFT000000002592	9/23/2020 Rona Inc	VRC - PAINT SUPPLIES	85.94
EFT000000002592	9/23/2020 Rona Inc	PW - CATCH BASIN	152.24
EFT000000002592	9/23/2020 Rona Inc	TH - R&M BUILDING	38.99
EFT000000002592	9/23/2020 Rona Inc	VRC - SCREWS/ANCHORS/WASHERS	31.73
EFT000000002592	9/23/2020 Rona Inc	SDCC - PAINT	124.70
EFT000000002592	9/23/2020 Rona Inc	VRC - SEALANT/DOOR STOP	282.39
EFT000000002592	9/23/2020 Rona Inc	VRC - SEALANT/PATCH COMPOUND	43.03
EFT000000002592	9/23/2020 Rona Inc	VRC - R&M BUILDING	22.15
EFT000000002592	9/23/2020 Rona Inc	VRC - TILE/MORTAR	125.99
EFT000000002592	9/23/2020 Rona Inc	VRC - MORTAR	16.09
EFT000000002592	9/23/2020 Rona Inc	VRC - R&M BUILDING	22.32
EFT000000002592	9/23/2020 Rona Inc	PW - RAILWAY STOPS	225.76
EFT000000002592	9/23/2020 Rona Inc	VRC - R&M BUILDING	40.38
EFT000000002592	9/23/2020 Rona Inc	EDO - BANNERS	76.06

EFT000000002592	9/23/2020 Rona Inc	TDN - DOOR JAMB/CASING	140.27
EFT000000002592	9/23/2020 Rona Inc	SDCC - PAINT SUPPLIES	29.77
EFT000000002592	9/23/2020 Rona Inc	PW - RAILWAY STOPS	874.55
EFT000000002592	9/23/2020 Rona Inc	VRC - PAINT SUPPLIES	146.31
EFT000000002592	9/23/2020 Rona Inc	VRC - LED BULB	12.64
EFT000000002592	9/23/2020 Rona Inc	TH - R&M BUILDING	2.34
EFT000000002592	9/23/2020 Rona Inc	PW - NORTH SIGN	34.94
EFT000000002592	9/23/2020 Rona Inc	VRC - FLOURESCENT LIGHT	5.68
EFT000000002592	9/23/2020 Rona Inc	RDS - SUPPLIES - RD 183	64.98
EFT000000002592	9/23/2020 Rona Inc	BANDSHELL - EXT., CLEANER	38.63
EFT000000002592	9/23/2020 Rona Inc	VRC - R&M BUIDLING	42.47
EFT000000002592	9/23/2020 Rona Inc	VRC - R&M BUILDING	23.48
EFT000000002592	9/23/2020 Rona Inc	VRC - TRIM/PAIL	24.40
EFT000000002592	9/23/2020 Rona Inc	W/WW - HYDRANT PAINTING	17.14
EFT000000002592	9/23/2020 Rona Inc	PW - RAILWAY STOPS	320.02
EFT000000002592	9/23/2020 Rona Inc	VRC - TOILET VALVE	21.12
EFT000000002593	9/23/2020 Schmidt's Power Equipment	PW - R&M EQUIPMENT	399.64
EFT000000002593	9/23/2020 Schmidt's Power Equipment	PW - CEMENT SAW	191.38
EFT000000002593	9/23/2020 Schmidt's Power Equipment	RDS - R&M CHAINSAWS	2,436.22
EFT000000002594	9/23/2020 Seaforth Plumbing & Heating	FHT - FILTERS	352.45
EFT000000002594	9/23/2020 Seaforth Plumbing & Heating	BLIB - REPLACE FAUCET	296.63
EFT000000002594	9/23/2020 Seaforth Plumbing & Heating	BLIB - REPLACE TOILET	362.33
EFT000000002594	9/23/2020 Seaforth Plumbing & Heating	PW - GREY SHOP -INSTALL TOILET	576.64
EFT000000002595	9/23/2020 SILLS HOME HARDWARE	CBO/RDS/W/WW- SUPPLIES	399.51
EFT000000002595	9/23/2020 SILLS HOME HARDWARE	VRC - SHELVES/FLOOR FINISH	325.38
EFT000000002595	9/23/2020 SILLS HOME HARDWARE	FHT - SOFTENER SALT	73.37
EFT000000002595	9/23/2020 SILLS HOME HARDWARE	SDCC - PAINT SUPPLIES	90.60
EFT000000002596	9/23/2020 SJ Fritzley Auto Repair	RDS - R&M L9-13	302.71
EFT000000002597	9/23/2020 Steve Steiss	PW - CLOTHING ALLOWANCE	104.92
EFT000000002598	9/23/2020 Stonetown Supply Services Inc	TDN - DISINFECTANT/SANITIZER	423.98
EFT000000002599	9/23/2020 Harold Subject	GFD - DRIVERS MEDICAL	150.00
EFT000000002600	9/23/2020 Swan Dust Control Ltd	FHT - MAT SERVICE	66.95
EFT000000002600	9/23/2020 Swan Dust Control Ltd	FHT - MAT SERVICE	6.78
EFT000000002600	9/23/2020 Swan Dust Control Ltd	TH - MAT SERVICE	84.75
EFT000000002600	9/23/2020 Swan Dust Control Ltd	TH - MAT SERVICE	60.17
EFT000000002600	9/23/2020 Swan Dust Control Ltd	FHT - MAT SERVICE	66.95
EFT000000002601	9/23/2020 Sysco - Southwestern Ontario	TDN - GROCERIES	527.56
EFT000000002601	9/23/2020 Sysco - Southwestern Ontario	TDN - GROCERIES	76.22
EFT000000002602	9/23/2020 Toromont - CAT	RDS - R&M G4-94	322.64
EFT000000002603	9/23/2020 Robert Trick	ANIMAL CONTROL - JUNE 2020	973.92
EFT000000002604	9/23/2020 Twins Lawn Care Service	FHT - WEED BEDS/SHAPE SHRUBS	101.70
EFT000000002605	9/23/2020 Van Driel Excavating Inc	PW - BRUSH CUTTER AUG20/21	4,575.37
EFT000000002606	9/23/2020 WaterART Fitness International	VRC - PILATES NOODLES	243.66
EFT000000002607	9/23/2020 Nancy Whidden	TDN - CUPS/GORCERIES/KITCHEN	177.17
EFT000000002608	9/23/2020 Gloria Wilbee	WILBEE - MILEAGE AUGUST 2020	31.55
EFT000000002609	9/23/2020 Work Equipment Ltd	RDS - R&M EQUIPMENT	757.31
EFT000000002610	9/23/2020 Jennette Zimmer	CBO - MILEGA AUGUST HE	214.00

EFT000000002610	9/23/2020 Jennette Zimmer	CBO - MILEAGE AUGUST 2020 - CH	351.71
EFT000000002611	9/22/2020 A. G. Hayter Contracting Ltd	KRAUSKOPF MD - 'C' DRAIN	37,537.04
EFT000000002611	9/22/2020 A. G. Hayter Contracting Ltd	DOLAMGE MUNICIPAL DRAIN	120,296.98
Total EFT's for Approval			\$ 466,136.89

Total Payroll-Pay Period 18 & 19- Full-time, Part-time, Monthly \$ 153,263.00

TOTAL FOR APPROVAL BY COUNCIL \$ 4,463,580.20

Mayor, Bernie MacLellan

Treasurer, Paula Michiels

Municipality of Huron East

Building Maintenance Report

January - March 2020

January

Property Location	Job Description
SDCC	-attach the kitchen stand to the wall
Town Hall	-renovate the storage room by the lunch room, work included removing a section of wall, removing some carpet, drywall & ceiling repairs, building shelves and moving in filing cabinets -worked with the installers from D&D Glass installing the new front entrance, replace some floor tile, trim around the new entrance and build a mail box
McKillop Landfill	-fabricate & install lock boxes for the gates and E-waste container
BMG	-bleed the injectors and restart the generator
VRC solar panels	-reset the inverter
Grey PWB	-clean the furnace filters
HCFHT	-put file holders on some walls

SDCC

-attach the kitchen stand to the wall



Town Hall
renovate the storage room



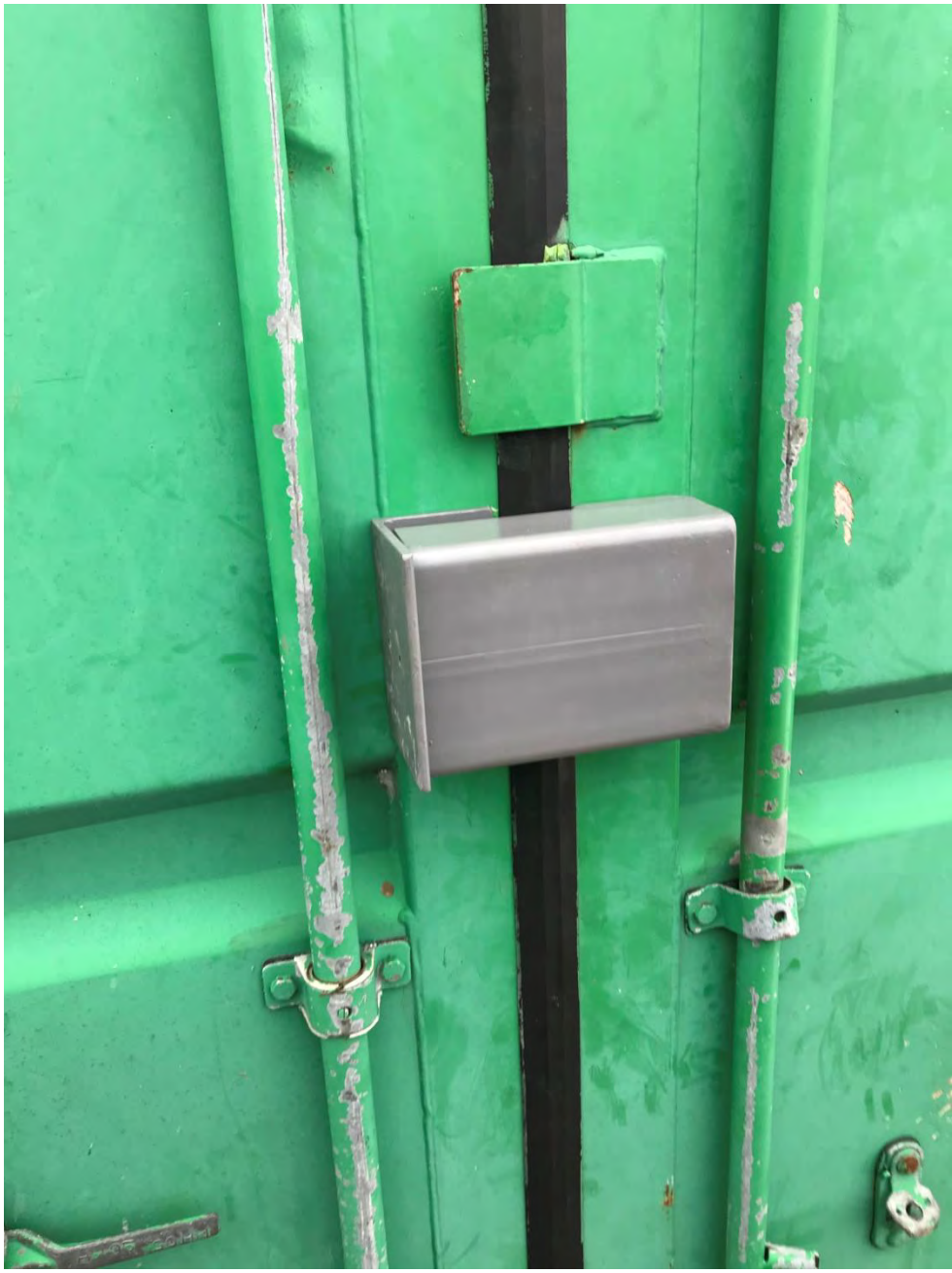
the new front entrance



McKillop Landfill

lock boxes for the gates and E-waste container





February

Property Location	Job Description
Seaforth library	-replace some fluorescent lights
Vanastra STP	-had a set of taps and a cracked sink replaced
BMG	- replace a door
Daycare	- hang pictures, re-route power cord for ceiling lights
Brussels Med/Dent	- making the chair rail to keep chairs from marking the walls
Brussels Library	- put a chain by the door for the door exit key, seems to keep walking away
Townhall	- repair veneer on council table - move basement filing cabinets off the floor
VRC	- ball booth addition plans & estimate -draw up plans for new stainless steel diving board base, took the plans to Dwyer Mfg. to have them made.

VRC

deteriorated diving board base





March

Property Location	Job Description
Seaforth library	- clean the water fountain lines
HCFHT	- start office drywall repairs
Brussels med/dent	-install chair rail
Brussels PWB	- repair rotted rafter tails & install new fascia board, put new metal on the fascia
VRC	- remove old sauna bench boards, install new
BMG	install a new door & hardware, replace a door closer and door hold opens
Town Hall	-put a push bar on the new front door

VRC

new sauna seating



Brussels Med/Dent
chair rail



HCFHT

office repairs



finished office



Municipality of Huron East

Building Maintenance Report

April - June, 2020

April 2020

Property Location	Job Description
Town Hall\Red Shed	-remove the berm beside the red shed
	-repair a section of the north wall that didn't have a proper footing
	-start strapping the walls
	-frame opening for new overhead door
	-excavate along the new footing & backfill
McKillop Office	-remove the old windows & install new windows
VRC	-start demo on the pool store room, frame wall
	-install door & frame in the electrical room
BMG	-help Matt install a ceiling fan

Town Hall\Red Shed

all formed up to pour concrete that will support the stone footings



McKillop Office

remove the old windows & install new windows



May 2020

Property Location	Job Description
Townhall\Red shed	-still strapping the walls
	- replace fascia boards
	-put plywood & building wrap on the walls
	-start the siding
VRC	- strap the store room wall block walls
	-put up drywall, tape & coat
	-install door & hardware in the accessibility change room
	-Elligsen Electric installed new electrical panel & breakers and cleaned up the old wiring
Townhall	- install sneeze shields
Walton Dump	- put up new dump signs

VRC

install door & hardware in the accessibility change room



Elligsen Electric's new electrical panel



June 2020

Property Location	Job Description
Townhall\Red shed	-siding, finish putting on the vinyl & aluminum trims
	-make and install cant strips on the roof
	- apply roofing & flashing to the cant strips, put siding on the short walls
	-install the new overhead door
Townhall	-pump water out of the basement
HCFHT	-assemble a small kiosk for covid screening
	- build & install interior barrier walls
	-build an accessibility ramp to the east door
40 Welsh St.	- fix the a/c duct & wrap with insulation
Brussels med\dent	-replace wall air conditioner
	- install sneeze shields

HCFHT

assemble a small kiosk for covid screening



interior barrier walls



accessibility ramp to the east door



40 Welsh St.

a/c duct repair



HURON EAST PUBLIC WORKS

TO: Mayor and Members of Council

FROM: Barry Mills, Public Works Manager

DATE: September 4th, 2020

SUBJECT: Seaforth Connecting Link (Winter Maintenance for 2020-2021)

RECOMMENDATIONS:

It is recommended that the Municipality of Huron East pass By-law 53-2020 and accept the winter maintenance services agreement from Integrated Maintenance and Operation Services Inc. (IMOS) operating under the name of Owen Sound Highway Maintenance Limited, at a cost of \$5,871.98 plus HST for the 2020-2021 winter season.

BACKGROUND:

Highway 8 runs through Seaforth from east to west and is referred to as the Highway #8 Connecting Link. The municipality has entered into agreements with the IMOS for the past number of years to provide winter maintenance to this section of road. IMOS is offering winter maintenance service for the 2020/21 season at a cost of \$5,871.98. The level of service required for the connecting link is 24/7 bare to centre bare with the parking lanes plowed when time permits.

IMOS costing for the previous seasons is as follows:

2019/20	\$5,756
2018/19	\$5,644
2017/18	\$5,512
2016/17	\$5,441
2015/16	\$5,350
2014/15	\$5,350

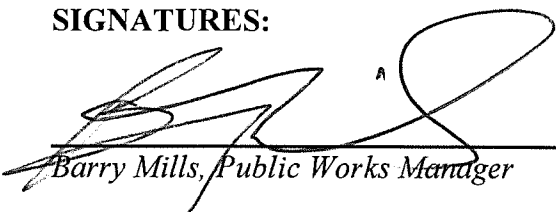
COMMENTS:

Under the Municipal Highways Standards the municipality could not maintain the connecting link for this cost.

BUDGET IMPACTS:

This is a yearly budgeted item. The price for 2020/21 increased by 2% over last year.

SIGNATURES:


Barry Mills, Public Works Manager


Brad Knight, CAO/Clerk



Owen Sound Highway Maintenance Limited
P.O. Box 309 Chatsworth ON., N0H 1G0 Tel: (519) 794-0625

August 12, 2020

Municipality of Huron East
72 Main Street South
PO Box 610
Seaforth, ON N0K 1W0

RECEIVED
AUG 17 2020
MUNICIPALITY OF HURON EAST

RE: Connecting Link Winter Maintenance 2020/21 Winter Season

Attention: Barry Mills, Public Works Manager

Owen Sound Highway Maintenance Limited would be pleased to provide your town with winter maintenance services (sanding, salting, and plowing) within the connecting link as per the enclosed agreement.

The price for the 2020/21 season is based on equipment and material data gathered during the past winter adjusted for supplier increases based on CPI. The service period will be from 12:01am October 15th, 2020 to 11:59pm April 30th, 2021.

OSHML will be invoicing the connecting link winter maintenance on December 31st, 2020 and February 28th, 2021.

Should you wish to enter into an agreement for the upcoming winter season, please review and complete the enclosed two (2) copies of the Agreement for winter maintenance services. Please return the completed Agreements to:

Owen Sound Highway Maintenance Limited
PO Box 309
Chatsworth, ON N0H 1G0
or
susan.cooper@millergroup.ca

If you have any questions pertaining to our services please feel free to contact the undersigned.

Sincerely,

Greg Smart, Operations Manager
Owen Sound Highway Maintenance Ltd.
greg.smart@millergroup.ca
(519) 387-0563

HURON EAST PUBLIC WORKS

TO: Mayor MacLellan and Members of Council
FROM: Barry Mills, Public Works Manager
DATE: September 14th, 2020
SUBJECT: Snow Removal

MUNICIPALITY OF HURON EAST COUNCIL
Document No. 7-16-3, 2020
HOW DISPOSED OF

RECOMMENDATION:

That the Council of the Municipality of Huron East authorize staff to enter into a rental agreement for a motor grader with snow removal equipment for 4 months from Jade Equipment Company Ltd. at a rate of \$5,200 per month for the 2020-2021 season.

BACKGROUND:

The municipality has 5 snow removal contracts. One of the contracts was not renewed due to equipment needs and insurance reasons. As a result, the municipality issued a tender for a Snowplow Contract to provide snowplowing services with a fully equipped motor grader with an operator for a three-year term with provisions to extend for two additional winter seasons. The tender was advertised in the local papers, and on the Huron East website and social media, however, no bids were received.

In consulting with local contractors the main reason for lack of bids is the availability of contractors with motor graders, availability of operators and the cost or ability of obtaining adequate insurance.

The Municipality's insurance provider will not extend our insurance to cover private contractors doing snow removal for the Municipality but will insure rental units with municipal operators. I contacted a local contractor within Huron East to inquire about renting a unit (including their operator) and having the Municipality provide the insurance, however, they were not interested.

In contacting dealers for equipment rentals, only one is able to supply a rental for this season and has been tentatively booked, pending Council's approval. Below is a comparison of costs for budgeting proposes using the average hours of service for the existing contracts for the last two seasons based on 250 hours of service at an hourly rate with standby vs rental costs, operators and fuel.

Contract projected cost \$52,975
Rental Projected cost \$49,625

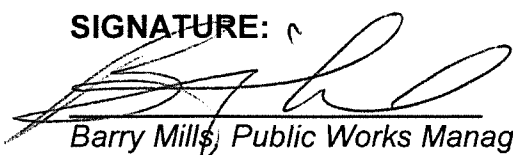
OTHERS CONSULTED:

Brad Knight, CAO/Clerk
Tanner Glanville, South Patrol Foreman
Joe Ryan, North Patrol Foreman

BUDGET IMPACTS:

Part of the 2020 Budget.

SIGNATURE:


Barry Mills, Public Works Manager


Brad Knight, CAO/Clerk

TO: Mayor and Members of Council

FROM: Barry Mills, Public Works Manager

DATE: August 20th, 2020

SUBJECT: Traffic Calming

RECOMMENDATION:

That the Council of the Municipality of Huron East authorize the Public Works Manager to purchase two (2) Digital Speed Boards at a cost of \$5,948.00 to be used on various roads in the Municipality of Huron East as additional traffic calming measures.

BACKGROUND:

Huron East regularly receives concerns and letters to Council requesting additional measures to control traffic speed through residential and urban areas. Please note that this report was partially prepared at the time the August 31st letter from Jill McLlwain was circulated to Council

The Municipality implements a number of ongoing measures to regulate speed including;

- Use of traffic counters in certain locations to record time, traffic volume and speed and this information is provided to the OPP for as background to problem areas
- Installation of additional regulatory speed signs including school bus stopping warning signs
- Added centre line painting to high volume roads
- Have utilized the CHIP mobile radar speed board to show motorists their current speed and alert them of excessive speed→ this sign is no longer available

While a combination of the measures above can be effective in reducing speeds, a visible OPP presence is likely the most effective, although realistically, it is not an on-going enforcement, although from a practical standpoint, no measures implemented can provide 100% enforcement.

I have discussed additional measures which the County of Huron has implemented to control speeds in problem areas. The County has acquired several digital speed boards, which are pole mounted and can moved to different locations. The units collect time, speed and traffic volume data and provide drivers with feedback on their speed. The County's recorded information indicated that the digital speed boards had a positive effect on slowing/calming traffic speeds to the posted speed.

The units can be battery operated or solar powered and speed limits adjusted to the location mounted. The solar powered unit is recommended for a more permanent or longer-term installation before relocating. The battery-operated unit is suitable for shorter-term durations, for multiple placements, and is more versatile to move to new locations.

Front Road east of Egmondville is a road that may warrant consideration of digital speed board. This road is one of our higher volume roads was discussed by Council in June/July 2019 and as the attached map indicates, it is well signed; the 50 km zone starts at the bottom of a hill before the urban area and we receive frequent calls about speeding on that road. The installation of a digital speed board along with existing regulatory signage and a periodic police presence may have the desired effect of reducing the frequency of speeding vehicles

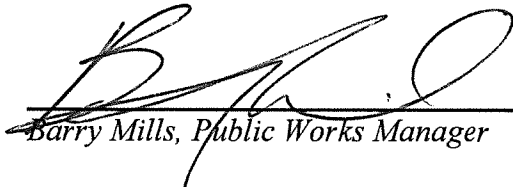
OTHERS CONSULTED:

Mike Hausser Huron County
South and North Patrol Foremen

BUDGET IMPACTS:

Not budgeted in the 2020 budget
Unit price \$2,974.00

SIGNATURES:



Barry Mills, Public Works Manager

Brad Knight, CAO/Clerk

Front Road 50 km speed limit posted under By-law 75-2006



Coordinates



Legend

Parcel Fabric
Citations

1:4,514



229.3 0 114.66 229.3 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere
© 2017 County of Huron

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Monday, August 31, 2020

To Huron East Council Members;

My name is Jill McIlwain and I live at 7 Bayfield Street in Egmondville. I have been a resident of this property for 5 years and throughout these years I have been witness to variety of road safety issues and concerns. Upon the purchase of our home I was well aware of the amount of traffic that travelled on our road and spent a great deal of time educating my two children about roadway safety and the importance of keeping their distance from roads, as this is my job as a parent. However, every day I continue to be in shock by the speed in which vehicles travel at on our road and as a result I am very fearful of the what could happen to one my community members.

A fellow neighbour approached Mr. Barry Mills with numerous suggestions and ideas and was told that things were being looked into. After little communication and success between her and Mr. Mills I decided to take it upon myself to gather some basic information about strategies and ways in which other municipalities and counties tackle speeding problems in residential areas. From my findings and communication with the County of Huron and a few neighbouring municipalities they shared the success rates and data collected from the purchase and installation of digital speeds signs. On average digital speed signs reduced traffic speed by 20km/hour, which is a significant amount in residential areas. I was informed that my municipality would probably suggest a road study be performed if there was a not a recent one (within the last 5 years) and I was given the contact information of a company that manufactures and distributes digital signs. I contacted John Rivers of Cedar Signs Inc. and he shared additional data from other counties and municipalities in Ontario and provided me with a price point for the purchase of various digital speed signs. I am more than willing to share his quote with council members, but I can tell you on average the signs range in price from \$4000 - \$4500 depending on sophistication and capabilities, so overall not a huge investment from the municipality. After gathering these facts, I contacted the municipal office and left a message for Mr. Mills. He returned my call a few days later and we had a very open, respectful and constructive conversation about the speed problem on my road. I presented the information I had gathered to him and he very much agreed with my findings and the idea of the installation of a digital speed sign. Both he and I felt it was a cost-effective solution, and a solution that statistically is proven to make a difference in the speed at which traffic travels at. Mr. Mills assured me that he would look into it more, gather necessary facts and numbers, and speak to councillors as well, as I asked him if I should be in contact with council members. He told me to contact him in two weeks, as he would be busy handing the various issues being raised from the construction to Seaforth's main street. With respect for Mr. Mills busy schedule I waited to contact him for a month. Our second conversation was very different from our first. He was very quick to brush my concerns aside, as they were not a top priority to him, and he informed me that he was still waiting on an estimate for the cost of a digital speed sign (I received the estimate I requested within 24 hours). I was shocked at his arrogance and total disregard for the patience I had extended to him and felt that he had overlooked my concerns and had not taken our previous conversation seriously, or with the intent to investigate the situation. I very much respect the importance of people's jobs, priorities and demands. I am by all means not saying that Mr. Mills is not good at his job, but now after leaving three messages in the last two weeks, with no call back, I felt that I had no other choice but to address members of council myself. I have been taught and value the importance of the chain of command, and that is why I reached out to Mr.

Mills first. I am now reaching out to you, members of Huron East council with my concerns for the safety and well-being of my neighbours. Over the last several years our street has transitioned from older families to families with young and school aged children, which is why I feel our municipality needs to consider some speed reduction options on our street. I am well aware that the public works department and the council get many requests for upgrades to roads, street-lights, sidewalks, etc., and I am sure that everyone states they are entitled to these luxuries as tax payers, and I understand that not every request can be granted. What I do want to say is that I am coming to you as a concerned parent, as a teacher, a caring neighbour and a mom who in her heart knows that if something is not put into place to change the impact of traffic speed on our road the outcome is likely to be deadly.

I see myself as very level-headed, open to suggestions, willing to compromise, positive and patient person who asks very little of others, as I take pride in doing things myself. This however is a situation that cannot be resolved by an individual person or group of concerned neighbours. It is a situation that requires the attention and resources that our municipality is able to provide. I would like to encourage each of you to take a drive over the next few days and embrace our beautiful county and neighbouring counties and if you happen to drive through Dublin, Blyth, Brucefield, Carlow, Embro, to name a few, see if your speed is impacted when you meet the digital speed signs that have been installed in these communities. I am almost positive you will hit the brakes! I would also encourage you to personally contact other municipalities and the Country of Huron to have them first-hand share the impact of their digital speed signs. As well please consider accessing the results of the road studies that have been conducted on my road. Be sure to look at the recent one and one conducted 4 years ago, so you can see that the numbers are not related to construction as one might argue they are and say that detour routes are the only reason for the speed. Traffic speed has been a problem on my road long before the construction in Seaforth started and will continue to be a problem if a solution is not implemented.

I look forward to hearing from you as members of Huron East Council and discussing my findings, concerns and next steps to coming to a resolution for this ongoing problem.

Regards,
Jill McLlwain

Email – jilldolmage@hotmail.com
Phone – 519-522-2889
Cell – 519-440-7266

CC: Bernie MacLellan, Bob Fisher, Larry McGrath, Ray Chartrand, John Lowe, Zoey Onn, Dianne Diehl, Alvin McLellan, Brenda Dalton, Gloria Wilbee, Joe Steffler, Barry Mills

Municipality of Tweed Council Meeting



Resolution No.

343.

Title:

County of Hastings and County of Lennox & Addington

Date:

Tuesday, August 25, 2020

MUNICIPALITY OF HURON EAST COUNCIL

Document No. 8-16-20 20

HOW DISPOSED OF

Moved by

J. Flieler

Seconded by

J. Palmateer

WHEREAS the Government of Canada passed the *Cannabis Act S.C. 2018, c. 16* legislation legalizing properties to grow a maximum of 4 plants without a licence; and

WHEREAS Health Canada issues licences for medicinal cannabis production that are specific to set properties without municipal consultation and regardless of land use zoning by-laws; and

WHEREAS pharmaceutical companies and industries are required to follow strict regulations and governing legislation to produce medicinal products including *Narcotic Control Regulations C.R.C., c. 1041* and *Controlled Drugs and Substances Act (Police Enforcement) Regulations SOR/9-234*; and

WHEREAS Municipalities are authorized under the *Planning Act, R.S.O. 1990, C. P 13* to pass a comprehensive zoning by-law that is in compliance with the appropriate County Official Plan which must be in compliance with the Provincial Policy Statement, Under *The Planning Act, 2020*; and

WHEREAS the Provincial Policy Statement, Official Plan and Zoning By-Law in effect for each area is designed to secure the long-term safety and best use of the land, water and other natural resources found in that area's natural landscape; and

WHEREAS the Municipality of Tweed has passed *Comprehensive Zoning By-Law 2012-30* and further amended it by the *Cannabis Production By-Law 2018-42*, limiting cannabis production facilities to rural industrial zoned lands with required setbacks from residential zoned properties; and

WHEREAS the Municipality of Tweed has not been consulted by Health Canada prior to the issuance of licences for properties not in compliance with the Municipal zoning by-laws for a cannabis production facility; and

WHEREAS the Province needs to amend legislation to establish a new Provincial Offence Act fine regime that creates an offence(s) when unlicensed cannabis operations break planning and environmental regulations, ignore Building Code requirements and build without a permit at a fine of at least \$100,000 per offence;

NOW THEREFORE BE IT RESOLVED THAT the Municipality of Tweed requests that immediate action be taken by all levels of government for medical cannabis licencing to follow similar regulations and guidelines as all other pharmaceutical industries;

AND FURTHER, that the Association of Municipalities of Ontario advocate with the Federation of Canadian Municipalities for advocacy to the Government of Canada for similar regulations and guidelines for medical cannabis licencing in alignment with other pharmaceutical industries;

AND FURTHER, that the distribution of medical cannabis be controlled through pharmacies in consistency of all other medications;

AND FURTHER, that Health Canada withhold licencing until the potential licence holder can provide evidence of acceptable zoning of the intended property in question;

AND FURTHER, that licenced locations be disclosed in advance to the municipalities hosting the licenced locations; and

AND FURTHER, that this resolution be circulated to the Prime Minister of Canada, Health Canada, the Premier of the Province of Ontario, the Minister of Municipal Affairs and Housing, the Ontario Provincial Police, the Association of Municipalities of Ontario, and all upper, lower and single tier municipalities within the Province of Ontario.

Carried

Defeated by a Tie

Defeated

Mayor

Jo Anne Allert

1 Courthouse Square
Goderich, Ontario N7A 1M2
www.HuronCounty.ca
huronadmin@huroncounty.ca
Phone: 519.524.8394
Toll Free: 1.888.524.8394



FOR IMMEDIATE RELEASE

September 17, 2020

SPOKESPERSON: Jim Ginn, Warden

519.524.8394 x3224

warden@huroncounty.ca

Addressing Homelessness in Huron County

Huron County, Ontario – The County of Huron continues to work diligently in addressing the challenges associated with homelessness, poverty and housing instability in Huron County. To properly address the complexities of homelessness, both immediate action and long-term solutions are required.

“Individual people, each with unique experiences and challenges, require an individualized response,” said Warden Jim Ginn. “Responding to homelessness is not just about providing housing, it requires relationship and trust building and often means addressing complex issues including past traumas, mental illness or addiction. For these reasons, addressing homelessness takes both immediate action as well as time and commitment.”

Immediate actions being taken by the County of Huron to address homelessness include:

- A Homelessness Task Force was developed to advocate for and address immediate needs;
- Supporting and coordinating diversion from shelter and/or emergency shelter solutions. Rigorous work continues towards securing suitable accommodations for vulnerable populations, especially in the nearing cold months.
- Partnership with Huron-Perth United Way to deliver Urgent Needs Funding;
- Using Social Services Relief Funding to support those most vulnerable with a variety of services, including temporary accommodations, housing allowances, food and supplies, and more; and
- A variety of Communication pieces drafted to provide education at the local level and advocate for increased support at the provincial level.

In addition to addressing immediate needs, the County recognizes that addressing homelessness requires long-term commitment. To this end, work on the **Long-term Affordable Housing and Homelessness Plan, 2014-2024** continues with the goal of preventing homelessness, providing appropriate housing and supports to those who require it, and creating an absence of need for emergency shelters. Details of this progress can be found in the Long-term Affordable Housing and Homelessness Plan **5 year review**.

Long-term actions being taken to address homelessness by the County of Huron include:

- Homelessness enumeration project was completed in 2018 to better understand the scope of homelessness within the County;
- Ownership and management of rent-geared to income properties and additional tenant supports;
- Supplement programs for private landlords offering social housing;
- Financial support to a variety of supportive and preventative programs, including transitional housing services, ASH Housing (Addiction Supportive Housing), CMHA housing programs (both Middlesex and Huron-Perth CMHA) and youth homelessness prevention programs; and
- Local agency co-ordination for support services to those in need.

“It’s important for our communities to recognize that destructive behaviours and homelessness do not always go hand-in-hand, in fact many homeless do not cause a disturbance,” said Barbara Hall, Director of Social and Property Services. “There are many complexities to homelessness and there is no one-size-fits-all solution. We’ve seen some individuals choose not to participate in services offered to them and instead follow their own journey. Regardless, the Social and Property Services department and our community partner agencies are dedicated to helping everyone that we can.”

There are many factors which can put an individual at risk for homelessness and every experience of homelessness is unique. The County is committed to improving the quality of life for all people of Huron, including those facing multiple barriers so that they may live independently.

Community members can be part of the solution. Here’s how:

- As a Landlord, consider participating with the County of Huron in offering rentals to the most vulnerable in our community knowing the County would continue to support these individuals when housed;
- As a private citizen, consider a secondary unit in homes - low vacancy rates make it difficult to obtain affordable housing;
- Work with community partners to support those in emergency housing situations by volunteering or making donations;
- Support housing initiatives in local communities; and
- Become an ambassador for those most vulnerable in the community by breaking down stigmas.

Individuals in need of access to Social Housing can contact the Huron County Social and Property Services department at 519.482.8505.



September 17, 2020

AMO Policy Update – New Legislation, Regional Gathering Restrictions, and Pre-Federal Throne Speech Submission

Provincial Legislation Introduction

Minister Steve Clark, Municipal Affairs and Housing, has introduced legislation that will, if passed, provide a residential rent freeze and extend suspension of commercial evictions for 2021 as well as change the future management of the municipal electors' list. Although the actual legislation is not available at this time, we are able to provide the following details.

Rent Freeze for Residential Tenants

The *Helping Tenants and Small Businesses Act* would, if passed, freeze rent in 2021 over a one-year period for tenants of most rent-controlled and non-rent-controlled residential units. This includes municipally funded community housing rental units.

Suspension of Commercial Evictions

The Bill, if passed, would change the *Commercial Tenancies Act* to extend the temporary ban on evictions for commercial tenants. The ban will prevent small businesses from being locked out or having their assets seized during COVID-19.

Municipal Electors' List

Minister Clark also announced legislation to change the *Municipal Elections Act* and *Elections Act* to create one unified Electors' List for provincial and municipal elections which will be in place for 2024 and subsequent municipal elections. The Minister first announced the intention to move forward with a single list in October 2019. Challenges with the Electors' List for municipal elections have been identified for some time, making election campaigns and administration more difficult for candidates and municipal staff. The proposed changes should reduce duplication and efforts by municipal elections officials to verify information and improve the voting experience for the public.

AMO will review the legislation once publicly available and will provide updates to members when required.

Regional Gathering Restrictions and Increased Enforcement

The Ontario government has amended order O. Reg 364/20: Rules for Areas in Stage 3 under the *Reopening Ontario (A Flexible Response to COVID-19) Act, 2020*, to set a new limit on the permitted number of people to attend social gatherings and organized public events in the Toronto, Ottawa, and Peel Region public health unit areas that have higher rates of transmission of COVID-19. This includes functions, parties, dinners, gatherings, BBQs, or wedding receptions held in private residences, backyards, parks, and other recreational areas.

This amended order sets a new limit on the number of people allowed to attend an unmonitored social gathering or organized public event in three specific regions to:

- 10 people at an indoor event or gathering (previous limit of 50); or
- 25 people at an outdoor event or gathering (previous limit of 100).

Additionally, to increase compliance with public health guidelines, both within these three regions and across Ontario, amendments to the *Reopening Ontario (A Flexible Response to COVID-19) Act* would, if passed, create:

- a new offence regarding hosting or organizing a gathering in residential premises or other prescribed premises that exceeds limits under an order
- a minimum fine of \$10,000 for organizers of these gatherings
- authority for the Lieutenant Governor in Council to prescribe additional types of premises for the purpose of the new offence
- authority for a police officer, special constable, or First Nations constable to order the temporary closure of a premise where there are reasonable grounds to believe that any gathering exceeding the number of people allowed is taking place and require individuals to leave the premises.

Pre-Federal Throne Speech Submission

With the Federal Throne Speech expected next Wednesday, September 23, AMO President, Graydon Smith, wrote to Prime Minister Trudeau and Minister Freeland yesterday, regarding “Supporting Communities: Driving Recovery in the Wake of COVID-19”.

In navigating the COVID-19 environment, AMO recognizes that Ontario’s municipal governments can drive aspects of economic recovery and ongoing safety to ensure a path toward greater national prosperity. To that end, AMO is outlining policy priorities that align with the Federation of Canadian Municipalities (FCM). These priorities can lead to a fair, safe, and inclusive recovery for all Canadians.

AMO’s COVID-19 Resources page is being updated continually so you can find critical

information in one place. Please send any of your municipally related pandemic questions to covid19@amo.on.ca.

***Disclaimer:** The Association of Municipalities of Ontario (AMO) is unable to provide any warranty regarding the accuracy or completeness of third-party submissions. Distribution of these items does not imply an endorsement of the views, information or services mentioned.



Please consider the environment
before printing this.

Association of Municipalities of Ontario
200 University Ave. Suite 801, Toronto ON Canada M5H 3C6

Wish to Adjust your AMO Communication Preferences ? [Click Here](#)



10-16-1

Notice of Request for Drain Improvement*Drainage Act, R.S.O. 1990, c. D.17, subs. 78(1)*

To: The Council of the Corporation of the Municipality of Huron East

Re: Knox Drain

(Name of Drain)

In accordance with section 78(1) of the *Drainage Act*, take notice that I/we, as owner(s) of land affected, request that the above mentioned drain be improved.

The work being requested is (check all appropriate boxes):

- ☐ Changing the course of the drainage works;
- ☐ Making a new outlet for the whole or any part of the drainage works;
- ☐ Constructing a tile drain under the bed of the whole or any part of the drainage works;
- ☐ Constructing, reconstructing or extending bridges or culverts;
- ☐ Constructing, reconstructing or extending embankments, walls, dykes, dams, reservoirs, pumping stations or other protective works in connection with the drainage works;
- ☒ Otherwise improving, extending to an outlet or altering the drainage works;
- ☒ Covering all or part of the drainage works; and/or
- ☐ Consolidating two or more drainage works.

Provide a more specific description of the proposed drain improvement you are requesting:

Enclosing the open drain from Moncrieff road to Beauchamp creek, and possibly up sizing the size vs the 16" drain enclosed on south side of road for more outlet as field tiles get upgraded

Property Owners:

- Your municipal property tax bill will provide the property description and parcel roll number.
- In rural areas, the property description should be in the form of (part) lot and concession and civic address.
- In urban areas, the property description should be in the form of street address and lot and plan number, if available.

Property Description

43410 Moncrieff Road, Con 15 Lot 10

Ward or Geographic Township

Grey

Parcel Roll Number

4040-420-015-01000-0000

If property is owned in partnership, all partners must be listed. If property is owned by a corporation, list the corporation's name and the name and corporate position of the authorized officer. Only the owner(s) of the property may request a drain improvement.


Select Ownership Type

Enter the mailing address and primary contact information of property owner below:

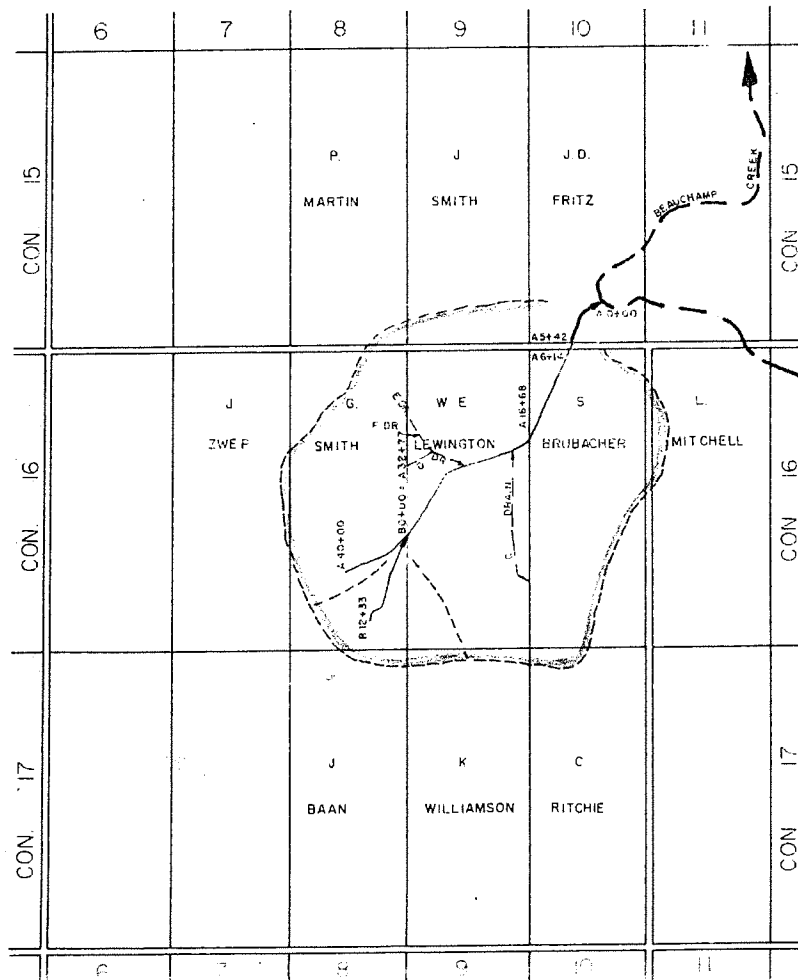
Last Name Fritz		First Name Greg	Middle Initial S
Mailing Address			
Unit Number	Street/Road Number 43410	Street/Road Name Moncrieff Road	PO Box
City/Town Brussels		Province On	Postal Code N0G 1H0
Telephone Number	Cell Phone Number (Optional) 519 440-1061	Email Address (Optional) gfritz@hdc.on.ca	

To be completed by recipient municipality:

Notice filed this 11th day of September, 20 20

Name of Clerk (Last Name, First Name) <u>Kucera, Brian</u>	Signature of Clerk 
---	--





TILE SIZES

A 51+42 - A 6+02	60 LIN. FT. 21" DIA. 15 GA. METAL PIPE
A 6+02 - A 18+68	1266 LIN. FT. 16" DIA. FIELD TILE
A 18+68 - A 23+85	497 LIN. FT. 16" DIA. FIELD TILE
(UNDER FARM LANE)	20 LIN. FT. 15" DIA. 16 GA. METAL PIPE
A 23+85 - A 30+00	615 LIN. FT. 10" DIA. FIELD TILE
A 30+00 - A 32+77	277 LIN. FT. 8" DIA. FIELD TILE
A 32+77 - A 40+00	723 LIN. FT. 6" DIA. FIELD TILE
CATCH BASINS: A 6+14, A 18+68, A 32+77	
B 12+33 - B 12+33	1233 LIN. FT. 6" DIA. FIELD TILE

BENCH MARKS

A 6+88	SPIKE IN 2" DIA. ELM. ON STAKE LINE	893
A 6+10	SPIKE IN TELEPHONE POLE	10' E. 1079
A 26+54	SPIKE IN 9" DIA. ELM.	115' W. 1607
B 12+33	SPIKE IN 1" DIA. ELM.	15' W. 4528

PLAN & PROFILES

OF THE

KNOX DRAINAGE WORKS

IN THE

TOWNSHIP OF GREY

SCALES

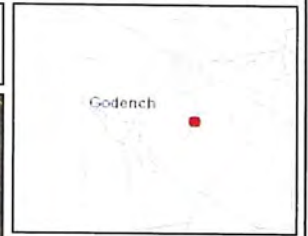
PLAN	1" = 120'
HORZ. PROFILE	1" = 400'
VERT. PROFILE	1" = 10'

DATED, NOV. 5, 1960
BRANSEVILLE, ONTARIO

SIGNED, *E.H. Understadt*
E.H. UNDERSTADT, ONTARIO LAND SURVEYOR
TRITON ENGINEERING SERVICES

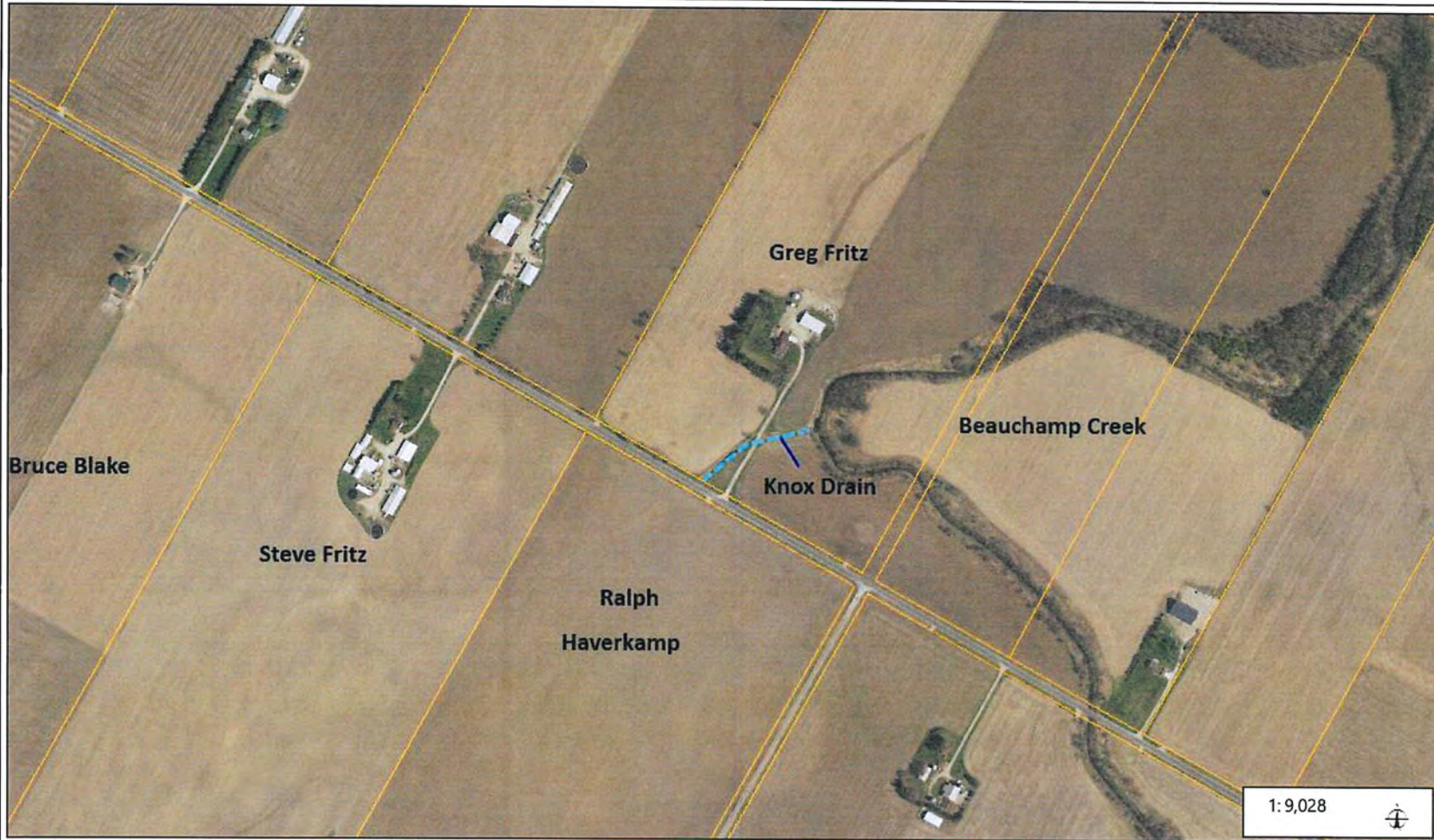


Greg Fritz (440-8116), Lot 10, Con 15, Grey - Knox Drain



Legend

- Parcel Fabric - Secure
- Municipal Boundary
- County Boundary
- Citations



458.6 0 229.31 458.6 Meters
WGS_1984_Web_Mercator_Auxiliary_Sphere
© 2017 County of Huron

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

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www.huroncounty.ca

11-16-1

NOTICE OF AN APPLICATION FOR CONSENT FOR SEVERANCE

DATE: September 10, 2020

File #C53-2020

TO:

- ☐ Owner/Applicant: GM Dalton Farms c/o Geoff Dalton
- ☐ Brad Knight, CAO/Clerk - Municipality of Huron East
- ☐ Cathy Garrick, Planning Coordinator - Municipality of Huron East
- ☐ Jenny Zimmer, Building Inspector - Municipality of Huron East
- ☐ Huron County Public Works
- ☐ Laura Simpson, Planner, Huron County Planning Department

Enclosed is a copy of an application for Consent for your review and comments to the Huron County Planning & Development Department.

LOCATION OF PROPERTY

Municipality: Huron East

Lot: North Part Lot 20, Concession 14, McKillop Ward

Address: 43243 Blyth Road

Owner/Applicant: GM Dalton Farms c/o Geoff Dalton

PURPOSE AND EFFECT

The purpose and effect of this application is for the creation of a new lot under the surplus farm residence policies. The proposed land to be severed is approximately 1.02 ha (2.5 acres) consisting a residence and two small sheds. The land to be retained is approximately 35 ha (86.48 acres) consisting farmland.

LAST DAY FOR RECEIVING COMMENTS

We would appreciate your comments by **September 24, 2020** as to whether or not your department or agency has any comments to this severance and whether or not any conditions should be imposed. All comments should be addressed to the Attention of Lisa Finch, Land Division Administrator at the following e-mail address lfinch@huroncounty.ca or to pdfrontdesk@huroncounty.ca or by regular mail to the address above and to the Attention of Lisa Finch, Land Division Administrator. We will assume you have no objections to the application if no comments are received by the time specified. If this does not provide you with sufficient opportunity to consider the application, please advise.

DECISION AND APPEAL

If you wish to be notified of the decision in respect to the proposed consent, you must make a written request to the Huron County Planning & Development Department c/o Ms. Lisa Finch, Land Division Administrator, Huron County Consent Granting Authority at 57 Napier Street, 2nd Floor, Goderich, Ontario, N7A 1W2.

If a person or public body, that files an appeal of a decision in respect of the proposed consent, does not make written submission to the Huron County Planning Department before it gives or refuses to give a provisional consent, then the Local Planning Appeal Tribunal may dismiss the appeal.

"Planning with the community for a healthy, viable and sustainable future."



APPLICATION FOR CONSENT



For office use only

File # C53-2020

Received AUG 5, 20 20

Considered Complete SEPT 8, 20 20

1. PRE-SUBMISSION CONSULTATION

Applicants are strongly encouraged to contact the County and speak/meet with the Planner assigned to the Municipality before submitting an application.

Date of Applicant's consultation meeting with County Planner assigned to Municipality: _____

2. APPLICATION INFORMATION

Name of Applicant <u>GM Dalton Farms c/o Geoff Dalton</u>	Name of Owner _____ <input checked="" type="checkbox"/> Check box if same as Applicant
Contact Information Address: <u>43080 Canada Company Road</u>	Contact Information Address: _____
Town: <u>R.R. # 1 Walton</u>	Town: _____
Postal Code: <u>N0K 1Z0</u>	Postal Code: _____
Home Phone: _____	Home Phone: _____
Cell: <u>519-525-0669</u> Work: _____	Cell: _____ Work: _____
Email: <u>gmdaltonfarms@hotmail.com</u>	Email: _____
Fax: _____	Fax: _____

Solicitor name (if known) _____

Address: _____

Tel: _____ Email: gmdaltonfarms@hotmail.com

Correspondence to be sent to: ☒ all parties, or ☒ applicant, and/or ☐ owner

3. LOCATION OF THE SUBJECT PROPERTY—SEVERED & RETAINED (Complete applicable lines)

Municipality: <u>Huron East</u>	Concession: <u>14</u>
Ward: <u>McKillop</u>	Lot Number(s): <u>North Part Lot 20</u>
Registered Plan: _____	Lot(s) Block(s): _____
Reference Plan: _____	Part Number(s): _____
Municipal Address (911 number and street/road name): <u>43243 Blyth Road</u>	Roll # (if available): <u>40-40-380-014-04</u>

APPLICATION FOR CONSENT

- a) Are there any right-of-way easements or restrictive covenants affecting the severed or retained land?
☐ Yes ☒ No
- b) If Yes, describe the location of the right-of-way or easement or covenant and its effect:
- c) Is any of the severed or retained land in Wellhead Protection Area A, B or C? ☐ Yes ☒ No ☐ Unknown
If yes, please obtain a Restricted Land Use Permit from the Risk Management Official.
If Unknown, please consult with your Municipal Planner and obtain a Restricted Land Use Permit if necessary.
- d) Is the subject property systematically tiled? If yes, please submit tile maps with your application.
☒ Yes ☐ No

4. PURPOSE OF THE APPLICATION

Type of proposed transaction:

Transfer:	Other:
<input checked="" type="checkbox"/> Creation of a new lot	<input type="checkbox"/> Charge
<input type="checkbox"/> Addition to lot	<input type="checkbox"/> Lease
<input type="checkbox"/> An easement	<input type="checkbox"/> Correction of title
<input type="checkbox"/> Other purpose (please specify): _____	

Briefly, describe the proposed transaction:

Surplus dwelling severance

Name(s) of person(s), if known, to which land or interest in land is to be transferred, leased or charged:

Not Known

If a surplus severance, provide legal description and locations of other farm holdings of owner/purchaser:

lot 28 Con 11 McKillop

If creating a lot addition, identify the lands to which parcel will be added.

Municipality: _____	Concession: _____
Ward: _____	Lot Number(s): _____
Registered Plan: _____	Lot(s) Block(s): _____
Reference Plan: _____	Part Number(s): _____
Municipal Address (911 number and street/road name): _____	Roll # (if available): _____

APPLICATION FOR CONSENT

5. DESCRIPTION OF SUBJECT LAND

Description land intended to be severed:

Frontage: 70 m

Depth: 145 m

Area: 1.02 ha (2.5 acres)

Existing Use(s): Residential

Proposed Use(s): same

Existing Building(s) or Structure(s)

Residence, 2 small sheds

a) **Type of access:**

(Check appropriate box)

- ☐ existing building(s) or structure(s)
- ☐ provincial highway
- ☒ county road
- ☐ municipal road, maintained all year
- ☐ municipal road, seasonally maintained
- ☐ other means (please specify)

b) **Type of water supply proposed:**

(check appropriate box)

- ☐ publicly owned and operated piped water system
- ☒ privately owned and operated individual well
 - ☐ dug
 - ☒ drilled
- ☐ privately owned and operated communal well
- ☐ lake or other water body
- ☐ other means (please specify)

c) **Type of sewage disposal proposed:**

(check appropriate box)

- ☐ publicly owned & operated sanitary sewage system
- ☒ privately owned & operated individual septic tank
- ☐ privately owned & operated communal septic system
- ☐ privy
- ☐ other means (please specify)

Description land intended to be retained:

Frontage: 332 m

Depth: 884 m

Area: 35 ha

Existing Use(s): farmland

Proposed Use(s): farmland

Existing Building(s) or Structure(s)

none

a) **Type of access:**

(Check appropriate box)

- ☐ existing building(s) or structure(s)
- ☐ provincial highway
- ☒ county road
- ☐ municipal road, maintained all year
- ☒ municipal road, seasonally maintained
- ☐ other means (please specify)

b) **Type of water supply proposed:**

(check appropriate box)

- ☐ publicly owned and operated piped water system
- ☐ privately owned and operated individual well
 - ☐ dug
 - ☐ drilled
- ☐ privately owned and operated communal well
- ☐ lake or other water body
- ☐ other means (please specify)

n/a

c) **Type of sewage disposal proposed:**

(check appropriate box)

- ☐ publicly owned & operated sanitary sewage system
- ☐ privately owned & operated individual septic tank
- ☐ privately owned & operated communal septic system
- ☐ privy
- ☐ other means (please specify)



Colours

Legend

- Parcel Fabric - Secure
- Municipal Boundary
- County Boundary
- Citations

1: 1,128



Notes

57.3 0 28.66 57.3 Meters



GM Dalton Farms , Lot 20, Concession 14 McKillop (380-014-04300)



residence

Legend

- Parcel Fabric - Secure
- Municipal Boundary
- ☒ County Boundary
- Citations

Notes

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

114.7 0 57.33 114.7 Meters
WGS_1984_Web_Mercator_Auxiliary_Sphere
© 2017 County of Huron

U

Byth Rd

175 m

Septic

16m

shed

shed

severed

175 m

145m

well

17m

70 m

retained

Hensel Rd

S



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11-16-2

Consent Application Report – File C53-20

Owner/ Applicant: GM Dalton Farms c/o Geoff Dalton	Date: 15 September 2020
Property Address: 43243 Blyth Road	
Property Description: North Part Lot 20, Concession 14 (McKillop Ward), Municipality of Huron East	

Recommendation: That provisional consent be:

- ☒ granted with conditions (attached)
- ☐ deferred
- ☐ denied (referred to County Council Day 1 for a decision)

Purpose:

- ☐ enlarge abutting lot
- ☐ create new lot
- ☒ surplus farm dwelling
- ☐ right-of-way / easement
- ☐ other:

	Area:	Official Plan Designation:	Zoning:	Structures:
Severed	2.5 acres (1.02 ha)	Agriculture	General Agriculture (AG1)	House, 2 sheds
Retained	86.4 acres (35 ha)	Agriculture	General Agriculture (AG1)	vacant

Review: This application:

- ☒ Is consistent with the Provincial Policy Statement (s. 3(5) Planning Act);
- ☒ Does not require a plan of subdivision for the proper and orderly development of the municipality (s.53(1) Planning Act);
- ☒ Conforms with section 51(24) of the Planning Act;
- ☒ Conforms with the Huron County Official Plan;
- ☒ Conforms with the Huron East Official Plan;
- ☒ Complies with the Huron East Zoning By-law (or will comply subject to a standard condition of rezoning or minor variance);
- ☐ Has been recommended for approval by the local municipality; and
- ☒ Has no unresolved objections/concerns raised (to date) from agencies or the public.
(Applications that do not meet all of the foregoing criteria will be referred to the County Council for a decision)

Agency / Other Comments:

	Not Received	No Concerns	See Conditions / Comment
Septic and Plumbing Inspector	<input checked="" type="checkbox"/>		
Huron East staff		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Neighbours/ members of the public	<input checked="" type="checkbox"/>		

Additional Comments:

- The purpose of this application is for a surplus dwelling severance. The application proposes to create 2 parcels; to sever a surplus residence and create a lot of 1.02 hectares (2.5 acres) from the remainder of the vacant farmland of 35 hectares (86.4 acres).
- The subject property is designated Agriculture in the Huron East Official Plan; and zoned AG1 (General Agriculture) on Key Map 22 of the Huron East Zoning By-law 52-2006.
- The Provincial Policy Statement, the Huron County Official Plan, and Huron East Official Plan allow for the severance of a surplus farm dwelling subject to certain criteria.
- The existing farm residence qualifies as being surplus to the farm operator (GM Dalton Farms), with the ownership of a farm containing a residence on Sawmill Road in Huron East.

Figure 1: Aerial photo showing severed (outlined in red) and retained (outlined in green) lands



Figure 2: Close up aerial photo of proposed severed area with house and accessory buildings



- The Provincial Policy Statement, 2014 (PPS) permits the severance of a surplus farm dwelling. The PPS requires that the construction of a new residence on the retained farmland created by the severance be prohibited. This is addressed through the automatic rezoning provision in the Zoning By-law which will change the zoning on the farmland to prohibit a residence once the consent is finalized (the AG2 zone).
- The proposed consent is consistent with the PPS and the Official Plan and this application meets all of the requirements of Section 10.3.1.7 of the Huron East Official Plan, subject to the recommended conditions.
- No concerns were raised during the circulation period and the proposed consent is recommended for approval.
- Comments have not been received from the Huron East Building Inspector at the time of writing this report but any recommended conditions will be added to the report to the Planning Director for approval (e.g. septic pump out and inspection).

Recommended Conditions (denoted by ✓)

Expiry Period

- ✓ Conditions imposed must be met within one year of the date of notice of decision, as required by Section 53(41) of the Planning Act, RSO 1990, as amended. If conditions are not fulfilled as prescribed within one year, the application shall be deemed to be refused. Provided the conditions are fulfilled within one year, the application is valid for two years from the date of decision.

Municipal Requirements

- ✓ All municipal requirements be met to the satisfaction of the municipality including servicing connections if required, cash-in-lieu of park dedication, property maintenance, compliance with zoning by-law provisions for structures, compliance with Section 65 of the Drainage Act and any related requirements, financial or otherwise.
- ✓ The subject parcel be numbered and addressed for 911 purposes to the satisfaction of the municipality.
- ✓ The sum of \$750.00 to be paid to the municipality as cash-in-lieu of parkland.

Survey / Reference Plan

- ✓ Provide to the satisfaction of the County and the Municipality:
 - a) a survey showing the lot lines of the severed parcel and the location of any buildings thereon, and
 - b) a reference plan based on the approved survey.

Zoning

- ✓ Where a violation of any municipal zoning by-law is evident, the appropriate minor variance or rezoning shall be obtained to the satisfaction of the Township.

Drainage

- ✓ Section 65 of the Drainage Act be addressed to the satisfaction of the municipality.

Notes:

- The applicant is hereby advised that the severed parcel will automatically be rezoned to recognize the residential parcel (eg AG4-34) and the retained farmlands will be automatically rezoned to prohibit a new residence (eg. AG2) in the Huron East Zoning By-law.



Laura Simpson, MCIP RPP
Planner

15 September 2020

Date

11-16-3



PLANNING & DEVELOPMENT

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www.huroncounty.ca

(AMENDED) NOTICE OF AN APPLICATION FOR CONSENT FOR SEVERANCE

DATE: August 26, 2020

File # 58-2020

TO:

- ☐ Owner: Lori Henderson Applicant: Kyle & Lori Henderson
- ☐ Brad Knight, CAO/Clerk - Municipality of Huron East
- ☐ Cathy Garrick, Planning Coordinator - Municipality of Huron East
- ☐ Jenny Zimmer, Building Inspector – Municipality of Huron East
- ☐ Maitland Valley Conservation Authority
- ☐ Laura Simpson, Planner, Huron County Planning Department

Enclosed is a copy of an application for Consent for your review and comments to the Huron County Planning & Development Department.

LOCATION OF PROPERTY

Municipality: Huron East

Lot: Part Lot 12, Lot 13, 14, 15, 16, Part Lot 17, Plan 296

Address: 42440 Hydro Line Road, Seaforth

Owner: Lori Henderson Applicant: Kyle & Lori Henderson

Solicitor: Ralph Smith

PURPOSE AND EFFECT

The purpose and effect of this application is for the creation of a new lot. There are two consecutive severance applications, this file and File C59-2020 respectively. The proposed land to be severed in this first application is approximately 4,041.28 square meters (0.99 acres) consisting agricultural lands and a storage barn. The land to be retained is approximately 3,809.02 square meters (0.94 acres) consisting agricultural lands and a storage barn. The two applications together will create three lots from the two subject properties, the sale and transfer of the municipal road allowance from Huron East is required. It is proposed that the "Retained land A" from this application, the "Retained land A" from C59-2020 and the road allowance will merge together to create Lot #1. It is proposed that the severed land from this application, the severed land from C59-2020 and the road allowance will merge together to create Lot #2. It is proposed that the "Retained land B" from this application, the "Retained land B" from C59-2020 and the road allowance will merge together to create Lot #3.

The applicant intends to sever a fourth lot from the subject properties, which will require a separate severance application. Please see the attached concept map for clarification.

LAST DAY FOR RECEIVING COMMENTS

We would appreciate your comments by **September 9, 2020** as to whether or not your department or agency has any comments to this severance and whether or not any conditions should be imposed. All comments should be addressed to the Attention of Lisa Finch, Land Division Administrator at the following by e-mail address lfinch@huroncounty.ca or by regular mail to the address above and to the Attention of Lisa Finch, Land Division Administrator. We will assume you have no objections to the

application if no comments are received by the time specified. If this does not provide you with sufficient opportunity to consider the application, please advise.

DECISION AND APPEAL

If you wish to be notified of the decision in respect to the proposed consent, you must make a written request to the Huron County Planning & Development Department c/o Ms. Lisa Finch, Land Division Administrator, Huron County Consent Granting Authority at 57 Napier Street, 2nd Floor, Goderich, Ontario, N7A 1W2.

If a person or public body, that files an appeal of a decision in respect of the proposed consent, does not make written submission to the Huron County Planning Department before it gives or refuses to give a provisional consent, then the Local Planning Appeal Tribunal may dismiss the appeal.

ADDITIONAL INFORMATION

Further information regarding this application will be available to the public for inspection by electronic means or via mail request to:

**Huron County Planning & Development Department
57 Napier Street, 2nd Floor, Goderich, Ontario N7A 1W2
Attention: Lisa Finch, Land Division Administrator**

APPLICATION FOR CONSENT



For office use only

File # C58-2020

Received JULY 27, 20 20

Considered Complete AUG 26, 20 20

1. PRE-SUBMISSION CONSULTATION

Applicants are strongly encouraged to contact the County and speak/meet with the Planner assigned to the Municipality before submitting an application.

Date of Applicant's consultation meeting with County Planner assigned to Municipality: _____

2. APPLICATION INFORMATION

Name of Applicant <u>Kyle+Lori Henderson</u>	Name of Owner <u>Lori Henderson</u>
Contact Information Address: <u>84 Harpurhey Rd.</u> Town: <u>Seaforth</u> Postal Code: <u>NOK 1W0</u> Home Phone: <u>519-955-2235</u> Cell: <u>519-955-2235</u> Work: _____ Email: <u>chevy-10@live.com</u> Fax: _____	<input type="checkbox"/> Check box if same as Applicant Contact Information Address: <u>84 Harpurhey Rd.</u> Town: <u>Seaforth</u> Postal Code: <u>NOK 1W0</u> Home Phone: <u>519-955-2712</u> Cell: _____ Work: _____ Email: <u>lori.vanbakel@live.com</u> Fax: _____

Solicitor name (if known) Ralph Smith

Address: 20 Gouinlock St. Seaforth, ON NOK 1W0

Tel: 519-527-0401 Email: _____

Correspondence to be sent to: ☒ all parties, or ☒ applicant, and/or ☐ owner

3. LOCATION OF THE SUBJECT PROPERTY—SEVERED & RETAINED (Complete applicable lines)

Municipality: <u>Huron East</u>	Concession: _____
Ward: _____	Lot Number(s): <u>Part Lot 12, Lot 13, 14, 15, 16, Part Lot 17</u>
Registered Plan: <u>296</u>	Lot(s) Block(s): _____
Reference Plan: _____	Part Number(s): _____
Municipal Address (911 number and street/road name): <u>42440 HydroLine Rd., Seaforth, ON</u>	Roll # (if available): <u>4040-380-003-04100-0000</u>

APPLICATION FOR CONSENT

a) Are there any right-of-way easements or restrictive covenants affecting the severed or retained land?

☐ Yes ☒ No

b) If **Yes**, describe the location of the right-of-way or easement or covenant and its effect:

c) Is any of the severed or retained land in Wellhead Protection Area A, B or C? ☐ Yes ☒ No ☐ Unknown

If yes, please obtain a Restricted Land Use Permit from the Risk Management Official.

If **Unknown**, please consult with your Municipal Planner and obtain a Restricted Land Use Permit if necessary.

d) Is the subject property systematically tiled? If **yes**, please submit tile maps with your application.

☐ Yes ☒ No

4. PURPOSE OF THE APPLICATION

Type of proposed transaction:

Transfer:	Other:
<input checked="" type="checkbox"/> Creation of a new lot	<input type="checkbox"/> Charge
<input type="checkbox"/> Addition to lot	<input type="checkbox"/> Lease
<input type="checkbox"/> An easement	<input type="checkbox"/> Correction of title
<input type="checkbox"/> Other purpose (please specify): _____	

Briefly, describe the proposed transaction:

Name(s) of person(s), if known, to which land or interest in land is to be transferred, leased or charged:

Kyle + Lori Henderson

If a surplus severance, provide legal description and locations of other farm holdings of owner/purchaser:

If creating a lot addition, identify the lands to which parcel will be added.

Municipality: _____	Concession: _____
Ward: _____	Lot Number(s): _____
Registered Plan: _____	Lot(s) Block(s): _____
Reference Plan: _____	Part Number(s): _____
Municipal Address (911 number and street/road name): _____	Roll # (if available): _____

APPLICATION FOR CONSENT

5. DESCRIPTION OF SUBJECT LAND

Description land intended to be severed:

Frontage: 300' (91.44 m)

Depth: 145' (44.196 m)

Area: 43 500 sq ft (4 041.28 sq m)

Existing Use(s): Agriculture

Proposed Use(s): Residential

Existing Building(s) or Structure(s)

Storage Barn

a) **Type of access:**

(Check appropriate box)

- ☐ existing building(s) or structure(s)
- ☐ provincial highway
- ☐ county road
- ☒ municipal road, maintained all year
- ☐ municipal road, seasonally maintained
- ☐ other means (please specify)

b) **Type of water supply proposed:**

(check appropriate box)

- ☐ publicly owned and operated piped water system
- ☒ privately owned and operated individual well
 - ☐ dug
 - ☒ drilled
- ☐ privately owned and operated communal well
- ☐ lake or other water body
- ☐ other means (please specify)

c) **Type of sewage disposal proposed:**

(check appropriate box)

- ☐ publicly owned & operated sanitary sewage system
- ☒ privately owned & operated individual septic tank
- ☐ privately owned & operated communal septic system
- ☐ privy
- ☐ other means (please specify)

Description land intended to be retained:

Frontage: 188.5' (57.45 m)

Depth: 145' (44.196 m)

Area: 41,000 sq ft (3,809.02 sq m)
~~27 332.5 sq ft (2 539.06 sq m)~~

Existing Use(s): Agriculture

Proposed Use(s): Residential

Existing Building(s) or Structure(s)

Storage Barn

a) **Type of access:**

(Check appropriate box)

- ☐ existing building(s) or structure(s)
- ☐ provincial highway
- ☐ county road
- ☒ municipal road, maintained all year
- ☐ municipal road, seasonally maintained
- ☐ other means (please specify)

b) **Type of water supply proposed:**

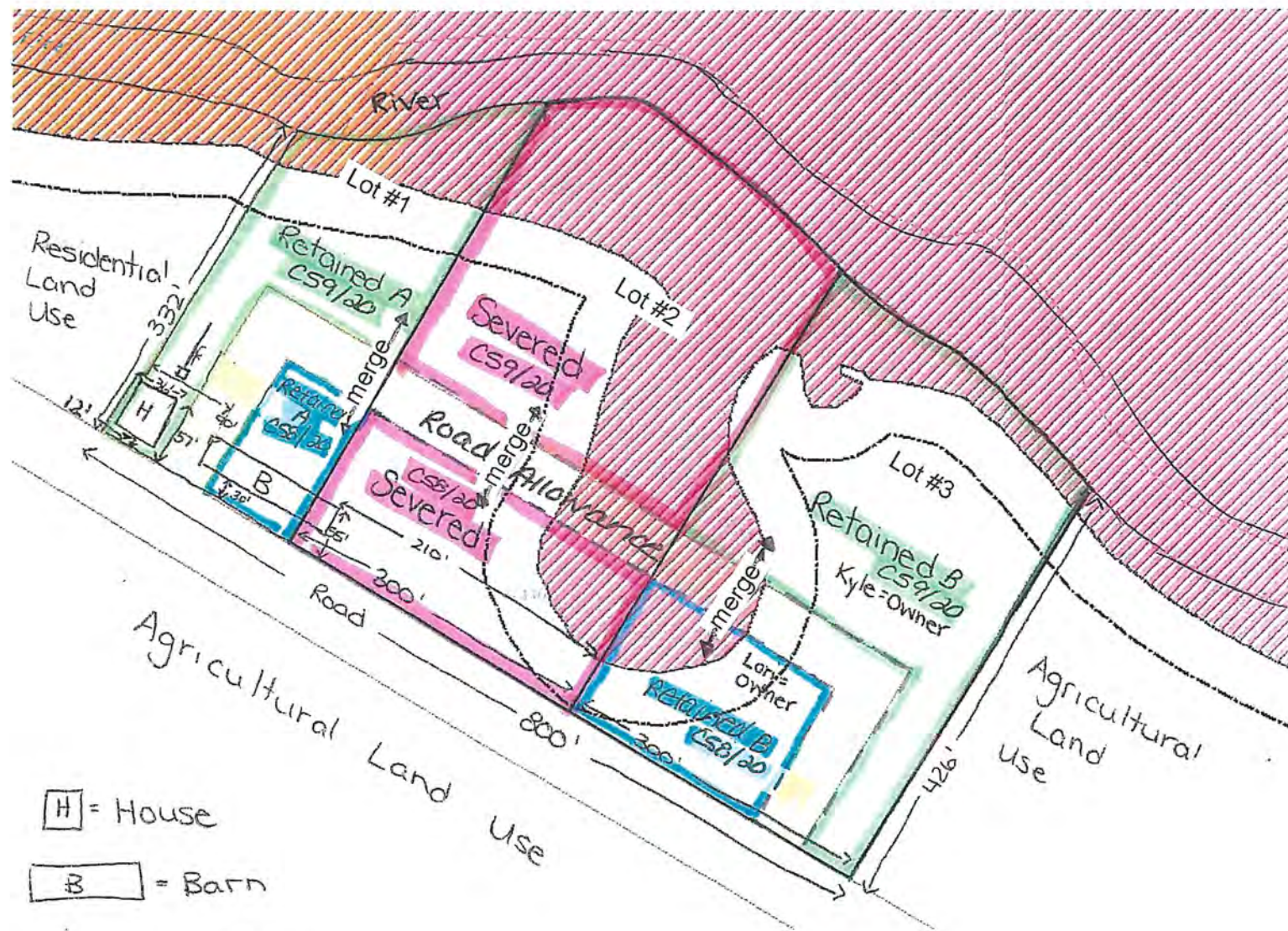
(check appropriate box)

- ☐ publicly owned and operated piped water system
- ☒ privately owned and operated individual well
 - ☐ dug
 - ☒ drilled
- ☐ privately owned and operated communal well
- ☐ lake or other water body
- ☐ other means (please specify)

c) **Type of sewage disposal proposed:**

(check appropriate box)

- ☐ publicly owned & operated sanitary sewage system
- ☒ privately owned & operated individual septic tank
- ☐ privately owned & operated communal septic system
- ☐ privy
- ☐ other means (please specify)



[H] = House

[B] = Barn

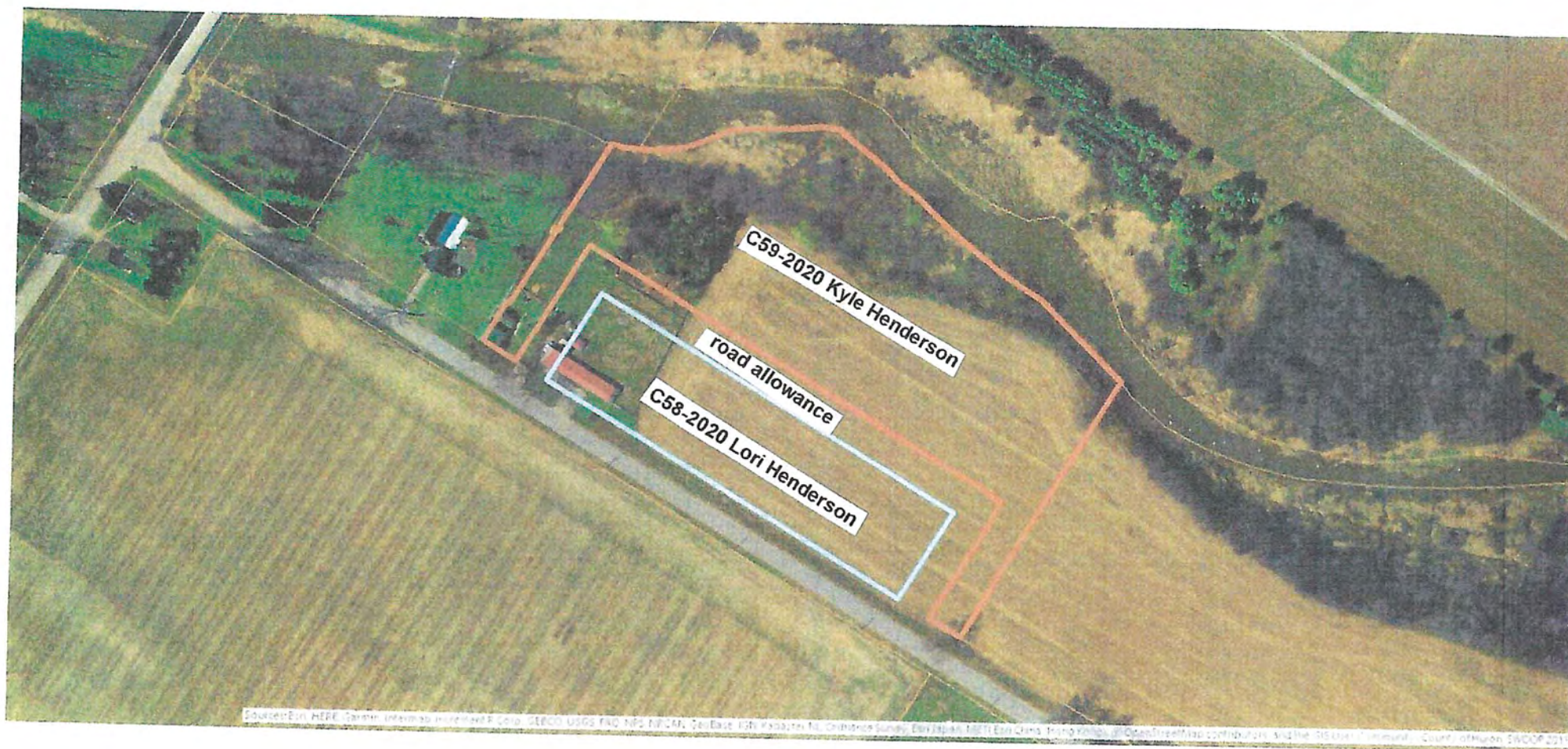
┆ = septic system

road allowance

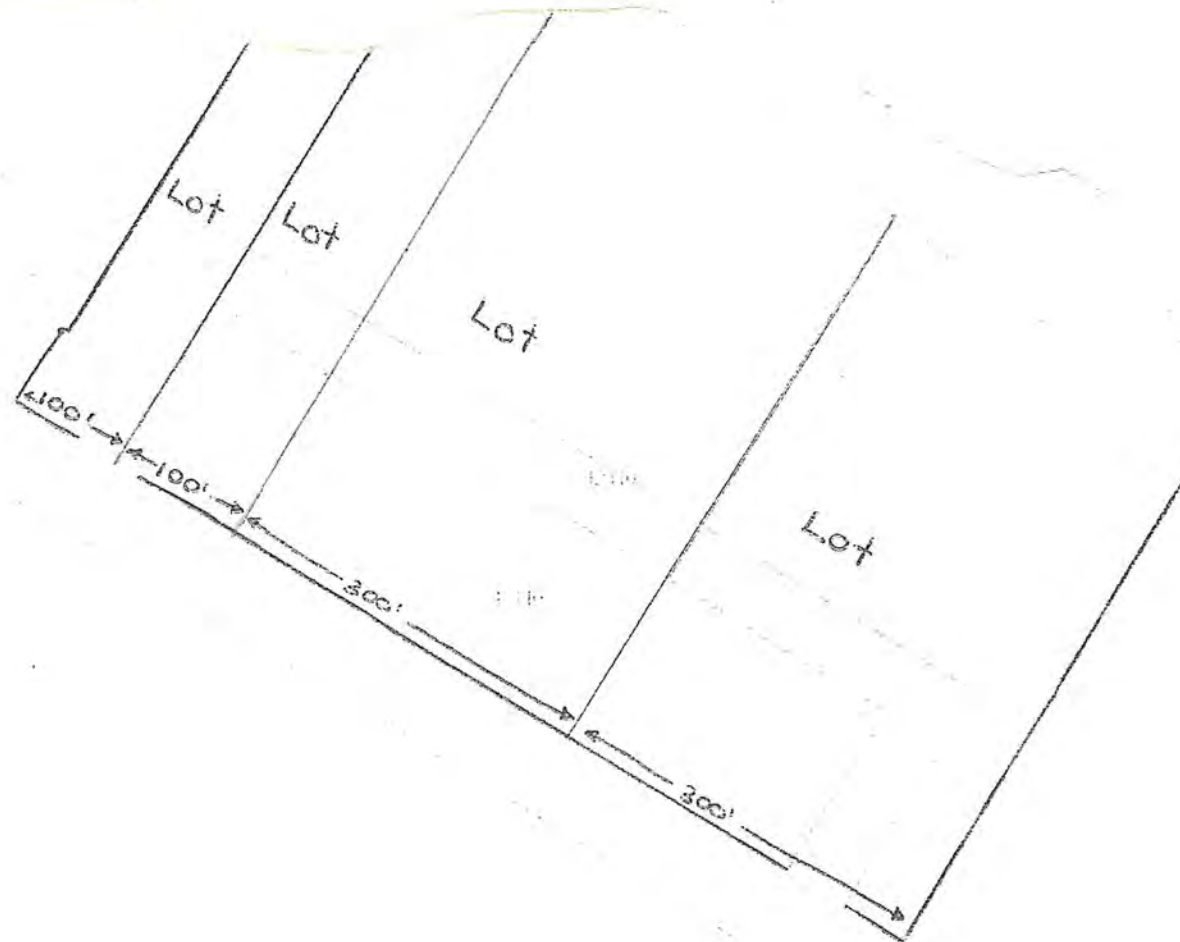
inside

= Owner Lori Henderson

= Owner is Kyle Henderson



Hand River



Concept Map

11-16-4



PLANNING & DEVELOPMENT

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(AMENDED) NOTICE OF AN APPLICATION FOR CONSENT FOR SEVERANCE

DATE: August 26, 2020

File # **C59-2020**

TO:

- ☐ Owner: Kyle Henderson Applicant: Kyle & Lori Henderson
- ☐ Brad Knight, CAO/Clerk - Municipality of Huron East
- ☐ Cathy Garrick, Planning Coordinator - Municipality of Huron East
- ☐ Jenny Zimmer, Building Inspector – Municipality of Huron East
- ☐ Maitland Valley Conservation Authority
- ☐ Laura Simpson, Planner, Huron County Planning Department

Enclosed is a copy of an application for Consent for your review and comments to the Huron County Planning & Development Department.

LOCATION OF PROPERTY

Municipality: Huron East

Lot: Part Lot 32, Lot 31, 30, 29, 28, Part Lot 27, Plan 296

Address: 42440 Hydro Line Road, Seaforth

Owner: Kyle Henderson Applicant: Kyle & Lori Henderson

Solicitor: Ralph Smith

PURPOSE AND EFFECT

The purpose and effect of this application is for the creation of a new lot. There are two consecutive severance applications, this file and File C58-2020 respectively. The proposed land to be severed in this second application is approximately 8,872.24 square meters (2.19 acres) consisting agricultural lands and a storage barn. The land to be retained is approximately 12,820.61 square meters (3.16 acres) consisting agricultural lands, a house and a storage barn. The two applications together will create three lots from the two subject properties, the sale and transfer of the municipal road allowance from Huron East is required.

It is proposed that the "Retained land A" from this application, the "Retained land A" from C58-2020 and the road allowance will merge together to create Lot #1. It is proposed that the severed land from this application, the severed land from C58-2020 and the road allowance will merge together to create Lot #2. It is proposed that the "Retained land B" from this application, the "Retained land B" from C58-2020 and the road allowance will merge together to create Lot #3.

The applicant intends to sever a fourth lot from the subject properties, which will require a separate severance application. Please see the attached concept map for clarification.

LAST DAY FOR RECEIVING COMMENTS

We would appreciate your comments by **September 9, 2020** as to whether or not your department or agency has any comments to this severance and whether or not any conditions should be imposed. All comments should be addressed to the Attention of Lisa Finch, Land Division Administrator at the following by e-mail address lfinch@huroncounty.ca or by regular mail to the address above and to the Attention of Lisa Finch, Land Division Administrator. We will assume you have no objections to the

"Planning with the community for a healthy, viable and sustainable future."



application if no comments are received by the time specified. If this does not provide you with sufficient opportunity to consider the application, please advise.

DECISION AND APPEAL

If you wish to be notified of the decision in respect to the proposed consent, you must make a written request to the Huron County Planning & Development Department c/o Ms. Lisa Finch, Land Division Administrator, Huron County Consent Granting Authority at 57 Napier Street, 2nd Floor, Goderich, Ontario, N7A 1W2.

If a person or public body, that files an appeal of a decision in respect of the proposed consent, does not make written submission to the Huron County Planning Department before it gives or refuses to give a provisional consent, then the Local Planning Appeal Tribunal may dismiss the appeal.

ADDITIONAL INFORMATION

Further information regarding this application will be available to the public for inspection by electronic means or via mail request to:

**Huron County Planning & Development Department
57 Napier Street, 2nd Floor, Goderich, Ontario N7A 1W2
Attention: Lisa Finch, Land Division Administrator**

APPLICATION FOR CONSENT



For office use only

File # CS9-2020

Received JULY 27, 20 20

Considered Complete AUG 26, 20 20

1. PRE-SUBMISSION CONSULTATION

Applicants are strongly encouraged to contact the County and speak/meet with the Planner assigned to the Municipality before submitting an application.

Date of Applicant's consultation meeting with County Planner assigned to Municipality: _____

2. APPLICATION INFORMATION

Name of Applicant <u>Kyle & Lori Henderson</u>	Name of Owner <u>Kyle Henderson</u>
Contact Information Address: <u>84 Harpurhey Rd.</u> Town: <u>Seaforth, ON</u> Postal Code: <u>NOK 1W0</u> Home Phone: _____ Cell: <u>519-955-2235</u> Work: _____ Email: <u>chevy-10@live.com</u> Fax: _____	<input type="checkbox"/> Check box if same as Applicant Contact Information Address: <u>84 Harpurhey Rd.</u> Town: <u>Seaforth, ON</u> Postal Code: <u>NOK 1W0</u> Home Phone: _____ Cell: <u>519-955-2235</u> Work: _____ Email: <u>chevy-10@live.com</u> Fax: _____

Solicitor name (if known) Ralph Smith

Address: 20 Gouinlock St. Seaforth, ON NOK 1W0

Tel: 519-527-0401 Email: _____

Correspondence to be sent to: ☒ all parties, or ☒ applicant, and/or ☐ owner

3. LOCATION OF THE SUBJECT PROPERTY—SEVERED & RETAINED (Complete applicable lines)

Municipality: <u>Huron East</u>	Concession: _____
Ward: _____	Lot Number(s): <u>Part Lot 32, Lot 31,</u>
Registered Plan: <u>296</u>	Lot(s) Block(s): <u>30, 29, 28, Part Lot 27</u>
Reference Plan: _____	Part Number(s): _____
Municipal Address (911 number and street/road name): <u>42440 Hydro Line Rd., Seaforth, ON</u>	Roll # (if available): <u>4040-380-003-04102-0000</u>

APPLICATION FOR CONSENT

- a) Are there any right-of-way easements or restrictive covenants affecting the severed or retained land?
☐ Yes ☒ No
- b) If Yes, describe the location of the right-of-way or easement or covenant and its effect:
- c) Is any of the severed or retained land in Wellhead Protection Area A, B or C? ☐ Yes ☒ No ☐ Unknown
If yes, please obtain a Restricted Land Use Permit from the Risk Management Official.
If Unknown, please consult with your Municipal Planner and obtain a Restricted Land Use Permit if necessary.
- d) Is the subject property systematically tiled? If yes, please submit tile maps with your application.
☐ Yes ☒ No

4. PURPOSE OF THE APPLICATION

Type of proposed transaction:

Transfer:	Other:
<input checked="" type="checkbox"/> Creation of a new lot	<input type="checkbox"/> Charge
<input type="checkbox"/> Addition to lot	<input type="checkbox"/> Lease
<input type="checkbox"/> An easement	<input type="checkbox"/> Correction of title
<input type="checkbox"/> Other purpose (please specify): _____	

Briefly, describe the proposed transaction:

Name(s) of person(s), if known, to which land or interest in land is to be transferred, leased or charged:

Kyle + Lori Henderson

If a surplus severance, provide legal description and locations of other farm holdings of owner/purchaser:

If creating a lot addition, identify the lands to which parcel will be added.

Municipality: _____	Concession: _____
Ward: _____	Lot Number(s): _____
Registered Plan: _____	Lot(s) Block(s): _____
Reference Plan: _____	Part Number(s): _____
Municipal Address (911 number and street/road name): _____	Roll # (if available): _____

APPLICATION FOR CONSENT

5. DESCRIPTION OF SUBJECT LAND

Description land intended to be severed:

Frontage: 300' (91.44m)
Depth: 200' (irregular) (60.96m)
95,500 sq ft 8872.24
Area: ~~60,000 sq ft~~ (~~5574.18 sq m~~)

Existing Use(s): agriculture

Proposed Use(s): residential

Existing Building(s) or Structure(s)

Storage Barn

a) **Type of access:**

(Check appropriate box)

- ☐ existing building(s) or structure(s)
- ☐ provincial highway
- ☐ county road
- ☒ municipal road, maintained all year
- ☐ municipal road, seasonally maintained
- ☐ other means (please specify)

b) **Type of water supply proposed:**

(check appropriate box)

- ☐ publicly owned and operated piped water system
- ☒ privately owned and operated individual well
 - ☐ dug
 - ☒ drilled
- ☐ privately owned and operated communal well
- ☐ lake or other water body
- ☐ other means (please specify)

c) **Type of sewage disposal proposed:**

(check appropriate box)

- ☐ publicly owned & operated sanitary sewage system
- ☒ privately owned & operated individual septic tank
- ☐ privately owned & operated communal septic system
- ☐ privy
- ☐ other means (please specify)

Description land intended to be retained:

Frontage: 300' (91.44m)
Depth: 417' (irregular) (127.102m)
138,000 sq ft 12,820.61
Area: ~~125,100 sq ft~~ (~~11,622.21 sq m~~)

Existing Use(s): agriculture

Proposed Use(s): residential

Existing Building(s) or Structure(s)

House / Storage Barn

a) **Type of access:**

(Check appropriate box)

- ☐ existing building(s) or structure(s)
- ☐ provincial highway
- ☐ county road
- ☒ municipal road, maintained all year
- ☐ municipal road, seasonally maintained
- ☐ other means (please specify)

b) **Type of water supply proposed:**

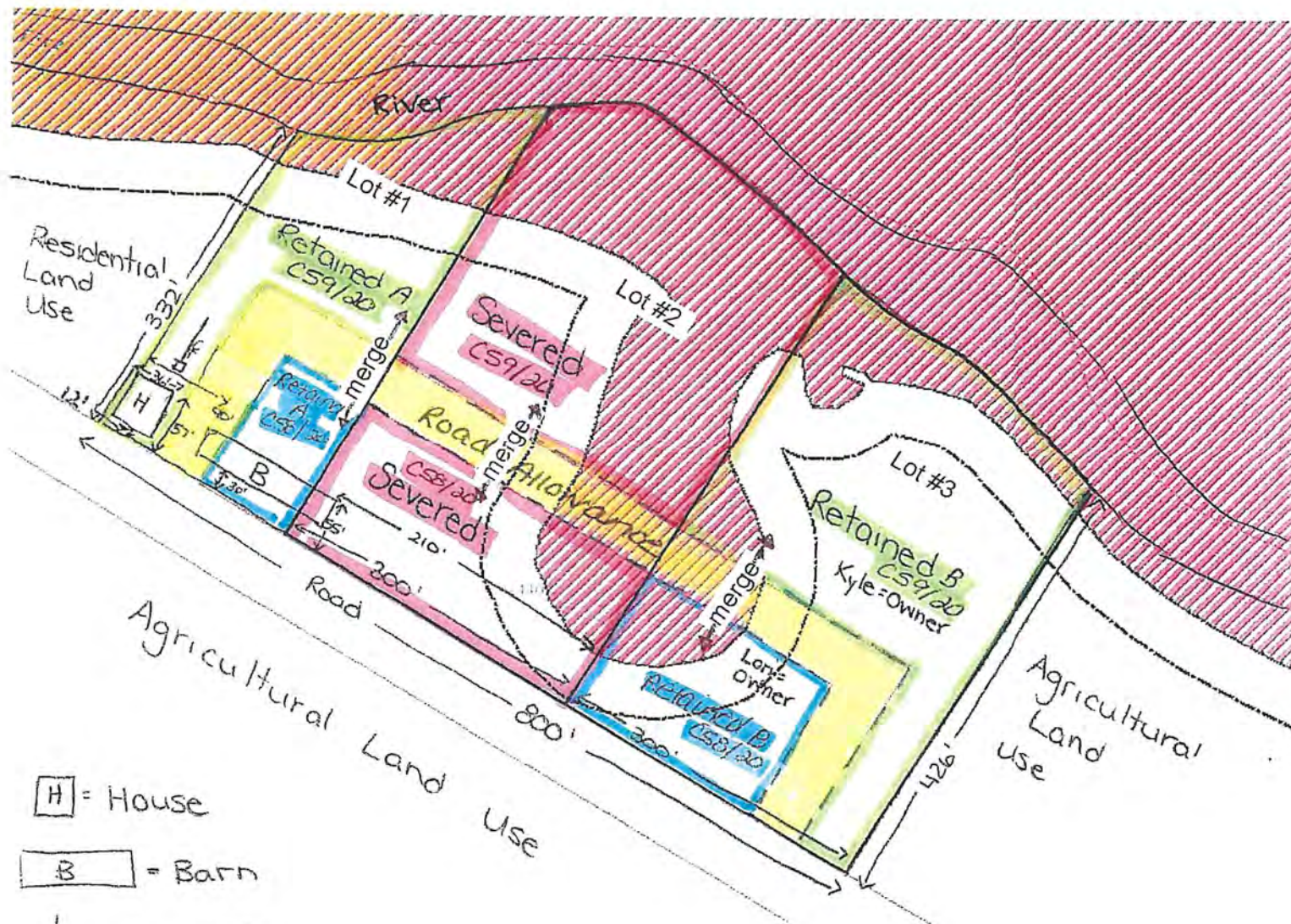
(check appropriate box)

- ☐ publicly owned and operated piped water system
- ☒ privately owned and operated individual well
 - ☐ dug
 - ☒ drilled
- ☐ privately owned and operated communal well
- ☐ lake or other water body
- ☐ other means (please specify)

c) **Type of sewage disposal proposed:**

(check appropriate box)

- ☐ publicly owned & operated sanitary sewage system
- ☒ privately owned & operated individual septic tank
- ☐ privately owned & operated communal septic system
- ☐ privy
- ☐ other means (please specify)



[H] = House

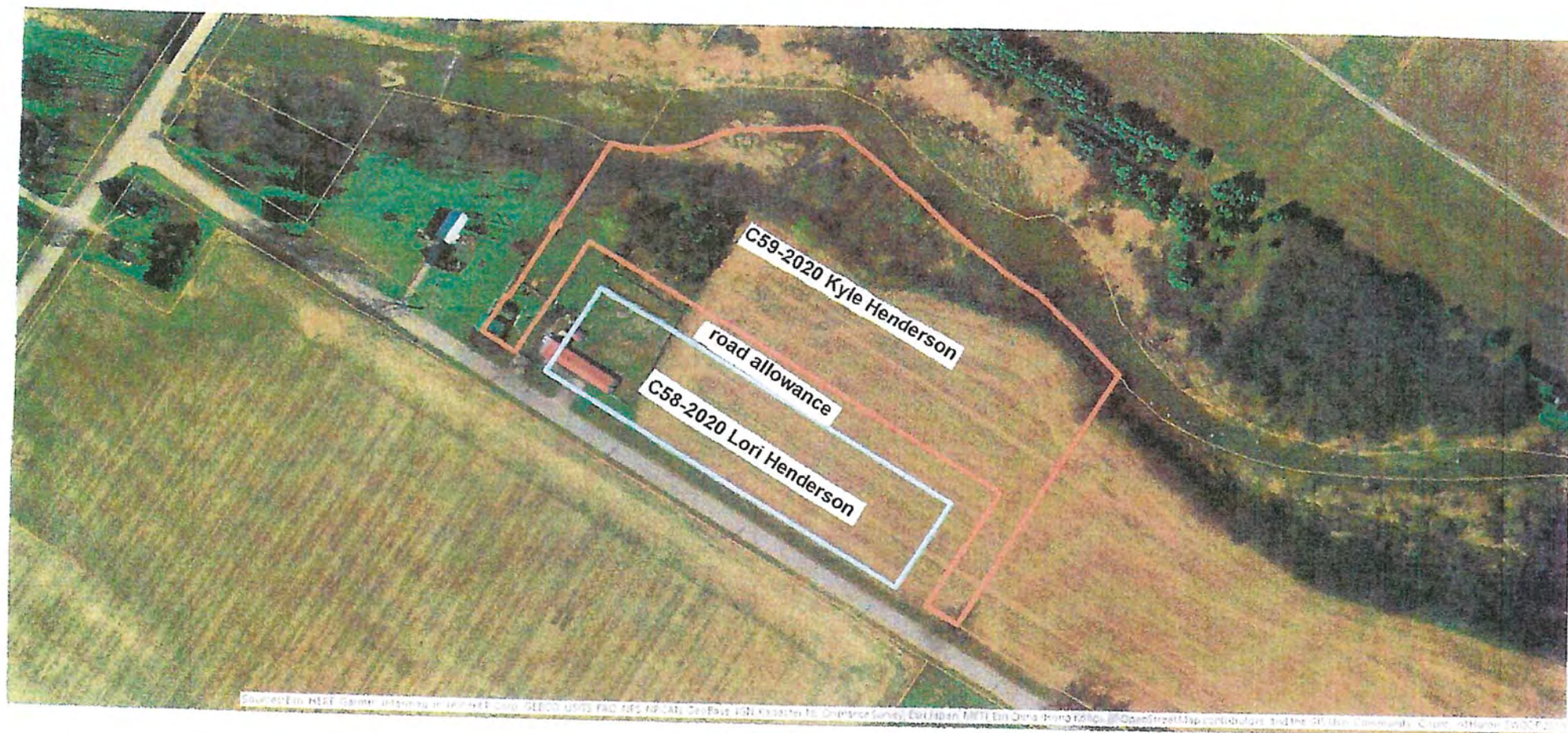
[B] = Barn

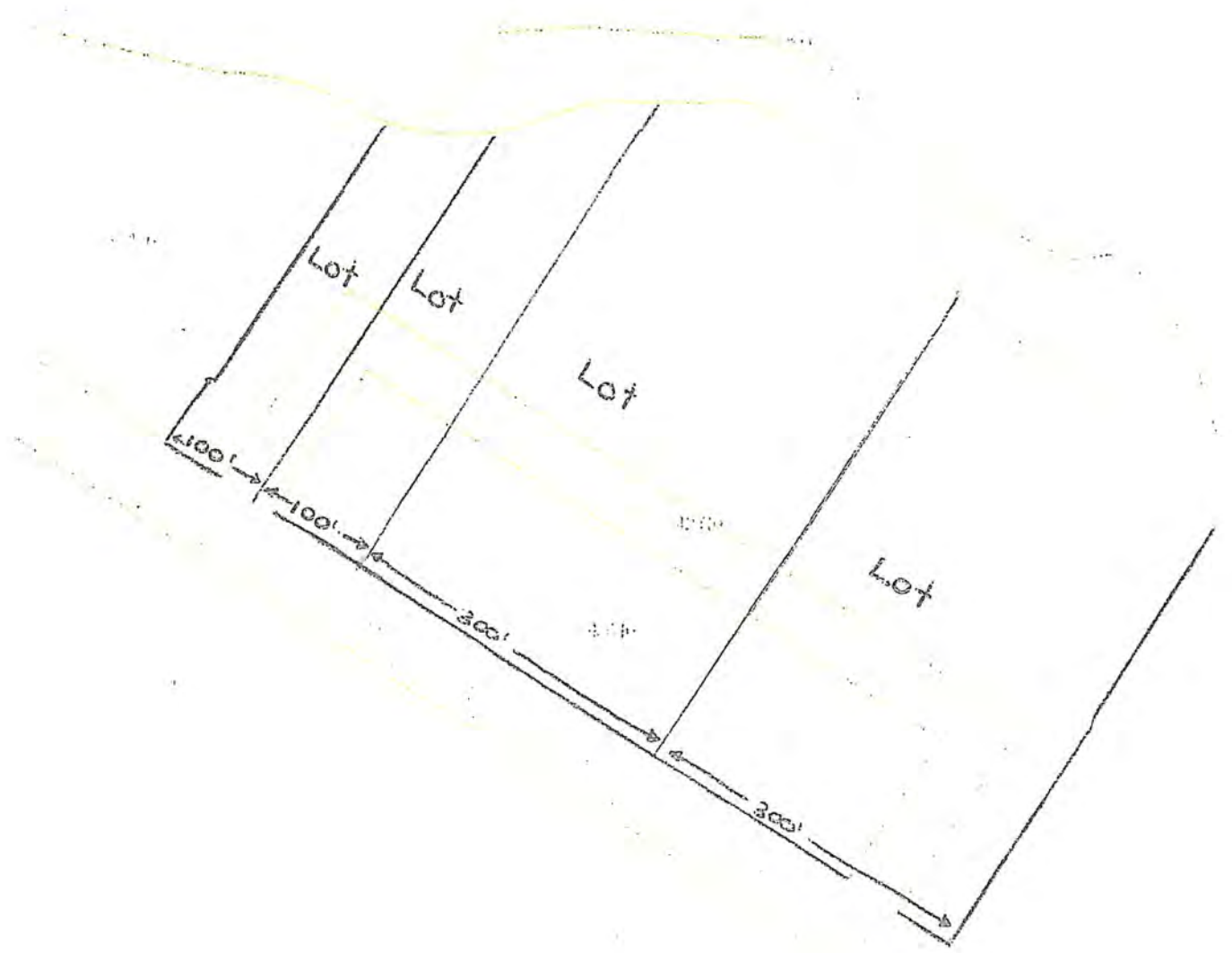
⌊ = septic system

● road allowance

--- = Owner Lori Henderson

--- Owner is Lori Henderson





Concept Map



PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

Phone: 519.524.8394 Ext. 3 Fax: 519.524.5677 Toll Free: 1.888.524.8394
Ext. 3

www.huroncounty.ca

11-16-5

Consent Application Report – Files C58-20 and C59-20

Owners/ Applicants: Kyle and Lori Henderson	Date: 16 September 2020
Property Address: 42440 Hydro Line Road	
Property Description: C58-20 Part Lot 12, Lot 13, 14, 15, 16, Part Lot 17, Plan 296 C59-20 Part Lot 32, Lot 31, 30, 29, 28, Part Lot 27, Plan 296 (McKillop Ward), Municipality of Huron East	

Recommendation: That provisional consent be:

- ☐ granted with conditions (attached)
- ☐ deferred
- ☒ **denied (referred to County Council Day 1 for a decision)**

Purpose:

- ☐ enlarge abutting lot
- ☒ create new lot
- ☐ surplus farm dwelling
- ☐ right-of-way / easement
- ☐ other:

File C58-20

	Area:	Official Plan Designation:	Zoning:	Structures:
Severed	0.99 acres (4041 sq metres)	Agriculture	General Agriculture (AG1)	Storage barn
Retained	0.94 acres (3809 sq metres)	Agriculture	General Agriculture (AG1)	Storage barn (proposed new lot line goes through barn)

File C59-20

	Area:	Official Plan Designation:	Zoning:	Structures:
Severed	2.19 acres (8872 sq metres)	Agriculture, Natural Environment	General Agriculture (AG1), Natural Environment (NE1 and NE2)	vacant
Retained	3.16 acres (12 820 sq metres)	Agriculture, Natural Environment	General Agriculture (AG1), Natural Environment (NE1)	House

REVIEW: These applications:

- ☐ Are consistent with the Provincial Policy Statement (s. 3(5) Planning Act);
- ☒ Do not require a plan of subdivision for the proper and orderly development of the municipality (s.53(1) Planning Act);
- ☐ Conforms with section 51(24) of the Planning Act;
- ☐ Conforms with the Huron County Official Plan;
- ☐ Conforms with the Huron East Official Plan;

- ___ Complies with the Huron East Zoning By-law (or will comply subject to a standard condition of rezoning or minor variance);
 - ___ Have been recommended for approval by the local municipality; and
 - ___ Have no unresolved objections/concerns raised (to date) from agencies or the public.
- (Applications that do not meet all of the foregoing criteria will be referred to the County Council for a decision)

AGENCY/OTHER COMMENTS

	Not Received	No Concerns	See Conditions / Comment
Septic and Plumbing Inspector		✓	✓
Huron East staff			A November, 2019 Huron East staff report recognized that Official Plan policies did not support the creation of additional residential parcels, but given that 2 separately titled parcels already existed, staff supported incorporating the road allowances to reconfigure a maximum of two usable residential parcels.
Neighbours/ members of the public			Four (4) letters were received regarding the consent applications identifying concerns over the number of proposed lots and the creation of severing lots in an agricultural area

PURPOSE

The two severance applications C58-20 and C59-20 have the intent to change the existing 2 parcels of land (individually owned, respectively, by Lori Henderson and Kyle Henderson) and create three building lots. Two legally conveyable parcels exist today, currently separated by a Huron East-owned road allowance, and the applications propose to create new lot lines as depicted in Figure 2 with the requirement of the closure and conveyance of the road allowance by Huron East. The severance applications were submitted with completed a Stage 1 & 2 Archaeological Assessment and Nitrate Study.

The subject property is designated Agriculture in the Huron East Official Plan and zoned AG1 (General Agriculture) and Natural Environment (NE1 & NE2). The middle portion of the property is within the Maitland Valley Conservation Authority floodplain and does not permit development.

PLANNING REVIEW

Provincial Policy Statement 2020

The Provincial Policy Statement, 2020 (PPS) Section 2.3.4.1 states that lot creation in prime agricultural areas is discouraged and may only be permitted for: agricultural uses, agriculture-related uses, a residence surplus to a farming operation and infrastructure. These applications conflict with Section 2.3.4.3, which explicitly prohibits the creation of new residential lots in prime agricultural areas unless they are a residence surplus to a farming operation.

Huron County Official Plan

The Huron County Official Plan Section 2.3.1 recognizes Huron County as a prime agricultural area, which includes the subject property. Non-farm related development is directed to settlement areas where future development land have been identified and municipal investments in infrastructure has

been made. Section 2.3.7 discourages lot creation in prime agricultural areas and only permits severances for agricultural purposes, commercial and industrial uses directly related to agriculture, a residence surplus to a farming operation, infrastructure and public service utilities that cannot otherwise be accommodated, and minor lot adjustments subject to the local Official Plan. The proposed lots are to be residential in use and remove agricultural land from the prime area, which conflicts with the intent of policies.

Huron East Official Plan

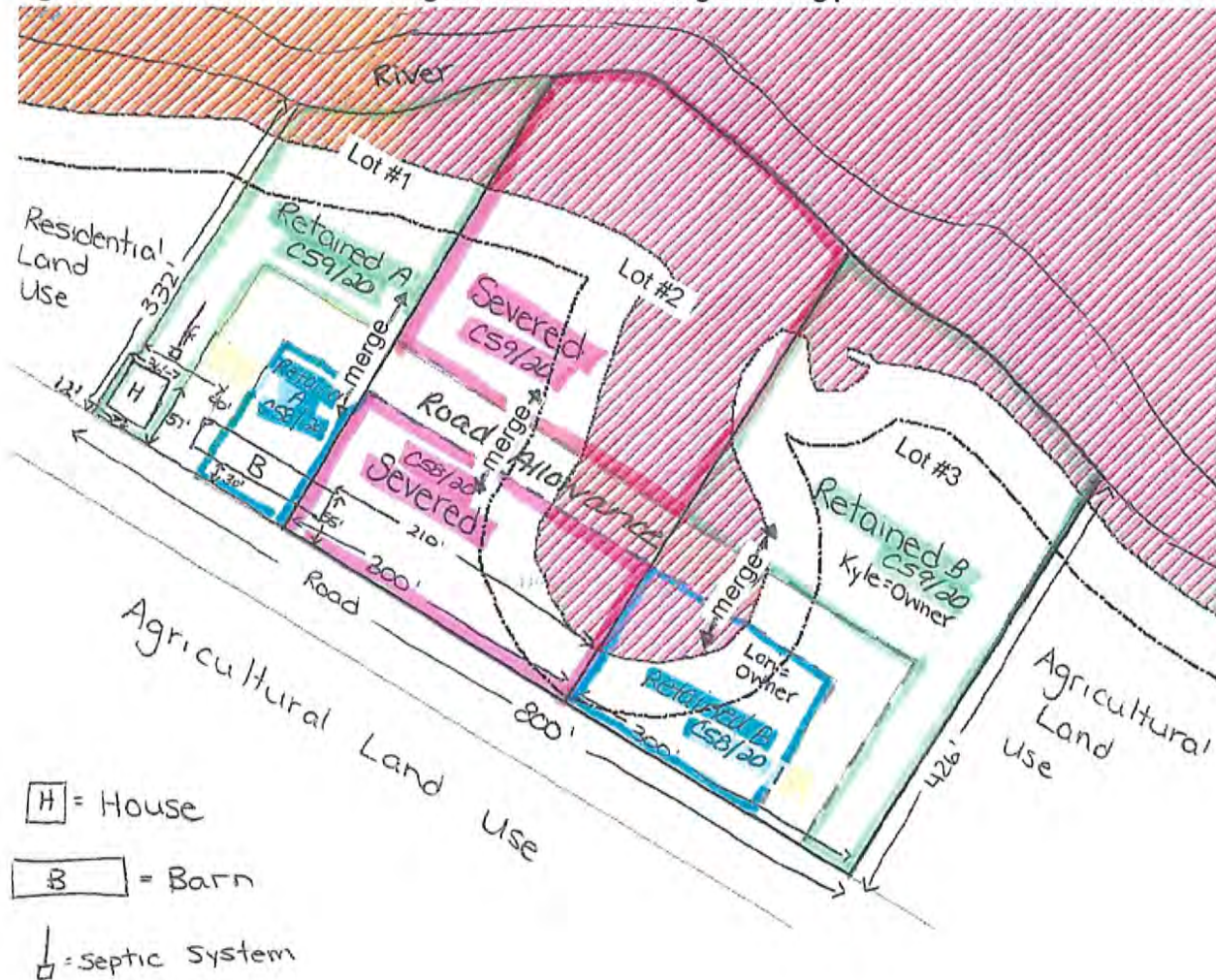
Section 10.3.1.6 of the Huron East Official Plan, the Agriculture Land Division subsection, states that consents will not be allowed which have the effect of creating lots for non-farm residential uses. The creation of non-farm residential lots will not be permitted. Policies in the Agriculture section of the Official Plan emphasize protecting farmland and maintaining its use for agricultural operations. Section 4.4.9 in the Official Plan is titled Protection of Agriculture Land and states that agriculture land as designated on the schedules and maps shall be protected and non-agricultural development shall be directed to the settlement areas. Section 4.3 identifies that goals of the Official Plan and land planning in Huron East are for development occurring in an agricultural area to relate to agriculture and the preservation of agricultural land for agricultural uses. Section 4.4.6 state that lot sizes in the agriculture designation shall be based on the long-term needs of agriculture, respecting the farmer's ability to farm. The severance of agricultural parcels to create residential lots does not satisfy these policies and offends the intent of the Huron East Official Plan.

Subdividing small agricultural holdings into residential lots is not good planning, and creates the potential for increased land use conflict.

Figure 1: Aerial photo showing severed (outlined in red) and retained (outlined in green) lands for C58-20 (dashed lines) and C59-20 (solid lines)



Figure 2: Sketch submitted showing creation of 3 lots using 2 existing parcels and road allowance



COMMENTS RECEIVED

During the circulation of the two applications, four (4) sets of comments were received by neighbouring landowners. Comments included a letter that did not object to the proposed three severances but objected to the applicants' future plans to create a fourth lot from the subject properties (the 2 severance applications were circulated with info and a sketch for the proposed future fourth lot). Two of the letters inquired about the status of the earthen lagoon for manure storage on the property, which the applicant provided information that it was emptied decades ago, and used for water storage until recently. The letters also inquired about fuel storage on the property, which was determined to be just the oil tank for the furnace for the existing house. Information on the completed Archaeological Assessment was provided in response to received questions about the required study and the determination of the study area (it was exclusive of the MVCA floodplain area). Three of the four letters raised objections and concerns about the permitting of a residential severance of an agricultural parcel, with multiple comments received stating that the understanding is that a severance in the agricultural area is to be for agricultural uses and the intent is not to permit increased residential uses. These applications have outstanding objections from neighbouring landowners over residential lot creation.

Comments received from the Septic Inspector did not identify concerns with the proposed applications and included the recommended condition of a letter confirming septic clearing and inspection. Comments from the Maitland Valley Conservation Authority identified a large portion of the subject

lands as containing natural hazards within the floodplain area. The MVCA states that there appears to be sufficient space outside of the natural hazard area for development on each proposed lot and they would review each individual site construction to ensure any residences/development avoid regulated lands. They had no outstanding concerns.

CONCLUSION

The proposal of severance applications C58-20 and C59-20 to create three residential parcels in an agricultural area does not meet the policies of the Provincial Policy Statement, nor the County Official Plan or the local Huron East Official Plan. They are in conflict with the policies that recognize the importance of, and protect agricultural lands for agriculture uses. While there are no precedents set for planning applications, it would be reasonable to expect that if this application to create a non-farm residential lots in an agricultural area is approved, Council will receive similar applications, all expecting a similar approval. Recommended conditions are not included in this report as it is recommended that these consents be denied.



Laura Simpson, MCIP RPP
Planner

16 September 2020

Date

11-16-5 i)

Laura Simpson

From: Lisa Finch
Sent: September 8, 2020 8:27 AM
To: Laura Simpson
Subject: FW: Land severance, File No.C58-2020 Kyle and Lori Henderson

Follow Up Flag: Follow up
Flag Status: Completed

Laura, please see below for response.
Thank you.
Lisa

From:
Sent: Friday, September 4, 2020 10:27 AM
To: Lisa Finch <lfinch@huroncounty.ca>
Subject: Land severance, File No.C58-2020 Kyle and Lori Henderson

We support the severance of this property to allow for 3 new lots. We object to the amended plan to create 4 lots. The two small lots are not consistent with the lots which have been created in the area in the last few years.
Ken and Marina Scott

11-16-5 ii)

Laura Simpson

From: Lisa Finch
Sent: September 8, 2020 2:02 PM
To: Laura Simpson
Subject: C58 & C59-2020 Henderson - objection

Hi Laura, please see email below objecting to the Henderson severance applications which has been saved to CaRRS.
I will respond to confirm that I have forwarded the email on to you.
Lisa

-----Original Message-----

From:
Sent: Tuesday, September 8, 2020 1:39 PM
To: Lisa Finch <lfinch@huroncounty.ca>
Subject: Attention Lisa Finch, Land Division Administrator

Good Afternoon Lisa,

I am writing in regards to the letter we received for an application consent made by Kyle and Lori Henderson to the Huron County Planning and Development Department for the conveyance of a parcel of land.. The file no: C59-2020 on the top of the page. The purpose stating for the creation of a new lot. with file # C58-2020 respectively, with the original and amended copies.

We are objecting to this proposal for the reasons of Agricultural 1 zoning. We were also informed when we inquired of the purchase of this parcel of land it was to be purchased as a whole and remain a whole.

Location of Property:

Municipality Huron East
Lot 32,31,30,29,28 part lot 27 plan 296

Address:
42440 Hydro Line Road, Seaforth, ON

Owner: Kyle Henderson Applicant : Kyle and Lori Henderson

Solicitor: Ralph Smith

Contact information for this statement:

Jeff and Connie Watson
80462 Roxboro line Seaforth, ON

Laura Simpson

From: Lisa Finch
Sent: September 11, 2020 4:53 PM
To: Laura Simpson
Subject: FW: File No: C58-2020 and C59-2020 Henderson
Attachments: C58-2020 Henderson letter from John & Marion Van Dooren 20200910 requesting to be notified of decision.pdf

Hi Laura, as discussed, please see copy of letter from Marion & John Van Dooren.
Lisa

From:
Sent: Thursday, September 10, 2020 11:04 AM
To: Lisa Finch <lfinch@huroncounty.ca>
Cc: Laura Simpson <lsimpson@huroncounty.ca>
Subject: File No: C58-2020 and C59-2020

C59 Henderson Severance Application

Comments/Concerns

Hello Lisa and Laura:

I have listed our concerns and/or objections below:

The lot numbers stated are incorrect. The property is part lot 30.

The proposed severance is for a parcel of land that is zoned as AG 1 and according to the definition of AG 1 land in the Municipality of Huron East Zoning By-laws this cannot be done.

There was an earthen lagoon behind the existing barn at one time. Was it pumped out and properly backfilled? Was there fuel storage on the farm? Has there been an environmental assessment?

There was to have been an archaeological study done on the property. If it was completed, is the county's review of the study available?

Three farms have tiles that run into the main tile going through the property. This is in accordance with the Drainage Act. This tile may be impacted if there are buildings erected and trees planted.

Will we get notice of the separate severance application?

What is the date of the council meeting?

I am sending a written request but want you to know we do wish to be notified of the decision in respect to this application.

Thank you.

John and Marian Van Dooren

Erin McGrath

11-16-5 iv)

C58 & C59 Henderson Severance Applications

Objections/Comments

1. Zoned Ag-1 Land: if these severances happen, these properties do not meet requirements for AG-1 land (Municipality of Huron East Zoning By-Law)
2. Are we objecting to the 4 lots, or just 3 right now? Is the amendment to include the 4th lot, and is this what is going to council?
3. Has there been an environmental study?
 - a. Existing manure storage
 - b. Has the existing well been properly decommissioned?
 - c. Fuel storage
 - d. Soil samples for contamination
4. Has there been any complaints about the impact of this farm on the Maitland River in the past?
5. Our farm tiles run into the main tile going through this property. These tiles may be impacted if houses are erected and trees planted.
6. Has a percolation test been done on every lot proposed?
7. Was the archeological study ever done? If yes, can we see that report?
8. Can the lots accommodate septic and well setbacks based on the layout of the properties, as well as follow the policies laid out in the MVCA "one zone floodplain"
9. The Lots described in the Location of Property don't make sense? My house is on lot 29 and we own part of 28. This lot in question would be part Lot 30.
10. Huron East Official Plan, Section 10.3.1.6 states "Consents will not be allowed which have the effect of creating lots for non-farm residential uses. The creation of vacant residential building lots (non-farm rural residential) lots will not be permitted." How can these lots be created with this in the Official Plan?
11. When we were applying for our building permit, Huron East had to make sure that our second laneway did not have limited sight lines, which I feel the most Westerly lot in question would have limited sight lines due to the crest in the road. As stated in the Huron East Official Plan section 10.2 part 4.
12. Huron East Official Plan section 10.3.1 part 1, states that for lands being severed or retained, the intended use must stay as agriculture.
13. Final point, when we bought the property we are on, we were told we could not sever off any lots for building lots.



PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

Phone: 519.524.8394 Ext. 3 Fax: 519.524.5677 Toll Free: 1.888.524.8394 Ext. 3

www.huroncounty.ca

11-16-6

NOTICE OF AN APPLICATION FOR CONSENT FOR SEVERANCE

DATE: September 11, 2020

File # C 61/2020

TO:

- ☐ Owner/Applicant – Walter F. Leppington
- ☐ Clerk- Municipality of Bluewater – Chandra Alexander
- ☐ Planning Assistant-Municipality of Bluewater – Arlene Parker
- ☐ Abutting Municipality with 1 km of subject property – Huron East
- ☐ Abutting Municipality – Central Huron (water supply)
- ☐ Ministry of Transportation London – Martin Leyten
- ☐ Hanna Holman, Planner, Huron County Planning Department

Enclosed is a copy of an application for Consent for your review and comments to the Huron County Planning & Development Department.

LOCATION OF PROPERTY

Municipality: Bluewater

Lot: Lot 21, Plan 225 Stanley, 39975 Dinsley Terrace

Owner/Applicant: Walter F. Leppington

PURPOSE AND EFFECT

The purpose and effect of this application is for the creation of a new lot. The land to be severed is approximately 1,983 square meters and contains a house. The land to be retained is approximately 10,104 square meters and contains a garage.

LAST DAY FOR RECEIVING COMMENTS

We would appreciate your comments by **September 25, 2020** as to whether or not your department or agency has any comments to this severance and whether or not any conditions should be imposed. All comments should be addressed to the Attention of Lisa Finch, Land Division Administrator at the following by e-mail address lfinch@huroncounty.ca or by regular mail to the address above and to the Attention of Lisa Finch, Land Division Administrator. We will assume you have no objections to the application if no comments are received by the time specified. If this does not provide you with sufficient opportunity to consider the application, please advise.

DECISION AND APPEAL

If you wish to be notified of the decision in respect to the proposed consent, you must make a written request to the Huron County Planning & Development Department c/o Ms. Lisa Finch, Land Division Administrator, Huron County Consent Granting Authority at 57 Napier Street, 2nd Floor, Goderich, Ontario, N7A 1W2.

If a person or public body, that files an appeal of a decision in respect of the proposed consent, does not make written submission to the Huron County Planning Department before it gives or refuses to give a provisional consent, then the Local Planning Appeal Tribunal may dismiss the appeal.

ADDITIONAL INFORMATION

Further information regarding this application will be available to the public for inspection between 8:30 a.m. to 4:30 p.m. - Monday to Friday at:

Huron County Planning & Development Department
57 Napier Street, 2nd Floor, Goderich, Ontario N7A 1W2

Alternatively, you may review the application at the local municipal office.

"Planning with the community for a healthy, viable and sustainable future."



APPLICATION FOR CONSENT



For office use only

File # C101-2020

Received AUG 27, 20 20

Considered Complete SEPT 8, 20 20

1. PRE-SUBMISSION CONSULTATION

Applicants are strongly encouraged to contact the County and speak/meet with the Planner assigned to the Municipality before submitting an application.

Date of Applicant's consultation meeting with County Planner assigned to Municipality: _____

2. APPLICATION INFORMATION

Name of Applicant <u>Walter Leppington</u>	Name of Owner _____
Contact Information Address: <u>39971 Dinsley Terrace</u> Town: <u>Box 653 Clinton Ont</u> Postal Code: <u>N0M 1L0</u> Home Phone: <u>519-482-9754</u> Cell: <u>519-955-1543</u> Work: _____ Email: <u>walter.leppington@hotmail.com</u> Fax: _____	<input checked="" type="checkbox"/> Check box if same as Applicant Contact Information Address: _____ Town: _____ Postal Code: _____ Home Phone: _____ Cell: _____ Work: _____ Email: _____ Fax: _____

a) Solicitor name (if known) _____

Address: _____

Tel: _____ Email: _____

Correspondence to be sent to: ☐ all parties, or ☐ applicant, and/or ☐ owner

b) Name, Address, Phone of all persons having any mortgage, charge, debenture or encumbrance on the property:

Manulife Bank
500 King St North
PO Box 1602 Stn.
Waterloo Ont
N2J 4C6

1-877-765-2265
account number
1267939
representative
Steve Macieszka

APPLICATION FOR CONSENT

3. LOCATION OF THE SUBJECT PROPERTY—SEVERED & RETAINED (Complete applicable lines)

Municipality: <u>Bluewater</u>	Concession: _____
Ward: <u>Stanley</u>	Lot Number(s): _____
Registered Plan: <u>Plan 225 Lot 21</u>	Lot(s) Block(s): _____
Reference Plan: _____	Part Number(s): _____
Municipal Address (911 number and street/road name): <u>39975 Dinsley Terrace</u>	Roll # (if available): <u>190-001-13000-0000</u>

- a) Are there any right-of-way easements or restrictive covenants affecting the severed or retained land?
☐ Yes ☒ No
- b) If **Yes**, describe the location of the right-of-way or easement or covenant and its effect:
- c) Is any of the severed or retained land in Wellhead Protection Area A, B or C? ☐ Yes ☒ No ☐ Unknown
If yes, please obtain a Restricted Land Use Permit from the Risk Management Official.
If **Unknown**, please consult with your Municipal Planner and obtain a Restricted Land Use Permit if necessary.
- d) Is the subject property systematically tiled? If **yes**, please submit tile maps with your application.
☐ Yes ☒ No

4. PURPOSE OF THE APPLICATION

Type of proposed transaction:

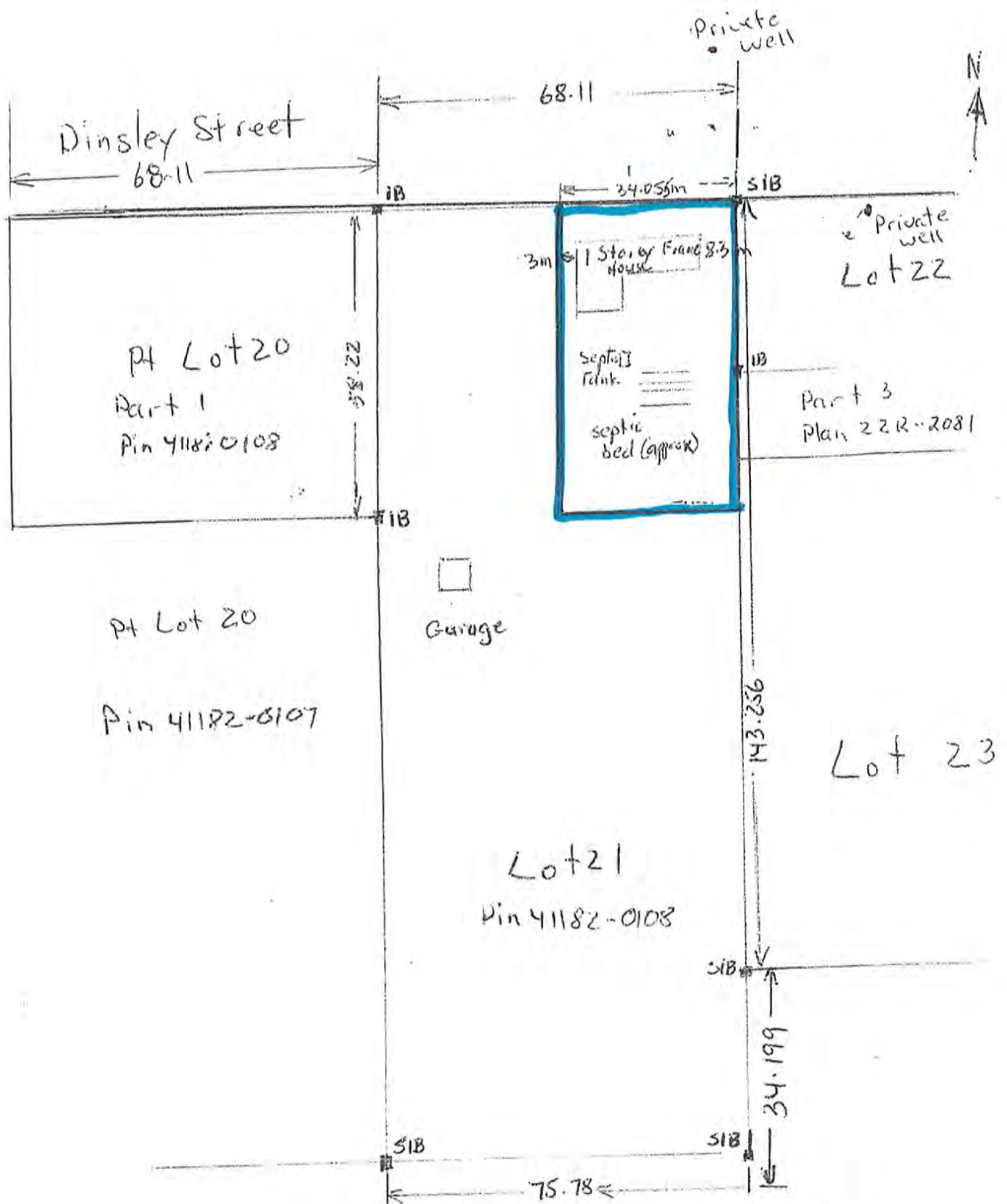
Transfer:	Other:
<input checked="" type="checkbox"/> Creation of a new lot	<input type="checkbox"/> Charge
<input type="checkbox"/> Addition to lot	<input type="checkbox"/> Lease
<input type="checkbox"/> An easement	<input type="checkbox"/> Correction of title
<input type="checkbox"/> Other purpose (please specify): _____	

Briefly, describe the proposed transaction:

severe lot so sale can take place to new owner (daughter)

Name(s) of person(s), if known, to which land or interest in land is to be transferred, leased or charged:

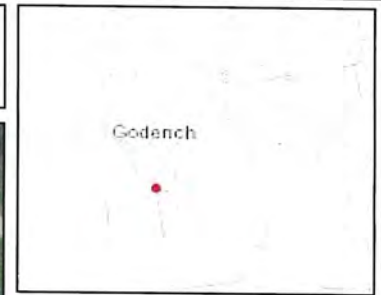
If a surplus severance, provide legal description and locations of other farm holdings of owner/purchaser:






Lot 36 concession 1 Walter Leppington



Scale in meters (approx)



Legend

-  Parcel Fabric - Secure
-  Municipal Boundary
-  County Boundary

Notes

114.7 0 57.33 114.7 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere
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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

12-16-3-1-1

MUNICIPALITY OF HURON EAST

September 22nd, 2020

MOTION

Moved by

Seconded by

THAT:

Council accept the recommendation from the Water & Sewer Committee and amend the Water & Sewer Billing Procedure/Practice Policy 4.08 with the following addition:

If municipal staff are called in after hours in the following instances, the Municipality will invoice the property owner/contractor responsible for the damage that required the call-in at the labour and equipment rates in the Huron East Consolidated fee by-law and all materials will be invoiced at cost.

**Huron East Water & Sewer Committee
Meeting Minutes
Huron East Town Hall – Council Chambers
Tuesday, August 18th, 2020, 4:30 p.m.**

Members in Attendance: Mayor Bernie MacLellan, Councillors Larry McGrath, Ray Chartrand, and Joe Steffler

Members Absent: John Lowe

Staff Present: CAO/Clerk, Brad Knight
Public Works Coordinator, Barry Mills

Others Present: Deputy Mayor Robert Fisher

1. **Call to Order** – Mayor MacLellan called the meeting to order at 4:30 p.m.
2. **Disclosure of Pecuniary Interest** – none disclosed
3. **Delegations** - none
4. **Meeting Minutes**

Moved by Ray Chartrand and seconded by Joe Steffler that the minutes of the June 9th, 2020 meeting be accepted as circulated. **Carried**

5. **Correspondence** - none
6. **Safety Issues** – none
7. **Water & Sewage Systems**

Jacobs – Monthly Operating Reports – May and June, 2020

Public Works Coordinator Barry Mills presented the monthly operations reports to the Committee with the following being noted;

- a clarifier at the Seaforth Sewage Treatment Plant was currently out of service as staff were checking the integrity of the chain before it was put back into operation
- sewage pump #2 taken out of service and taken to Treebelt Machining to replace pump bowl and bearings
- Jacobs staff doing extra maintenance on all sewage systems to remove disinfectant wipes from sewage pumps

Moved by Larry McGrath and seconded by Joe Steffler that the May and June, 2020 operational reports from Jacobs Engineering be accepted as presented. **Carried**

Monthly System Report (August)

The Public Works Coordinator presented the August 2020 monthly system report with the following being noted.

- there had been no water main breaks or sewage by-pass events since the last meeting
- Seaforth Main Street Reconstruction
 - the railway crossing had been completed over the past week. He noted the depth of the crossing (18') but that it had been well coordinated between the general contractor and the railway
 - servicing of individual properties was slowing the progress of construction but it was still projected that Stages 3-6 would be complete by mid-October with Stages 1 & 2 (Lloyd Eisler Street to Railway Street) to be carried forward to 2021
- Kippen Road Sewer Connections
 - 76 of 82 properties required to connect to the system have done so. It was noted that there were 3 vacant lots, 1 property that had previously connected and 1 property with a vacant commercial building that does not require service at this time. There are 2 property owners that are required to connect (48 & 62 Kippen Road) that have not applied for plumbing permits
 - 10 properties had paid their construction costs in full with the balance using the various debenture options offered
- as noted in the Jacobs report, the west clarifier as the Seaforth STP had not been in operation since April as Jacobs staff were working on replacing the clarifier chain mechanism and associated parts
- he advised that all 4 drinking water systems would require licence renewals which is 6 month process with current licences expiring on July 5th, 2021. A requirement of the licence renewal is an updated financial plan which staff will bring to the Committee within the next several months

Councillor Steffler inquired about previous direction given to staff to develop a work plan to service the balance of Egmondville – staff will review previous direction given by the Committee and available information from BM Ross and report back to the Committee

Moved by Larry McGrath and seconded by Joe Steffler that the Huron East Systems Report for August 2020 from the Public Works Coordinator be accepted as presented. **Carried**

Policy 4.08 Water & Sewer Billing Procedure/Practice

The Public Works Coordinator reviewed proposed revisions to Water & Sewer Billing Procedure/Practice Policy 4.08 . He noted that he was proposing the changes to recover costs incurred by the Municipality for after-hours calls caused by 3rd parties that should have notified the Water Department or taken out a plumbing permit with the Huron East Building Department. He suggested that a standard water turn on/off fee of \$50 per site visit and that labour/machine costs be recovered from the property owner if staff were called in to deal with damage to municipal services by the property owner/contractor or from instances where owners/contractors were conducting private plumbing work that should have had a plumbing permit, required a call-in from staff

Councillor McGrath indicated that he did not believe charging a \$50 turnoff fee on the weekend was necessary if a property owner discovered a leak and required the service to be turned off.

Moved by Ray Chartrand and seconded by Joe Steffler that Water & Sewer Billing Procedure/Practice Policy 4.08 be amended with the following addition;

If municipal staff are called in after hours in the following instances, the Municipality will invoice the property owner/contractor responsible for the damage that required the call-in at the labour and equipment rates in the Huron East Consolidated fee by-law and all materials will be invoiced at cost.

Carried

8. Other Business

**8.1 Ministry of the Environment, Conservation and Parks
July 21, 2020 Inspection – Vanastra Distribution System**

The Public Works Coordinator advised that the inspection report prepared for the Vanastra Distribution System under the Ministry's focused inspection protocol to assess compliance with *Safe Drinking Water Act* legislation had come back with 100% compliance

8.2 Seaforth Connecting Link Funding

The Public Works Coordinator noted that the reconstruction/resurfacing of the Highway 8 Connecting Link in Seaforth was more involved than previously anticipated as preliminary testing by the Engineer in the design stage had determined a significant amount of sub-standard sub-soil. He indicated that the project costs would exceed the budget for funding and that it was now proposed to do the Connecting Link from the east side of Seaforth to the traffic lights and that an application for additional funding would be submitted to the MTO Connecting Link Program to complete the balance of the Connecting Link at a later date.

9. Adjournment

Moved by Ray Chartrand and seconded by Joe Steffler that the time now being 5:40 p.m. that the meeting does now adjourn until the next regular meeting or at the call of the Chair. **Carried**

Bernie MacLellan, Chair

Brad Knight, Secretary

**MINUTES OF THE
SEAFORTH & DISTRICT COMMUNITY CENTRES
MANAGEMENT COMMITTEE MEETING
SDCC AUDITORIUM
Thursday, August 27th, 2020 – 5:00 P.M.**

MEMBERS PRESENT:

Huron East	- Lisa Campbell - Barry Young - Gloria Wilbee - Georgina Reynolds - Joe Steffler
West Perth	- Cheri Bell - Alvin Dow

MEMBERS ABSENT: - none

STAFF PRESENT:

Facility Manager CAO/Clerk	- David Meriam - Brad Knight
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1. CALL TO ORDER & ADOPT AGENDA

Chair Lisa Campbell called the meeting to order at 5:00 p.m.

Moved by Georgina Reynolds and seconded by Alvin Dow that the agenda for the meeting be adopted as circulated. **Carried**

2. DECLARATION OF PECUNIARY INTEREST - None

3. DEPUTATIONS – None

4. MINUTES OF THE PREVIOUS MEETING

Moved by Gloria Wilbee and seconded by Joe Steffler that the minutes of the June 11th 2020 meeting be adopted as circulated **Carried**

5. BUSINESS ARISING FROM THE MINUTES – None

6. CORRESPONDENCE

6.1 Federation of Broomball Associations of Ontario –August 20th letter indicating that the Association has postponed any official start date indefinitely and no broomball activities will be sanctioned. The Committee discussed the letter in more detail under the Return to Play discussions.

7. FINANCIAL

The Secretary presented the July financial statements to the Committee with the following being noted;

- Monthly municipal levies amounting to \$38,293 are essentially the only revenues being received and resulted in an operating surplus of \$20,651 for the month. The net accumulated deficit to the end of July was \$176,624 – the budgeted year end deficit was \$ 174,131
- Staff wages to the end of July were \$89,546 compared to \$100,359 for the same period last year → full time staff had been laid off for the month of April, all part -time staff were laid off at the end of March and remained on layoff and Eric Oosterbosch had been transferred to public works for a month
- Utility costs were \$6,000 less than last year at this time → ice had been taken out 2 weeks earlier and due to Covid-19, there had been very little activity in the building
- Contracted services were \$6,000 less than last year at this time → the monthly Waste Management contract had been suspended in April with savings of approximately \$1,400 per month
- Ice rentals to the Seaforth Generals amounted to \$6,330 to the end of March, but no payments had been received.

Moved by Cheri Bell and seconded by Barry Young that the Financial Statements be accepted as presented **Carried**

8. SDCC REOPENING GUIDELINES

Facility Manager Dave Meriam reviewed his proposed reopening guidelines and protocols for the facility. It was noted that the Minor Sports groups required approved guidelines for sanctioning authorities. He noted that the guidelines were very similar across Huron-Perth as they incorporated many of the best practices and guidelines from the Huron Perth Public Health Unit. He noted that organizations would be responsible for pre-screening individuals with that organization and the organizations would be responsible for contact tracing, if required. Two dressing rooms would be available for 25 skaters per rental and users would not be permitted to enter the facility until 15 minutes prior to their start time and must leave within 15 minutes of the event. He noted the importance of traffic flow to the plan, noting that participants would not leave through the same door that they entered the facility to limit contact with other user groups and to allow cleaning between rentals.

The Committee noted that the guidelines were designed to provide reasonable safety measures for both people using the facility and staff, but people should also be encouraged to take their own precautions. The Committee also noted that the guidelines were subject to revision based on future direction from the Province and Huron Perth Public Health.

Moved by Georgina Reynolds and seconded by Barry Young that the Committee endorse the SDCC reopening guidelines as presented. **Carried**

9. MANAGER'S REPORT

Facility Manager Dave Meriam presented his manager's report and highlighted the following;

Building Operations & Maintenance

- Dressing rooms have been repainted along with the old hallways and referee's room
- Staff had assisted with painting at the Vanastra Recreation Centre
- Board repairs had been completed including the installation of insulation at the lobby end which should reduce the condensation issues
- In response to an injury from an individual regarding the run time and cycling of the HVAC unit on the west of the building, Carter-Grant Mechanical had been called in to

hallway and provides dehumidification during the process. The service call indicated that unit was operating essentially as designed although it was determined that a fan cycle switch had failed which may have caused the unit to circulate more fresh air than necessary – he also noted that staff had spent a significant amount of time in the dressing rooms when they were being painted which may have increased the run time of the unit

- To address additional cleaning protocols resulting from Covid-19, staff are currently testing an electro-static cleaning unit. He noted that these units could cover areas quickly and the spray dried quickly. The cost of the unit is approximately \$1,000 but should be covered by the recently announced Provincial funding to Municipalities for additional costs incurred because of Covid-19. He also noted that 6 new hand sanitizer machines had been installed the paper towel dispensers had been changed out to reduce touch surfaces.

Capital

- It was noted that because of some equipment problems that had been traced back to the electrical panel that based on preliminary estimates from Cimco that a budget of \$40,000 had been allocated to update the electrical panel. After further discussions with Cimco and a review by Elligsen Electric, it was suggested that the panel could be cleaned up and updated at significantly less than \$40,000. The Facility Manager provided a quote from Elligsen Electric of \$17,734 to upgrade the panel and install two new soft starts on the compressor motors.

Moved by Alvin Dow and seconded by Gloria Wilbee that the Committee accept the quote from Elligsen Electric at \$17,734 plus HST to upgrade the compressor room panel and install two new soft starts on compressors. **Carried**

Recreation Programs

- After discussions with minor sports groups and discussions with other arenas, it is anticipated that the ice plant will not start before September 21st with ice projected to be available October 1st. It was noted that the dates were tentative, depending on how the first two weeks of school went
- Centenaries will not be looking for ice until November for a season that is anticipated to start on December 1st, providing that Provincial rules allow fans in the stands
- All minor groups have indicated they will take their regular allotment of ice time, with the exception of broomball – although the Provincial Broomball Association would not sanction broomball at this time, local organizations are still considering starting if they can obtain insurance
- Recreation programs such as Pickle Ball, Seniors Walking, etc are likely going to start when staff are in the building putting ice in, although it was acknowledged that the times of some of these activities may be modified so that staff are more readily available during peak times for extra cleaning

Moved by Cheri Bell and seconded by Alvin Dow that the Facility Manager's Report be accepted as presented. **Carried**

10. UNFINISHED BUSINESS

10.1 Revised Alcohol policy will be presented at a future meeting.

11. **ADJOURNMENT**

Moved by Georgina Reynolds and seconded by Barry Young that the time now being 6:15 p.m. that the meeting do now adjourn until October 1st, 2020 at 6:30 p.m. **Carried.**

Chair, Lisa Campbell

Secretary, Brad Knight

13-16-3

**MUNICIPALITY OF HURON EAST
ADMINISTRATION COMMITTEE - MEETING MINUTES
Huron East Town Hall – Council Chambers
Monday, August 31st, 2020 at 7:00 p.m.**

Members Present: Mayor Bernie MacLellan, Deputy Mayor Robert Fisher,
Councillors Alvin McLellan, Larry McGrath and Raymond Chartrand

Members Absent: nil

Staff Present: CAO/Clerk Brad Knight

Others Present: Tyler Morgan (36 Winnipeg Avenue, Vanastra)

1. **Call to Order** - Chair Alvin McLellan called the meeting to order at 7:00 p.m.

2. **Adopt Agenda**

Moved by Bernie MacLellan and seconded by Bob Fisher that the agenda be adopted as circulated. **Carried**

3. **Declaration of Pecuniary Interests** – None declared

4. **Meeting Minutes**

Moved by Ray Chartrand and seconded by Bob Fisher that the minutes of the Administration Committee meeting held on January 16th, 2020 be approved as circulated. **Carried**

5. **68 Goderich Street, Seaforth (Dr. Thomas Drake)**

The CAO reviewed his report concerning a July 6th, 2020 letter from Dr. Drake requesting the return of his security deposit for his development at 68 Goderich Street, Seaforth. It was noted that the property was subject to Site Plan By-law 81-2015 and that the Administration Committee had discussed a similar request at their October 2nd, 2018 meeting and had denied the request.

The CAO noted that provisions in the site plan would release 50% of the \$20,000 security deposit upon the issuance of an occupancy permit – he noted that the occupancy permit had been issued and that the Huron East solicitor had indicated that \$10,000 be released, conditional on a storm water easement being registered in favour of the Municipality and the Site Plan Agreement being registered. It was noted that Mr. Drake had requested changes to the storm water easement which had delayed registration of the site plan agreement and that Mr. Drake had just recently indicated that he would grant the easement. The CAO advised the Committee that a building permit is normally issued after the site plan is registered, but Mr. Drake's suggested changes to the easement had delayed registration of all documents.

Moved by Bernie MacLellan and seconded by Bob Fisher that the July 6th, 2020 letter from Thomas Drake concerning release of his securities for 68 Goderich Street (Seaforth) be received and that Dr. Drake be advised that his securities will be released in accordance with the February 4th, 2020 letter from the Municipality. **Carried**

6. Zoning Issues

36 Winnipeg Road, Vanastra

The CAO presented his report on 36 Winnipeg Road, Vanastra and noted that Tyler Morgan, owner of the property was in attendance to discuss the property with the Committee.

The CAO noted that they hydro service had been upgraded into the building and with a number of rumours circulating about a proposed cannabis operation being considered for the property, that he had contacted the owner of the property to confirm if he was aware of the requirements of By-law 53-2019 which had been passed to regulate cannabis operations and included a requirement for site plan control. He noted that commercial cannabis operations were required to maintain a setback of 300 metres to any residential area or community facilities unless there was an approved air treatment control system which would reduce the setback to 150 metres. He noted that the building on the property was more than 150 metres from the residential areas of Vanastra but that the Vanastra Curling Club (zoned community facility CF) was located within 150 metres.

Councillor Chartrand questioned Mr. Morgan on the awareness of the by-law requirements and questioned why the investment to date had been made to the building when the location would not comply with the zoning requirements and a zoning by-law amendment would be required with respect to the setback from the Vanastra Curling Club.

Mr. Morgan advised that he had leased an area to a group to grow cannabis but that it was generally their responsibility to ensure that were compliant with the zoning by-law. He noted a general awareness of the 150 metre setback to residential areas and the need for an air filtration system, but admitted that the location of the Curling Club was an oversight.

Mayor MacLellan noted that there was a similar operation in Clinton that initially had odour issues, but he was of the understanding that they had put an air filtration system in. He also noted Mr. Morgan had made significant improvements to the appearance of the building, but he advised Mr. Morgan that a rezoning was a public process and that residents had already expressed concern with the proposal.

Mr. Morgan noted that the size and layout of the building was challenging in terms of finding uses and tenants for the building, but he acknowledged the importance of the air filtration system in terms of community acceptance – he advised there was a similar filtration system in a building that housed cannabis in Goderich. Councillors McGrath and Chartrand suggested that he may wish to pre-consult with residents of the Vanastra community prior to submitting his rezoning application to determine their level of acceptance prior to an application and public meeting.

The CAO advised Mr. Morgan that he would require a rezoning to reduce the setback to the Vanastra Curling Club and that the details of the air filtration system should be filed at the time of his rezoning application to support the rezoning.

28-30 Wilson Street, Seaforth

The CAO advised a company from Burlington (Supportive Living) had bought 28-30 Wilson Street. The property contained five apartments and an annex structure and had been used some time ago as a nurses' residence for the Seaforth Hospital which at one time was located across the road. He noted that the company rented apartments to individuals as "shared" accommodations and indicated that the suites could accommodate between 2 and 5 non-related individuals. He advised

that the company had indicated that they provided a service to individuals who have difficulty obtaining/maintain housing.

The CAO noted that the Huron East Fire Department had performed fire inspections of the property and the property and its operations were generally found to be compliant. He further noted that the company maintained a staff person on site to provide meals to the tenants, maintain common areas and to ensure the tenants were living in a safe manner. He noted that neighbours had expressed concerns about the building being used a group home and while he acknowledged there were certain features of the operation that were similar to group homes, he advised that the company was not required to be licenced by the Province and that the definition of a group home in the Huron East Zoning By-law referenced a group home as “licensed” by the Province. He advised that there were 3 individuals currently living in the building along with one staff member.

The Committee acknowledged that the company was providing a service that was permitted in the Zoning By-law but that staff should remain cognizant of any issues that may develop with neighbouring property owners and that owner/director of operations may have to be contacted if there are incidents with neighbouring property owners.

7. McKenzie Drain

The CAO presented a report on the history of a Section 78 request for a drainage improvement on the drain by Gerhard and Heather Ritzma. The Ritzma request had been filed on June 1, 2018 and after an on-site meeting in September, 2018, the Engineer appointed for the drainage report (RJ Burnside) had an information meeting on July 3, 2019 and presented a preliminary assessment schedule for the drainage works with total costs estimated at \$ 260,000. Mr. Ritzma had contacted the Huron East office on May 22nd, 2020 and indicated that because of the overall cost and opposition from several other property owners, he wished to drop the process.

The Engineer indicated that some of the delay between June 2018 and May 2020 was due to the difficulty in contacting the Ritzma’s as they had moved to British Columbia.

The CAO advised that the engineering costs incurred to date amounted to \$42,000 and the process to recover the costs under Section 78 of the Drainage Act were different than a petition drain (Section 4) as under Section 4, the original petitioners are responsible for costs. He provided examples from a paper prepared by former OMAFRA Drainage Co-ordinator Sid Vander Veen on options available to municipalities to deal with a failed Section 78 process. Options available to the municipality appeared to range from the Municipality picking up the costs to assessing the drain to the landowners based on the current report.

The CAO advised that the McKenzie drain was constructed under the authority of two reports (1928 and 1969). The proposed Ritzma improvement was for a better outlet and would replace the “A” drain from the 1928 report; the maintenance provisions for the 1928 drain were contained in the 1969 report. The CAO provided the Committee with an assessment schedule based on the outlet assessment from the 1928 “A” drain and the Ritzma property would be the highest assessment at \$11,772 or 28% of the \$42,000 in costs. The balance of the costs were spread across the watershed including an assessment of \$3,597 to Huron East roads. Under the proposed preliminary assessments, the Municipality would have been assessed \$6,370.

The CAO suggested that a meeting of the owners be called to present the costs incurred to date and to determine their intentions.

Moved by Bernie MacLellan and seconded by Ray Chartrand that the Administration Committee concur with the recommendation of the CAO to call a meeting of owners affected by the proposed McKenzie drain improvement to determine their intention on the improvement and if the drain does not proceed, Huron East costs will not exceed \$6,370. **Carried**

8. Closed session (Section 239 of the Municipal Act)

Moved by Bob Fisher and seconded by Larry McGrath that the Administration Committee, pursuant to Section 239(2) of the *Municipal Act*, adjourn the regular meeting of the Committee at 8:15 p.m. to go into Closed Session to discuss the following:

- i) 239(2)(h) – information supplied in confidence to the municipality by the Province (BMG Recreation/Expansion)
- ii) 239(2)(c) – a proposed or pending disposition of land by the municipality (23 Goderich Street East)

Carried

Moved by Larry McGrath and seconded by Bob Fisher that the Administration Committee resumes the regular Committee meeting at 8:45 p.m. **Carried.**

9. Reporting Out from Closed Session

Chairman McLellan report out from the closed session that the CAO had been given direction on two property issues

10. Adjournment

Moved by Ray Chartrand and seconded by Bernie MacLellan that the time now being 8:46 p.m. that the meeting do now adjourn until the next regular meeting at the call of the Chair. **Carried.**

Chair, Alvin McLellan

CAO/Clerk, Brad Knight

13-16-4

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September 4, 2020

AMO Policy Update – Emergency Exercise Exemption, Child Care, and Great Lakes Investments

Emergency Planning Exercise Exemption for 2020

The Solicitor General announced an exemption for municipalities from the requirement to conduct a mock emergency exercise in 2020. The requirement for municipalities and provincial ministries to conduct exercises every year to test and practice their emergency plans is in *O. Reg 380/04 of the Emergency Management and Civil Protection Act, (EMCPA)*.

Child Care and Early Learning Agreement

The provincial and federal governments announced an additional investment through the one-year Canada-Ontario Early Learning and Child Care Agreement (ELCC) of nearly \$147 million to Ontario for 2020-21. This funding will help licensed child care providers and EarlyON child and family centres. This year the funding will be used to mitigate against the impacts of COVID-19. It will also support increased access for families and professional learning for staff. The agreement provides funding in addition to the \$234.6 million through the Safe Restart Agreement previously announced in August.

Ontario Invests in Great Lakes Health

The Ontario government is investing \$7.47 million to improve the health of the Great Lakes. The funding will support projects that address environmental challenges such as increased levels of pollutants, excess nutrients, and rising levels of invasive species. Protecting the Great Lakes is a key commitment in the Province's Made in Ontario Environment Plan to ensure water resources and ecosystems are safeguarded for future generations. Applications for the Great Lakes Local Action Fund will open in September 2020 through Transfer Payment Ontario.

AMO's COVID-19 Resources page is being updated continually so you can find critical

Minutes of the Huron East/Seaforth Community Development Trust Meeting
Thursday, August 2, 2020

13-16-5

7:00 pm via Zoom due to Covid-19 social distancing requirements



To use the reserve funds to promote the health, safety, morale, and welfare of the rate payers of the former Town of Seaforth; and to promote Economic Development of the geographic area known as the former Town of Seaforth.

Trust members present: Christie Little, Joe Steffler, Bob Fisher, Ellen Whelan, Ray Chartrand, Cathy Elliott, Neil Tam

Others present: Chance Coombs

1. The meeting was called to order by Chair Christie Little @ 7:00 p.m.

2. Deputation/Requests/Presentations/Correspondence (attached)

- Letter of thanks from Seaforth Lions Club for funding in 2019 & 2020 that was used for purchase of illuminated fountain for Silver Creek at Lions Park

3. Additions to Agenda & Approval of Agenda

Moved by Ellen, seconded by Ray to approve the agenda. Carried.

4. Disclosure of Trustees' Pecuniary Interest

- Cathy has a pecuniary interest

5. Accounts Payable – Financial Reports

- TD investment which matured July 6 was reinvested without our instructions to do so. Christie will contact TD to have the funds put into the bank account. She will ask TD to note that reinvestment is to be done only on our instructions.
- Current bank balance is \$79,000.
- Maturing August 14 MCU investment may need to be cashed out.
- Joe asked about grant applications for the roof replacement. Christie explained that they have dried up since Covid. Ray asked about grant applications completed by Chris Cooper. Cathy explained that the timing of the project coincided with Covid-19 so no grants available. Bob shared that heritage grants through Huron County have a fall intake date. Cathy will see if we are eligible to apply.
- Total accounts payable of \$21,408.85, which includes FHT donation, Wightman's accounting fees and GST payment.

Moved by Joe, seconded by Neil that the Accounts Payable of \$21,408.85 be paid. Carried.

6. Property Manager's Report – see attached

- Chance reported that the post office is no longer accessible after hours. People had been sleeping in the post office foyer after hours. Post boxes with windows have been vandalized so parcels are no longer being placed in post boxes. Ray wondered if Canada Post is going to install security cameras. The Canada Post supervisor is not having cameras installed at present due to privacy concerns.

- Chance was called to post office to deal with water issues on August 3. Unit 301 had water coming in through the ceiling, Unit 202 had water coming in through ceiling and ceiling light fixture, post office retail area had water coming in through ceiling (4-5 wet ceiling tiles and water in fluorescent fixture). Cathy notified project manager Chris Cooper who in turn, notified Goliath Roofing owner, Ian Reinsma.
- Christie asked Chance to copy her messages from Ian into notes in which he says that Goliath Roofing will pay for water damage repair.
- Ray asked if the water infiltration will end when roof is finished. Cathy explained that the amount of rain and severity of the wind pushed water into the building.

Moved by Neil, seconded by Ellen for approval of Property Manager's report. Carried.

7. Huron East Health Centre Report - none

8. Minutes of July 2, 2020 meeting

- Bob reminded us that the chair needs to make a statement when coming out of In Camera session regarding the topic of discussion.

Moved by Ray, seconded by Neil for approval of the minutes. Carried.

Business Arising from the Minutes

- Cathy asked if the donation to the FHT has been covered by the media. Christie has not yet notified the media as she is waiting for the PPE's to arrive.
- Joe asked about a cheque presentation picture when the roof is completed. Christie said that EDO Jan Hawley has something planned along the lines of heritage restoration.
- Ellen has found out that the license fee for outdoor movies is \$250-\$4000 so the library is not pursuing that activity and is not interested in purchasing our projector. Christie asked the trustees to think about whether or not we purchase new bulbs for the projector.
- Ellen shared that the Huron County library system has begun curbside pickup and dropoff of library books.

Unfinished Business

Post Office

- Project manager Chris Cooper has been keeping the trust updated on progress.
- Goliath Roofing has had Maple River in to consult about portions of the roof.
- Christie shared that there are rumours around town about the project. Cathy asked that questions be directed to trust Chair Christie, as she is the trust's spokesperson.

New Business

Window Cleaning

- Christie pointed out that in Unit 203's lease, reference is made to annual window cleaning. No one knew the last time this was done.
- After roof replacement and road construction completion, window washing at the post office would be timely.
- Bob suggested Window Watchers and Pete Klaver while Neil suggested Squeeks as possible window cleaners. Cathy will contact them to see if they are able to wash first and second floor windows.

9. In Camera – Not Required

10. Adjournment

- Cathy inquired about the council meetings at the community centre. Ray said they've worked out well, microphones were used, each councilor had their own table, masks were worn in and could then be removed. He will look into holding our September meeting at the Seaforth Community Centre.

Motion for adjournment at 7:43 pm by Bob and Ellen.

The next meeting is scheduled for Thursday September 3 , 2020 @ 7:00 pm.

Chair Christie Little _____

8/2/2020

PROPERTY MANAGER'S REPORT
JULY 2020

POST OFFICE

I was notified by Trust member of power outage in a tenant's space. Repaired

I was notified by Post Master that they needed to secure (lock) night entrance door to mail boxes. Post Office called Locksmith.

Heavy rains and main street construction brought heavy water into basement! Fans, dehumidifiers and bailing with bucket ensued to eradicate this mess.

A Trust member asked to have air conditioners removed from 3rd floor apartment. Done

I continue to monitor loose brick on front of building and clean up.

I checked and recorded all Fire extinguishers and Emergency lights.

I am cleaning out dehumidifier in basement as needed. (Filling floor drain trap with water)

I am adding salt to conditioner as needed.

I continue to clean up garbage, etc. on property.

I check in regularly with Post office employees. (issues?)

All good!

LHIN

Closed per Covid - 19

All is good!

P.M. Chance Coombs

13-16-6

August 2020 Council Expenses

Date	Meetings	Raymond Chartrand	Brenda Dalton	Dianne Diehl	Bob Fisher	John Lowe	Bernie MacLellan	Larry McGrath	Alvin McLellan	Zoey Onn	Joe Steffler	Gloria Wilbee	Total
August 10	Training Session - Town Hall				102.66								102.66
August 11	Council	159.59	159.59 14.38	159.59 33.87	159.59	159.59 23.20	159.59 10.67	159.59	159.59 32.48	159.59 23.20	159.59	159.59 15.78	1,909.07
August 17	Seaforth BIA				77.00								77.00
August 18	BMGCC					77.00				77.00			154.00
August 18	Water & Sewer	77.00					77.00 10.67	77.00			77.00		318.67
August 19	Emergency Management Group						77.00						77.00
August 20	Mayor and CAO Meeting						102.66						102.66
August 27	SDCC										77.00	77.00 15.78	169.78
August 31	Administration	77.00					77.00 10.67	77.00	77.00 32.48				351.15
		313.59	173.97	193.46	339.25	259.79	525.26	313.59	301.55	259.79	313.59	268.15	3,261.99

13-16-7

**NOTICE OF RECEIPT OF COMPLETE APPLICATION AND
NOTICE OF A REMOTE PUBLIC MEETING CONCERNING A PROPOSED OFFICIAL PLAN
AMENDMENT**

TAKE NOTICE that the Council of the Corporation of the County of Perth will hold a Public Meeting on **October 1, 2020 at 9:00 a.m.** to consider an Amendment to the County of Perth Official Plan. **This meeting will be held remotely.**

The proposed Official Plan Amendment (OPA) application has been initiated by the County of Perth for the purpose of considering changes to the current severance policies in the County Official Plan relating to surplus farm dwellings (SFD). The policy that is being considered by County Council proposes the following:

1. Removal of the criteria that a SFD be surplus to a farm located within Perth County;
2. Removal of prescribed list of permitted accessory uses (driveway, detached garage, swimming pool, home occupation and bed and breakfast establishment) such that "accessory" can be evaluated more fully for the residential use and consider the following:
 - a. The unique characteristics of each subject property;
 - b. The rural nature and landscape features of the subject property; and
 - c. Existing building stock and proximity to the dwelling.
3. Addition of provisions for small scale businesses that are deemed to be 'accessory' and operated by the occupants of the SFD only, whether or not the business is wholly conducted within the dwelling; and
4. Additional provisions relating to livestock barns that they be removed *unless* they are no longer capable or used for the housing of livestock as determined by the Chief Building Official and are deemed an accessory use/structure.
5. Provisions for keeping of animals that is limited by the size of the animal housing,

Details of the Amendment

The County of Perth Official Plan is hereby amended as follows:

- Text that is proposed to be deleted is shown with a ~~strikethrough~~;
- Text that is proposed to be added is shown as *underlined italics*; and
- Text that is not a strikethrough or underlined italics is proposed to remain unchanged

Section 5.6.3.1

Farm dwellings made surplus to farm operations as a result of farm consolidation may be considered for severance provided all of the following criteria are satisfied:

- (a) The land on which the surplus farm dwelling is situated must be operated, or will be operated as part of the consolidated farm operation. For the purposes of this section of the Official Plan, a corporation may be an eligible farming operation to sever a surplus farm dwelling provided the same corporation owns at least two farms, each containing a residence, one of which is surplus to the farm operation that may be severed in accordance with this section; and an unincorporated group of one or more person(s) may be an eligible farming operation to sever a surplus farm dwelling provided a majority of the owners in the group, together or individually own another farm containing a residence, one of which may be severed in accordance with this section of the Official Plan; where owners normally reside in the same household, they may be considered as one individual within the group of owners;
- ~~(b) The land on which the surplus farm dwelling is situated and the land to which the consolidated farm operation to which the farm dwelling has become surplus must be located within the County of Perth;~~
- (b) The minimum distance separation provisions of MDS I must be satisfied from any livestock facilities on the remnant farm property;
- (c) The surplus farm dwelling must be a minimum of ten (10) years old at the date of the application for consent, and must be habitable, as determined by the local Chief Building Official;
- (d) The area of land to be severed for the surplus farm dwelling lot shall be limited to the minimum size required for the residential use and to accommodate the appropriate sewage and water services *taking into account topographic and landscape features of the property*;

- (e) The farm property on which a surplus farm dwelling is located must be eligible for the Farm Property Class Tax Rate Program and the property owner must have a valid Farm Business Registration Number;
- (f) ~~The proposed lot for the surplus farm dwelling shall not include any barns or structures used for livestock housing purposes. Any livestock barn as defined in the Minimum Distance Separation Document, Ontario Publication 853 as amended from time to time, occupying an area greater than 10m² and located on the proposed lot for the surplus farm dwelling shall be removed unless it is no longer capable of and no longer used for the housing of livestock as determined by the local Chief Building Official.~~
- (g) The proposed lot for the surplus farm dwelling shall only be used for residential purposes including: a dwelling and accessory uses, buildings and structures (ie ~~driveway, detached garage, swimming pool~~); a home occupation; a home industry and a bed and breakfast establishment. Farm-related uses ~~including the raising of livestock; a secondary farm occupation; a farm vacation establishment and farm related commercial and industrial activities~~ and on-farm diversified uses shall not be permitted on the proposed lot for the surplus farm dwelling except in accordance with the home industry policies. As a condition of approval, the County of Perth Land Division Committee shall require a Zoning By-law amendment be adopted by the local municipality to regulate the permitted uses on the lot for the surplus farm dwelling as outlined above; and
- (h) An amendment to the local municipality's implementing Zoning By-law shall be required in order to prohibit any new permanent residential dwellings, with the exception of those permitted by Section 5.5.6.5 (Second Dwelling Units) on the remnant farm property. Further, an agreement for such prohibition of any new permanent residential dwellings shall be registered on the property title of the remnant farm property. The Zoning By-law amendment and the agreement as noted above shall be implemented through conditions imposed by the County of Perth Land Division Committee at the time that provisional consent approval is given to a consent application to sever a lot for a surplus farm dwelling.

Section 5.4 The "Agriculture" designation shall mean that areas so designated will be used and developed for farming uses of all types. Farming uses shall include, but are not necessarily limited to, general farming, animal or poultry operations including intensive livestock farms, animal breeding, cash crop farming, specialty cropping, woodlots/forestry, market gardening, aquaculture, orchards, apiaries, greenhouses, horticulture, nurseries, and agricultural research uses.

Other uses permitted include secondary farm occupations, home occupations, Home Industries and bed and breakfast/farm vacation operations that are complementary to and conducted on farm properties; small scale commercial and industrial activities that are primarily and directly related to agriculture and necessary in proximity to farming operations; wayside permit aggregate operations; portable asphalt plants; and limited institutional uses as permitted by specific policies of this Plan.

Section 5.5.7

- i) A local municipality may, in its implementing Zoning By-law, establish specific provisions to permit ~~trades occupation uses (e.g. electrician, plumber, carpenter, painter, welder)~~ home occupations and home industries to be conducted on existing non-farm dwelling lots and lots created through consent for residences surplus to a farming operation in the "Agriculture" zones in their Zoning By-law, subject to satisfying the applicable criteria and provisions set out in this section of the Plan;

Section 5.5.8

5.5.8 Home Occupations and Home Industries

Home occupations that comprise a secondary use carried on entirely within a ~~farm dwelling or an existing dwelling~~ in the "Agriculture" designation may be permitted. Such home occupations must be small-scale in size; shall be conducted only by the ~~farm~~ dwelling residents; must clearly be secondary to the main use of the dwelling as a private residence and shall not change the character of the dwelling as a private residence. Not more than one home occupation per dwelling shall be permitted. The local municipality's implementing Zoning By-law will permit home occupations within the "Agriculture" zones and shall contain provisions to regulate the kinds of activities to be permitted, size of home occupation areas, parking, signage or other evidence of the business activities.

Home industries that comprise a secondary use carried on within an accessory structure on a non-farm residential lot in the "Agricultural" designation in employment sectors such as trades, transport, and light manufacturing or repair provided that the home industry:

- a) is secondary to the residential use of the property;
- b) is operated by the occupants of the residence;
- c) does not interfere or conflict with surrounding uses;
- d) does not occupy any land outside the boundary of the residential lot;
- e) is adequately serviced by the services for the residential use. If Municipal water and/or sewage services are available, the property shall be connected to municipal water and/or sewage services;
- f) does not cause a traffic or safety concern;
- g) has suitable access onto an open public road;
- h) is not severed from the property onto their own lot;
- i) does not have outdoor storage, unless the outdoor storage occupies an area that is less than the area occupied by the accessory structure containing the home industry and is utilized for new materials or finished product only; complies with the provisions of the zoning by-law which may regulate these uses.

ANY PERSON may join the Remote Public Meeting and/or make written or verbal representation either in support of, or in opposition to, the proposed Official Plan Amendment.

As a result of the COVID-19 Pandemic, remote meetings under the Planning Act are being held in response to direction from the Province of Ontario and Local Health Officials.

How to get Involved:

Members of the public may join the remote Public Meeting through the following options:

1) Submit comments in writing:

By Email: using the subject line "Public Meeting Speaker Request", submit an email to the assigned Planner at smcmullen@perthcounty.ca prior to **Noon on Wednesday, September 30th**. Please ensure to include the Application file number you are responding to (OPA 189).

By regular mail: send your written comments to 1 Huron Street, Stratford ON N5A 5S4 and addressed to the assigned Planner. We request that you send any written comments by mail well in advance of the meeting date and that you inform the assigned Planner so that staff are aware to expect them.

2) Submit verbal comments:

Please call the Planning Department at (519)-271-0531 x449 to have verbal comments transcribed over the phone. Comments submitted using this method must be received prior to **Noon on Wednesday, September 30th**.

3) Remote Viewing:

Those interested in remotely viewing the meeting but not directly participating may do so by viewing the webcast via the County of Perth YouTube channel at the following link: <https://www.youtube.com/perthcountytv>

4) Remote Participation:

The County of Perth will utilize Zoom, which is an online meeting and video conferencing tool which allows for participation by either computer, intelligent mobile devices or by telephone.

You must register prior to the meeting to participate.

A link and password or a telephone number will be issued to you prior to the meeting to all those participating.

Register to Attend the Public Meeting:

Attendees will be able to watch and/or listen to the whole Public Meeting and have the option of speaking at the Public Meeting. There are two methods for registration to attend:

By Email: using the subject line "Public Meeting Speaker Request", submit an email to tsager@perthcounty.ca prior to Noon on the day before the meeting (September 30th, 2020). Please ensure to include the Application file number you are responding to (OPA 189).

By phone: please call (519)-271-0531 Ext. 412 and express your interest in speaking at an upcoming Public Meeting. Please call by Noon on the day before the meeting (September 30th,

2020).

Notwithstanding the noted deadlines for remote participation, public delegations are strongly encouraged to register as soon as possible in order to facilitate orderly participation and material submissions.

For those wishing to make visual presentations to Council, please make staff aware of this as soon as possible to ensure submission.

Additional Information:

For more information on the application or the Public Meeting please contact the assigned Planner:

Sally McMullen
Manager of Planning Services
Corporation of the County of Perth
1 Huron St., Stratford, Ontario N5A 5S4

smcmullen@perthcounty.ca
(519)-271-0531 Ext. 412

If you wish to be notified of the adoption of the proposed Official Plan Amendment, or of the refusal of a request to amend the Official Plan Amendment, you must make a written request to the Clerk of the County of Perth (Tyler Sager; tsager@perthcounty.ca), 1 Huron Street, Stratford, ON N5A 5S4.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the County of Perth to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a Public Meeting or make written submissions to Council of the Corporation of the County of Perth before the proposed Official Plan Amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a Public Meeting or make written submissions to the Council of the Corporation of the County of Perth before the proposed Official Plan Amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

ADDITIONAL INFORMATION relating to the proposed Official Plan Amendment is available upon request and will be shared virtually where possible. If required, arrangements can be made to have a package prepared and available for pick up at the Municipal office.

DATED AT THE CITY OF STRATFORD THIS 24th DAY OF August, 2020.

Sally McMullen,
Manager of Planning
Corporation of the County of Perth

1 Huron St. Stratford, ON N5A 5S4
Email: smcmullen@perthcounty.ca
Telephone: (519) 271-0531 Ext. 412

Information for Remote Participation Registration:

Upon receipt of your emailed registration request to speak at the meeting, members of the public will be contacted by staff and will be e-mailed a link for the meeting. Please remember that registration will be available until Noon on the day before the meeting (September 30th, 2020).

Use the provided link to access the meeting at 9:00 AM on the date of the Public Meeting. This email will also include a username and password. You will likely not need this if you click the link, but the information is there should it be requested. Please do not share this link and information with anyone. A link to educational resources for those who may be new to using Zoom will be included in the email.

Residents without access to a computer, smartphone or tablet can participate in the meeting through a telephone. In advance of the meeting, call (519)-271-0531 Ext. 0 and leave a message with your name, phone number and the planning application you wish to speak to. Staff will respond within 24 hours to provide a call-in number for the meeting. Please remember that registration for "call ins" will be available until Noon on the day before the meeting (September 30th, 2020).

Guidance for Remote Participation:

- When joining the meeting, either by phone or online, you will be admitted as an Attendee. You will not be greeted upon joining the call. You will be able to hear the meeting and see the active speaker (if you have video capability), but your mic will be muted until it is your turn to speak.
- You may also follow along on YouTube until called to speak. You must mute the live YouTube feed when you are called upon to speak in order to prevent audio feedback. Please note that there may be a 5 to 30 second delay between the live meeting and what you see on YouTube.
- If you join the Zoom meeting via phone, please do not place your phone on hold at any time.

- To optimize call quality when using a computer, a headset with microphone is best if available. Please speak directly into the receiver and do not use speaker phone.
- Please be reminded that the meeting will be live streamed and archived on YouTube. If you enable your camera, you will appear to meeting participants and on the YouTube live stream.
- Please do not share the meeting details with anyone or post through social media. All others will be able to watch and listen to the meeting on the Municipality of North Perth YouTube channel at the following link: <https://www.youtube.com/user/NorthPerthOntario/>
- Public Meeting participants will be provided five (5) minutes to make their comments. Questioning of and debate with Council members (or staff) is not permitted. If you have questions, you must ask them during your five minutes. Your comments must be directly related to the content of the report(s) to which you are speaking. The Council members may choose to ask you follow-up questions or ask staff to respond to what you have said.
- You are encouraged to send written comments for Council's consideration, either in addition to your oral presentation or in lieu of prior to the Public Meeting (both are given equal consideration by Council).
- As screen-sharing will not be enabled for participants during the Public Meeting, individuals wishing to provide visual presentation (PowerPoint or otherwise) must email it to tsager@perthcounty.ca prior to Noon the day before the meeting (September 30th, 2020).
- When your five minutes are up and after answering any questions that may be directed to you, you will be disconnected from the Public Meeting. You may continue to follow along via the YouTube live feed.

**MINUTES
VANASTRA RECREATION CENTRE / DAY CARE
COMMITTEE MEETING
MONDAY, SEPTEMBER 14th, 2020 at 6:00 pm**

Members Present: Councillor Brenda Dalton,
Janet Boot, Becky Kyle and Scott Townsend

Members Absent: Mark Stone

Staff Present: VRC Manager, Lissa Berard
Day Care Supervisor, Tammy Martene
Secretary, Janice Andrews

1. CALL TO ORDER

Chair Janet Boot called the meeting to order at 6:00 p.m.

2. CONFIRMATION OF THE AGENDA

Moved by Scott Townsend and seconded by Becky Kyle:
That the Agenda for the meeting dated September 14th, 2020 be adopted
as circulated. Carried.

3. DECLARATION OF PECUNIARY INTERESTS AND GENERAL NATURE THEREOF

4. DELEGATIONS

5. MINUTES OF PREVIOUS MEETING

Moved by Brenda Dalton and seconded by Scott Townsend:
That the following meeting minutes be approved as circulated.

- i) Regular Meeting – June 9th, 2020

Carried.

6. REPORTS & RECOMMENDATIONS OF FACILITY MANAGER

Dehumidification/Ventilation Project

The Facility Manager advised the dehumidification project is nearing completion. The system has been installed and in full operation resulting in a noticeable change in the level of humidity in the pool area and there is no chlorine smell. It was noted the humidity in the pool area is as low as 60% most days and as the weather gets cooler outside the humidity will decrease even more. The Manager advised the new pool heaters are operating well and there have been savings on energy costs due to the closure and less demand for hot water as well as the pool not being heated for 3 months.

The Facility Manager advised that Enbridge have completed the site visit required for the Commercial Energy Solution Program (energy efficiency upgrades). If all applications are approved it is expected a financial grant for the new pool heaters, boilers and heat recovery ventilators will be received.

Programming – Pool Opening

The Facility Manager advised the re-opening of the facility is going well with a gradual start effective August 12th that included adult swims for a few days followed by aqua fit classes. On August 25th the Tuesday to Friday rec. swims from 1:30 to 3:30 were added and on August 31st the gym opened for members to use as well. She noted that overall the re-opening has been going very well.

As the demand increases for more space for adult swim or aqua fit classes the demand will be accommodated. It was noted that participants are adapting to the following new protocols:

- aqua fit classes only 45 minutes in length to allow for people to get in and out while maintaining social distancing
- minimum of 45 minutes between classes or swims to allow for staff to disinfect high touch areas
- mid September the change room area will be open with only 3 change stalls available and participants will bring their own privacy curtain if they choose – curtains to be removed as no way to clean them in a timely manner
- showers will not be available
- fitness room open, some equipment has been removed in order to provide social distancing, also some items are difficult to clean
- no group swimming lessons
- private family lessons offered and have extended the available days/time into the time slots where group lessons used to take place
- hours of operation have been slightly adjusted to minimize gaps in hours of operation
- starting September 14th programs and services will be available Monday to Thursday 8:30 am to 9:00 pm and Fridays 8:30 am to 1:00 pm.
- starting October 17th after Thanksgiving weekend, Saturday and Sunday rec swims and pool rentals will be available

Moved by Scott Townsend and seconded by Becky Kyle:

That the Manager's Report for September 2020 be accepted as presented. Carried.

Day Care Supervisor Report

Day Care Supervisor Tammy Martene reviewed her report with the following points being highlighted:

- staff returned to work on August 24th to prepare facility for re-opening
- children returned on August 31st, only Tweenie and Preschool rooms were open with low enrolment that helped to ease into re-opening with screen processes, disinfecting/cleaning schedules
- dividers/barriers were placed in gym as school age can't mix with any cohorts
- 2 push carts used for food as cook can't enter the classrooms
- pylons used to separate preschool playground and staff supervise 3 feet on each side if two groups are outside at same time. Ministry states cohorts can never mix and if that's not possible outside or in toddler washroom, 6 feet physical distancing must be followed.
- anticipate assistant from County with cost of PPE and cleaning supplies, Government is providing medical masks
- Welcome Back newsletter is being provided to parents highlighting important information to follow
- preschoolers have gone to JK therefore opening up two Toddler rooms. In the process of starting new children. There is a huge County wait list and priority is given to Huron East families wanting full time, then to other families wanting full time. Slowly filling spaces altho some parents are still hesitate to send their children during this time.

- some children lost in school aged program as parents could only pick one bus.
- effective September 1st all staff wear a medical mask and eye protection (face shield or safety glasses)
- all staff have returned but one supply staff not wanting to risk her family. There is a huge RECE staff shortage in all the County day cares
- extra staff are needed to clean and disinfect the toys and rooms
- if staff call in with a symptom they have 3 choices:
 - a) get a COVID test
 - b) doctors note which they won't want to be liable to diagnose therefore sending you for a test
 - c) stay home for 14 days
- front activity room has been painted
- exterior door to the playground in the senior preschool room has been replaced
- won a Harlequin Maple tree from Gold Coast Landscaping, it will replace the ash tree in the preschool playground

The Supervisor advised that providing adequate staffing is a challenge due to the extra time needed to meet COVID safety protocols, noting obtaining supply staff will become a problem should the need arise. The Supervisor also advised a representative from the Ministry of Education attended today at the facility to conduct their annual inspection, also including COVID-19 protocols in place.

Moved by Scott Townsend and seconded by Brenda Dalton:

That the Day Care Supervisor Report for September 2020 be accepted as presented. Carried.

Financial Statements

The August 31st, 2020 Year-to-Date Financial Statements for the Vanastra Recreation Centre and the Vanastra Early Childhood Learning Centre were presented to the Committee.

The Facility Manager reviewed the financial report and advised the facility was closed for 5 months and revenues have been reduced including memberships that were due in 2020 that will now be carried over until 2021. She noted however that significant savings for wages/salaries would help offset some of the revenue loss. Committee members were advised that the municipal levy and day care rental will remain as budgeted for 2020. The Manager also advised approval has been received for a Canada Summers Job Federal Employment Grant in the amount of \$7,616 to cover 100% cost of hiring 2 lifeguards for 13 weeks at 16 hours per week from now until December 4th. Transfers from reserves to offset capital costs are to be processed at the end of the year once all the invoices have been received for work completed. The Manager advised that overall there were no serious concerns with the budget and anticipates an overall balanced budget by the end of the year.

The Day Care Supervisor reviewed the financial report noting the expenses will increase due to the re-opening under new safety policies and procedures. She noted most of the additional expense at this time are cleaning supplies. It is anticipated the County of Huron may cover some of the additional expenses and the Municipality will have additional funds provided by the Provincial Government to help offset costs associated with COVID-19.

Moved by Becky Kyle and seconded by Brenda Dalton:

That the Vanastra Recreation Centre/Day Care Committee receive the Year-to-Date Financial Statements for the period ending August 31st, 2020. Carried.

7. CORRESPONDENCE

8. UNFINISHED BUSINESS

9. OTHER BUSINESS

10. CLOSED SESSION AND REPORTING OUT

11. MEETING DATES

Upcoming meetings for the Committee will be at the call of the Chair.

12. ADJOURNMENT

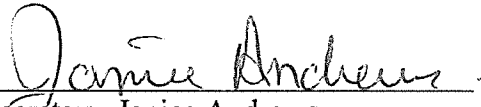
The time now being 6:52 p.m.

Moved by Scott Townsend and seconded by Brenda Dalton:

That the meeting now adjourn until the next regular meeting or at the call of the Chair. Carried.

The Facility Manager provided committee members with a tour of the pool area to view the dehumidification system and pool heater installations.

Chair, Janet Boot


Secretary, Janice Andrews

**THE CORPORATION
OF THE
MUNICIPALITY OF HURON EAST
BY-LAW NO. 53 FOR 2020**

Being a by-law to authorize the signing of an Agreement between the Corporation of the Municipality of Huron East and Integrated Maintenance and Operations Services Inc., operating under the name of "Owen Sound Highway Maintenance Limited" to provide winter maintenance on Highway 8 within the limits of the Ward of Seaforth.

WHEREAS Highway 8 within the limits of the former Town of Seaforth is under the jurisdiction of the Municipality of Huron East and connects to Highway 8;

AND WHEREAS the Ministry of Transportation has awarded the contract to provide maintenance on provincial highways in this area to Integrated Maintenance and Operations Services Inc.;

AND WHEREAS Integrated Maintenance and Operations Services Inc. will travel over Highway 8 within the limits of the former Town of Seaforth in order to maintain Highway 8;

AND WHEREAS the Municipality has requested that Integrated Maintenance and Operations Services Inc. provide winter maintenance services on Highway 8 within the former Town of Seaforth;

AND WHEREAS Integrated Maintenance and Operations Services Inc. has agreed to provide such winter maintenance services on Highway 8 within the limits of the former Town of Seaforth;

AND WHEREAS the Council of the Municipality of Huron East deems it advisable to enter into the Agreement with Integrated Maintenance and Operations Services Inc. for the purpose of providing the winter maintenance services on Highway 8;

NOW THEREFORE the Council of the Corporation of the Municipality of Huron East **ENACTS AS FOLLOWS:**

1. The Deputy Mayor and Clerk are hereby authorized and instructed to execute a Winter Maintenance Agreement attached hereto as Schedule 'A'.
2. That By-Law 60-2019 is hereby repealed.

READ a first and second time this 22nd day of September, 2020.

READ a third time and finally passed this 22nd day of September, 2020.

Robert Fisher, Deputy Mayor

Brad Knight, CAO/Clerk

This Agreement for winter maintenance services made this 22nd day of September, 2020

BETWEEN:

Integrated Maintenance and Operations Services Inc.
Operating under the name of "Owen Sound Highway Maintenance
Limited"

(hereinafter referred to as "IMOS")

-and-

The Corporation of the Municipality of Huron East

(hereinafter referred to as the "Municipality")

WHEREAS Highway 8 within the limits of the former Town of Seaforth is under the jurisdiction of the Municipality and connects to Highway 8;

AND WHEREAS IMOS will travel over Highway 8 within the limits of the former Town of Seaforth in order to maintain Highway 8.

AND WHEREAS the Municipality has requested that IMOS provide winter maintenance services on Highway 8 within the limits of the former Town of Seaforth and it is cost-efficient to provide such services.

AND WHEREAS IMOS has agreed to provide such winter maintenance services on Highway 8 within the limits of the former Town of Seaforth upon the terms and conditions set out herein.

NOW THEREFORE in consideration of the covenants in this Agreement and for other good and valuable consideration (the receipt and sufficient of which are hereby acknowledged), the parties hereto agree as follows:

1. **Term:** IMOS hereby agrees to provide the winter maintenance services on Highway 8 within the limits of the former Town of Seaforth from 12:01 a.m. October 15, 2020 until 11:59 p.m. April 30, 2021.

2. **Level of Service:** IMOS hereby agrees to provide such winter maintenance services and at the level of service specified in attached Schedule "A" to this Agreement.

3. **Contacts:**

IMOS' contact shall be:

Greg Smart, Operations Manager
PO Box 309
Chatsworth, ON N0H 1G0
(519) 387-0563

The Municipality's contact shall be:

Barry Mills, Public Works Manager
Municipality of Huron East
PO Box 610
72 Main Street South
Seaforth, ON N0K 1W0

4. **Insurance/Workplace Safety & Insurance:** Before signing the Agreement, the Municipality will require that the Contractor furnish certificates or affidavits to show that:

- a) His employees are currently covered by the Workplace Safety and Insurance Board
- b) He has General Liability and Property Damage Insurance in the amount of Five Million Dollars (\$5,000,000.00). The policy shall be endorsed to provide that it shall not be altered, cancel or lapse without 30 days notice to the Municipality.
- c) He has Standard Automobile Insurance Coverage providing third party limits of at least Two Million Dollars (\$2,000,000.00) on all licensed vehicles in the performance of services required in this contract.
- d) The Municipality shall maintain, in full force and effect, adequate liability insurance at all times and throughout the term of this Agreement.

5. **Payment:** The Municipality hereby agrees to pay IMOS two lump sum payments of \$2,935.99 plus HST for the winter maintenance services provided by IMOS pursuant to this Agreement. Invoices will be issued by IMOS to the Municipality in the above noted amounts on December 31st, 2020 and February 28th, 2021.

6. **Authority:** The Municipality warrants that it has taken all necessary steps, done all acts, passed all by-laws and obtained all approvals required to give it the authority to enter into this Agreement.

IN WITNESS WHEREOF IMOS and the Municipality, by their duly authorized representatives, have hereunto set their signatures on the dates herein written below.

IMOS

The Corporation of the Municipality
of Huron East



Greg Smart, Operations Manager
Owen Sound Highway Maintenance Ltd.

Deputy Mayor , Robert Fisher

CAO/ Clerk, Brad Knight

Schedule 'A'

IMOS agrees to attempt to maintain one lane in each direction of the Municipality's Connecting Link as a Class 2 Highway in accordance with the Ministry of Transportation's Maintenance Quality Standards 701. The following points also form part of this agreement:

1. The agreement must be renewed annually. IMOS cannot guarantee that the work can be undertaken in subsequent years and will notify the municipality as soon as possible if unable to provide future service.
2. The level of service will include patrolling, plowing, sanding and salting.
3. Snow removal adjacent to the through lanes will not be included in this agreement.

**CORPORATION OF THE
MUNICIPALITY OF HURON EAST
BY-LAW NO. 54 – 2020**

Roll No. 4040 420 001 03700

BEING a by-law to amend the zoning on Concession 1, North Part Lot 34, North Part Lot 35, Grey Ward, Municipality of Huron East (44027 Amberley Road).

WHEREAS the Council of the Corporation of the Municipality of Huron East considers it advisable to amend Zoning By-law 52-2006 of the Municipality of Huron East.

NOW, THEREFORE, the Council of the Corporation of the Municipality of Huron East ENACTS as follows:

1. This by-law shall apply to Concession 1, North Part Lot 34, North Part Lot 35, Grey Ward, Municipality of Huron East and is comprised of the attached Schedules.
2. Section 4.11 Special Zones is hereby amended by the addition of the following:

4.11 AG1-46

Notwithstanding the provisions of Sections 1 (definition of Home Industry) and 4.2. to the contrary, on the lands zoned AG1-46 a home industry of a motor vehicle and farm machinery repair shop, not including sales, is permitted without being accessory to a single detached dwelling and is permitted to be operated by non-residents of the subject property. The home industry is serviced by private services in the surrounding AG1 Zone, is not an agricultural industrial/commercial use, and cannot be severed.

All other provisions of By-law 52-2006 shall continue to apply.

3. This by-law affects Zone Map 2 of By-law 52-2006, attached as Schedule A.
4. This by-law shall come into force upon final passing, pursuant to Section 34(21) of the Planning Act, RSO 1990, as amended.

READ A FIRST TIME ON THE 22nd DAY OF September 2020.
READ A SECOND TIME ON THE 22nd DAY OF September 2020.
READ A THIRD TIME AND PASSED THIS 22nd DAY OF September 2020.

Robert Fisher, Deputy-Mayor

Brad Knight, CAO/Clerk

**SCHEDULE 2
CORPORATION OF THE
MUNICIPALITY OF HURON EAST
BY-LAW NO. 54 – 2020**

Roll No. 4040 420 001 03700

By-law No. 54 – 2020 has the following purpose and effect:

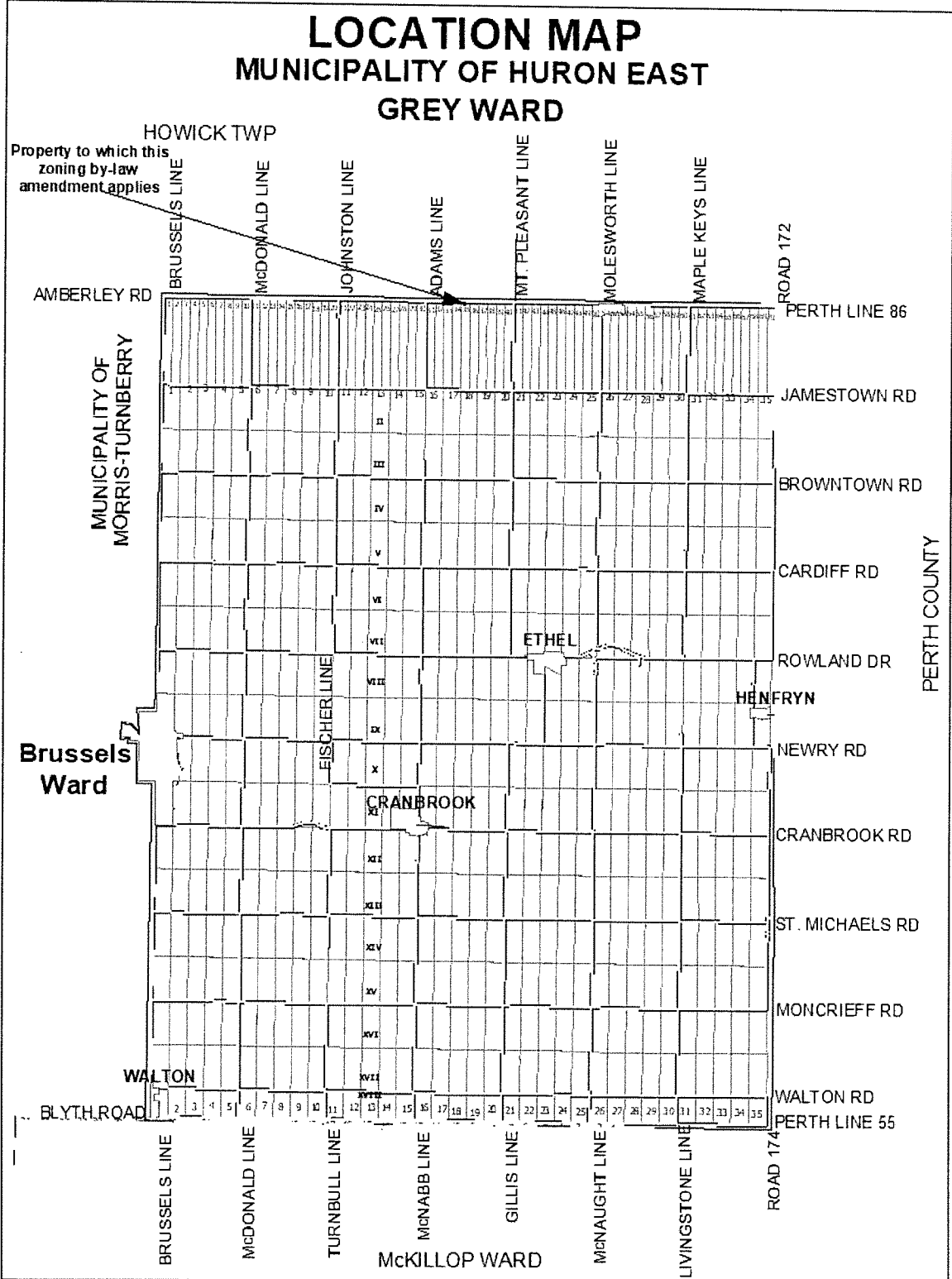
1. This proposed Zoning By-law Amendment affects Concession 1, North Part Lot 34, North Part Lot 35, Grey Ward, Municipality of Huron East. The By-law proposes to amend a portion of the property to a special AG1 (General Agriculture) Zone, AG1-46.

The subject lands require a zone change to permit the operation of a home industry without a house existing on the property and for the home industry to be operated by someone who does not reside on the subject farm. The proposed home industry use is a motor vehicle and farm machinery repair shop, and it would utilize one of the existing structures on the property. The subject property is 100 acres in area and the portion subject to the proposed zoning amendment is 0.5 acres. The subject property is designated Agriculture and Natural Environment in the Huron East Official Plan.

The property is located at 44027 Amberley Road.

2. The map showing the location of the lands to which this by-law applies is shown on the following page and is entitled Location Map, Schedule A.

SCHEDULE A
CORPORATION OF THE MUNICIPALITY OF HURON EAST
BY-LAW NO. 54 - 2020



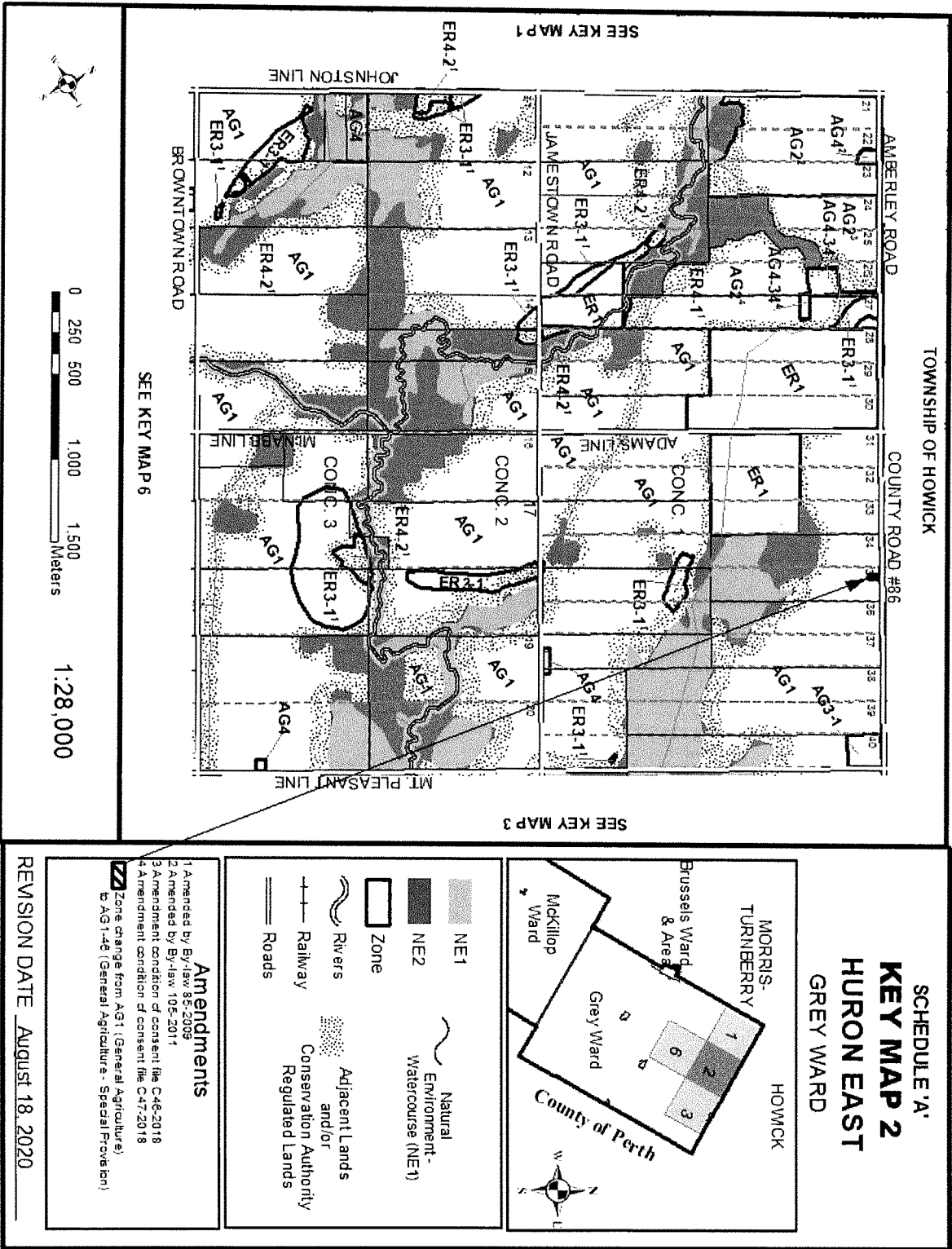
READ A FIRST TIME ON THE 22nd DAY OF September 2020.
READ A SECOND TIME ON THE 22nd DAY OF September 2020.
READ A THIRD TIME AND PASSED THIS 22nd DAY OF September 2020.

Robert Fisher, Deputy-Mayor

Brad Knight, CAO/Clerk

Schedule A
CORPORATION OF THE MUNICIPALITY OF HURON EAST
BY-LAW NO. 54 - 2020

Roll No. 4040 420 001 03700



READ A FIRST TIME ON THE 22nd DAY OF September 2020.
READ A SECOND TIME ON THE 22nd DAY OF September 2020.
READ A THIRD TIME AND PASSED THIS 22nd DAY OF September 2020.

Robert Fisher, Deputy-Mayor

Brad Knight, CAO/Clerk

**THE CORPORATION
OF THE
MUNICIPALITY OF HURON EAST
BY-LAW NO. 55 FOR 2020**

Being a by-law to confirm the proceedings of the Council of
the Corporation of the Municipality of Huron East.

WHEREAS, the Municipal Act, S. O. 2001, c. 25, as amended, s. 5 (3) provides municipal power, including a municipality's capacity, rights, powers and privileges under section 8, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

AND WHEREAS, the Municipal Act, S. O. 2001, c.25, as amended, s. 8 provides a municipality the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS it is deemed expedient that the proceedings of the Council of the Corporation of the Municipality of Huron East at this meeting be confirmed and adopted by By-Law;

NOW THEREFORE the Council of the Corporation of the Municipality of Huron East
ENACTS AS FOLLOWS:

1. The action of the Council of the Corporation of the Municipality of Huron East, at its meeting held on the 22nd day of September, 2020 in respect to each recommendation contained in the Reports of the Committees and each motion and resolution passed and other action taken by the Council of the Corporation of the Municipality of Huron East at these meetings, is hereby adopted and confirmed as if all such proceedings were expressly embodied in this by-law.
2. The Deputy Mayor and the proper officials of the Corporation of the Municipality of Huron East are hereby authorized and directed to do all things necessary to give effect to the action of the Council of the Corporation of the Municipality of Huron East referred to in the proceeding section hereof.
3. The Deputy Mayor and the Clerk are authorized and directed to execute all documents necessary in that behalf and to affix thereto the Seal of the Corporation of the Municipality of Huron East.

READ a first and second time this 22nd day of September, 2020.

READ a third time and finally passed this 22nd day of September, 2020.

Robert Fisher, Deputy Mayor

Brad Knight, CAO/Clerk