



COUNCIL AGENDA – 17 – 2020 MUNICIPALITY OF HURON EAST
to be held on
TUESDAY, OCTOBER 6th, 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**
 - 4.17.1 Regular Meeting – September 22nd, 2020 (encl.) (Pages 4-9)
 - 4.17.2 Public Meeting – September 22nd, 2020 (encl.) (Pages 10-11)
5. **PUBLIC MEETINGS/HEARINGS AND DELEGATIONS**
 - 5.17.1 7:00 p.m. – Public Meeting (see agenda enclosed) (Pages 12-21)
 - 5.17.1.1 Zoning By-Law Amendment (Henry and Mary Kroeker)
6. **ACCOUNTS PAYABLE**
7. **REPORTS & RECOMMENDATIONS OF MUNICIPAL OFFICERS**
 - 7.17.1 CAO/Clerk – Severance Applications C58/20 and C59/20 (Kyle and Lori Henderson) (encl.) (Pages 22-33)
 - 7.17.2 Public Works Coordinator - Tabled motion regarding amendment to Water & Sewer Policy 4.08 (encl.) (Pages 34-35)
 - 7.17.3 Fire Chief – Aerial Platform Truck (encl.) (Pages 36-37)
8. **CORRESPONDENCE**
 - 8.17.1. Kathy Sebastian – letter of resignation from the Huron East/Brussels Community Development Trust, due to personal commitments, effective immediately. (encl.) (Page 38)
 - 8.17.2. Bluewater Recycling Association – Board of Directors Meeting Highlights – September 17th, 2020. (encl.) (Pages 39-43)
 - 8.17.3. St. John Ambulance – requesting financial support to continue providing services and programming throughout Grey, Bruce and Huron. (encl.) (Page 44)
 - 8.17.4. Town of Amherstburg – resolution requesting the Province of Ontario extending the AODA website compliance deadline, including recommendation from Huron County Accessibility Working Group. (encl.) (Pages 45-47)
 - 8.17.5. Town of Amherstburg – resolution requesting the Ontario government consider amendments to Schedule 11 of Bill 108 to return final authority to municipal Council's to determine what is of cultural heritage value or interest in their communities. (encl.) (Pages 48-49)
 - 8.17.6. Ausable Bayfield Maitland Valley Source Protection Region – advising

David Blaney is resigning from the Central Municipal Working Group of the Source Protection Committee and requesting a replacement. (encl.) (Pages 50-52)

9. **UNFINISHED BUSINESS**

9.17.1 Strategic Planning

9.17.2 Tabled Motion – Township of Ashfield-Colborne-Wawanosh Resolution (encl.) (Pages 53-54)

9.17.3 Tabled Motion – Water & Sewer Billing Procedure/Practice Policy 4.08

10. **MUNICIPAL DRAINS**

11. **PLANNING**

12. **COUNCIL REPORTS**

12.17.1 Council Member Reports

→ County Council Report

→ Other Boards/Committees or Meetings/Seminars

12.17.2 Requests by Members

12.17.3 Notice of Motions

12.17.4 Announcements

13. **INFORMATION ITEMS**

13.17.1 Association of Municipalities of Ontario – Policy Update – Provincial Regional Gathering Restrictions and DC/CBC Regulations. (encl.) (Pages 55-57)

13.17.2 Ministry of Municipal Affairs and Housing – concerning the community benefits charge (CBC) authority along with changes to the *Development Charges Act* and parkland dedication under the *Planning Act*. (encl.) (Pages 58-59)

13.17.3 Pam Zeehuisen – expressing concerns regarding road safety issues on Bayfield Street in Egmondville. (encl.) (Pages 60-62)

13.17.4 Maitland Valley Conservation Authority – copy of meeting minutes – June 17th, 2020. (encl.) (Pages 63-67)

13.17.5 Ontario Provincial Police – providing the OPP municipal policing 2021 Annual Billing Statement package. (encl.) (Pages 68-71)

13.17.6 Larry and Dianne McGrath – expressing appreciation for the basket and words of encouragement, noting Larry is recovering well and appreciates everyone's kindness. (encl.) (Page 72)

13.17.7 Huron County – advising of the launch of the Digital Service Squad program to help small businesses adopt online technologies. (encl.) (Pages 73-74)

13.17.8 Association of Municipalities of Ontario – Policy Update on COVID-19 Fall Plan, COVID-19 Modelling, Social Assistance Recovery & Renewal Plan, Food & Organic Waste Policy Statement, and Pre-Budget Submissions. (encl.) (Pages 75-87)

14. **OTHER BUSINESS**

15. BY-LAWS

- 15.17.1** By-Law 56-2020 – Actual Costs – Dolmage Municipal Drain 2019 (encl.) (Page 88)
- 15.17.2** By-Law 57-2020 – Actual Costs – 'A' Drain of Dolmage Municipal Drain 2019 (encl.) (Page 89)
- 15.17.3** By-Law 58-2020 – Actual Costs – 'C' Drain of Krauskopf Municipal Drain 2019 (encl.) (Page 90)
- 15.17.4** By-Law 59-2020 – Authorize Lease Agreement – 35 Oak Street (S) Festival Hydro Inc. (encl.) (Pages 91-104)
- 15.17.5** By-Law 60-2020 – Zoning Amendment – Part Park Lot 9, as RP 22R-1053, Part 3, Plan 194, Brussels Ward, Henry and Mary Kroeker (encl.) (Pages 105-108)

16. CLOSED SESSION AND REPORTING OUT (Section 239 of the *Municipal Act, 2001*)**17. CONFIRMATORY BY-LAW**

- 17.17.1** By-Law 61-2020 – Confirm Council Proceedings (encl.) (Page 109)

18. ADJOURNMENT

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

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

Members Present: Deputy Mayor Robert Fisher,
Councillors Zoey Onn, Dianne Diehl, Alvin McLellan,
Brenda Dalton, Gloria Wilbee, Joe Steffler, Larry McGrath
and Raymond Chartrand
John Lowe – 7:12 p.m.

Absent: Mayor Bernie MacLellan

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

Kyle and Lori Henderson attended to hear the discussion and answer any questions on their consent applications C58/10 and C59/20 on Roxburgh Plan 286 (Items 11.16.3 and 11.16.4).

John Van Dooren, Erin McGrath, Greg McGrath, Marian Van Dooren, Elaine DeCorte and Jeff Watson attended the meeting to hear the discussion on the consent applications C58/20 and C59/20 on Roxburgh Plan 286 (Items 11.16.3 and 11.16.4).

Matthew and Muriel Edgar attended the meeting to hear the consideration of their zoning by-law amendment application. (Item 5.16.2)

Jill McLlwain attended the meeting to hear the consideration of road safety issues and speed reduction options on Bayfield Street in Egmondville. (Item 8.16.1)

CALL TO ORDER & MAYOR'S REMARKS

Deputy Mayor Robert Fisher called the meeting to order at 7:00 p.m. Deputy Mayor Fisher thanked staff for their efforts during the pandemic to accommodate the requirements and needs of Council and the public.

CONFIRMATION OF THE AGENDA

Moved by Larry McGrath and seconded by Alvin McLellan: Adopt Agenda
That the Agenda for the Regular Meeting of Council dated September 22nd, 2020
be adopted as circulated. Carried.

DISCLOSURE OF PECUNIARY INTEREST

Councillor Larry McGrath declared a pecuniary interest and refrained from any discussion on the accounts payable as there was an EFT (No. 000000002564) payable to the company he owns (Item 6).

Councillor Larry McGrath declared a pecuniary interest and refrained from any discussion on the Kyle and Lori Henderson severance applications as his son owns property beside the property in question (Items 11.16.3 and 11.16.4).

Councillor Brenda Dalton declared a pecuniary interest and refrained from any discussion on the GM Dalton Farms severance application C53/20 as her son is owner of the property in question (Items 11.16.1 and 11.16.2).

MINUTES OF PREVIOUS MEETING

Moved by Brenda Dalton and seconded by Alvin McLellan: Meeting
That Council of the Municipality of Huron East approve the following Council Minutes
Meeting Minutes as printed and circulated:
a) Regular Meeting – September 1st, 2020

Carried.

PUBLIC MEETINGS/HEARINGS AND DELEGATIONS**Court of Revision – Cox Municipal Drain and Burrows ‘B’ Drain Improvement 2020**

Moved by Larry McGrath and seconded by Gloria Wilbee:
That the Court of Revision for the Cox Municipal Drain and Burrows ‘B’ Drain Improvement 2020 be opened and that Councillors Alvin McLellan, Dianne Diehl and Brenda Dalton be appointed as members with Councillor McLellan acting as Chair. Carried.

Court of
Revision
Cox Drain

No appeals were filed.

Moved by Dianne Diehl and seconded by Brenda Dalton:
That the Court of Revision for the Cox Municipal Drain and Burrows ‘B’ Drain Improvement 2020 be closed. Carried.

Close Court of
Revision

7:07 p.m. Public Meeting – Zoning By-Law Amendment Applications

Moved by Ray Chartrand and seconded by Dianne Diehl:
That Council of the Municipality of Huron East adjourn the regular meeting of Council at 7:07 p.m. to go into a Public Meeting to discuss the following:
i) Zoning By-Law Amendment Application – North Part Lot 34, North Part Lot 35, Grey Ward, known as 44027 Amberley Road (Matthew Edgar and Muriel Edgar)

Adjourn
Regular
Meeting

Carried.

Moved by Gloria Wilbee and seconded by Ray Chartrand:
That Council of the Municipality of Huron East resumes the regular Council meeting at 7:15 p.m. Carried.

Reconvene
Regular Meeting

ACCOUNTS PAYABLE

Moved by Zoey Onn and seconded by Brenda Dalton:
That the accounts payable in the amount of 4,463,580.20 be approved for payment. Carried.

Accounts
Payable

REPORTS & RECOMMENDATIONS OF MUNICIPAL OFFICERS**Building & Property Maintenance Coordinator**

The Building & Property Maintenance Coordinator Reports for January to March and April to June, 2020 were received by Council.

Public Works Coordinator – Seaforth Connecting Link – Winter Maintenance 2020-2021

Public Works Coordinator Barry Mills advised that Owen Sound Highway Maintenance Limited (IMOS) is offering winter maintenance service for the connecting link on Highway 8 through the Ward of Seaforth for the 2020/2021 season at a cost of \$5,871.98 plus HST. The level of service required for the connecting link is 24/7 bare to centre bare with the parking lanes plowed when time permits. A by-law to authorize an Agreement with IMOS for the connecting link maintenance in Seaforth Ward will be considered later in the meeting.

Public Works Coordinator – Snow Removal Contract – Grader

Public Works Coordinator Barry Mills reviewed his report to Council concerning one of the snow removal contracts that has not been renewed due to equipment needs and insurance reasons. The Public Works Coordinator advised that tenders were called for a snowplow contract to provide snowplowing services with a fully equipped motor grader with an operator for a 3-year term with provisions to extend for two additional winter seasons, however no tenders were received. He noted after 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. Council were advised the Municipality’s insurance provider will not cover private contractors doing snow removal but would insure rental units with municipal operators. He also noted a local contractor was contacted about renting a unit and having the Municipality provide the insurance, however they were not interested.

The Public Works Coordinator advised only one dealer in the area was able to supply a rental for the upcoming season at a cost of \$5,200 per month plus applicable taxes. Council were also provided with the following comparison of costs using the average hours of service for the existing contracts for the last two seasons versus rental costs, operators and fuel.

Contracted projected cost	\$52,975
Rental projected cost	\$49,625

Moved by Brenda Dalton and seconded by Ray Chartrand:

That Council 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 plus applicable tax per month for the 2020-2021 season. Carried.

Rental
Agreement
Snow
Removal

Public Works Coordinator – Traffic Calming

Public Works Coordinator Barry Mills reviewed his report to Council regarding concerns and letters requesting additional measures to control traffic speed through residential and urban areas. Council were advised the Municipality does implement 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 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 alter them of excessive speed – this sign is no longer available

The Public Works Coordinator recommended the purchase of two digital speed boards to be used on various roads in the Municipality as additional traffic calming measures.

Moved by John Lowe and seconded by Joe Steffler:

That Council authorize the Public Works Coordinator to purchase two (2) Digital Speed Board at a cost of \$5,948.00 plus applicable taxes to be used on various roads in the Municipality as additional traffic calming measures. Carried.

Digital
Speed Boards

Moved by Ray Chartrand and seconded by Gloria Wilbee:

That Huron East Council receive the following Reports of Municipal Officers as presented:

- (1) Building & Property Maintenance Coordinator
- (2) Public Works Coordinator

Carried.

Municipal
Officers
Reports

CORRESPONDENCE

Moved by Ray Chartrand and seconded by Joe Steffler:

That Council of the Municipality of Huron East endorse the resolution of the Municipality of Tweed 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, including a requirement that Health Canada withhold licencing until proof of appropriate zoning is provided. Carried.

Endorse
Resolution
City of
Tweed

UNFINISHED BUSINESS

MUNICIPAL DRAINS

Moved by Dianne Diehl and seconded by Ray Chartrand:

That Council of the Municipality of Huron East accept the Notice of Request for Drain Improvement on the Knox Municipal Drain on Lot 10, Concession 15, Grey Ward, and appoint GM BluePlan Engineering Limited to prepare a report 30 days after notification to the Conservation Authority. Carried.

Request for
Improvement
Knox Drain

PLANNING

Moved by Gloria Wilbee and seconded by John Lowe:

That Council of the Municipality of Huron East acknowledge the report of Huron County Planner Laura Simpson dated September 15th, 2020 and has no objection to severance application C53/20 of GM Dalton Farms c/o Geoff Dalton on North Part Lot 20, Concession 14, McKillop Ward, provided the following conditions are met:

- i) that the severed and retained lands be rezoned to AG4-34 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.

No Objection
Consent B53/20
Dalton Farms

Consent Applications C58/20 and C59/20 – Kyle and Lori Henderson

Huron County Planner Laura Simpson presented her report to Council on consent applications C58/20 and C59/20. Ms. Simpson provided a PowerPoint presentation and reviewed the report with the following points being noted.

Ms. Simpson advised that Kyle and Lori Henderson had submitted a severance inquiry in November 2019 to Council seeking the opinion of Council on purchasing the road allowances located on the subject property from the Municipality with the intent to divide the property into 3 separate parcels with single family dwellings constructed on each parcel. It was noted that the existing road allowances had created two legally conveyable properties and both Planning Department staff and Huron East staff had recommended that the property should not be reconfigured into any more than two lots. It was noted that Council had no objection to the closing and conveyance of the unopened road allowances and had not expressed any concern with the creation of residential lots

Ms. Simpson confirmed that two consent applications have been submitted with the intent of changing the existing two parcels of land into three residential building lots and would incorporate the existing unopened road allowances. The applications were submitted with a completed Stage 1 and 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 and NE2). The middle portion of the property is within the Maitland Valley Conservation Authority floodplain and does not permit development.

Ms. Simpson advised that during the circulation of the two applications, four sets of comments were received by neighbouring landowners. Comments included one letter that did not object to the proposed three severances but objected to plans to create a fourth lot from the subject properties. Three of the four letters raised objections and concerns with considering residential severances of an agricultural parcel.

Ms. Simpson advised that the proposed severance applications to create three residential parcels in an agricultural area do not meet the policies of the Provincial Policy Statement, the County Official Plan or the local Huron East Plan and recommended the consents be denied.

Kyle Henderson attended before Council and advised in 2019, Council had questioned if the land would remain as farmland if additional lots were not created. Mr. Henderson advised his intentions would remain the same as he had advised Council in 2019; regardless of the outcome of the severance applications, that the property would be used for residential purposes only. Mr. Henderson also indicated that from his presentation in 2019, it was his opinion that Council were supportive of the creation of 3 lots and he noted that one Councillor had suggested the development of 4 lots on the property dependent on soil and water samples supporting 4 lots.

Greg McGrath attended before Council to express his concerns with permitting residential development on agricultural land. Mr. McGrath noted his father-in-law has rented the farmland on the property for the last 12 years and his biggest concern was the development would be against Huron East and Huron County policies.

Moved by John Lowe and seconded by Gloria Wilbee:
Council defer a recommendation on severance application C58/20 and C59/20 by Kyle and Lori Henderson and that Council direct staff to bring a report back to the next meeting of Council. Carried.

Defer
Recommendation
C58/20 & C59/20
Henderson

Moved by Dianne Diehl and seconded by Joe Steffler:
That Council of the Municipality of Huron East has no objection to severance application C61/20 of Walter F. Leppington on Lot 21, Plan 225, Stanley Ward, Municipality of Bluewater. Carried.

No Objection
Consent B61/20
Leppington

Moved by Ray Chartrand and seconded by Dianne Diehl:
THAT WHEREAS the Council of the Municipality of Huron East has held a public meeting pursuant to Section 34(12) of the Planning Act, 1990 with respect to the proposed zoning By-Law 54-2020;
AND WHEREAS no public comments were received on this application;
AND WHEREAS comments were received from the Huron East Chief Building Official and Huron County Public Works Department indicating no objections or concerns on the application;
AND WHEREAS agency comments were received on this application from the Huron County Planning and Development Department recommending that the Municipality approve Zoning By-Law 54-2020;

Recommend
By-Law 54-2020
for approval

NOW THEREFORE, pursuant to Section 34(18) of the Planning Act, 1990, Council concurs with the September 16th, 2020 Planning Report and recommends By-Law 54-2020 for approval. Carried.

COUNCIL REPORTS

Notice of Motions

Water & Sewer Committee – Procedure/Practice Policy 4.08 amendment

Moved by Alvin McLellan and seconded by Zoey Onn:

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:

Water/Sewer
Policy 4.08

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.

Councillor Larry McGrath requested greater clarity on the intent of the amendment to the policy being recommended for approval.

Moved by Larry McGrath and seconded by John Lowe:

That the motion to amend the Water & Sewer Billing Procedure/Practice Policy 4.08 be tabled until the next regular meeting. Carried.

Table Motion
Water/Sewer
Policy 4.08

Brussels Agricultural Society Parade

Councillor John Lowe advised that although the Brussels Fall Fair had been cancelled for 2020, the Brussels Agricultural Society held a parade on September 20th, 2020. Councillor Lowe noted social distancing protocols were followed and the parade was well attended with over 80 entries.

INFORMATION ITEMS

Moved by Brenda Dalton and seconded by Zoey Onn:

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

Meeting Minutes

- (1) Huron East Water & Sewer Committee – August 18th, 2020
- (2) Seaforth & District Community Centres Management Committee – August 27th, 2020
- (3) Huron East Administration Committee – August 31st, 2020
- (4) Huron East/Seaforth Community Development Trust – August 2nd, 2020
- (5) Vanastra Recreation Centre/Day Care Committee – September 14th, 2020

Carried.

OTHER BUSINESS

BY-LAWS

Moved by Ray Chartrand and seconded by Joe Steffler:

BE IT HEREBY RESOLVED that leave be given to introduce By-Laws 53, 54 and 55 for 2020:

Introduce
By-Laws

By-Law 53-2020 – Authorize Agreement – Integrated Maintenance Operations Services Inc.
– Connecting Link Maintenance – Highway 8, Seaforth, repeal By-Law 60-2019

By-Law 54-2020 – Zoning Amendment – North Part Lot 34, North Part Lot 35, Concession 1, Grey Ward – Matthew and Muriel Edgar

By-Law 55-2020 – Confirm Council Proceedings

Carried.

Moved by Joe Steffler and seconded by Ray Chartrand:

BE IT HEREBY RESOLVED that By-Law 53 for 2020, a by-law to authorize an Agreement with Integrated Maintenance and Operations Services Inc. to provide winter maintenance on Highway 8 within the limits of the Ward of Seaforth, be given first, second, third and final readings and signed by the Deputy Mayor and Clerk, and the Seal of the Corporation be affixed thereto. Carried.

Authorize
Agreement
IMOS
Connecting
Link – Seaforth

Moved by Dianne Diehl and seconded by John Lowe:
BE IT HEREBY RESOLVED that By-Law 54 for 2020, a by-law to amend the zoning on north part Lot 34, north part Lot 35, Concession 1, Grey Ward (Matthew and Muriel Edgar) be given first, second, third and final readings and signed by the Deputy Mayor and Clerk, and the Seal of the Corporation be affixed thereto. Carried.

Zoning
Amendment

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

CONFIRMATORY BY-LAW

Moved by Gloria Wilbee and seconded by Alvin McLellan:
BE IT HEREBY RESOLVED that By-Law 55 for 2020, a by-law to confirm the proceedings of Council, be given first, second, third and final readings and signed by the Deputy Mayor and Clerk, and the Seal of the Corporation be affixed thereto. Carried.


Confirm
Proceedings

ADJOURNMENT

Moved by John Lowe and seconded by Dianne Diehl:
The time now being 8:10 p.m.
That the meeting do adjourn until October 6th, 2020 at 7:00 p.m. Carried.

Adjournment

Robert Fisher, Deputy Mayor



Brad Knight, CAO/Clerk

PUBLIC MEETING**MUNICIPALITY OF HURON EAST****TUESDAY, SEPTEMBER 22nd, 2020 – 7:07 P.M.****Members Present:**

Deputy Mayor Robert Fisher,
Councillors John Lowe, Zoey Onn, Dianne Diehl, Alvin McLellan,
Brenda Dalton, Gloria Wilbee, Joe Steffler, Larry McGrath
and Raymond Chartrand

Absent:

Mayor Bernie MacLellan

Staff Present:

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

Also present for the public meeting were:

- Laura Simpson, Planner, Huron County Planning and Development Department
- Matthew and Muriel Edgar, applicants of the proposed zoning amendment on North Part Lot 34, North Part Lot 35, Concession 1, Grey Ward

CALL TO ORDER

Deputy Mayor Robert Fisher called the meeting to order at 7:07 p.m.

CONFIRMATION OF THE AGENDA

Moved by Joe Steffler and seconded by Dianne Diehl:

Adopt Agenda

That the Agenda for the Public Meeting for Zoning Amendment 54-2020 be adopted as circulated. Carried.

DISCLOSURE OF PECUNIARY INTEREST – None declared.**ZONING BY-LAW AMENDMENT APPLICATIONS**

CAO/Clerk Brad Knight advised the following provisions are contained in Ontario Regulation 545/06, Section 5(11) 5;

- i. If a person or public body would otherwise have an ability to appeal the decision of the Council of the Municipality of Huron East to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at the 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.
- 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-law is 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.

North Part Lot 34, North Part Lot 35, Concession 1, Grey Ward (Matthew and Muriel Edgar)

CAO/Clerk Brad Knight explained the purpose and intent of the proposed zoning by-law amendment. 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. Council were advised that no comments were received from the members of the public. He advised that Huron County Planner Laura Simpson had provided comments concerning the proposed rezoning in a report to Council dated September 17th, 2020.

Huron County Planning and Development Department

Huron County Planner Laura Simpson presented her report to Council on the proposed zoning by-law amendment on the North Part of Lot 34, North Part Lot 35, Concession 1, Grey Ward. Ms. Simpson provided a powerpoint presentation and reviewed the report with the following points being noted.

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 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 lands are designated Agriculture and Natural Environment in the Huron East Official Plan. 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 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. The application is to recognize the business as a permitted use in the AG1-46 zone.

Ms. Simpson advised comments had been received from the following:

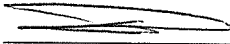
- Huron East Chief Building Official advised he had no concerns with the application, however noted a building permit is needed in the future for work to the shop/building, the building would be required to meet current Building Code Standards (for eg. the installation of a washroom and septic system, emergency lighting and other items).
- Huron County Public Works Department advised they had no concerns with the proposed zoning amendment

The Huron County Planning and Development Department advised the application meets the intent of the policies within the Provincial Policy Statement, OMAFRA Guidelines, Huron East Official Plan and recommended approval of the zoning by-law amendment as circulated.

Moved by Gloria Wilbee and seconded by Ray Chartrand:

That the Public Meeting for Zoning By-Law Amendments be closed at 7:15 p.m.
Carried.

Robert Fisher, Deputy Mayor



Brad Knight, CAO/Clerk



MUNICIPALITY OF HURON EAST

PUBLIC MEETING

TUESDAY, OCTOBER 6th, 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 Henry Kroeker and Mary Kroeker affecting North Part Park Lot 9, as Registered Plan 22R1053, Part 3, Plan 194, Brussels Ward, known as 787 Sports Drive, Brussels. The By-Law proposes to change the zoning from 'Residential Low Density' (R1) to 'Residential Medium Density' (R2). The zone change will permit a proposed semi-detached dwelling on the subject property. (encl.)

- Report from Huron County Planner Laura Simpson dated September 30th, 2020 (encl.)

5. Close Public Meeting

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

Roll No. 4040 440 012 02140

TAKE NOTICE that Council of the Municipality of Huron East will hold a public meeting on **Tuesday, October 6th 2020 at 7:00 p.m.** at the **Seaforth and District Community Centres 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 September 14th, 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 15th day of September 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 Plan 194, Part Park Lot 9, as Registered Plan 22R1053, Part 3, Brussels Ward, Municipality of Huron East. The By-law proposes to change the zoning to 'Residential Medium Density Zone' (R2) from 'Residential Low Density Zone' (R1).

The subject lands require a zone change to permit a proposed semi-detached dwelling on the subject property. The subject property is 890 square metres (0.22 acres) in area. The subject property is designated Residential in the Huron East Official Plan.

The property is located at 787 Sports Drive, Brussels.

**SCHEDULE 1
CORPORATION OF THE
MUNICIPALITY OF HURON EAST
BY-LAW NO. -2020**

Roll No. 4040 440 012 02140

BEING a by-law to amend the zoning on Plan 194, Part Park Lot 9, as Registered Plan 22R1053, Part 3, Brussels Ward, Municipality of Huron East.

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 Plan 194, Part Park Lot 9, as Registered Plan 22R1053, Part 3, Brussels Ward, Municipality of Huron East and is comprised of the attached Schedules.
2. By-law 52-2006 is hereby amended by changing from R1 (Residential Low Density) to R2 (Residential Medium Density), the zone symbol on the lands designated 'R2' on the attached Schedule.
3. This by-law affects Zone Map 56 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 NO. -2020**

Roll No. 4040 440 012 02140

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

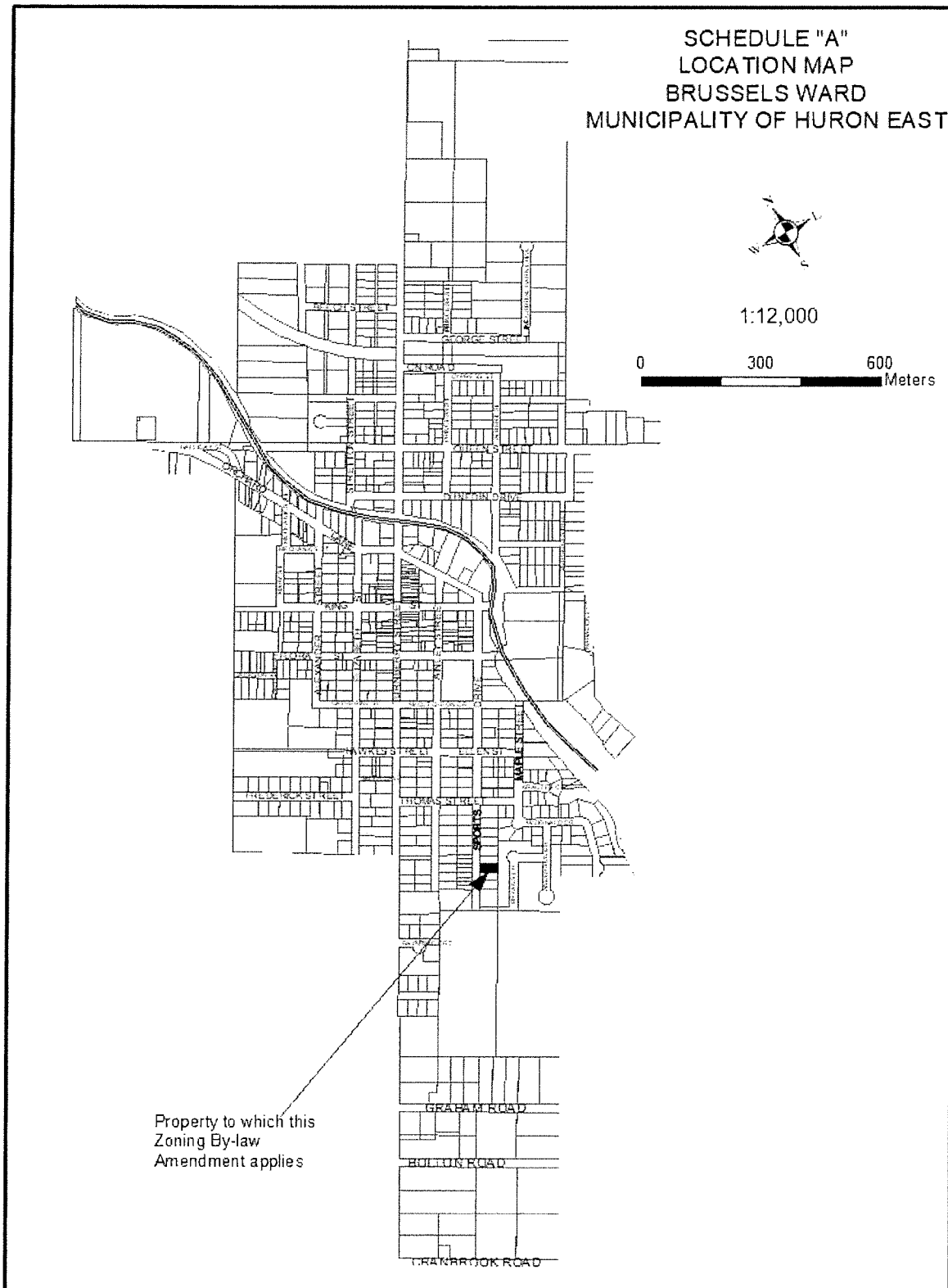
1. This proposed Zoning By-law Amendment affects Plan 194, Part Park Lot 9, as Registered Plan 22R1053, Part 3, Brussels Ward, Municipality of Huron East. The By-law proposes to change the zoning to 'Residential Medium Density Zone' (R2) from 'Residential Low Density Zone' (R1).

The subject lands require a zone change to permit a proposed semi-detached dwelling on the subject property. The subject property is 890 square metres (0.22 acre) in area. The subject property is designated Residential in the Huron East Official Plan.

The property is located at 787 Sports Drive.

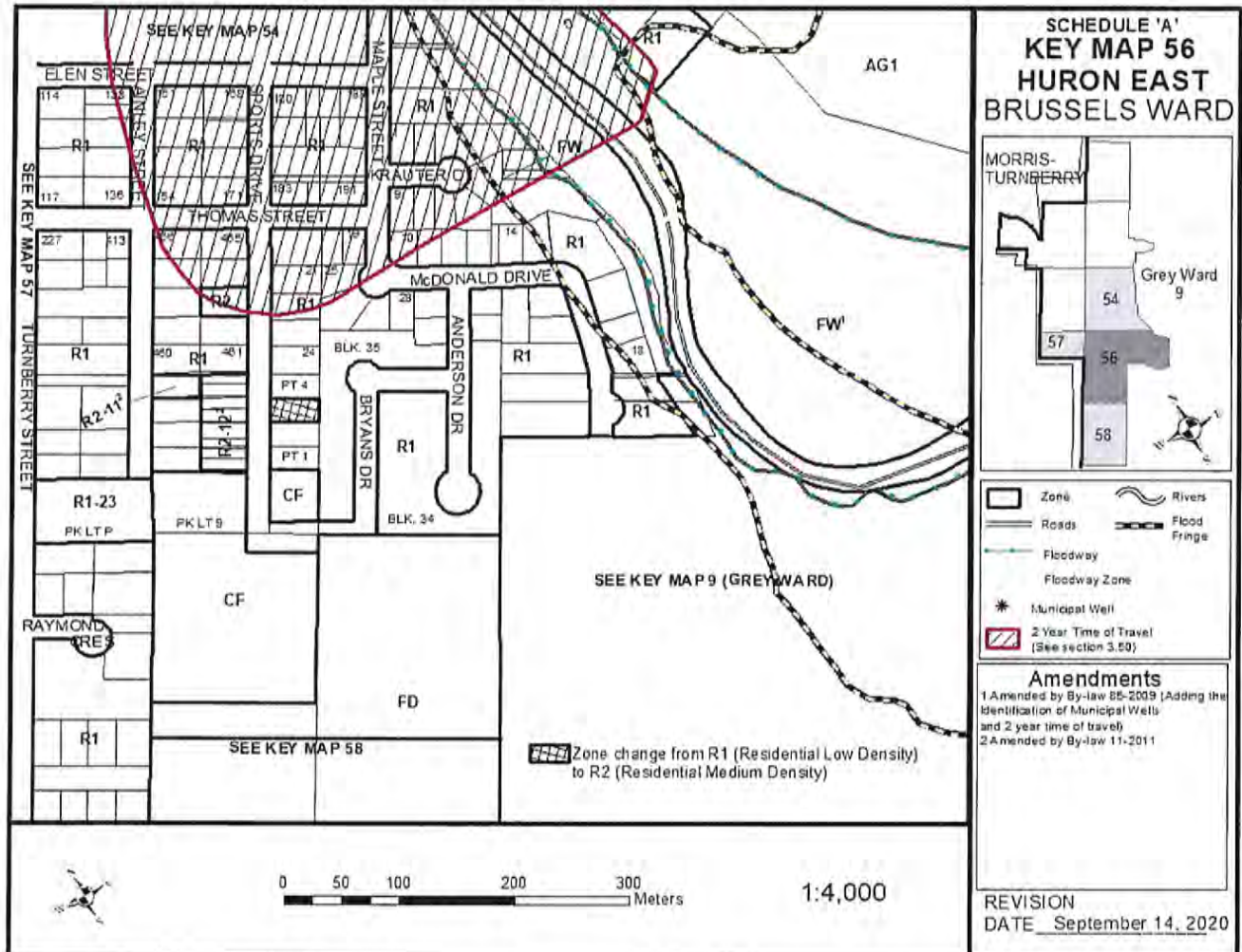
2. The map showing the location of the lands to which this by-law applies is shown on the following page and is entitled Location Map, Schedule A.

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

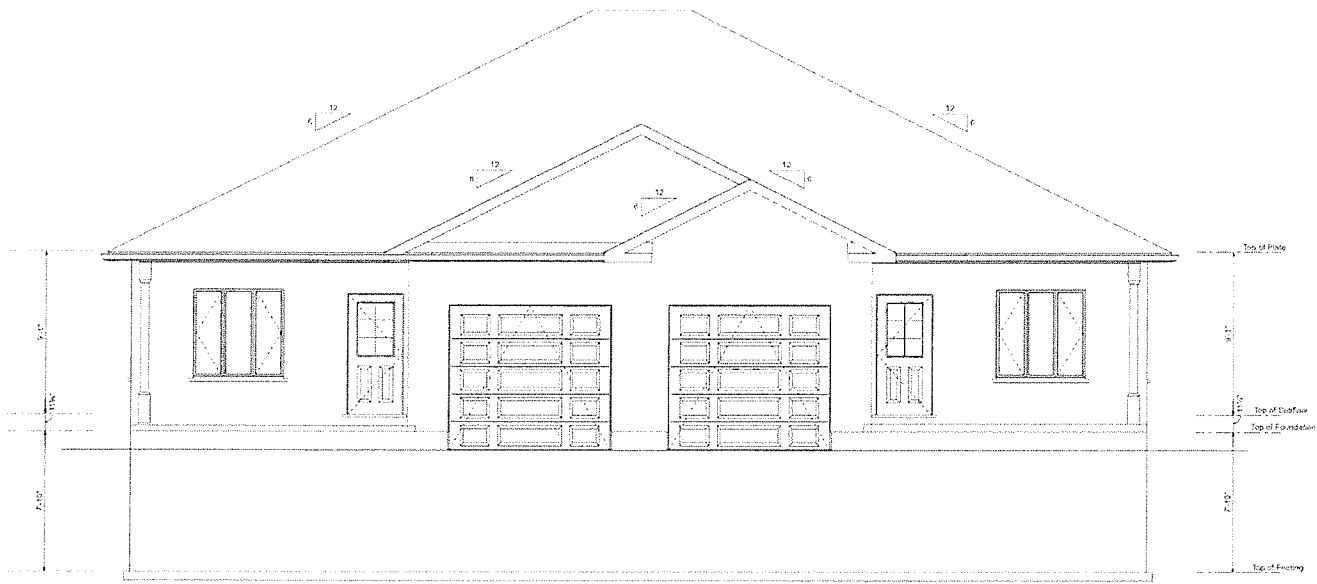


Schedule A
CORPORATION OF THE MUNICIPALITY OF HURON EAST
BY-LAW NO. - 2020

Roll No. 4040 440 012 02140



Submitted rendering of proposed semi-detached residence



To: Mayor MacLellan and Members of Huron East Council
From: Laura Simpson, Planner
Date: 30 September 2020
Re: **Z07-20 Zoning By-law Amendment**
Plan 194, Part Park Lot 9, as Registered Plan 22R1053, Part 3, Brussels Ward, Municipality of Huron East (787 Sports Drive)
Owners/Applicant: Henry and Mary Kroeker

RECOMMENDATION

It is recommended that Huron East Council approve the proposed zoning by-law amendment at the October 6th Public Meeting and circulate the Notice of Passing.

PURPOSE and DESCRIPTION

This proposed Zoning By-law Amendment affects Plan 194, Part Park Lot 9, as Registered Plan 22R1053, Part 3, Brussels Ward, Municipality of Huron East. The By-law proposes to change the zoning to 'Residential Medium Density Zone' (R2) from 'Residential Low Density Zone' (R1).

The subject lands require a zone change to permit a proposed semi-detached dwelling on the subject property. The subject property is 0.22 acre in area.

Figure 1: Location of Proposed Zone Change (excerpt from Zone Map 56)

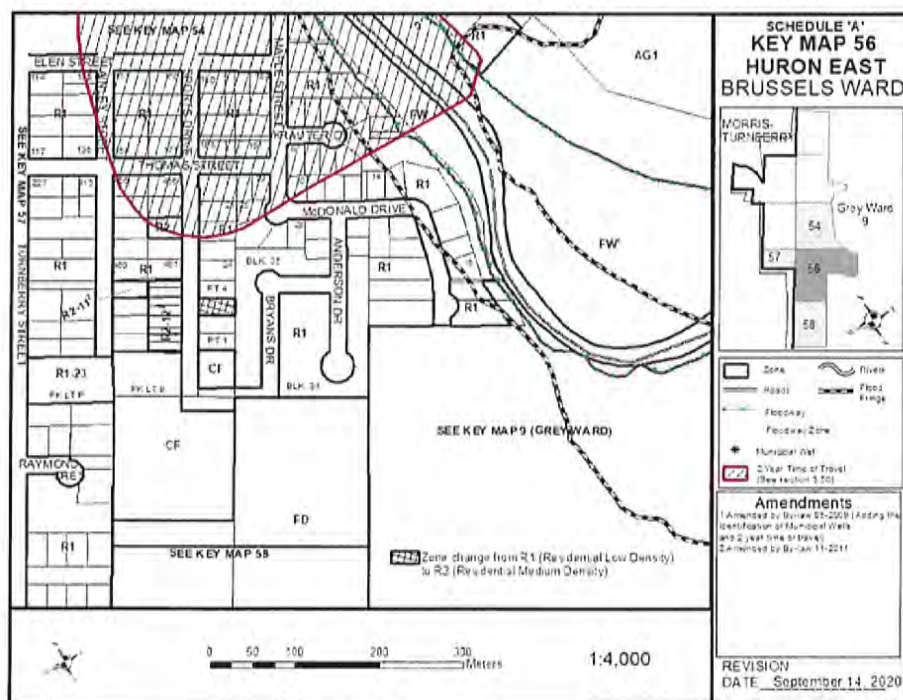


Figure 2: Aerial photo of the subject lands outlined in orange



PLANNING COMMENTS

The subject property is vacant, designated Residential in the Huron East Official Plan and is within the Primary Settlement Area of Brussels.

This application is supportive of the primary settlement area goals for infill lots and residential intensification and is supported by the Official Plan policies in Section 6.4, General Urban Settlement Area Policies, specifically the policies in section 6.4.2, Intensification. This section encourages the efficient use of land and increased intensification for residential development that is sensitive to the character of the neighbourhood. On the west side of the subject property's street, there is a 4 unit multiple attached dwelling and in July 2020 a zoning amendment was approved for an abutting lot to permit a semi-detached, therefore an additional semi-detached dwelling would be an appropriate addition to this stretch of Sports Drive. The Huron East Official Plan also directs new residential development to locations where adequate services including water supply, sanitary waste disposal, storm and surface drainage, roads, sidewalks, street lighting and facilities are available. By proposing to increase the density options for a serviced vacant residential lot in an urban area, this application conforms to the policies in the Official Plan.

The submitted concept drawing of a semi-detached dwelling was consistent with the Huron East Zoning By-law for a medium density residential property.

Figure 3: Concept design for the proposed semi-detached dwelling



COMMENTS RECEIVED

There were no comments received from members of the public or any staff concerns raised during the circulation of this application.

SUMMARY

As this application conforms to the applicable planning documents, it is recommended that it be approved at the October 6th Huron East Public Meeting. This report was prepared in advance of the Public Meeting and Council should consider any comments that may arise at the Public Meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Laura Simpson".

Laura Simpson,
Planner MCIP, RPP

HURON EAST ADMINISTRATION

MUNICIPALITY OF HURON EAST COUNCIL

Document No. 7-17-L, 2020

HOW DISPOSED OF

TO: Mayor MacLellan and Members of Council

FROM: Brad Knight, CAO/Clerk

DATE: September 28th, 2020

SUBJECT: Severance Applications C58/20 and C59/20 (Kyle & Lori Henderson)

RECOMMENDATION:

That Council acknowledge the report of Huron County Planner Laura Simpson on Consent applications C58/20 and C59/20 by Kyle and Lori Henderson (Part Lot 8, Lots 9-20, 22-33, Plan 296), but does not concur with the denial recommendation by Ms. Simpson and Council hereby recommends approval of Consent applications C58/20 and C59/20 subject to the following conditions:

- i) that all 3 properties be rezoned to AG4
- ii) that the owner obtain the Scott, James and William Street unopened road allowances (Plan 296) from the Municipality of Huron East to the satisfaction of the Municipality of Huron East
- iii) that the existing barn on the westerly parcel be removed in entirety or removed to comply with the proposed lot line and decommissioned for livestock purposes to the satisfaction of the Huron East Chief Building Official
- iv) that the earthen liquid manure storage be decommissioned to the satisfaction of the Huron East Chief Building Official
- v) that \$1,500 be paid to the Municipality as cash-in-lieu of parkland.

BACKGROUND:

The above noted applications were circulated for comments, but Council deferred a recommendation/comments as a number of abutting property owners raised concerns with the applications and in particular conformity of the applications with the Municipality's Official Plan. Rather than quote sections of the Huron East Official Plan, the statement in Planner Laura Simpson's powerpoint presentation sums up the conformity issue well:

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 of Huron Plan or the local Huron East Official Plan.

Therefore, it is recommended that these consents be denied.

To bring some perspective to the initial discussions between Council and Mr. Henderson, I have enclosed reports from both myself and Ms. Simpson that were presented to the December 3rd, 2019 meeting of Council. Prior to this meeting, both myself and two planners had advised Mr. Henderson (and inquiries from other prospective purchasers) that Official Plan policies did not permit the subdivision of the property into residential lots, but given the uniqueness of the situation with the unopened road allowance and the existence of two legally titled and conveyable parcels, that we could support the reconfiguration of the two existing parcels into two, more usable parcels. As my report indicated, even if the property was left in an AG1

zone the existence of the road allowances limits the use of the property to cash crop only → given the required setbacks to the road allowances, it would be difficult to build a residence or livestock barn on that parcel.

Mr. Henderson attended the December 3rd, 2019 Council meeting to gauge the level of support from Council;

1. to close and convey the road allowance to him (the road allowance was critical to any lot configuration)
2. if Council was agreeable to closing the road allowance, would Council support the creation of a 3rd lot

Council passed a resolution supporting the closing and conveyance of the road allowance and Council did not voice any objection to the creation of a 3rd lot, although Council did indicate that Council would have to take into consideration agency and public comments.

Mr. Henderson has indicated in his severance applications of his desire to create a 4th lot through a future severance. In fairness to Mr. Henderson, several Councillors had at the December 3rd, 2019 meeting made overtones as to why he was not increasing the density of the development.

In considering Council's comments and recommendation and taking into account the written comments received, Council may wish to take into consideration the following.

- a) a two parcel configuration, as originally suggested by Huron East and Huron County Planning staff would have been supported and would still be supported by Huron County Planning as an alternative to the three lots proposed
- b) the creation of the 3rd lot, because the lack of support from Huron County Planning Department would automatically classify this application as a "contested severance" and it will now go to County Council for consideration rather than the County Planning Director
- c) the comments received from the public will now be part of the material considered by County Council which will draw attention to the non compliance that three or four lots do not comply with the Huron East or County Official Plans or the Provincial Policy Statement

It should be noted that to a degree, the comments received did not indicate serious issues with the creation of 3 lots and because this was the initial request of Mr. Henderson which Council did not discourage him from, that Council may wish to support the concept of 3 lots, but apply very specific conditions to the severance.

- i) that all 3 properties be rezoned to AG4
- ii) that the owner obtain the Scott, James and William Street unopened road allowances (Plan 296) from the Municipality of Huron East to the satisfaction of the Municipality of Huron East
- iii) that the existing barn on the westerly parcel be removed in entirety or removed to comply with the proposed lot line and decommissioned for livestock purposes to the satisfaction of the Huron east Chief Building Official

iv) that the earthen liquid manure storage be decommissioned to the satisfaction of the Chief Building Official

v) that \$ 1,500 be paid to the Municipality as cash-in-lieu of parkland.

Council should also be aware that members of the public have the right to appeal either the decision of County Council, or the potential rezoning by-law should a severance be conditionally granted.

OTHERS CONSULTED:

Paula Michiels, Finance Manager-Treasurer/Deputy Clerk

BUDGET IMPACTS:

In addition to the parkland fees, funds received from the closing and conveyance of the road allowances are dedicated to the Huron East Parkland Reserve Fund.

SIGNATURE:


Brad Knight, CAO/Clerk


Paula Michiels, Finance Manager-Treasurer/Deputy Clerk

6-23-2



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

MEMO

To: Mayor MacLellan and Members of Council

From: Laura Simpson, Planner

Date: November 28, 2019

RE: Kyle Henderson Severance Inquiry (Hydro Line)

This memo is in response to the inquiry for a parcel of land on Hydro Line and the ability to sever the land. There is not an active planning application for the property at this time and a planning recommendation is not being provided; this information is being provided for Council's consideration of the applicable policies for land division.

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.

The inquiry presented is the intent to change the existing 2 parcels of land (currently separated by a Huron East-owned road allowance) and create three building lots through a consent application. Two legally conveyable parcels exist and the Planning and Development Department would support the reconfiguration of those 2 parcels. The request to create 3 lots is not supported by the policies and could not be supported. The Provincial, County and municipal policies very clearly state that it is not permitted to create non-farm lots in the Agriculture designation. The relevant policy framework is provided below.

Provincial Policy Statement

The Provincial Policy Statement, 2014 (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. Section 2.3.4.3 explicitly prohibits the creation of new residential lots in prime agricultural areas unless they are a residence surplus to a farming operation. An application to create a vacant residential building lot in a prime agricultural area the application would not be consistent with the Provincial Policy Statement.

Huron County Official Plan

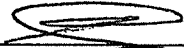
The Huron County Official Plan Section 2.3.1 recognizes Huron County as a prime agricultural area, which includes the subject property. Non-farm related development is directed to settlement areas. Further, Section 2.3.7 discourages lot creation in prime agricultural areas and only permits severances 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.

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 vacant residential building lots (non-farm rural residential) lots will not be permitted. Policies in the Agriculture section of the Official Plan speak to protecting farmland and maintaining its use for agricultural operations, residences being permitted where appropriate and being secondary to the agricultural operation, and that lot sizes shall be based on the long-term needs of agriculture. A severance of an agricultural parcel to create more lots than currently exist would not satisfy these policies and would not meet the intent of the Huron East Official Plan.

Original signed by

Laura Simpson, Planner MCIP RPP



Brad Knight, CAO/Clerk

HURON EAST ADMINISTRATION

TO: Mayor MacLellan and Members of Council

FROM: Brad Knight, CAO/Clerk

DATE: November 20th, 2019

SUBJECT: Kyle Henderson Severance Inquiry (Roxburgh)

RECOMMENDATION:

That the Municipality advise the owners of Plan 296 (Roxburgh) that the Municipality has no objection to the closing and conveyance of Scott, James and William Streets provided the applicant meets the requirements of road closing policy 1.10 and road allowance sale policy 1.15.

BACKGROUND:

This report should be read in conjunction with a report from Planner Laura Simpson regarding the planning considerations of this property.

Several years ago the Municipality started to receive inquiries about development options on Roxburgh (Roxboro) Plan 296 which is located on Bridge Road at the west end of McKillop. The property had been under the ownership of Leen and Agatha Vandeban for some time. An air photo, assessment map and PIN map are attached to this report.

Similar to other rural plans of subdivision that are not in urban areas, this Plan was deemed by McKillop By-Law 10-1990 to not be a Plan of Subdivision.

The area of the total property is about 7 acres. Notwithstanding issues with zoning and severance issues (see report from Laura Simpson) the existence of the unopened road allowances creates issues for both existing buildings on the property and any future buildings and/or lot creation. The lots between Bridge Road and William Street are 165' deep, and if the property was in an AG4 zone, the front yard and exterior side yard setbacks to the road allowances would consume 111' of the lot depth, limiting both the location and size of any residential structure.

However, the existence of the road allowances, under the ownership of the Municipality creates a unique situation in that it divides Plan 296 into two separate conveyable parcels (PIN 41310-0040 and PIN 41310-0025).

With respect to previous inquiries that Denise Van Amersfoort and myself received on this property, we were consistent with our approach. While existing Official Plan policies would not support the creation of additional non-farm parcels in rural areas, the existence of **two** separate conveyable parcels (as created by the road allowances) would support the reconfiguration of the property into **two** conveyable parcels provided that the road allowances were stopped up, closed and acquired by the owner under the provisions of our road closing policy. Our policies require the applicant to pay all legal and survey costs and compensate the Municipality at a rate of \$10,000 per acre.

Regardless of the position that Council may take regarding the creation of a 3rd lot, staff because of the existence of two existing conveyable parcels can support the re-creation of two, more viable parcels, provided the applicant acquires the road allowance. While staff, for planning policy reasons, cannot support the applicant's request for 3 parcels, any lot reconfiguration or creation should involve the acquisition of the municipal road allowances as the existence of the road allowances in their current form restricts any development on the property.

Council should however, take into consideration all agency and public comments on all planning applications affecting this property before any final decisions are made regarding the road allowances.

OTHERS CONSULTED:

Laura Simpson, Planner

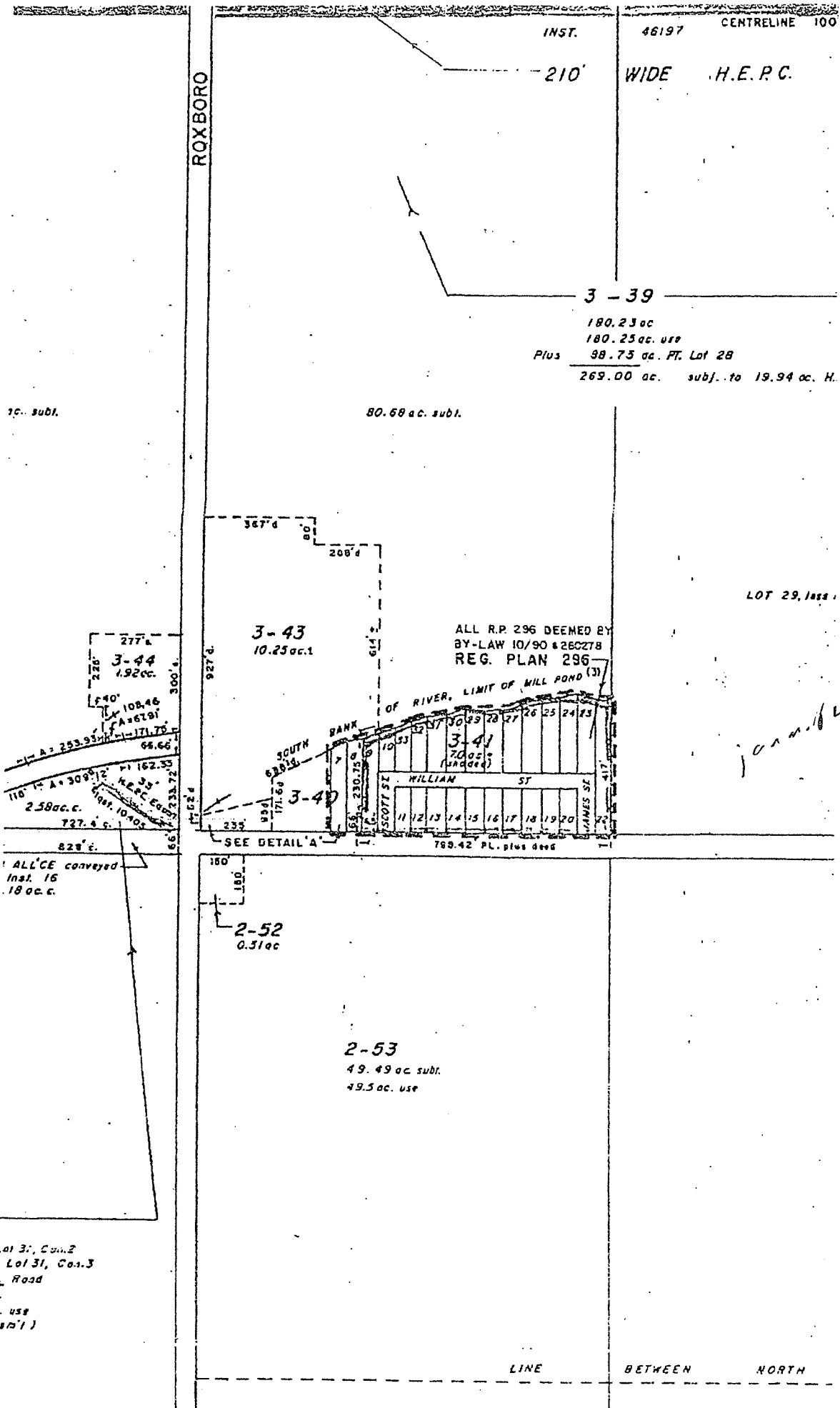
BUDGET IMPACTS:

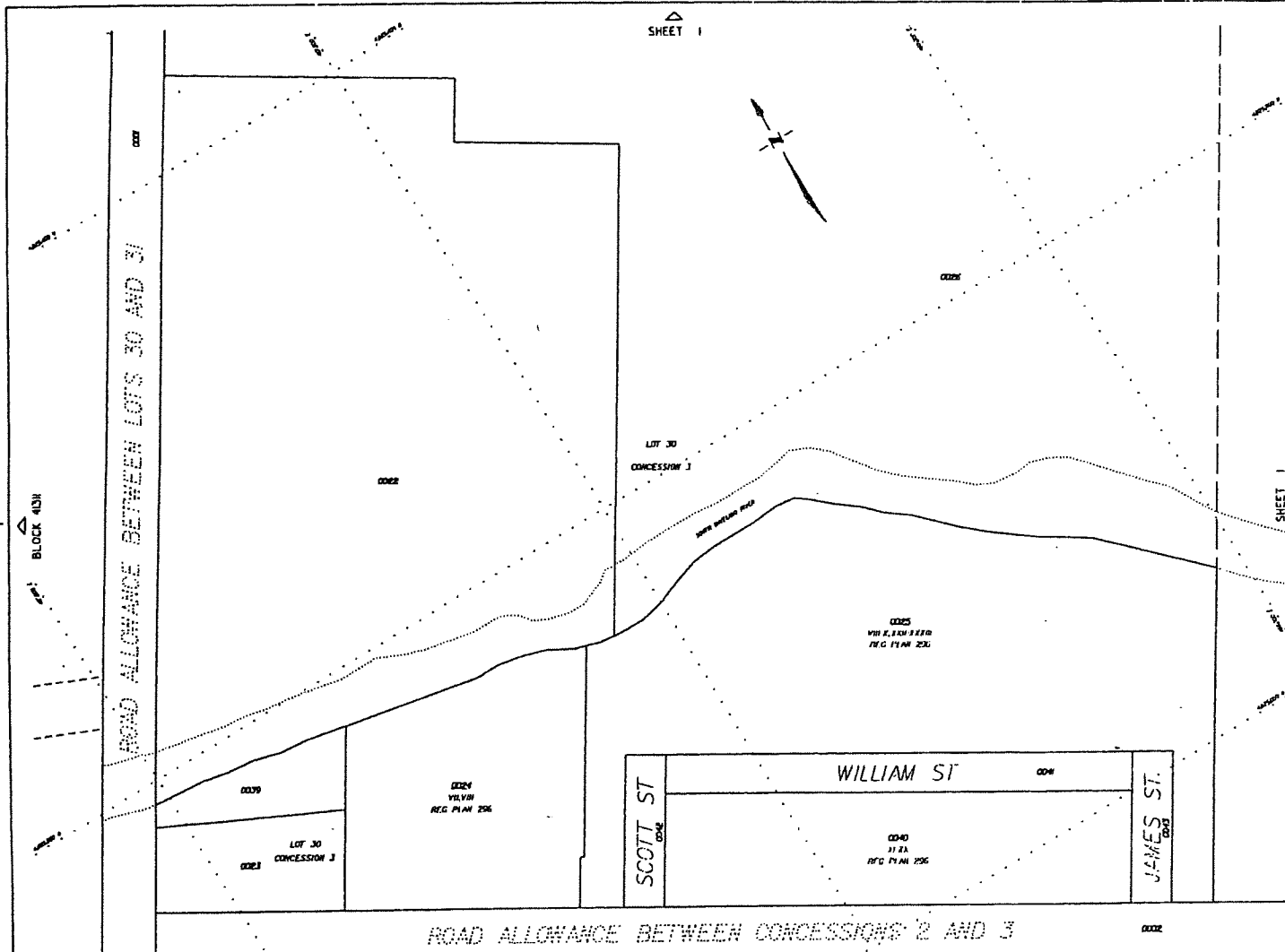
The total area of the road allowances is approximately 1.2 acres. The revenue generated from the sale (\$12,000) would be allocated to our parkland reserves.

SIGNATURES:

Brad Knight, CAO/Clerk

Laura Simpson, Planner

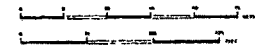




MINISTRY OF
CONSUMER AND
COMMERCIAL
RELATIONS

THIS INDEX MAP SHOWS ALL
PROPERTIES EXISTING IN
BLOCK 41310 - SHEET 3
ON NOVEMBER 1, 1999

SCALE



PROPERTY INDEX MAP
BLOCK 41310
TOWNSHIP OF MCKILLOP
COUNTY OF HURON
(OFFICE 22)

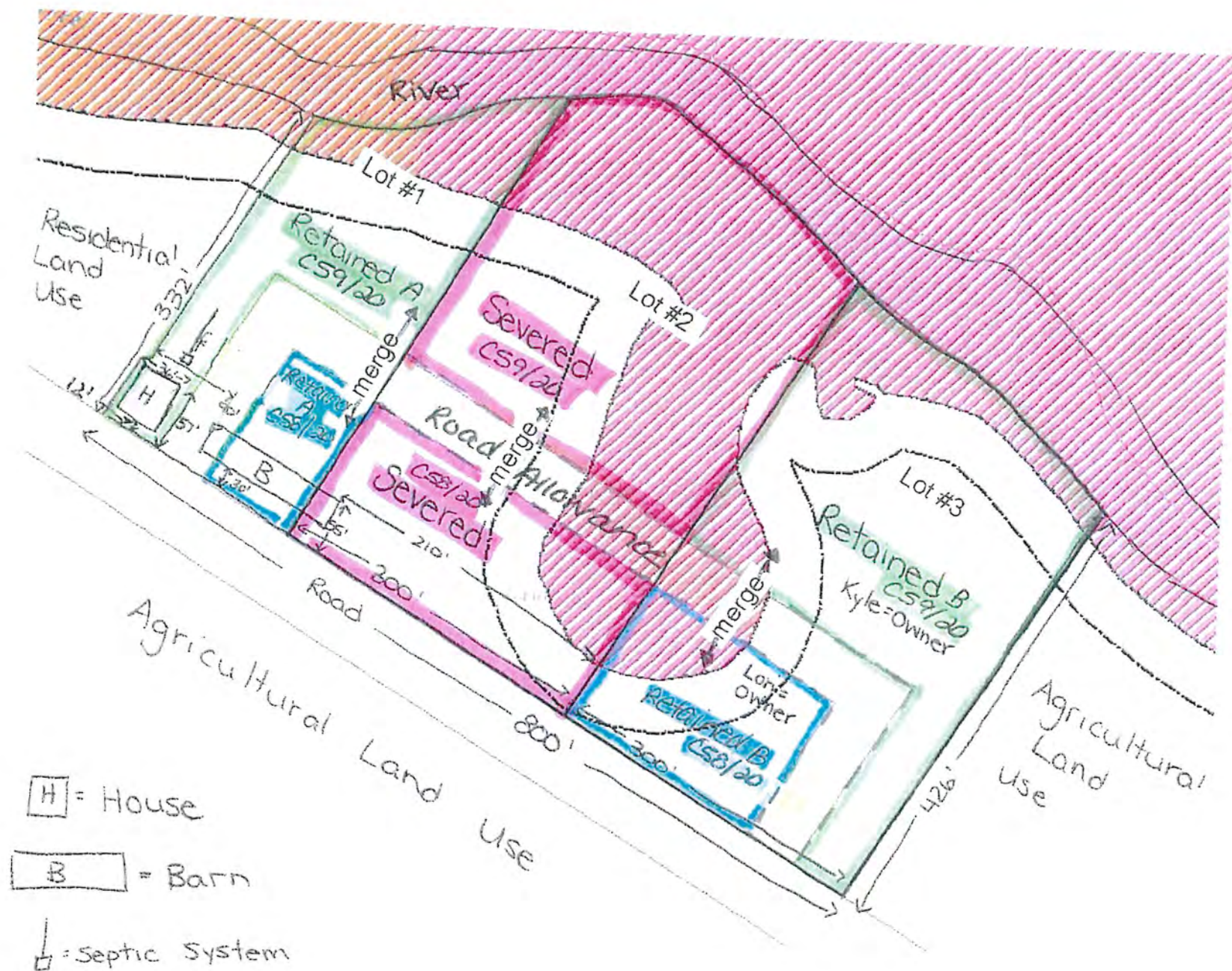
LEGEND

PRELIMINARY PROPERTY BOUNDARY	---
UNFINISHED PROPERTY BOUNDARY	---
NATURAL RESERVE PROPERTY BOUNDARY	---
FINISHED PROPERTY NUMBER	0001
UNFINISHED PROPERTY NUMBER	0002
NATURAL RESERVE PROPERTY NUMBER	0003
ROADWAY EASEMENT	---
ROADWAY EASEMENT	---
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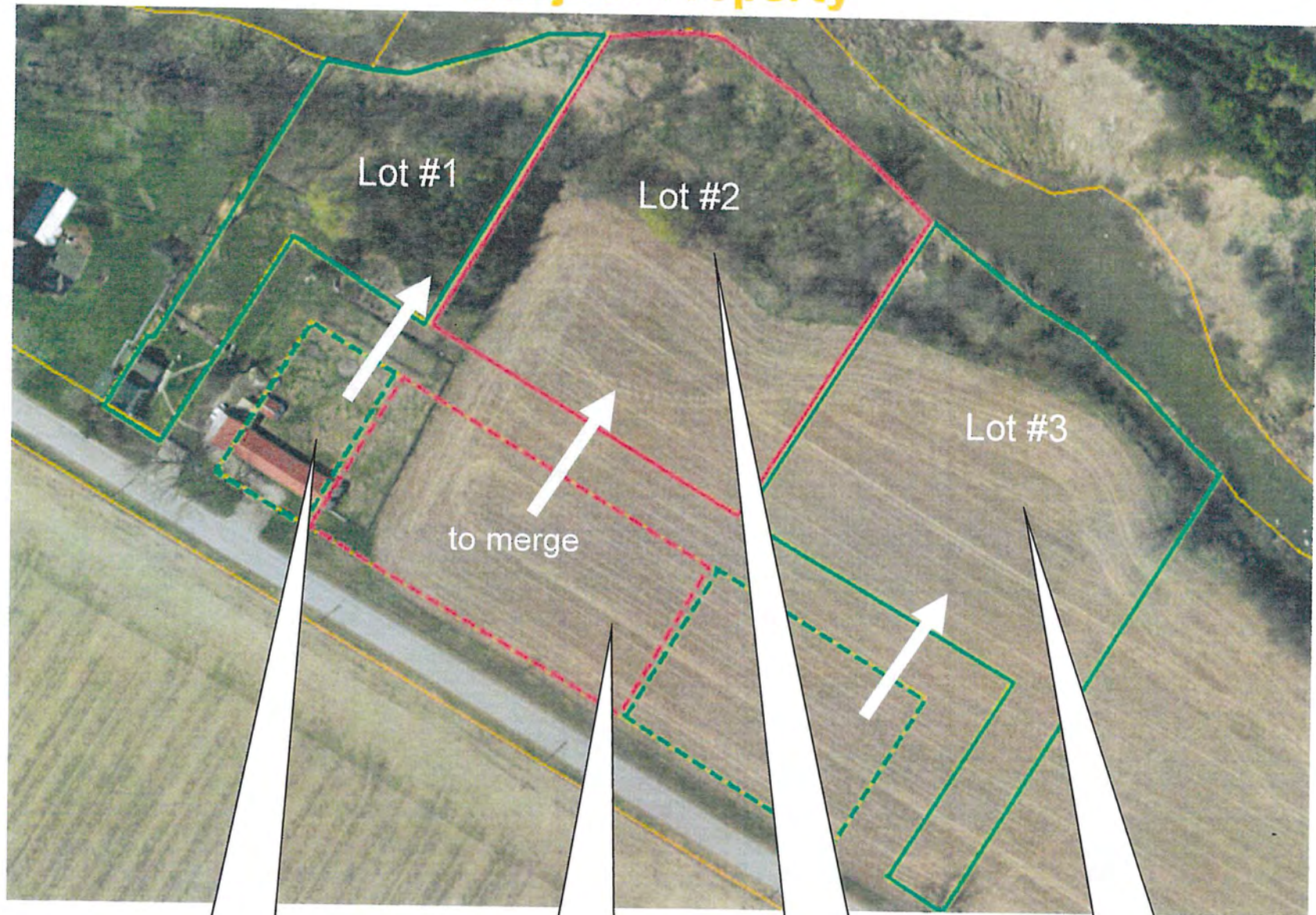
THE ABOVE MAPS FOR ANY PROPERTY (E.G. ROAD - 0001)
IS CONTROLLED BY THE ROAD BOARD NUMBER 0001 AND THE ROAD
BOARD NUMBER 0001 WHICH APPEARS IN EACH ACTUAL PROPERTY

NOTES

THESE MAPS ARE NOT TO BE USED FOR
LAW ENFORCEMENT PURPOSES OR FOR
LAW ENFORCEMENT PURPOSES IN ANY
MANNER
THIS IS NOT A PLAN
OR SURVEY
THIS MAP WAS COMPILED FROM PLANS AND
INFORMATION RECEIVED IN THE LAND REVENUE
SYSTEM AND HAS BEEN PREPARED FOR PROPERTY
PURPOSES ONLY
FOR OWNERSHIP OF PROPERTY PURPOSES



Subject Property



C58-20 Retained

C58-20 Severed

C59-20 Severed

C59-20 Retained



Kyle & Lori Henderson (C 58/20 & C59/20)



Godenich

Legend

- Parcel Fabric
- Municipal Boundary
- County Boundary

Notes

114.7 0 57.33 114.7 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

HURON EAST ADMINISTRATION

MUNICIPALITY OF HURON EAST COUNCIL

Document No. 7-17-2, 2020

HOW DISPOSED OF

TO: Mayor MacLellan and Members of Council

FROM: Barry Mills, Public Works Coordinator

DATE: October 1st, 2020

SUBJECT: Tabled motion regarding amendment to Water & Sewer Policy 4.08

RECOMMENDATION:

1. That the tabled resolution regarding an amendment to the Water & Sewer Policy 4.08 be defeated.
2. That the following resolution be considered by Council

That the Water & Sewer Billing Procedure/Practice Policy 4.08 be amended as follows:

Property owners/contractors who damage municipal services shall be invoiced for materials at cost and current labour and equipment rates in the Huron East consolidated fee by-law for the required repairs.

BACKGROUND:

I took the following report to the Water & Sewer Committee meeting on August 18th.

Policy 4.08 Water & Sewer Billing Procedure / Practice

The following revision is recommended to be added to Policy 4.08 to clarify invoicing for after-hours call-ins. This is for cost recovery purposes as a result of damages caused by 3rd party activities out of municipal control.

After Hours Fees

- 1) Standard water turn off/on: \$50per site visit
- 2) If municipal staff are called-in after hours as result of:
 - a) Property owner or contractor damaging municipal services in the municipal road allowance.
 - or
 - b) Conducting private building/plumbing work without an appropriate permit from the Huron East Building Department

The municipality will invoice the property owner/contractor responsible for the damage that required the call-in. Invoicing will follow the labour and equipment rates in the Municipality of Huron East Consolidated Fee By-Law 062-2019 and its applicable schedules, parts & materials will be invoiced "at cost".

After a significant amount of debate, the Water & Sewer Committee dropped the water turn off/on fee of \$50 per site visit and the situation where work was being done without an appropriate plumbing permit from the Huron East Building Department.

The intent of the policy was to recover municipal costs in those instances where the actions of a property owner or contractor have resulted in an after hours call-in to shut off the water service or where a property owner/contractor have damaged municipal services.

The Committee was of the opinion that a property owner should not be billed for a water service shut off if they discover a leak on their property after hours → this may be reasonable if the landowner did nothing to cause the leak, but it does not address situations where a property owner/contractor are doing work, that may have required a plumbing permit, which causes an issue requiring an after-hours call-in.

By removing provisions from the original recommendation, the intent of the recommendation was compromised and perhaps the intent is clearer in the revised recommendation.

Original Recommendation:

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.

Revised Recommendation:

That Water & Sewer Billing Procedure/practice Policy 4.08 be amended as follows:

Property owners/contractors who damage municipal services shall be invoiced for materials at cost and current labour and equipment rates in the Huron East consolidated fee by-law for the required repairs.

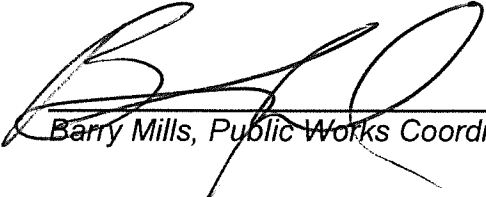
OTHERS CONSULTED:

Brad Knight, CAO/Clerk

BUDGET IMPACTS:

The recommendation will reduce potential negative impacts on the budgets of Huron East water and sewer systems and costs are recovered on a cost recovery basis only.

SIGNATURE:



Barry Mills, Public Works Coordinator



Brad Knight, CAO/Clerk

**HURON EAST
FIRE AND EMERGENCY SERVICES**

MUNICIPALITY OF HURON EAST COUNCIL

Document No. 7-17-3, 2020

TO: Mayor MacLellan and Members of Council
FROM: Marty Bedard, Fire Chief
DATE: October 6, 2020
SUBJECT: Aerial Platform Truck Purchase

HOW DISPOSED OF

RECOMMENDATIONS:

That the Council of the Municipality of Huron East approve the purchase of a 1995 Spartan Aerial Platform Truck from the City of Owen Sound for a cost of \$30,000 excluding HST.

BACKGROUND:

The current 1980 Aerial Platform truck at the Seaforth Station was purchased in 2000 from ResQTech Systems for a price of \$100,000. This truck was traded into ResQTech from the City of Stratford when they purchased a new one. It is currently 40 years old and has served us well for 20 years however, it is starting to show its age. We recently had some maintenance issues with the Aerial and it was out of service for approximately 2 months with a coolant leak, manifold leak, the cylinder heads were replaced and the alternator was replaced. Now it is leaking hydraulic oil from the main platform lift cylinder. Unfortunately, due to the age of the truck and the fact it is a gas engine, parts to repair are very hard to find.

A former Huron East Firefighter who is currently a Captain with the Owen Sound Fire Department advised me that they are selling their truck and purchasing a new one, and that it was being sold through GovDeals with a closing date of August 10, 2020. After looking on GovDeals, District Chief Phillips and I travelled to Owen Sound to have a closer inspection of this truck. The Captain who was responsible for maintaining this apparatus informed us that it has been a good vehicle for them and all annual maintenance requirements are up to date.

The starting bid listed on GovDeals was \$15,000. After discussing the possibility of purchasing this truck with CAO Brad Knight and all of the Seaforth Fire Area Board members, it was agreed we would try purchasing it through the online auction. My \$15,000 bid was the only bid at auction end however, this item had a hidden reserve bid which had to be met before being sold by the seller. I later found out the hidden reserve amount was \$50,000.

The City of Owen Sound then contacted me and we negotiated a price of \$30,000 which includes miscellaneous equipment on the truck.

COMMENTS:

It is the City of Owen Sound's intent to make this fire truck available for pick-up in February 2021, as it is currently in service and they are waiting delivery of their new one. I have attached a photo and specs of the 1995 Spartan Aerial Platform Fire Truck for your information.

OTHERS CONSULTED:

District Chief Tom Phillips, CAO Brad Knight and members of the Seaforth Fire Area Board (Deputy Mayor Bob Fisher, Councillor Joe Steffler and West Perth Mayor Walter McKenzie).

BUDGET IMPACTS:

If approved this expense will be included in the 2021 budget.

SIGNATURES:


Marty Bedard, Fire Chief


Brad Knight, CAO-Clerk

1995 Spartan Aerial Platform Fire Truck

- Chassis RA40M-3164 / Aerial Skypod
- Fuel - Diesel
- Engine model - Cummins N14-460E
- Engine hours – 4680 (note* truck is still in service and hours will change)
- Fire Truck Manufacturer - Commercial Emergency Equipment Co.
- Transmission - Automatic
- Drive-train - Tandem
- Brakes – Air
- Overall Vehicle Length - 103'
- Aerial Ladder MFG - Nova Quintech
- Aerial Ladder length - 100'
- Date of last Aerial ladder Certification Test - June 2019
- Pump MFG - Hale
- Pump size - 5678 GPM
- Date of last pump Certification Test - July 2018
- Tank size - 180 gallons
- Tank type - Poly
- Number of discharges - Driver side (2) 65 (1) 45, Officer's Side 2 (65) 1 (45)
- Number of intakes - Driver side (2) 65 (1) 100, Officer's Side 2 (65) 1 (100), Rear (1) 100



Brad Knight

HOW DISPOSED OF

From: Kathleen.Sebastian AMDSB <Kathleen.Sebastian@ed.amdsb.ca>
Sent: Thursday, September 17, 2020 8:58 AM
To: Brad Knight
Subject: Brussels Community Development Trust - Resignation from board

Hello Brad,

Please accept this email as my letter of resignation from the Brussels Community Development Trust effective immediately due to personal commitments.

Thanks,
Kathy Sebastian

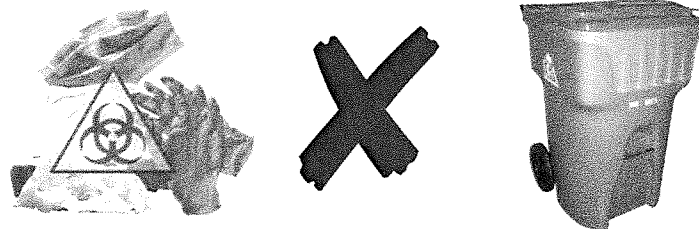
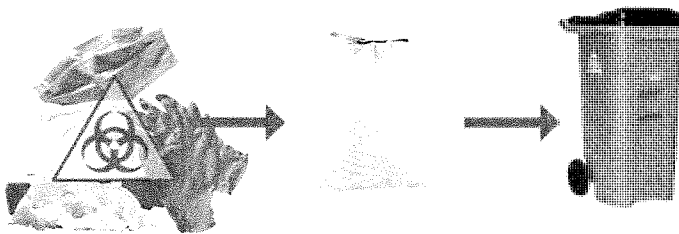
Board of Directors Meeting Highlights
Held on September 17, 2020 at 8:30 AM
as a Virtual Meeting



COVID Bring About New Contamination Challenges

**Stop
COVID**

**Dispose of
all masks, gloves,
paper towels,
tissues, wipes
properly in
the garbage**



Good Dog
Owner



Bad Dog
Owner



Responsible dog owners don't try to recycle their pooch's poop.
It really stinks when people don't recycle properly and some materials get dumped.



This ad is provided through a partnership between industry and Ontario municipalities to support waste diversion programs.

Doug Ford May Allow Beer & Wine Companies to Opt Out of Bottle 'Deposit Return Program

Advocacy groups say changes would jeopardize bottle return program that is widely recognized as one of the best in the world

Leaked slides show Doug Ford's government is quietly considering making changes to rules that would allow beer and wine companies to opt out of the province's bottle return program.

According to Power Point slides newly obtained by PressProgress, a working group organized by Ontario's Ministry of the Environment, Conservation and Parks delivered a presentation in July indicating the government is considering changes to regulations on beer and wine packaging that would allow companies to treat their bottles as normal "Blue Box" waste.

Advocacy groups warn that change would effectively undermine Ontario's Deposit Return Program (ODRP), a program that has posed challenges for the lobby groups behind Ford's beer and wine agenda.

The ODRP uses the physical locations of Ontario's Beer Stores and LCBO locations to recycle empty alcoholic containers — customers get back a deposit fee when the container is returned.

The July 6 presentation proposes a new approach, one that "treats producers of alcoholic beverage containers the same as other beverage producers."

While the Beer Store and LCBO would still collect empty containers, the slides state that they would operate as "alternative systems" wherein:

Alcoholic Beverage Containers

- The regulation would include all alcoholic beverage containers sold in the province under the beverage container category. This includes beer, wine and spirits.
- This approach treats producers of alcoholic beverage containers the same as other beverage producers but allows existing programs operated by The Beer Store and the LCBO to continue operating as alternative systems.
- Deposit-return programs operated by The Beer Store and the LCBO currently perform many of the functions of an alternative collection system as proposed for the new Blue Box regulation, including registration, supply and management reporting, and management of associated packaging.
- The Beer Store and the LCBO could choose to register with RPRA as PROs, and could report on supply and diversion data, and provide collection opportunities on behalf of producers.
- Individual producers of alcoholic beverage containers would still retain their obligations under the regulation, including registration with RPRA.
- Producers of alcoholic beverage containers would be required to meet the beverage container target, as well as material-specific targets for any associated packaging marketed with their products.

11

Ontario 

"Producers may elect to exempt themselves from the Blue Box Common Collection system by establishing an Alternative Collection system."

The advocacy organization Environmental Defence warns this would effectively make the Beer Store and LCBO recycling program optional.

"The Blue Box is generally a less expensive program, and correspondingly achieves poorer environmental outcomes," Environmental Defence Plastics Program Manager Ashley Wallis told PressProgress.

While brewers who use refillable bottles may still opt-in, "brewers who only use cans, or one-way bottles, could find that belonging to the common collection system saves them money."

"Given that the proposed target for beverage containers is lower than the current performance of the deposit system for alcoholic beverages, it is likely that many, especially smaller brewers that do not use refillable bottles, would choose to leave the deposit program and opt-in to the common collection system," Wallis added.

Environmental Defence says the government's plan would likely include a "de minimis," where "producers below a certain benchmark (volume, annual sales, etc.) have no financial obligation to the system." That could further motivate companies to opt-out of the existing LCBO / Beer Store program.

RCO And 51 Other Groups Call On Government To Leverage Opportunity To Improve Blue Box

Environmental and civil groups released a joint statement today that sets expectations for forthcoming regulation to address Ontario's packaging, paper and packaging-like products (PPPP) waste

As the province considers changes to the Blue Box program, 52 environmental and civil society groups released a joint statement calling on the government to address the failings of its recycling system and transition Ontario to a circular economy.

Ontario – Recycling is the Last Resort unites the voices of local, regional and national groups calling on the provincial government to adopt a regulation under the Resource Recovery and Circular Economy Act, 2015 that ensures products and services are fundamentally redesigned to prevent waste, and that companies are financially and operationally responsible for their products' end-of-life.

"For decades, consumers have been led to believe that recycling is the solution to Ontario's waste issues, but the truth is recycling systems were never designed to manage the volume and complexity of materials on the market," says Ashley Wallis, Plastics Program Manager at Environmental Defence. "We need the province to set and enforce high waste-diversion targets that encourage companies to phase-out hard-to-recycle materials, especially lightweight plastic films, styrofoam and black plastic."

Only about seven per cent of Ontario's waste is recycled. The rest is sent to landfills or incinerators, or ends up in the environment. To date, the province's efforts to divert waste from landfill have largely focused on the residential sector. However, two-thirds of Ontario's waste is generated in the industrial, commercial and institutional (IC&I) sectors. The joint statement calls on the province to include all sources of packaging, paper, and packaging-like products (PPPP) from all sectors.

"The best and most important opportunity to improve recycling of packaging and plastics is missed with these proposed regulations," says Jo-Anne St. Godard, Executive Director of Recycling Council of Ontario. "While transitioning the full cost of the Blue Box program to industry is vital, not including the IC&I sector ignores nearly 70 per cent of packaging and plastics waste generated across Ontario that ultimately ends up in landfill or lost to the environment."

The groups say the regulation must provide accessible service to all Ontarians, regardless of where they live, and should require that public spaces like parks and community centres are serviced as well.

"These new regulations should make it easier—not harder—for people to recycle," says Emily Alfred with the Toronto Environmental Alliance. "Instead, we're hearing that Blue Box services could be scaled back or stopped altogether for schools, parks, and many residents. This doesn't make sense. Producers should be required to provide recycling services to all Ontarians where they live, work and play."

The transition to Extended Producer Responsibility (EPR)—where companies are financially and operationally responsible for their waste—is an essential part of the transition to a circular economy. However, the devil is in the details, and the province needs to adopt a regulation that ensures human health.

"Effective Extended Producer Responsibility regulations prevent waste and avoid toxic chemicals," states Fe de Leon, Researcher and Paralegal with the Canadian Environmental Law Association. "The Province's proposed EPR approach doesn't require producers to redesign for toxic-free products and packaging, nor does it prevent recycling of toxic chemicals. Ontario needs a regulation that keeps materials containing toxic chemicals out of the Blue Box, and avoids relying on

solutions such as burning of waste, energy-from-waste, incineration and chemical recycling to manage problematic materials.”

For a full list of signatories, please see the Ontario – Recycling is the Last Resort statement.

Declarations

- Recycling is not a silver bullet solution
- A system for everyone
- An opportunity
- Recycling for everyone, everywhere
- Strong environmental outcomes
- Transparency and accountability
- Transition to circular economy

We Can't Recycle Our Way Out Of The Plastics Crisis

Reducing use is key, but shifting to plant-based plastics and other products is also crucial, writes David Suzuki

Almost every product and material we refer to as “plastic” is made from fossil fuels. Most of it hasn’t been around for long

– a little over 70 years for the most common products. North American grocery stores didn’t start offering plastic bags until the late 1970s.



Over that short time, plastics have become ubiquitous. A Center for International Environmental Law report says global plastic production exploded 200-fold between 1950 and 2015 – from two million to 380 million tonnes. Plastic is everywhere, from the ocean depths to mountaintops, from Antarctica to the Arctic – even in our own bodies.

As the report points out, almost every piece of plastic begins as a fossil fuel. This creates greenhouse gas emissions throughout its life cycle, from extraction and transport to refining and manufacturing to managing waste and impacts. The report projects these emissions could reach 1.34 gigatons per year

by 2030 – “equivalent to the emissions released by more than 295 new 500-megawatt coal-fired power plants.”

There are good reasons for plastic’s popularity. It’s lightweight, durable, inexpensive, easily shaped and can be used to safely store many materials, from water to chemicals. That it’s long-lasting is part of the problem.

Plastics don’t decompose like organic substances. Instead, they break down into smaller and smaller pieces, much of which ends up in oceans, where it is consumed by marine life and birds. These “microplastics” work their way through the food web and eventually to humans.

There’s still much to learn about microplastic’s health effects, but exposure in animals has been linked to liver and cell damage, infertility, inflammation, cancer and starvation. The 50,000 plastic particles that each of us breathes and eats every year and the microplastic pollution falling on some cities undoubtedly have an impact, especially as many of the chemicals in plastics are known to cause a range of health problems.

A recent study also shows the ocean plastics problem is worse than thought – although with tonnes of plastic debris and particles swirling in massive ocean gyres, it’s hard to imagine it could be. The study, from the UK’s National Oceanography Centre, found the Atlantic has 10 times more plastic than had been estimated. Researchers previously calculated the amount entering the Atlantic between 1950 and 2015 to be from 17 million to 47 million tonnes. New measurements show it’s closer to 200 million.

Another report, from the World Economic Forum, Ellen MacArthur Foundation and McKinsey and Company, estimated the oceans could hold more plastic by weight than fish by 2050 if trends continue. Because most plastic doesn’t get recycled, researchers also estimated that 95 per cent of plastic packaging value – worth \$80 billion to \$120 billion annually – is lost.

It also found that by 2050, the entire plastics industry will consume 20 per cent of total oil production, and 15 per cent of the world’s annual carbon budget.

The study, *The New Plastics Economy*, outlines steps whereby circular economy principles could resolve many issues around plastics in the environment. These require eliminating all problematic and unnecessary plastic items, innovating to ensure the plastics are reusable, recyclable or compostable, and circulating all plastic items to keep them in the economy and out of the environment.

And while individual efforts are helpful, they don’t go far enough. As Carroll Muffett, lead author of the CIEL report, argues, we can’t “recycle our way out of the plastics crisis.” Instead, we must stop producing fossil fuels and unnecessary disposable plastic items. Reducing use is key, but shifting to plant-based plastics and other products is also crucial.

As we’ve written before, the COVID-19 pandemic has exposed flaws in our outdated economic systems, but it’s also provided an opportunity to pause and figure out how to build back better. Our constant rush to exploit resources, burn fossil fuels and create disposable plastic products for the sake of short-term profits is putting all life and health at risk.

We should have started phasing out fossil fuels and their byproducts decades ago when we realized they were creating massive amounts of air, water, and land pollution and heating the planet to temperatures that put our health and survival at risk. The longer we delay, the more difficult change becomes. It’s time for new ideas. It’s time for a just green recovery.



St. John Ambulance

SAVING LIVES
at work, home and play

MUNICIPALITY OF HURON EAST COUNCIL

Document No. 8-17-3, 2020

HOW DISPOSED OF

September 10, 2020

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

Dear Council Members:

We know we are not alone when we say that Covid-19 has had a challenging impact upon our volunteer-based organization. It is therefore with our greatest respect that we reach out to our community partners for financial assistance.

The impact of Covid-19 has been multi-layered for the **Grey Bruce Huron Branch of St. John Ambulance**. By mid-March 2020, all first aid training ceased and our doors were closed. We were grateful when students returned in early July however, to allow for social distancing our class sizes have been reduced to half, directly impacting our training revenue, which funds our volunteer activities. With the purchase of additional tables, which provide students with individual work stations, along with increased cleaning protocols and PPE (personal protective equipment), our costs per class have significantly increased. Despite this financial burden we are confident that our classrooms meet the highest standards to ensure the health and safety of our students, instructors and staff. A financial impact we could not have foreseen pre-Covid was the loss of donations for the provision of Medical First Responder coverage at local community events. Despite having no donations coming in we must ensure our equipment and ambulances are ready to respond in the event of a community emergency. This requires the completion of expensive yearly vehicle safeties and increased PPE provisions for our volunteers. One of the most difficult challenges our branch has faced is regarding our beloved Therapy Dogs, who have been unable to visit at local retirement homes and hospitals since mid-March. Our Therapy Dog volunteers know the importance of keeping our residents safe and are respectfully waiting until visitations once again open for their welcomed services.

It is for these reasons that we look to the generous support of donors like you, to continue providing our valuable community services and programming throughout Grey, Bruce and Huron. We would be most grateful for a **donation of \$500** or an attainable amount from your organization as we continue working together to make our communities safer.

Sincerely,

Tony Alberts, CStJ, Board Chair
Grey Bruce Huron Branch

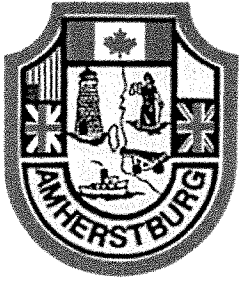
Grey Bruce Huron Branch | 316-5th Street, Hanover ON Canada N4N 0A7
Tel: (519) 364 - 7004 | Fax: (519) 364 - 7061 | Email: grey.bruce.huron@sja.ca

Charitable Registration No.: 10802 2237 RR0001

sja.ca

St. John Ambulance is an international humanitarian organization and is a foundation of the Order of St. John





The Corporation of The Town of Amherstburg

September 21, 2020

VIA EMAIL

The Right Honourable Raymond Cho, Minister for Seniors and Accessibility
College Park 5th Flr, 777 Bay St,
Toronto, ON
M7A 1S5

Re: AODA Website Compliance Extension Request

At its meeting of September 14, 2020, Council passed the following for your consideration:

Resolution # 20200914-281

- "1. **WHEREAS** Section 14(4) of O.Reg 191/11 under the Accessibility for Ontarians with Disabilities Act requires designated public sector organizations to conform to WCAG 2.0 Level AA by January 1, 2021;
2. **AND WHEREAS** the municipality remains committed to the provision of accessible goods and services;
3. **AND WHEREAS** the municipality provides accommodations to meet any stated accessibility need, where possible;
4. **AND WHEREAS** the declared pandemic, COVID-19, has impacted the finances and other resources of the municipality;
5. **AND WHEREAS** the Accessibility for Ontarians with Disabilities Act contemplates the need to consider the technical or economic considerations in the implementation of Accessibility Standards;
6. **BE IT THEREFORE RESOLVED THAT** the municipality requests that the Province of Ontario extend the compliance deadline stated in Section 14(4) of O.Reg 191/11 to require designated public sector organizations to meet the compliance standards, by a minimum of one (1) year to at least January 1, 2022; **AND**,
7. **BE IT THEREFORE RESOLVED THAT** the municipality requests that the Province of Ontario consider providing funding support and training resources to meet these compliance standards."

The impacts of the pandemic on municipal finances and resources affect the ability of municipalities to meet the January 1, 2021 deadline for full compliance with WCAG 2.0 Level AA.

We humbly request the Ontario government consider an extension request, in addition to financial support and training due to the unprecedented impacts of the global pandemic.

Regards,



Tammy Fowkes
Deputy Clerk, Town of Amherstburg
(519) 736-0012 ext. 2216
tfowkes@amherstburg.ca

cc:

The Right Honourable Doug Ford, Premier of Ontario
The Association of Municipalities of Ontario
All Ontario Municipalities

RECOMMENDED MOTION:

THAT:

The Council of the County of Huron supports the request from the Huron County Accessibility Working Group to support the AODA Website Compliance Extension Request as passed by the Corporation of the Town of Amherstburg.

BACKGROUND:

Under the Accessibility for Ontarians with Disabilities Act (AODA) designated public sector organizations (municipalities) are to conform to WCAG 2.0 level AA by January 1, 2021. This means that content on all municipal websites must meet this level of accessibility by this date. With the declared COVID-19 Pandemic municipal resources such as staff time and finances have been focused in other areas.

The Huron County Accessibility Working group consists of members from the County and all nine member municipalities. At its meeting held on September 30, 2020, members addressed concerns meeting the AODA requirement and endorsed correspondence received from the Town of Amherstburg recommending the Province extend the deadline to meet compliance to January 1, 2022 and consideration of funding support and training resources to meet these compliance standards.

OTHERS CONSULTED:

Huron County Accessibility Working Group

FINANCIAL IMPACT:

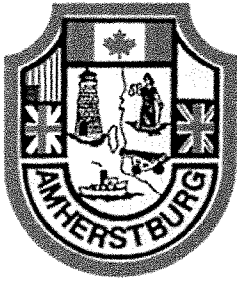
None at this time.

IT IMPACT:

None at this time.

ATTACHMENT:

Resolution from Town of Amherstburg



The Corporation of The Town of Amherstburg

September 21, 2020

VIA EMAIL

Hon. Lisa McLeod, Minister of Heritage, Sport, Tourism and Culture Industries
6th Flr, 438 University Ave,
Toronto, ON
M7A 1N3

Re: Request for Consideration of Amendments to Bill 108 re. The Ontario Heritage Act

At its meeting of September 14, 2020, Council passed the following for your consideration:

Resolution # 20200914-258:

"WHEREAS Royal Assent has been granted to Bill 108 entitled 'More Homes, More Choice Act, 2019' on June 6, 2019; and,

WHEREAS Schedule 11 of Bill 108 contains amendments to the Ontario Heritage Act which require appeals under the Ontario Heritage Act to be heard by the Local Planning Appeal Tribunal not the Conservation Review Board; and,

WHEREAS the Conservation Review Board is an adjudicative tribunal that, through the mandate provided by the Ontario Heritage Act, considers a number of matters such as:

- The proposed designation of a property as having cultural heritage value or interest;
- Applications for the repeal of a By-law on a specific property;
- Applications related to the alteration of a property covered by a By-law; and,
- Matters related to archaeological licensing. AND,

WHEREAS Schedule 11 of Bill 108 will come into effect on a date to be proclaimed by the Lieutenant Governor; and,

WHEREAS the Local Planning Appeal Tribunal are not experts in heritage matters unlike members of the Conservation Review Board; and,

WHEREAS the Local Planning Appeal Tribunal decisions are binding decisions unlike the Conservation Review Board non-binding recommendations; and,

WHEREAS the Ontario Heritage Act provides a means for municipalities to protect and preserve the cultural heritage value or interest of the municipality for generations to come; and,

WHEREAS the Conservation Review Board currently provides reports to municipal council's setting out its findings of fact, and its recommendations so that a final decision can be rendered by municipalities about what is valuable in their community;

WHEREAS the Town of Amherstburg remains committed to the preservation and protection of property of cultural heritage value or interest;

NOW THEREFORE BE IT RESOLVED THAT the Town of Amherstburg strongly recommends that Schedule 11 of Bill 108 be amended to remove the powers provided to the Local Planning Appeal Tribunal, retaining authority for hearing certain appeals by the Conservation Review Board; and,

BE IT FURTHER RESOLVED THAT the Town of Amherstburg strongly recommends that Schedule 11 of Bill 108 be amended to return the authority for final decisions to municipal council's as the elected representative of the communities wherein the property and its features of cultural heritage value exist; and,

BE IT FURTHER RESOLVED THAT a copy of this motion be sent to the Honourable Doug Ford, Premier of Ontario, Lisa McLeod the Minister of Heritage, Sport, Tourism and Culture Industries, Andrea Horwath, MPP and Leader of the Official Opposition and the Ontario NDP Party, MPP John Fraser Interim Leader of the Ontario Liberal Party, Mike Schreiner MPP and Leader of the Green Party of Ontario, Taras Natyshak MPP Essex County; and,

BE IT FURTHER RESOLVED THAT a copy of this motion be sent to the Association of Municipalities of Ontario (AMO), all MPP's in the Province of Ontario, the County of Essex and all Municipalities in Ontario for their consideration."

We strongly recommend that the Ontario government consider amendments to Bill 108 to return the final authority to municipal Council's to determine what is of cultural heritage value or interest in their communities with the benefits of the expert and professional advice provided by the Conservation Review Board.

Regards,



Tammy Fowkes
Deputy Clerk, Town of Amherstburg
(519) 736-0012 ext. 2216
tfowkes@amherstburg.ca

cc:

The Right Hon. Doug Ford, Premier of Ontario
Andrea Horwath, MPP, Leader of the Official Opposition and the Ontario NDP Party
John Fraser, MPP and Interim Leader of the Ontario Liberal Party
Mike Schreiner, MPP and Leader of the Green Party of Ontario
Taras Natyshak, MPP of Essex County
All Ontario Municipalities

Brad Knight

From: Mary Lynn MacDonald <mmacdonald@abca.ca>
Sent: Wednesday, September 16, 2020 2:54 PM
To: Brad Knight; Dwayne Evans (devans@northhuron.ca); Trevor Hallam (thallam@morristurnberry.ca)
Cc: Donna Clarkson
Subject: David Blaney resigning from the Source Protection Committee
Attachments: 2020MunicipalRepRestructuring_Map.pdf; Job_Description_SPC_Member_2020.doc

Hello Gentleman,

I received an e-mail from David yesterday that his last Source Protection Committee meeting will be Sept. 30th. He has been your representative for the Central Municipal Grouping since 2011 and was part of the original municipal working group for Source Protection. His source protection knowledge, professional experience, insights and humour will be missed around the table.

This position will need to be refilled, preferably by a sitting council member, although, like David, we do have former council members as well acting as municipal reps on the Source Protection Committee. Previously, we have also had municipal staff as reps.

Your 3 councils will need to agree on a representative. The final Source Protection Committee meeting of the year will be held on November 25th in the afternoon to accommodate county council. It would be ideal if we could get someone trained and in place prior to the November meeting as we have much work to do with the new Phase II Directors Technical Rules posted on the EBR and the s.36 Source Protection Plan review.

I have attached a current job description for the position.

Please feel free to give me a call if you have any questions or would like to chat about possible replacements.

Thank you.

Mary Lynn

Mary Lynn MacDonald
Co-DWSP Program Supervisor/Risk Management Official

**DRINKING WATER
SOURCE PROTECTION**
Remembering Walkerton

Thank you for your e-mail. Due to the Ausable Bayfield Conservation Authority's COVID 19 response our administrative office is currently closed. Thank you for your patience during this difficult time.

Ausable Bayfield Maitland Valley Source Protection Region
71108 Morrison Line, RR 3 Exeter, ON N0M 1S5
(t)519-235-2610 (f)519-235-1963 www.sourcewaterinfo.on.ca

DRINKING WATER SOURCE PROTECTION

Our Actions Matter

Ausable Bayfield
Maitland Valley
Source Protection Region

Job Description

Source Protection Committee (SPC) Member

Ausable Bayfield Maitland Valley Drinking Water Source Protection Region

Overview

A source protection committee (SPC) is envisioned in the *Clean Water Act, 2006* and has been created according to provincial regulation and facilitated by the local source protection authorities (SPAs) with input from stakeholder sectors. The committee is comprised of 12 members, plus the Chair appointed by the Ontario Minister of the Environment and Climate Change, and is composed of 1/3 Municipal; 1/3 Economic Sectors (Industry, Commerce, etc.) and 1/3 Other Sectors (e.g., Property Owners, Public-at-large, Environmental) as per Section 2 of Ontario Regulation 288/07 (O.Reg 288/07).

As part of the locally determined process, it was decided the composition of the Economic and Other sectors would be made up as follows:

Economic

Agriculture (2), Industry (1), Commerce (1)

Other

Public-at-large (1)

Environment (2)

Property Owners (1)

Roles and Responsibilities

Members of the SPC should be able to:

- Contribute positively to the production of updated assessment reports and source protection plans, review correspondence and direction from MECP, receive other duties as required.
- Attend 3 of 4 meetings of the committee per year for a 3 year period. Meetings are typically held centrally on the last Wednesday of the month in which the meeting is taking place. Meetings are usually held during the day with a 9:30 a.m. start time. (Zoom may be used in the current pandemic situation.)
- Attend Open Houses and public consultation meetings as required.
- Review meeting materials provided in advance and provide input in a timely fashion, if requested.
- Demonstrate an ability to weigh different points of view and exhibit solid problem-solving, analytical, communication and organizational skills.

- Hold relevant knowledge of the watersheds and local land uses and institutions to provide constructive, collaborative and science-based input on local source protection planning issues.
- Work with others collaboratively to make decisions at the committee table.
- Act as liaisons by bringing forward common concerns from their knowledge and experience in their sector to the committee and assist in communicating the committee's work
- Attend training sessions offered
- SPC members must protect freedom of information and privacy protection of personal information

Selection Criteria

Criteria for member selection include:

- Member must reside, own property or rent property, be employed in or operate a business in, or be employed by a municipality that is located within the borders of the Ausable Bayfield Maitland Valley Source Protection Region.
- Demonstrated ability to understand source protection science, concepts, and technical reports
- Relevant knowledge (e.g., local, municipal, sector, watershed, scientific or technical)
- Member should exhibit familiarity with the terms and concepts associated with environmental management (e.g., watersheds, hydrologic cycle, wellhead protection areas)
- Ability to act as liaison for the sector being represented – SPC member should be familiar with the issues and considerations of the interests they represent.
- Ability to travel throughout the source protection region for meetings and public events
- Ability to listen, communicate effectively, work co-operatively with others and seek solutions by consensus
- Problem-solving and analytical skills
- An openness to working together positively with representatives from other sectors respecting them and their views.
- SPC members cannot be current conservation authority board members

Remuneration

Source Protection Committee per diems and mileage are set by the source protection authority and adjusted annually.

**For more information contact Mary Lynn MacDonald, Co-DWSP Supervisor
mmacdonald@abca.ca or 519-235-2610 ext. 247 www.sourcewaterinfo.on.ca**



— TOWNSHIP OF —
ASHFIELD - COLBORNE - WAWANOSH

August 11, 2020

Moved by Forster

Seconded by Watt

CARBON TAX EXEMPTION FOR FARMERS USE PROPANE AND NATURAL GAS

WHEREAS "Agriculture is one of the largest and most important sectors within Huron County. New employment and economic opportunities can be found within and related to the development of agriculture and Agri-related industries. Huron County takes pride in being called the breadbasket of Ontario. With over 290,000 hectares (about 650,000 acres) of prime farmland, Huron County produces more annual gross farm receipts than many Canadian provinces." (Huron County website)

AND WHEREAS "Grain Farmers of Ontario is the province's largest commodity organization, representing Ontario's 28,000 barley, corn, oat, soybean and wheat farmers. The crops grown cover 6 million acres of farm land across the province, generate over \$4.1 billion in farm gate receipts, result in over \$18 billion in economic output and are responsible for over 75,000 jobs in the province." (Grain Farmers of Ontario)

AND WHEREAS "Canada is one of the largest agricultural producers and exporters in the world." (Wikipedia)

AND WHEREAS the "carbon tax" originates from the federal Greenhouse Gas Pollution Pricing Act which was passed in 2018. The fuel charge stemming from this act kicked in on April 1, 2019 in Ontario due to the provincial government's scrapping of their "cap and trade" program in the autumn of 2017. There has been a broad-based push-back from the farming community and beyond with respect to why this tax was implemented in the farm community in the first place. There has been a persistent call for the elimination of the carbon tax on all farm use fuels. To date there has been no relief with respect to the carbon tax on farm use propane and natural gas for grain drying, heating barns and crop irrigation.

AND WHEREAS Senate Public Bill S-215 was brought forward early this spring by Senator Diane Griffin with calls for all Senators to support the Bill which would exempt propane and natural gas from the carbon tax. Bill C-206 was tabled by MPP Philip Lawrence and is similar in nature to Bill S-215. Jeff Nielsen, Chair, Grain Growers of Canada, stated that, "Given the clear desire for this legislative change in both Chambers and across Party lines, our hope is that the federal government would include broader exemptions for all fuels used in farming operations in the Budget Implementation Act – once tabled. This is not about politics. This is about the sustainability of the family farm in Canada." (Grain Growers of Canada)

AND WHEREAS what is at the heart of this exemption request is the recognition and understanding that farmers are primary producers and, for the most part, price takers and end users. They have no way to recoup this cost. Everyone in the chain above can recover the cost of the carbon tax paid by them by passing it on (i.e. billing the farmer for it) but farmers have no way to recoup this cost because they cannot set prices in a global market (but must try to remain competitive in that market). It is the reason why gasoline and diesel fuel for farm use have been exempted from carbon tax pricing. The same logic should apply to farm use propane and natural gas. Grain must be dried. Barns must be heated. Crops must be irrigated. These are not optional activities and, at the present time, there are no viable replacements for fossil fuels to dry the crops, heat the barns and irrigate the crops.

AND WHEREAS to further complicate matters, greenhouses have been extended an exemption on the carbon tax on propane and natural gas for the exclusive purposes of heating greenhouses and/or generating carbon dioxide (CO₂). These greenhouse purposes are 80% exempt. Partial relief of the fuel charge (i.e. 80%) applies to propane that is exclusively for use in the operation of a commercial greenhouse for growing any plants, including vegetables, fruits, bedding plants, cut flowers, ornamental plants, tree seedlings and medicinal plants. In order for relief to be available, all or substantially all of the greenhouse building must be used for the growing of plants.

AND WHEREAS our federal government continues to agree that the carbon tax plan for farmers will not change. Federal Minister of Agriculture, the Honourable Marie-Claude Bibeau, has stated that she does not have a business case to justify an exemption and that the carbon tax is not a significant factor (<https://www.realagriculture.com/2020/06/carbon-tax-on-grain-drying-fuel-not-significant-enough-to-qualify-for-an-exemption-bibeau-says/>).

AND WHEREAS it is important to note that all farm use natural gas and propane is subject to the carbon tax – the carbon tax on grain drying at commercial dryer/elevator systems can and is being passed on to farmers and sits on their bottom line.

THEREFORE LET IT BE RESOLVED that the Township of Ashfield-Colborne-Wawanosh asks that the federal government of Canada (the Minister of Agriculture and Agri-Food Canada, the Honourable Marie-Claude Bibeau, the Federal House of Commons Agriculture Committee, our Prime Minister, the Right Honourable Justin Trudeau) support the broad based call to exempt farmers from paying the carbon tax on farm use propane and natural gas.

AND BE IT FURTHER RESOLVED THAT a copy of this motion be sent to Lisa Thompson, MPP for Huron-Bruce, and Ben Lobb MP for Huron-Bruce,

AND BE IT FURTHER RESOLVED that a copy of this motion be sent to all lower tier municipalities in the County of Huron and the Western Ontario Wardens' Caucus for their consideration.

Carried.

13-17-1

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September 21, 2020

AMO Policy Update – Provincial Regional Gathering Restrictions and DC/CBC Regulations

Provincial Gathering Restrictions and Increased Enforcement

On Saturday, September 19th, the Ontario government announced the limit reduction on the number of people permitted to attend unmonitored and private social gatherings for the entire province. Last Thursday, the Province put these restrictions on for Toronto, Peel Region, and Ottawa.

This sets a new limit on the number of people allowed to attend an unmonitored social gathering or organized public event provincially 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).

As was the case under the *Emergency Management and Civil Protection Act* (EMCPA), all police officers, First Nations Constables, and special constables may enforce orders that have been continued in effect under the *Reopening Ontario (A Flexible Response to COVID-19) Act, 2020* (ROA). In addition, the following enforcement personnel are designated to enforce orders that have been continued in effect under the ROA:

- all provincial offences officers designated by a minister of the Crown;
- all municipal law enforcement officers;
- all by-law enforcement officers of a municipality or local board of a municipality;
- all officers, employees, or agents of a municipality or local board of a municipality whose responsibilities include enforcement of by-laws, Acts, or regulations.

Decision Notices – Regulations for Development Charges and Community Benefit Charges

The Ministry of Municipal Affairs and Housing posted four decision notices on Friday (links are below). These are linked together for regulations on development charges

(DC), community benefit charges (CBCs), and parkland dedication. These regulations were expected to be finalized following the passage of Bill 197 in July which outlined a new regime for development charges in Ontario.

Notable items from the decision notices include:

- The in-force date of September 18, 2020 starts the two-year transition period for municipalities to implement a new framework.
- The percentage of land value that determines the maximum community benefit charge is 4%. This percentage decreased from the previous regime which was expected. The Ministry states that this percentage was determined based on extensive feedback during their consultation; however, additional analysis is required to determine how it works for municipalities.
- Several other key details set out in CBC and parkland regulation within the *Planning Act* include:
 - the percentage of land value that would determine the maximum community benefits charge payable
 - the timelines for land value appraisals where the CBC amount is disputed
 - the types of development that would be exempt from community benefits charges
 - the content requirements for a CBC strategy
 - the notice requirements for passing a CBC by-law and a parkland by-law
 - the interest rate for CBC and parkland refunds upon successful appeals to the Local Planning Appeal Tribunal (LPAT)
 - the reporting requirements related to community benefits and parkland.
- Municipalities are required to annually prepare reports to provide information about the amounts in the community benefits charges and parkland dedication special accounts. This includes opening and closing balances, transactions, capital acquired, and other items outlined within the regulation.

As municipal governments make the shift toward this new regime, AMO will monitor the progress and highlight any issues that arise during the transition period. For full information and access the full decision notices on the Environmental Registry, click below:

- [ERO - 019-0184](#) - proposed changes to O. Reg. 82/98 under the *Development Charges Act* related to Schedule 3 of Bill 108 - *More Homes, More Choice Act, 2019*
- [ERO - 019-0183](#) - proposed new regulation pertaining to the community benefits authority under the *Planning Act*
- [ERO - 019-1406](#) - proposed regulatory matters pertaining to community benefits authority under the *Planning Act*, the *Development Charges Act*, and the *Building Code Act*
- [ERO - 019-0017](#) - Bill 108 - (Schedule 3) - the proposed *More Homes, More Choice Act: Amendments to the Development Charges Act, 1997*.

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.



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before printing this.

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

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**Ministry of
Municipal Affairs
and Housing**

Office of the Minister

777 Bay Street, 17th Floor
Toronto ON M7A 2J3
Tel.: 416 585-7000

**Ministère des
Affaires municipales
et du Logement**

Bureau du ministre

777, rue Bay, 17^e étage
Toronto ON M7A 2J3
Tél. : 416 585-7000



234-2020-4019

September 18, 2020

RE: Parkland Dedication, Development Charges and the Community Benefits
Charges Authority

Dear Head of Council,

As you know, our government introduced the Housing Supply Action Plan last year with the goal of increasing the supply of housing across Ontario. As part of this effort, our Government introduced the community benefits charge (CBC) authority along with changes to the *Development Charges Act* and parkland dedication under the *Planning Act*.

Over the past year, the Ministry of Municipal Affairs and Housing consulted for over 300 days with municipalities, the development industry and the public on the implementation of the framework, including several aspects of the legislation and a regulatory approach. I value the input of our municipal partners.

I am writing to inform you that on September 18th, our government proclaimed the remaining amendments that were made to the *Development Charges Act* and the *Planning Act* by Bill 108, the *More Homes, More Choice Act*, and, Bill 197, the *COVID-19 Economic Recovery Act*. In addition, we have made a new regulation under the *Planning Act* and technical changes to regulations under the *Planning Act*, *Development Charges Act* and *Building Code Act* in order to finalize the framework for development charges, community benefits and parkland.

As of September 18, 2020, municipalities will have two years to transition to the new regimes. This will enable both the municipalities and builders to adjust to these changes in light of the pressures of COVID-19.

We listened to the feedback received during consultations, and that is why we are proposing to prescribe a percentage of 4% for the CBC authority that will be applied to land values to determine the maximum CBC for any particular residential development. The CBC could be used by local governments to fund capital costs of services that are needed due to higher density development and are not being recovered through other tools.

These amendments will enable growth to pay for growth, while also providing greater predictability of development costs in order to increase the supply of housing so that it is more attainable for Ontarians.

I thank you for your continued collaboration throughout the implementation of this new and enhanced framework.

Sincerely,

A handwritten signature in black ink, reading "Steve Clark". The signature is fluid and cursive, with the first name "Steve" and last name "Clark" clearly distinguishable.

Steve Clark
Minister of Municipal Affairs and Housing

- c: Chief Administrative Officers
Chief Planners
Municipal Treasurers
Kate Manson-Smith, Deputy Minister, Municipal Affairs and Housing
Alex Beduz, Chief of Staff to Minister Clark, Municipal Affairs and Housing
Jonathan Lebi, Assistant Deputy Minister, Local Government and Planning Policy Division
Caspar Hall, Director, Municipal Finance Policy Branch

Dear Seaforth Council,

I am writing to you in regards to Bayfield Street roadway. I am under the impression this road has been unsafe for many years and many complaints have been filed. I moved into 5 Bayfield Street in October 2019, and I am floored with a) the amount of traffic on this road and b) the high speeds of traffic on this road. In speaking to all neighbours it sounds as though through their complaints, things like speed limit reductions, car counters and a center line have been implemented to make this road more safe. To our eyes, we feel none of these things have worked.

On June 10th, I spoke with Barry Mills regarding my concerns. On this road there are about three houses that DO NOT have children, leaving the rest of us with children ranging 6months and up. Barry told me many things have been implemented; however, nothing more can be done. People don't abide by the speed signs, and there is no money for further signs. At this point I asked for many children at play signs to see if it would help slow vehicles down. I was told they could come at my cost, which is completely unacceptable! We left our conversation saying we would both report to the police.

On Friday June 12th I spoke with an officer regarding the issues on Bayfield Street. In our discussions, she asked what the town was doing to help with this issue. My response was "nothing", as there is no active resolutions being discussed. She mentioned that they will try to patrol this road more when in the area, but that they will not be the be all and end all to solve this problem.

On Tuesday June 16th I called Barry again to discuss my conversation with the police and ask what they can do to form a

partnership and make our roadway more safe for these young children. I asked for sidewalks. Barry told me there is no money in the budget for years to come for sidewalks. I have asked for more signs, Barry told me at my expense. The police mentioned a digital speed limit sign as well.

I have continued to have various discussions with Barry throughout the summer. In fact, at one point I called him to let him know that his very own township trucks were driving at a speed of at least 100 up and down our roads, and many of our neighbours discussed and witnessed this event. Barry continues to let me know nothing more can be done.

I now know a digital speed sign is in the works which is great, and many of us are happy to hear this.

On Bayfield street, we feel that this sign alone will NOT stop the speed of traffic on this road. One of our thoughts is to get a 50km sign posted off of Kippen road so when people turn onto Bayfield they see the speed limit sign again! This is something that can be done!

Another suggestion we have is to put speed bumps down. Barry does not want to see this as it will wreck his snow plows. Once again, if people aren't speeding, no vehicles will be wrecked. I would like to see speed bumps put down on both sides of the street ASAP to help with this issue. These can be easily laid, and removed. In fact, if removing them for winter is what is best, then put them down now and remove them for winter and lay them down in spring again. This will definitely curb speeders on our road and send a loud message! Please consider this as a high priority option to help along with the new digital speed signs.

At the end of the day, this issue boils down to the safety of our young children. This area of town is swamped with young children and someone is going to get hurt. We ask that you consider immediate attention and thought to help solve the problem of usage, but most importantly speed, in excess, that is happening on our road. We ask that you put some serious thought into a plan that can help protect our little children and help them to be safe when they wish to go for a family bike ride, get the mail, or play with their friends! We ask that you consider doing something out here ASAP! Not in 10-15 years like Barry suggests, we ask for immediate attention to be brought to our community and road. Help make our area of town safe for all!

If you would like to see this with your own eyes, witness what exactly is happening on our road, I invite you to come sit in my driveway at 5 Bayfield Street for a day. Come over around 7am and sit until around 10am and get a good feel of what it is like out here. If you really want to see a day in the life of Bayfield Street, come at 7 and stay until 5 or 6! It is unreal! You will be floored with the speed and traffic on this street!

We once again ask you to please, please, seriously consider taking action ASAP to make this Street safe!

Kind Regards,
Pam Zeehuisen

General Membership Meeting #6-20

June 17, 2020

Member's Present: David Turton, Roger Watt, Alison Lobb, Ed McGugan, Kevin Freiburger, Anita van Hittersum, Megan Gibson, Cheryl Matheson, Alvin McLellan, Erinn Lawrie

Absent: Matt Duncan

Staff Present: Phil Beard, General Manager/Secretary-Treasurer
Danielle Livingston, Administrative/Financial Services Coordinator
Jayne Thompson, Communications Coordinator
Stewart Lockie, Conservation Areas Coordinator
Stephen Jackson, Flood/Erosion Safety Coordinator
Chris Van Esbroeck, Stewardship Services Coordinator
Donna Clarkson, DWSP (Drinking Water Source Protection) Co-Supervisor

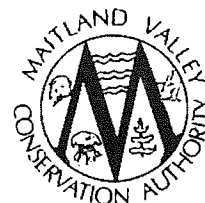
Community Attendees: Doug Harding

1. Call to Order

Chair Dave Turton called the meeting to order at 7:00 pm and outlined the meeting objectives.

2. Declaration of Pecuniary Interest

There were no pecuniary interests at this time.



3. Business Out of the Minutes

a) Maitland Mills Association Revised Request: Report #29-2020

Report #29-2020 was presented and these motions followed.

Motion FA #57-20

Moved by: Roger Watt

Seconded by: Ed McGugan

That the MVCA proceed with the disposition of the Brussels Mill and inform the Municipality of Huron East of the Membership's decision; **And that** staff contact the Maitland Mills Association to determine if they have the funds to cover the expenses of the consent to sever.

(carried)

Motion FA #58-20

Moved by: Alison Lobb

Seconded by: Cheryl Matheson

That the MVCA proceed with the disposition and demolition of the Gorrie Mill and inform the Township of Howick of Membership's decision; And that staff discuss options for cost-sharing the legal expenses with the Maitland Mills Association.

(carried)

Motion FA #59-20

Moved by: Roger Watt

Seconded by: Ed McGugan

That the MVCA fund the expenses as needed for the disposition of the Brussels and Gorrie Mills from working capital accumulated surplus.

(carried)

4. Business Requiring Direction and Decision

a) Draft Conceptual Plan for Decommissioning the Gorrie Dam and Restoration of the Gorrie Conservation Area: Report #30-2020

Report #30-2020 was presented and discussion took place that the conceptual plan for decommissioning was the first step of the process that MVCA must follow in order to comply with the Lakes and Rivers Improvement Act. The conceptual plan will be reviewed with the Ministry of Natural Resources and Forestry to determine if any hydrology and or hydraulic studies will be necessary.

This motion followed.

Motion FA #60-20

Moved by: Alvin McLellan

Seconded by: Cheryl Matheson

That the conceptual plan for decommissioning the Gorrie dam be submitted to the MNR (Ministry of Natural Resources and Forestry) for consideration in the LIRA (Lakes and Rivers Improvement Act) application process.

(carried)

b) Proposed Amendment to MVCA's Shoreline Policy: Report #31-2020

Report #31-2020 was presented and this motion followed.

Motion FA #61-20

Moved by: Ed McGugan

Seconded by: Kevin Freiburger

That the proposed policies be approved by the Members for inclusion in the MVCA's Shoreline Policies; **And that** the notice of the amended policies be posted on the MVCA's website within 10 days; **And further that** a non-registered mailing be sent to the current home address on file to shoreline property owners within 45 days to notify them of the amended policies.

(carried)

c) Possible Topics for Members Education Sessions: Report #32-2020

Report #32-2020 was presented and this motion followed.

Motion FA #62-20

Moved by: Alison Lobb

Seconded by: Roger Watt

That the Member's 2020 education training topics include Healthy Watersheds-Healthy People, Agriculture Best Management Practices & Water Quality and Flood Control; **And that** training sessions be scheduled into the October, November and December meetings.

(carried)

d) Government Relations Strategy for 2020: Report #33-2020

Report #33-2020 was presented and this motion followed.

Conservation Ontario has recommended that each conservation authority contact the Members of Parliament in their respective watersheds to encourage them to support economic stimulus funding being allocated to conservation authorities.

The additional matter relates to AMO's request for a meeting with the Minister of Environment, Conservation and Parks regarding the proposed changes to the Conservation Authorities Act and mandatory levy services.

Motion FA #63-20

Moved by: Alvin McLellan

Seconded by: Alison Lobb

That the MVCA discuss the government relations matters outlined in Report #33/20 with the MPs and MPPs for Perth Wellington and Huron Bruce.

(carried)

5. Presentation: 2020 Work Plan Update: Report #34-2020

Report #34-2020 was presented and these motions followed.

Motion FA #64-20

Moved by: Roger Watt

Seconded by: Cheryl Matheson

That the work plan update report be accepted as outlined in Report 34-2020; **And that** a development of an outreach strategy for member municipalities be revisited at the September 16th Membership meeting.

(carried)

6. Reports

a) Chairs Report

There were no reports from the Chair at this time.

b) Member's Reports

There were no reports from the Member's at this time.

7. Consent Agenda

- a) 2020 Budget Update: Report #35-2020
- b) Revenue – Expenditure Report for May: Report #36-2020
- c) Signed Agreements: Report #37-2020

The following items were circulated to the Member's for their information.

The following motion was made.

Motion FA #65-20

Moved by: Megan Gibson

Seconded by: Ed McGugan

That reports #35-20 through #37-20 along with their respective recommended motions and correspondence as outlined in the Consent Agenda be accepted as presented.

(carried)

At this time, the MVCA moved into a Maitland Source Protection Authority (MSPA) meeting without a motion.

The Member's resumed regular session.

8. Review of Meeting Objectives, Follow-up Actions, Next meeting:

Chair Turton reviewed the meeting objectives and announced that they have been met.

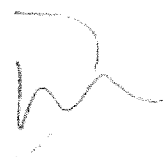
The next meeting of the membership will take place on September 16, 2020 at 7:00pm.

9. Adjournment

The meeting ended at 8:43 pm without a motion to adjourn.



Dave Turton
Chair



Danielle Livingston
Administrative/Financial
Services Coordinator

13-17-5

Ontario
Provincial
Police

Police
provinciale
de l'Ontario



Municipal Policing Bureau
Bureau des services policiers des municipalités

777 Memorial Ave.
Orillia ON L3V 7V3

777, avenue Memorial
Orillia ON L3V 7V3

Tel: 705 329-6140
Fax: 705 330-4191

Tél. : 705 329-6140
Télec.: 705 330-4191

File Reference:

612-20

September 28, 2020

Dear CAO/Treasurer,

Please find attached the OPP municipal policing 2021 Annual Billing Statement package.

This year's billing package includes a statement for the 2019 year-end reconciliation. The final cost adjustment calculated as a result of the 2019 annual reconciliation has been included as an adjustment to the amount being billed to the municipality during the 2021 calendar year.

The final reconciliation of the 2021 annual costs will be included in the 2023 Annual Billing Statement.

For more detailed information on the 2021 Annual Billing Statement package please refer to the resource material available on the internet, www.opp.ca/billingmodel. Further, the Municipal Policing Bureau will be hosting a webinar information session in November. An e-mail invitation will be forwarded to the municipality advising of the session date.

If you have questions about the Annual Billing Statement please e-mail
OPP.MPB.Financial.Services.Unit@OPP.ca.

Yours truly,

A handwritten signature in black ink, appearing to read "Phil Whitton", with a long horizontal flourish extending to the right.

Phil Whitton
Superintendent
Commander,
Municipal Policing Bureau

OPP 2021 Annual Billing Statement

Huron East M

Estimated costs for the period January 1 to December 31, 2021

Please refer to www.opp.ca for 2021 Municipal Policing Billing General Information summary for further details.

			2020 Cost per Property \$	Total Cost \$
Base Service	Property Counts			
	Household	3,975		
	Commercial and Industrial	343		
	Total Properties	4,318	177.48	766,341
Calls for Service	(see summaries)			
	Total all municipalities	168,336,779		
	Municipal portion	0.4716%	183.85	793,881
Overtime	(see notes)		14.97	64,632
Prisoner Transportation	(per property cost)		2.11	9,111
Accommodation/Cleaning Services	(per property cost)		4.68	20,208
Total 2021 Estimated Cost			383.09	1,654,174
2019 Year-End Adjustment	(see summary)			20,213
Grand Total Billing for 2021				1,674,387
2021 Monthly Billing Amount				139,532

2020 Billing
Amount = 1,679,142

Decrease From 2020 Of
\$ 4,755

OPP 2021 Estimated Base Services and Calls for Service Cost Summary
For the period January 1 to December 31, 2021

Salaries and Benefits	Positions	Base	Total Base Services and Calls for Service		Base Services	Calls for Service
	FTE	%	\$/FTE	\$	\$	\$
Uniform Members	Note 1					
Inspector	25.65	100.0	163,514	4,194,122	4,194,122	-
Staff Sergeant-Detachment Commander	10.64	100.0	146,750	1,561,415	1,561,415	-
Staff Sergeant	33.08	100.0	136,731	4,523,048	4,523,048	-
Sergeant	217.05	53.1	122,479	26,584,114	14,103,482	12,480,632
Constable	1,701.98	53.1	104,552	177,945,194	94,399,884	83,545,309
Part-Time Constable	6.55	53.1	83,335	545,844	289,172	256,672
Total Uniform Salaries	1,994.95		-	215,353,736	119,071,123	96,282,613
Statutory Holiday Payout			3,873	7,701,966	4,212,066	3,489,900
Shift Premiums			1,033	1,988,817.77	1,055,068	933,750
Uniform Benefits - Inspector			25.86%	1,084,600	1,084,600	-
Uniform Benefits - Full-Time Salaries			30.37%	63,963,402	34,800,324	29,163,078
Uniform Benefits - Part-Time Salaries			14.98%	81,767	43,318	38,449
Total Uniform Salaries & Benefits				290,174,290	160,266,499	129,907,791
Detachment Civilian Members	Note 1					
Detachment Administrative Clerk	173.80	53.1	66,104	11,488,895	6,094,799.27	5,394,096
Detachment Operations Clerk	1.88	53.1	63,248	118,905	63,248	55,658
Detachment Clerk - Typist	0.33	53.1	56,792	18,741	10,223	8,519
Court Officer	17.20	53.1	67,187	1,155,622	612,748	542,874
Crimestoppers Co-ordinator	0.80	53.1	62,084	49,667	26,075	23,592
Total Detachment Civilian Salaries	194.01			12,831,831	6,807,093	6,024,738
Civilian Benefits - Full-Time Salaries			29.53%	3,789,240	2,010,135	1,779,105
Total Detachment Civilian Salaries & Benefits				16,621,071	8,817,228	7,803,843
Support Costs - Salaries and Benefits	Note 2					
Communication Operators			6,940	13,844,953	7,570,777	6,274,176
Prisoner Guards			1,853	3,696,642	2,021,419	1,675,223
Operational Support			5,129	10,232,099	5,595,175	4,636,924
RHQ Municipal Support			2,647	5,280,633	2,887,586	2,393,047
Telephone Support			120	239,394	130,907	108,487
Office Automation Support			673	1,342,601	734,169	608,432
Mobile and Portable Radio Support			264	528,396	288,911	239,485
Total Support Staff Salaries and Benefits Costs				35,164,718	19,228,943	15,935,775
Total Salaries & Benefits				341,960,078	188,312,670	153,647,409
Other Direct Operating Expenses	Note 2					
Communication Centre			165	329,167	179,997	149,170
Operational Support			742	1,480,253	809,440	670,813
RHQ Municipal Support			148	295,253	161,452	133,801
Telephone			1,456	2,904,647	1,588,336	1,316,311
Mobile Radio Equipment Repairs & Maintenance			39	78,059	42,680	35,378
Office Automation - Uniform			2,603	5,192,855	2,839,587	2,353,268
Office Automation - Civilian			1,803	349,800	185,565	164,235
Vehicle Usage			8,294	16,546,115	9,047,842	7,498,274
Detachment Supplies & Equipment			502	1,001,465	547,627	453,838
Uniform & Equipment			2,102	4,207,153	2,300,345	1,906,808
Uniform & Equipment - Court Officer			925	15,910	8,436	7,474
Total Other Direct Operating Expenses				32,400,676	17,711,305	14,689,371
Total 2021 Municipal Base Services and Calls for Service Cost				\$ 374,360,754	\$ 206,023,975	\$ 168,336,779
Total OPP-Policed Municipal Properties					1,160,856	
Base Services Cost per Property					\$ 177.48	

OPP 2021 Calls for Service Billing Summary

Huron East M

Estimated costs for the period January 1 to December 31, 2021

Calls for Service Billing Workgroups	Calls for Service Count					2021 Average Time Standard	Total Weighted Time	% of Total Provincial Weighted Time	2021 Estimated Calls for Service Cost
	2016	2017	2018	2019	Four Year Average				
					A	B	C = A * B		
					Note 1			Note 2	Note 3
Drug Possession	41	29	39	20	32	6.5	210	0.0126%	21,176
Drugs	5	8	8	2	6	45.9	264	0.0158%	26,661
Operational	640	725	757	719	710	3.6	2,557	0.1534%	258,295
Operational 2	314	283	343	404	336	1.3	437	0.0262%	44,125
Other Criminal Code Violation	64	48	70	48	58	7.8	449	0.0269%	45,307
Property Crime Violations	257	339	247	245	272	6.5	1,768	0.1061%	178,601
Statutes & Acts	64	110	131	138	111	3.4	377	0.0226%	38,039
Traffic	125	113	127	132	124	3.4	422	0.0254%	42,675
Violent Criminal Code	87	74	81	102	86	16.0	1,376	0.0826%	139,002
Total	1,597	1,729	1,803	1,810	1,735		7,859	0.4716%	\$793,881
Provincial Totals	Note 4	364,578	368,157	391,030	429,951	388,429	1,666,390	100.0%	\$168,336,779

Notes to Calls for Service Billing Summary

- 1) Displayed without decimal places, exact numbers used in calculations
- 2) Displayed to four decimal places, nine decimal places used in calculations
- 3) Total costs rounded to zero decimals.
- 4) Provincial Totals exclude data for both municipal dissolutions and amalgamations

13-17-6

Huron East Council and staff
Many thanks for the bountiful
basket personally delivered by
Brad, Barry & Jack. We appreciate
the words of encouragement
and are grateful to the wonderful
municipality of Huron East. Larry
is recovering well and
appreciates everyone's kindness.

Larry & Dianne McEath

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 30, 2020

SPOKESPERSON: Jim Ginn, Warden
519.524.8394 x3224
warden@huroncounty.ca

Huron County Launches Digital Service Squad to Help Small Businesses Adopt Online Technologies

Huron County, Ontario – Huron County Economic Development, in partnership with nine municipalities and the eleven Business Improvement Areas (BIA) and other business groups across the County, has received a \$90,000 grant from Digital Main Street Ontario, funded by FedDev Ontario, for a Digital Service Squad to help main street businesses in the region use digital technologies to adapt to a rapidly changing environment. The Squad will cover the Municipalities of Bluewater, Central Huron, Huron East, Morris-Turnberry and South Huron, as well as the Town of Goderich and the Townships of North Huron, Howick and Ashfield-Colborne-Wawanosh.

"Huron County's small, main street businesses are the heart of our communities, and we are committed to ensuring that they continue to flourish," says Warden Jim Ginn. "Through participation in the Digital Service Squad program, our businesses will be better positioned to compete in an increasingly digital world."

Established in 2018, Digital Main Street Ontario was recently extended thanks to an investment of \$42.5 million from the Federal Economic Development Agency for Southern Ontario (FedDev Ontario) and \$7.45 million from the Ministry for Economic Development, Job Creation and Trade (MEDJCT). The almost \$50-million investment will help small businesses across Ontario to pivot their operations to include online business models, regain lost revenue and become more resilient and competitive as the economy recovers. The Ontario Business Improvement Area Association (OBIAA) administers the DMS grant program to Ontario's main street small businesses.

"Ontario's small businesses are the backbone of our economy, and the keystone of our economic recovery. That is why we have invested in Digital Main Street to help these enterprises adapt to doing business in a digital world, and take advantage of the record number of people shopping online. Congratulations to Huron County on the launch of your Digital Service Squad. The work you're doing with small businesses in your community will help keep our main streets vibrant, support good, local jobs and help our economy come back strong," said the Honourable Mélanie Joly, Minister of Economic Development and Official Languages and Minister responsible for the Federal Economic Development Agency for Southern Ontario.

Digital Service Squads are fundamental to Digital Main Street's design and success, with trained specialists who meet with small businesses, at no cost, to help them improve their online presence. The squads assist with a number of activities, including developing a Google My Business profile, enhancing their social media presence and providing support for basic website and e-commerce set-up. Squads will also assist qualified small businesses through the application process for a \$2,500 Digital Transformation Grant, which includes an online assessment, online training modules and the development of a Digital Transformation Plan.

"The COVID-19 pandemic hit Ontario's main streets hard, so Digital Main Street is needed more than ever," said Kay Matthews, Executive Director of OBIAA. "We know that businesses that participated in Digital Main Street last year were better able to cope when the pandemic hit, and we're excited that FedDev Ontario and MEDJCT are providing the funding to extend this important program to help small main street business like those across Huron County."

The Digital Service Squad program will host a virtual launch event on Thursday, October 8 at 2:00 pm that will explain more about how the program works and how businesses can get involved. Follow Huron County Economic Development on [Facebook](#) for more details or email economicdevelopment@huroncounty.ca if you would like the assistance of a Squad member.

-30-

ABOUT OBIAA

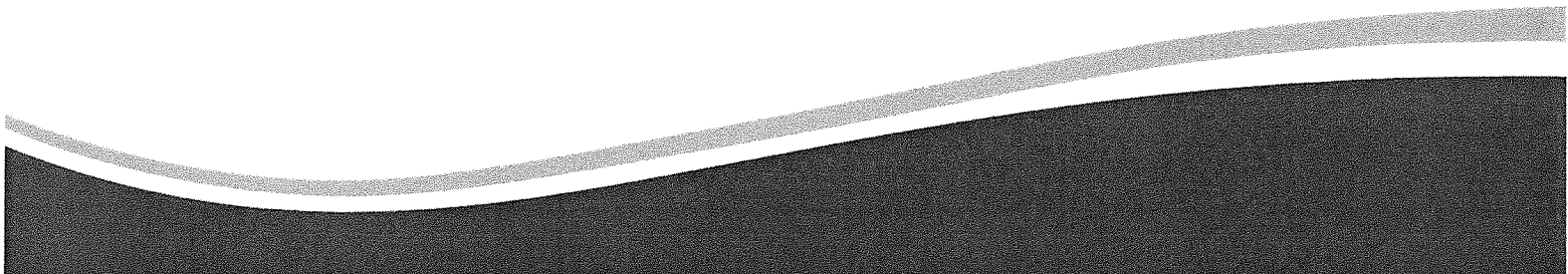
OBIAA is the network that represents unique and vibrant BIAs across Ontario. The Association supports and advocates on behalf of its members through the building and nurturing of strong relationships and partnerships. OBIAA is a leader in the development and sharing of information, tools, resources and best practices, and is the ONE voice on common issues.

ABOUT Digital Main Street

Digital Main Street is an innovative program designed to help main street small businesses achieve digital transformation. The program is built around an online learning platform, structured training programs, grants and Digital Service Squads teams of street-level experts that help main street small businesses manage and grow their operations through technology adoption. The program was originally created in 2016 by the Toronto Association of BIAs (TABIA) and a group of strategic partners including Google, MasterCard, Microsoft, and Shopify. For more information, please visit digitalmainstreet.ca

ABOUT Digital Main Street Ontario

Digital Main Street was expanded across all of Ontario in 2018 with funding from the Ontario Ministry of Agriculture, Food and Rural Affairs through the \$38 million Main Street Revitalization Initiative. It has been further extended through a funding from FedDev Ontario and MEDJCT. The new round of funding includes \$42.5 million from the Government of Canada's [Regional Relief and Recovery Fund](#), a national recovery initiative delivered by Canada's regional development agencies. With \$7.45 million from MEDJCT, this combined federal and provincial project will strengthen Ontario's economic capacity for innovation, entrepreneurship and collaboration, and will promote the development of a strong and diversified Ontario economy. For more information, please visit digitalmainstreet.ca/ontariogrants



13-17-8

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September 30, 2020

AMO Policy Update – COVID-19 Fall Plan, COVID-19 Modelling, Social Assistance Recovery & Renewal Plan, Food & Organic Waste Policy Statement, and Pre-Budget Submissions

Provincial COVID-19 Fall Plan

The Ontario government has released their \$2.8 billion COVID-19 fall preparedness plan to make sure that the Province's health care, long-term care, and education systems are prepared for the immediate challenges of the fall, including a second wave of COVID-19 and the upcoming flu season. The full provincial plan *Keeping Ontarians Safe: Preparing for Future Waves of COVID-19* was developed by the Province to quickly identify, prevent, and respond to surges and waves of the virus to protect the health and safety of all Ontarians.

COVID-19 Modelling

The Province has released its updated COVID-19 modelling today which confirms that the Province is experiencing a second wave in cases similar to what other jurisdictions have experienced. This updated model provides the public with some powerful information about the potential health consequences if we are not all collectively following the well-known public health measures.

ATTACHED

Social Assistance Recovery & Renewal Plan

The government has now announced their plan for social assistance recovery and renewal, as part of the effort to support employment and economic recovery from the COVID-19 emergency. It will change the way that both municipally administered Ontario Works and the provincial Ontario Disability Support Programs are delivered and structured. There are no indications that it will increase municipal costs. A primary goal is to redirect human resources from doing administration to providing more frontline service to clients.

The first recovery phase will be rolled out in the coming months. The focus will be on improved access to employment and training services, developing new digital tools and modern service options, and ways to process financial assistance faster.

Moving beyond recovery into renewal, a new provincial-municipal transformation vision will be developed collaboratively. The government is committing to a co-design process with municipal governments and District Social Service Administration Boards that administer and co-fund social assistance.

Provincial Food and Organic Waste Policy Statement Amendments

This morning, Minister Yurek announced proposed changes to the Food and Organic Waste Policy Statement. A number of amendments are proposed including:

- clarifying and expanding the materials collected in municipal source separated organics programs,
- improving tracking and reporting of organic waste diversion or reduction efforts, and
- clarifying that efforts to meet targets apply past 2025.

Most notable is the strengthened direction (from 'encouraged' to 'should') related to the need for municipal and Industrial, Commercial, and Institutional (ICI) source separated organic programs to accept compostable products, packages, and offerings such as coffee pods at organic processing facilities. The Minister was clear in his comments at the press conference that the government was not making this mandatory (i.e. 'shall') but this would be considered in future years. The proposal is posted on the Environmental Registry for a 45-day consultation period. AMO will be providing comments on behalf of our members.

In our view, it is critical that producers of these materials be made fully responsible for their management at end-of-life, which AMO has advocated for in the new Packaging, Paper and Packaging-Like Products (Blue Box) Regulation.

Provincial Pre-Budget Submission Process and Deadline

Here is the official process link for submissions to inform the provincial budget which legislatively must be tabled by November 15th. The deadline for submissions is October 15th.

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.

COVID-19 Fall Preparedness

COVID-19: Modelling Update

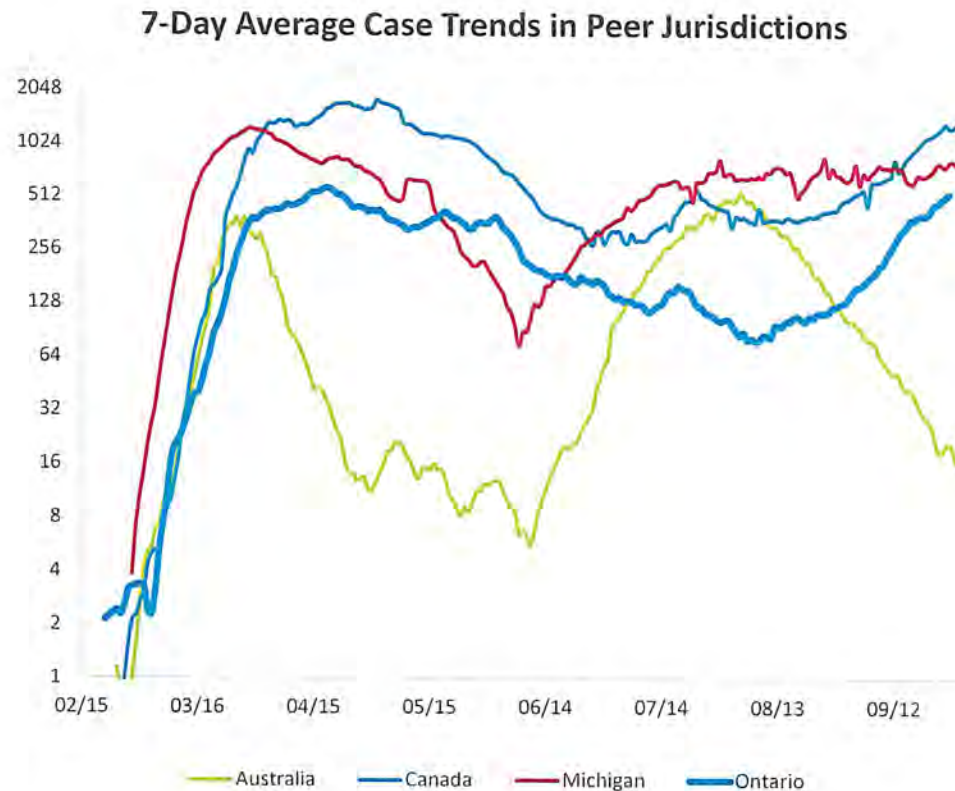
September 30, 2020

Modelling Outlines Challenges We Are Facing

- The objective of today's presentation is to share the modelling and projection data that the Command Table has been using to inform our work, and advising government on Ontario's response to COVID-19.
- The information provided in this presentation was developed by several expert researchers at Ontario universities under the direction of the Modelling Consensus Table led by the COVID-19 Command Table.
- We feel it is important to be transparent with the public about the challenges we are facing, and the important work we all need to do to stop the spread of COVID-19.
- How this outbreak continues to unfold is in our hands. We can change the outcomes and avoid a severe second wave by continuing to adhere to public health measures.

Countries Around the World are Seeing a Second Spike in Cases

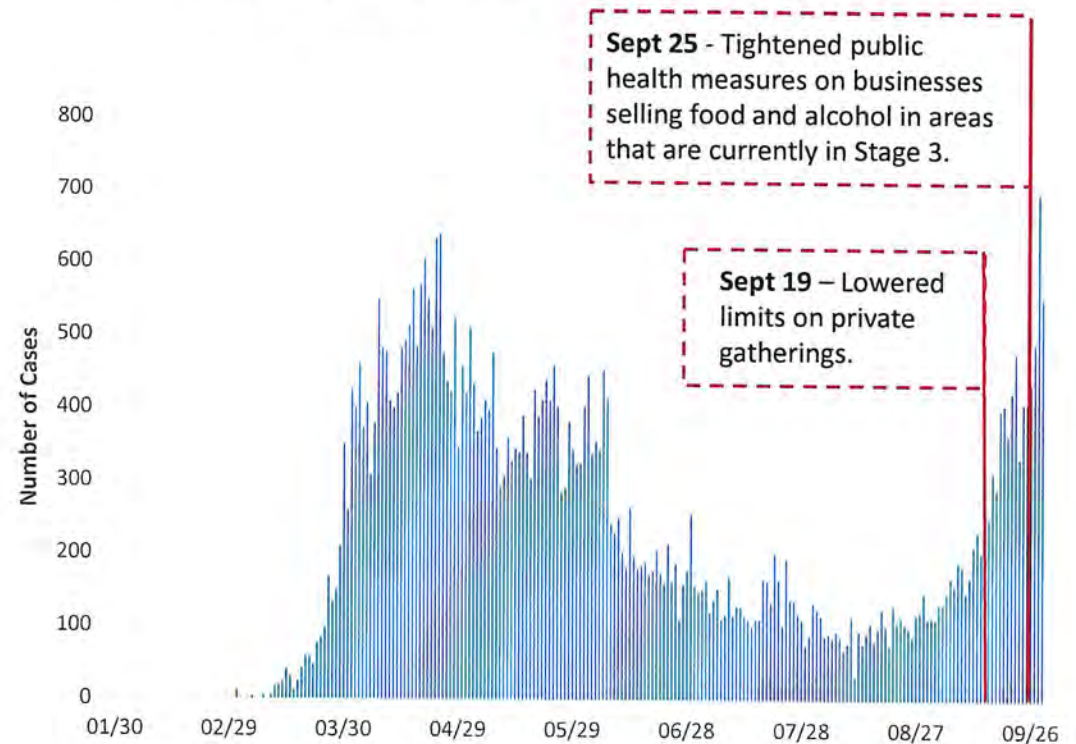
- After an initial decrease in cases, we have seen a recent surge in Ontario.
- Peer jurisdictions were selected based on social, demographic and economic similarities with Ontario.
- Observing the experiences of other jurisdictions provides an excellent basis for predicting the pandemic's health service impact on Ontario.
- For example, we see Australia experienced a significant surge in COVID-19 cases despite their mild flu season, demonstrating the importance of focusing on flu and COVID-19 to keep the population healthy.



September has Brought a New Surge of Cases in Ontario

- Ontario's cases have been steadily trending upward throughout the month of September.
- Additional public health measures were invoked in mid-September to help stem the case growth of COVID-19.

Ontario's Daily Cases over Pandemic Period



Ontario Has Taken Action to Tighten Public Health Measures

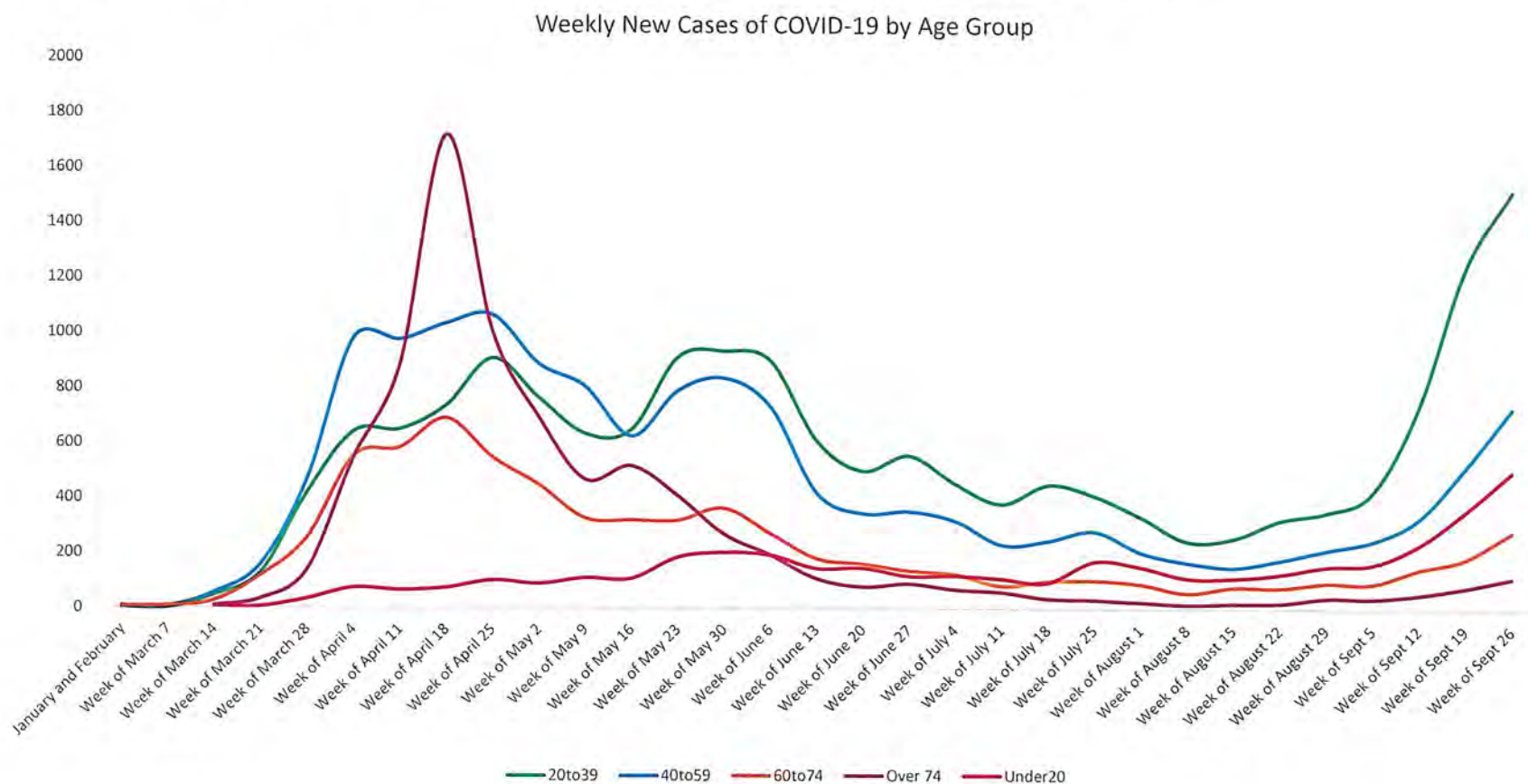
- The Ontario government recently tightened public health measures to slow the spread of COVID-19.
- **Sept 19:** Reduced the limits on the number of people allowed to attend certain social gatherings and organized public events (e.g., BBQs, birthday parties, wedding receptions in someone's home, backyard or park) across the province 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).
- **Sept 25:** Tightened public health measures by:
 - Requiring businesses and organizations to comply with the Office of the Chief Medical Officer of Health's advice on screening for COVID-19
 - Applying additional measures and restrictions to restaurants, bars and other food and drink establishments (including nightclubs) by prohibiting the sale of alcohol after 11 p.m., and prohibiting the consumption of alcohol on the premises after 12:00 a.m. until 9:00 a.m. (including employees), and requiring establishments to close by 12:00 a.m. and remain closed until 5:00 a.m. except for takeout or delivery
 - Closing all strip clubs
- The Chief Medical Officer of Health and other public health experts continue to closely monitor the evolving situation and will advise if public health measures need further adjustment.
- Our collective efforts in adhering to these recent and any additional public health advice and measures will help us get back on track towards the best case scenario.

The COVID-19 Pandemic Has Impacted Ontarians of All Ages

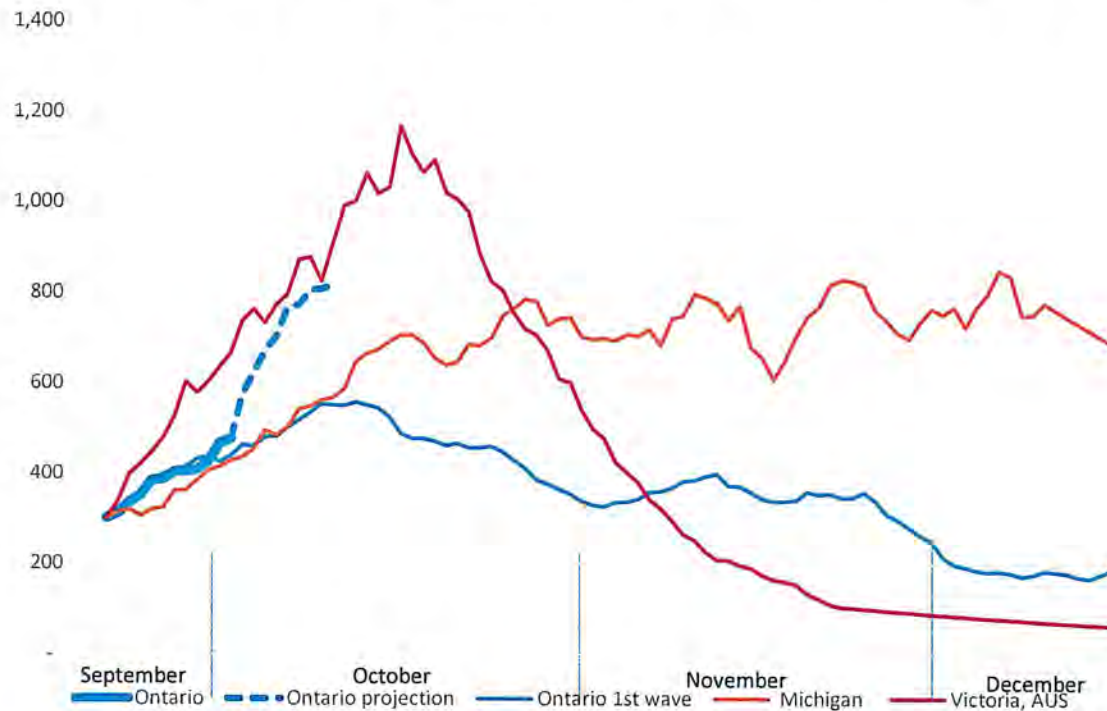
Age Group	Cases	Deaths	Case Fatality Ratio (%)
19 and Under	4,165	1	0.0%
20-39	17,582	11	0.1%
40-59	14,632	122	0.8%
60-79	8,410	767	9.1%
80+	6,288	1943	30.9%
Unknown	8	0	0.0%
Total	51,085	2844	5.6%

Data Source: CCM plus (new version of iPHIS plus), extracted September 28 at 4pm.

Initially, Ontario's second wave of COVID-19 was primarily impacting the 20-39 age group, but case growth is now occurring in all other age groups



Ontario is Facing An Upwards Trajectory



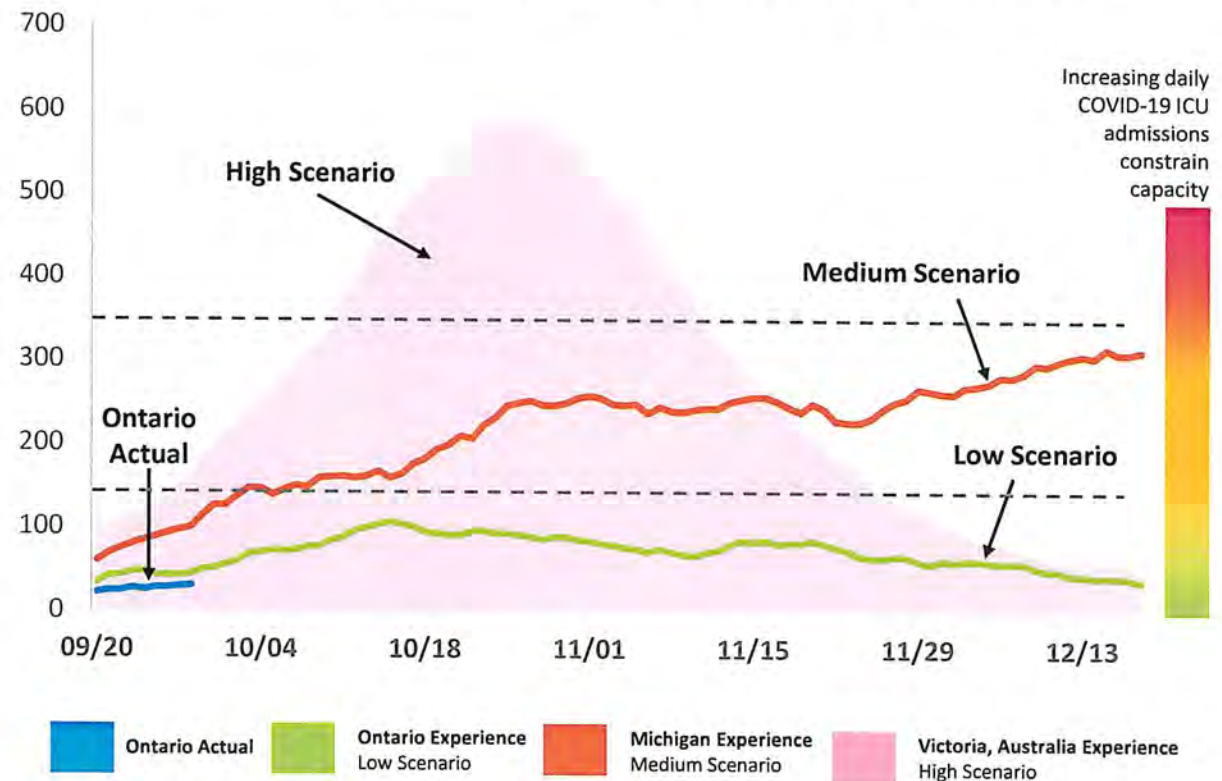
- Ontario's projection is based on current doubling time of 12 days (Sept 28).
- Jurisdictions are aligned at their first day that cases reached 300 per day.
- Seven day averages were used for the figure.

- Several of Ontario's peer jurisdictions have entered into a second COVID-19 wave.
- Ontario is currently on an upwards trajectory similar to what other jurisdictions have experienced.
- Cases are currently doubling approximately every 10-12 days.
- The most recent public health measures will take time to have an effect on case growth and the modelling projection for Ontario does not take their impact into account.
- Projections that extend too far are bound to be inaccurate as they can't incorporate unknowns
- This projection does not take into account the recent introduction of tightened public health measures.
- This forecasting suggests Ontario could be around 1,000 cases per day in the first half of October.

Various Scenarios Highlight Impact to ICUs

- We used the experiences of three different jurisdictions to create a range of scenarios predicting COVID's impact on ICU beds.
- The results inform us about how well we can preserve ICU resources for non-COVID patients.
- The **Low Scenario** is based on Ontario's first wave, but with a younger population affected as seen during the recent spike.
- The **Medium Scenario** is based on Michigan's experience with a mixture of old and young individuals affected.
- The **High Scenario** is based on the experience in Australia, using an older and more vulnerable affected population.
- We see that with under 150 COVID patients in ICU, we can maintain normal non-COVID capacity and all scheduled surgeries.
- Above 150 it becomes harder to support non-COVID care needs and above 350 it becomes impossible.

Forecast of Ontario's COVID-19 ICU Bed Occupancy



ICU Capacity is One Measure of the Pandemic's Impact

- COVID-19 affects the whole health care system.
- ICUs are an important resource but just one component of the broader health care system serving Ontarians.
- Increases in COVID-19 cases reduce our health care system's ability to respond to the continuum of health care needs of Ontarians.
- Through Wave 1, we observed significant impacts on access to primary care, home care, mental health and addictions services and scheduled surgeries.
- High rates of COVID-19 in the community contributed to outbreaks in long-term care homes.
- Deaths related to opioid use increased.
- That's why we need to keep ourselves healthy by following public health advice and guidance.

Everyday Actions Continue to Be the Best Defence

- We must continue taking necessary steps to reduce transmission and limit the spread of infection through personal choices and decision-making.
- The severity of a second wave will depend on our collective ability to continue following proper public health measures.



Wear a face mask when physical distancing is challenging or where it is mandatory to do so.



Wash your hands frequently and thoroughly.



Avoid large gatherings and practise physical distancing with those outside your household or social circle.



Stay home when ill, and keep children home from school when ill. Get tested and self-isolate if you think you might have COVID-19.

**THE CORPORATION
OF THE
MUNICIPALITY OF HURON EAST
BY-LAW 56 FOR 2020**

Dolmage Municipal Drain 2019 Actual Cost

BEING a by-law to amend By-law 24-2019, the Dolmage Municipal Drain 2019, (McKillop Ward) and to provide for the raising of a lesser amount than provided therein.

WHEREAS, under and by virtue of By-law 24-2019 of the Municipality of Huron East there were, as appears therein, provisions for borrowing on the credit of the Municipality of Huron East a total of \$207,000 for the purpose of executing and completing the said Drainage Works and for the levying the required sum \$207,000.00 or such reduced required sum after taking into account allowances and applicable grants.

WHEREAS it has transpired that the cost of executing and completing the said Drainage Works to date was less than that provided for in the said By-law and is \$187,825.39 which is 90.74% of \$207,000.00.

AND WHEREAS it is expedient that said By-law shall be amended to provide for raising by assessment the amount after taking into account allowances and applicable grants.

AND WHEREAS the Municipal Council of the Municipality of Huron East has determined to amend By-law 24-2019 accordingly and as in hereafter mentioned.

SCHEDULE OF ASSESSMENT

	ORIGINAL ASSESSMENT	PRESENT ASSESSMENT
Lands (McKillop)	\$ 151,561.00	\$ 137,835.21
Roads (McKillop)	<u>\$ 55,439.00</u>	<u>\$ 49,990.18</u>
Total	\$ 207,000.00	\$ 187,825.39

NOW THEREFORE the Municipal Council of the Municipality of Huron East, pursuant to the provisions of the Drainage Act, R.S.O., 1990 as amended, enacts as follows:

- 1) That By-law 24-2019 of the said Municipality of Huron East be and it is hereby amended and that the Clerk of the said Municipality of Huron East be and he is hereby empowered and authorized to amend said By-law accordingly.
- 2) Assessments are due and payable on November 7th, 2020. Property owners who wish to debenture their assessments, will have interest added to their assessment at a rate equivalent to tile drainage loan interest (6%) to the 1st day of December, 2020. On the 1st day of December, 2020, the Municipality of Huron East will issue a three year debenture calculated at a rate equivalent to the tile drainage loan interest (6%) with three equal annual payments due December 1, 2021, December 1, 2022 and December 1, 2023. Interest on defaulted annual payments shall be added on the first day of default and on the first day of each month thereafter at a rate of 1.25% (15% per annum) and shall be collected in a like manner as taxes.
- 3) Net assessments less than \$1,000.00 shall be due on November 7th, 2020 and will not be debentured.
- 4) That this By-law shall come into force upon and after the final passing of same.

Read a first time and second time this 6th day of October, 2020.

Read a third time and finally passed this 6th day of October, 2020.

Bernie MacLellan, Mayor

Brad Knight, CAO/Clerk

**THE CORPORATION
OF THE
MUNICIPALITY OF HURON EAST
BY-LAW 57 FOR 2020**

‘A’ Drain of the Dolmage Municipal Drain 2019 Actual Cost

BEING a by-law to amend By-law 2-2020, the ‘A’ Drain of the Dolmage Municipal Drain 2019, (McKillop Ward) and to provide for the raising of a higher amount than provided therein.

WHEREAS, under and by virtue of By-law 2-2020 of the Municipality of Huron East there were, as appears therein, provisions for borrowing on the credit of the Municipality of Huron East a total of \$75,900.00 for the purpose of executing and completing the said Drainage Works and for the levying the required sum \$75,900.00 or such reduced required sum after taking into account allowances and applicable grants.

WHEREAS it has transpired that the cost of executing and completing the said Drainage Works to date was less than that provided for in the said By-law and is \$76,772.54 which is 101.15% of \$75,900.00.

AND WHEREAS it is expedient that said By-law shall be amended to provide for raising by assessment the amount after taking into account allowances and applicable grants.

AND WHEREAS the Municipal Council of the Municipality of Huron East has determined to amend By-law 2-2020 accordingly and as in hereafter mentioned.

SCHEDULE OF ASSESSMENT

	ORIGINAL ASSESSMENT	PRESENT ASSESSMENT
Lands (McKillop)	\$ 75,176.00	\$ 76,040.22
Roads (McKillop)	\$ 724.00	\$ 732.32
Total	\$ 75,900.00	\$ 76,772.54

NOW THEREFORE the Municipal Council of the Municipality of Huron East, pursuant to the provisions of the Drainage Act, R.S.O., 1990 as amended, enacts as follows:

- 1) That By-law 2-2020 of the said Municipality of Huron East be and it is hereby amended and that the Clerk of the said Municipality of Huron East be and he is hereby empowered and authorized to amend said By-law accordingly.
- 2) Assessments are due and payable on November 7th, 2020. Property owners who wish to debenture their assessments, will have interest added to their assessment at a rate equivalent to tile drainage loan interest (6%) to the 1st day of December, 2020. On the 1st day of December, 2020, the Municipality of Huron East will issue a three year debenture calculated at a rate equivalent to the tile drainage loan interest (6%) with three equal annual payments due December 1, 2021, December 1, 2022 and December 1, 2023. Interest on defaulted annual payments shall be added on the first day of default and on the first day of each month thereafter at a rate of 1.25% (15% per annum) and shall be collected in a like manner as taxes.
- 3) Net assessments less than \$1,000.00 shall be due on November 7th, 2020 and will not be debentured.
- 4) That this By-law shall come into force upon and after the final passing of same.

Read a first time and second time this 6th day of October, 2020.

Read a third time and finally passed this 6th day of October, 2020.

Bernie MacLellan, Mayor

Brad Knight, CAO/Clerk

**THE CORPORATION
OF THE
MUNICIPALITY OF HURON EAST
BY-LAW 58 FOR 2020**

‘C’ Drain of the Krauskopf Municipal Drain 2019 Actual Cost

BEING a by-law to amend By-law 25-2019, the ‘C’ Drain of the Krauskopf Municipal Drain 2019, (McKillop Ward) and to provide for the raising of a lesser amount than provided therein.

WHEREAS, under and by virtue of By-law 25-2019 of the Municipality of Huron East there were, as appears therein, provisions for borrowing on the credit of the Municipality of Huron East a total of \$66,400.00 for the purpose of executing and completing the said Drainage Works and for the levying the required sum \$66,400.00 or such reduced required sum after taking into account allowances and applicable grants.

WHEREAS it has transpired that the cost of executing and completing the said Drainage Works to date was less than that provided for in the said By-law and is \$62,811.55 which is 94.60% of \$66,400.00.

AND WHEREAS it is expedient that said By-law shall be amended to provide for raising by assessment the amount after taking into account allowances and applicable grants.

AND WHEREAS the Municipal Council of the Municipality of Huron East has determined to amend By-law 25-2019 accordingly and as in hereafter mentioned.

SCHEDULE OF ASSESSMENT

	ORIGINAL ASSESSMENT	PRESENT ASSESSMENT
Lands (McKillop)	\$ 32,882.00	\$ 32,232.95
Roads (McKillop)	\$ 33,518.00	\$ 30,578.60
Total	\$ 66,400.00	\$ 62,811.55

NOW THEREFORE the Municipal Council of the Municipality of Huron East, pursuant to the provisions of the Drainage Act, R.S.O., 1990 as amended, enacts as follows:

- 1) That By-law 25-2019 of the said Municipality of Huron East be and it is hereby amended and that the Clerk of the said Municipality of Huron East be and he is hereby empowered and authorized to amend said By-law accordingly.
- 2) Assessments are due and payable on November 7th, 2020. Property owners who wish to debenture their assessments, will have interest added to their assessment at a rate equivalent to tile drainage loan interest (6%) to the 1st day of December, 2020. On the 1st day of December, 2020, the Municipality of Huron East will issue a three year debenture calculated at a rate equivalent to the tile drainage loan interest (6%) with three equal annual payments due December 1, 2021, December 1, 2022 and December 1, 2023. Interest on defaulted annual payments shall be added on the first day of default and on the first day of each month thereafter at a rate of 1.25% (15% per annum) and shall be collected in a like manner as taxes.
- 3) Net assessments less than \$1,000.00 shall be due on November 7th, 2020 and will not be debentured.
- 4) That this By-law shall come into force upon and after the final passing of same.

Read a first time and second time this 6th day of October, 2020.

Read a third time and finally passed this 6th day of October, 2020.

Bernie MacLellan, Mayor

Brad Knight, CAO/Clerk

**THE CORPORATION
OF THE
MUNICIPALITY OF HURON EAST
BY-LAW NO. 59 FOR 2020**

Being a by-law to repeal By-Law 73-2015 to authorize the signing of a lease agreement between the Corporation of the Municipality of Huron East and Festival Hydro Inc.

WHEREAS the Municipal Act, S.O. 2001, c.25, as amended, s. 8(1) contains broad authority to municipalities to enable municipalities to govern its affairs as it considers appropriate;

AND WHEREAS pursuant to Section 9 of the Municipal Act, S.O. 2001, c. 25, as amended, a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority;

AND WHEREAS pursuant to Section 11(2)3 and 11(2)4 of the Municipal Act, S.O. 2001, c. 25, as amended, a municipality, acting within its sphere of jurisdiction may pass by-laws pertaining to the financial management of the municipality and matters pertaining to public assets of the municipality;

AND WHEREAS the Municipality of Huron East is the owner of municipal property located at 35 Oak Street, Part Block K, Plan 399, Seaforth Ward;

AND WHEREAS the Municipality of Huron East is desirous of entering into a lease agreement with 1438192 Ontario Inc. for the building located at 35 Oak Street, Part Block K, Plan 399, Seaforth Ward;

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

1. That the Mayor and CAO/Clerk are hereby authorized and instructed to enter into a lease agreement with Festival Hydro Inc., attached hereto as Schedule "A".
2. That By-Law 73-2015 is hereby repealed.
3. That this by-law shall come into force and take effect on the date of final passing thereof.

Read a first and second time this 6th day of October, 2020.

Read a third time and finally passed this 6th day of October, 2020.

Bernie MacLellan, Mayor

Brad Knight, CAO/Clerk

LEASE

(COMMERCIAL)

Made as of the 6th day of October, 2020

BETWEEN

THE CORPORATION OF THE MUNICIPALITY OF HURON EAST

(hereinafter called the "Landlord")

- and -

FESTIVAL HYDRO INC.

(hereinafter called the "Tenant")

In consideration of the rents, covenants and obligations stipulated herein the Landlord and the Tenant have agreed to enter into a Lease of the premises known municipally as

35 Oak Street and known legally as Part Block K, Plan 399, Seaforth Ward,
Municipality of Huron East, County of Huron.

and more particularly described in Schedule A attached (the "Premises").

1. GRANT OF LEASE

- (1) The Landlord leases the Premises to the Tenant:
 - a) at the Rent set forth in Section 2;
 - b) for the Term set forth in Section 3; and
 - c) subject to the conditions and in accordance with the covenants, obligations and agreements herein.
- (2) The Landlord covenants that it has the right to grant the leasehold interest in the Premises free from encumbrances except as disclosed on title.

2. RENT

- (1) Rent means the amounts payable by the Tenant to the Landlord pursuant to this Section and includes Additional Rent.
- (2) The Tenant covenants to pay to the Landlord, during the Term of this Lease rent as follows:
 - a) a sum of \$11,313.60 per annum, payable monthly in advance in equal instalments of \$942.80 plus HST on the 1st day of each and every month, commencing on the first day of the Term.
- (3) The Tenant further covenants to pay all other sums required by this Lease to be paid by him and agrees that all amounts payable by the Tenant or to any other party pursuant to the provisions of this Lease shall be deemed to be additional rent ("Additional Rent") whether or not specifically designated as such in this Lease.
 - a) and to effect the said intention of the parties the Tenant promises to pay the following expenses related to the Premises as Additional Rent:

- i) utilities (including but not limited to gas, electricity, water, heat, air-conditioning);
 - ii) snow removal expenses;
 - iii) maintenance;
 - iv) insurance premiums; with respect to the Tenant's contents and the Tenant's legal liabilities;
 - v) any tax or duty imposed upon, or collectable by the Landlord which is measured by or based in whole or in part directly upon the Rent including, without limitation, the goods and services tax, value added tax, business transfer tax, retail sales tax, federal sales tax, excise tax or duty or any tax similar to any of the foregoing;
 - vi) real property taxes, rates, duties and assessments including such portion of real property taxes formerly known as business taxes. The Landlord shall have the right to determine the assessment value of the Premises acting reasonable, bearing in mind, current principles of assessment, previous assessments and the proportionate share that the rental area of the Premises is to the total rentable area of all premises in the building of which the Premises forms a part (if applicable). The Assessment value of the Premises as determined aforesaid shall be multiplied by the current tax rate of the Premises to determine the real property taxes payable as Additional Rent:
 - b) and if any if the foregoing charges are invoiced directly to the Tenant, the Tenant shall pay same as and when they become due and produce proof of payment to the Landlord immediately if requested to do so, but the Tenant may contest or appeal any such charges at the Tenant's own expense;
 - c) and the Tenant hereby agrees to indemnify and protect the Landlord from any liability accruing to the Landlord in respect of the expenses payable by the Tenant as provided herein;
 - d) and if the Tenant fails to make any of the payments required by this Lease then the Landlord may make such payments and charge to the Tenant as Additional Rent the amounts paid by the Landlord, and if such charges are not paid by the Tenant on demand the Landlord shall be entitled to the same remedies and may take the same steps for recovery of the unpaid charge as in the even of Rent in arrears.
- (4) All payments to be made by the Tenant pursuant to this Lease shall be delivered to the Landlord at the Landlord's address for service set out in Section 15 or to such other place as the Landlord may from time to time direct in writing.
- (5) All Rent in arrears and all sums paid by the Landlord for expenses incurred which should have been paid by the Tenant shall bear interest from the date payment was due, or made, or expense incurred at a rate per annum equal to the prime commercial lending rate of the Landlord's bank plus two (2) per cent.
- (6) The Tenant acknowledges and agrees that the payments of Rent and Additional Rent provided for in this lease shall be made without any deductions for any reason whatsoever unless expressly allowed by the terms of this Lease or agreed to by the Landlord in writing; and
- a) no partial payment by the Tenant which is accepted by the Landlord shall be considered as other than a partial payment on account of Rent owing and shall not prejudice the Landlord's right to recover any rent owing.

3. TERM AND POSSESSION

- (1) The Tenant's possession shall extend from the Tenant's current Lease and shall continue for a further five (5) years commencing on the 1st day of January, 2021 until December 31st, 2025.
- (2) Subject to the Landlord's rights under this Lease, and as long as the Lease is in good standing, the Landlord covenants that the Tenant shall have quiet enjoyment of the Premises during the Term of this Lease without any interruption or disturbance from the Landlord or any other person or persons lawfully claiming through the Landlord.
- (3) Provided the Tenant shall not be in default under this Lease and provided further the Tenant shall be in uninterrupted possession of the Premises, the Tenant shall have the option to renew this Lease for one (1) further Term of five (5) years. The Tenant shall exercise such option by providing the Landlord with written notice of the intention to renew on or before May 1st, 2025. The tenancy shall remain subject to all terms and conditions of this Lease except there shall be no further option to renew and except for Rent, which shall be mutually agreed upon in writing by the Landlord and the Tenant on or before August 1st, 2025 failing which this option to renew shall be of no force and effect. If either party wants to terminate the rental agreement prior to the expiry referred to above, 365 days written notification must be given to the other party.

4. ASSIGNMENT

- (1) The Tenant shall not assign this Lease or sublet the whole or any part of the Premises unless it first obtains the consent of the Landlord in writing, which consent shall not unreasonably be withheld and the Tenant hereby waives his right to the benefit of any present or future Act of the Legislature of Ontario which would allow the Tenant to assign this Lease or sublet the Premises without the Landlord's consent.
- (2) The consent of the Landlord to any assignment or subletting shall not operate as a waiver of the necessity for consent to any subsequent assignment or subletting.
- (3) Any consent granted by the Landlord shall be conditional upon the assignee, sublessee or occupant executing a written agreement directly with the Landlord agreeing to be bound by all the terms of this Lease as if the assignee, sublessee or occupant had originally executed this Lease as Tenant.
- (4) Any consent given by the Landlord to any assignment or other disposition of the Tenant's interest in this Lease or in the Premises shall not relieve the Tenant from its obligations under this Lease, including the obligation to pay Rent as provided for herein.

5. USE

- (1) During the Term of this Lease the Premises shall not be used for any purpose other than a service centre for an electrical utility without the express consent of the Landlord given in writing, with it being acknowledged by both the Landlord and Tenant that the Landlord will retain use and access, to the two (2) most westerly equipment bays for equipment storage by the Landlord and the Landlord will use and maintain a 10 kW rooftop solar installation on

the roof of the building. The Landlord acknowledges the seasonal needs of the Tenant and will continue the current working relationship to provide access to one of the two westerly bays as required by the Tenant for their seasonal needs.

- (2) The Tenant shall not do or permit to be done at the Premises anything which may:
 - a) constitute a nuisance;
 - b) cause damage to the Premises;
 - c) cause injury or annoyance to occupants of neighbouring premises;
 - d) make void or voidable any insurance upon the Premises;
 - e) constitute a breach of any by-law, statute, order or regulation of any municipal, provincial or other competent authority to the Premises.

6. REPAIR AND MAINTENANCE

- (1) The Landlord covenants that during the Term of this Lease and any renewal thereof the Landlord shall keep in good condition the Premises and shall, with or without notice, promptly make all needed repairs and all necessary replacements as would a prudent owner save and except any alterations or additions made by the Tenant in accordance with paragraph 7 of this Lease and any such repairs or replacements required as a result of the negligence of the Tenant and for those in law it may be responsible.
- (2) The Tenant shall permit the Landlord or a person authorized by the Landlord to enter the Premises to examine the condition thereof and view the state of repair at reasonable times.
- (3) Upon the expiry of the Term or other determination of this Lease the Tenant agrees peaceably to surrender the Premises, including any leasehold alterations or additions made thereto, to the Landlord in a state of good repair, reasonable wear and tear and damage by fire, lightening and storm only excepted subject to the duty of the Landlord to maintain the Premises as set forth above.
- (4) The Tenant shall immediately give written notice to the Landlord of any substantial damage that occurs to the Premises from any cause.

7. ALTERATIONS AND ADDITIONS

- (1) If the Tenant, during the Term of this Lease or any renewal of it, desires to make any alterations or additions to the Premises, including but not limited to: erecting partitions, attaching equipment, and installing necessary furnishings or additional equipment of the Tenant's business, the Tenant may do so at its own expense, at any time and from time to time, if the following conditions are met:
 - a) before undertaking any alteration or addition the Tenant shall submit to the Landlord a plan showing the proposed alterations or additions and items included in the plan which are regarded by the Tenant as "Trade Fixtures" shall be designated as such on the plan, and the Tenant shall not proceed to make any alteration or addition unless the Landlord has approved the plan, and the Landlord shall not unreasonably or arbitrarily withhold his approval;

- b) any and all alterations or additions to the Premises made by the Tenant must comply with all applicable building code standards and by-laws of the municipality in which the Premises are located.
- (2) The Tenant shall be responsible for and pay the cost of such alterations, additions, installations or improvements that any governing authority, municipal, provincial or otherwise, may require to be made in, on or to the Premises.
- (3) No sign, advertisement or notice shall be inscribed, painted or affixed by the Tenant, or any other person on the Tenant's behalf, on any part of the inside or outside of the building in which the Premises are located unless the sign, advertisement or notice has been approved in every respect by the Landlord.
- (4) All alterations and additions to the Premises made by or on behalf of the Tenant, other than the Tenant's Trade Fixtures, shall immediately become the property of the Landlord without compensation to the Tenant.
- (5) The Tenant agrees, at its own expense and by whatever means may be necessary, immediately to obtain the release or discharge of any encumbrance that may be registered against the Landlord's property in connection with any additions or alterations to the Premises made by the Tenant or in connection with any other activity of the Tenant.
- (6) If the Tenant has complied with its obligations according to the provisions of this Lease, the Tenant may remove its Trade Fixtures at the end of the Term or other termination of this Lease and the Tenant covenants that it will make good and repair or replace as necessary any damage caused to the Premises by the removal of the Tenant's Trade Fixtures.
- (7) Other than as provided in paragraph 7 (6) above, the Tenant shall not, during the Term of this Lease or anytime thereafter remove from the Premises any Trade Fixtures or other goods and chattels of the Tenant except in the following circumstances:
 - a) the removal is in the ordinary course of business;
 - b) the Trade Fixture has become unnecessary for the Tenant's business or is being replaced by a new or similar Trade Fixture;
 - or
 - c) the Landlord has consented in writing to the removal;

but in any case the Tenant shall make good any damage caused to the Premises by the installation or removal of any Trade Fixtures, equipment, partitions, furnishings and any other objects whatsoever brought onto the Premises by the Tenant.
- (8) The Tenant shall, at its own expense, if requested by the Landlord, remove any or all additions or improvements made by the Tenant to the Premises during the Term and shall repair all damage caused by the installation or the removal or both.
- (9) The Tenant shall not bring onto the Premises or any part of the Premises any machinery, equipment or any other thing that might in the opinion of the Landlord, by reason of its weight, size or use, damage the Premises or overload the floors of the Premises, and if the Premises are damaged or overloaded the Tenant shall restore the Premises immediately or pay to the Landlord the cost of restoring the Premises.

8. INSURANCE

- (1) During the Term of this Lease and any renewal thereof the Landlord shall maintain with respect to the Premises, insurance coverage insuring against:
 - a) loss or damage by fire, lightning, storm or other perils that may cause damage to the Premises or the property of the Landlord in which the Premises are located as are commonly provided for as extended perils coverage or as may be reasonably required and obtained by the Landlord, and the insurance policy shall provide coverage on a replacement cost basis in an amount sufficient to cover the cost of all signs and leasehold improvements;
 - b) liability for bodily injury or death or property damage sustained by third parties up to such limits as the Landlord in its sole discretion deems advisable.

but such insurance and any payment of the proceeds thereof to the Landlord shall not relieve the Tenant of its obligations to continue to pay rent during any period of rebuilding, replacement, repairing or restoration of the Premises except as provided in Section 9.

- (2) The Tenant covenants to keep the Landlord indemnified against all claims and demands whatsoever by any person, whether in respect of damage to person or property, arising out of or occasioned by the maintenance, use or occupancy of the Premises or the subletting or assignment of same or any part thereof. And the Tenant further covenants to indemnify the Landlord with respect to any encumbrance on or damage to the Premises occasioned by or arising from the act, default, or negligence of the Tenant, its officers, agents, servants, employees, contractors, customers, invitees or licensees and the Tenant agrees that the foregoing indemnity shall survive the termination of this Lease notwithstanding any provisions of this Lease to the contrary.
- (3) The Tenant shall carry insurance in its own name insuring against the risk of damage to the Tenant's property within the Premises caused by fire or other perils to protect the Tenant's stock-in-trade, equipment, Trade Fixtures, decorations and improvements.
- (4) The Tenant shall carry public liability and property damage insurance in which policy the Landlord shall be a named insured and the policy shall include a cross-liability endorsement;
- (5) The Tenant shall provide the Landlord with a copy of the above policies, if the Landlord requests.

9. DAMAGE TO THE PREMISES

- (1) If the Premises or the building in which the Premises are located, are damaged or destroyed, in whole or in part, by fire or other peril, then the following provisions shall apply:
 - (a) if the damage or destruction renders the Premises unfit for occupancy and impossible to repair or rebuild using reasonable diligence within 120 clear days from the happening of such damage or destruction, then the Term hereby granted shall cease from the date of damage or destruction occurred, and the Tenant shall immediately

surrender the remainder of the Term and give possession of the Premises to the Landlord, and the Rent from the time of the surrender shall abate;

- (b) If the Premises can with reasonable diligence be repaired and rendered fit for occupancy within 120 days from the happening of the damage or destruction, but the damage renders the Premises wholly unfit for occupancy, then the rent hereby reserved shall not accrue after the day that such damage occurred, or while the process of repair is going on, and the Landlord shall repair the Premises with all reasonable speed, and the Tenant's obligation to pay Rent shall resume immediately after the necessary repairs have been completed;
 - (c) If the Premises can be repaired within 120 days, as aforesaid, but the damage is such that the Premises are capable of being partially used, then until such damage has been repaired, the Tenant shall continue in possession and the Rent shall abate proportionately.
- (2) Any question as to the degree of damage or destruction or the period of time required to repair or rebuild shall be determined by an architect retained by the Landlord.
 - (3) Apart from the provisions of Section 9 (1) there shall be no abatement from or reduction of the Rent payable by the Tenant, nor shall the Tenant be entitled to claim against the Landlord for any damages, general or special, caused by fire, water, sprinkler systems, partial or temporary failure or stoppage of services or utilities which the Landlord is obliged to provide according to this Lease, from any cause whatsoever.

10. ACTS OF DEFAULT AND LANDLORD'S REMEDIES

- (1) An Act of Default has occurred when:
 - (a) the Tenant has failed to pay Rent for a period of fifteen (15) consecutive days, regardless of whether demand for payment has been made or not;
 - (b) The Tenant has breached its covenants or failed to perform any of its obligations under this Lease; and
 - (i) the Landlord has given notice specifying the nature of the default and the steps required to correct it; and
 - (ii) the Tenant has failed to correct the default as required by the notice;
 - (c) the Tenant has:
 - (i) become bankrupt or insolvent or made an assignment for the benefit of Creditors;
 - (ii) had its property seized or attached in satisfaction of a judgment;
 - (iii) had a receiver appointed;
 - (iv) committed any act or neglected to do anything with the result that a Construction Lien or other

encumbrance is registered against the Landlord's property;

- (v) without the consent of the Landlord, made or entered into an agreement to make a sale of its assets to which the Bulk Sales Act applies;
 - (vi) taken action if the Tenant is a corporation, with a view to winding up, dissolution or liquidation;
 - (d) any insurance policy is cancelled or not renewed by reason of the use or occupation of the Premises, or by reason of non-payment of premiums;
 - (e) the Premises;
 - i) become vacant or remain unoccupied for a period of 30 consecutive days; or
 - ii) are not open for business on more than thirty (30) business days in any twelve (12) month period or on any twelve (12) consecutive business days;
 - iii) are used by any other person or persons, or for any other purpose than as provided for in this Lease without the written consent to the Landlord.
- (2) When an Act of Default on the part of the Tenant has occurred:
- (a) the current month's Rent together with the next three months' rent shall become due and payable immediately; and
 - (b) the Landlord shall have the right to terminate this Lease and to re-enter the Premises and deal with them as he may choose.
- (3) If, because an Act of Default has occurred, the Landlord exercises its right to terminate this Lease and re-enter the Premises prior to the end of the Term, the Tenant shall nevertheless be liable for payment of Rent and all other amounts payable by the Tenant in accordance with the provisions of this Lease until the Landlord has re-let the Premises or otherwise dealt with the premises in such manner that the cessation of payments by the Tenant will not result in loss to the Landlord, and the Tenant agrees to be liable to the Landlord, until the end of the Term of this Lease for payment of any difference between the amount of Rent hereby agreed to be paid for the Term hereby granted and the Rent any new tenant pays to the Landlord.
- (4) The Tenant covenants that notwithstanding any present or future Act of the Legislature of the Province of Ontario, the personal property of the Tenant during the Term of this Lease shall not be exempt from levy by distress for Rent in arrears:
- (a) and the Tenant acknowledges that it is upon the express understanding that there should be no such exemption that this Lease is entered into, and by executing this Lease:
 - (i) the Tenant waives the benefit of any such legislative provisions which might otherwise be available to the Tenant in the absence of this Agreement; and
 - (ii) the Tenant agrees that the Landlord may plead this covenant as an estoppel against the Tenant if an

action is brought to test the Landlord's right to levy distress against the Tenant's property.

- (5) If, when an Act of Default has occurred, the Landlord chooses not to terminate the Lease and re-enter the Premises, the Landlord shall have the right to take any and all necessary steps to rectify any or all Acts of Default of the Tenant and to charge the costs of such rectification to the Tenant and to recover the costs as Rent.
- (6) If, when an Act of Default has occurred, the Landlord chooses to waive its right to exercise the remedies available to it under this Lease or at law the waiver shall not constitute condonation of the Act of Default, nor shall the waiver be pleaded as an estoppel against the Landlord to prevent it exercising its remedies with respect to a subsequent Act of Default. No covenant, term, or condition of this Lease shall be deemed to have been waived by the Landlord unless the waiver is in writing and signed by the Landlord.

11. TERMINATION UPON NOTICE AND AT END OF TERM

- (1) The Tenant agrees to permit the Landlord during the last three (3) months of the Term of this Lease to display "For Rent" or "For Sale" signs or both at the Premises and to show the Premises to prospective new tenants or purchasers and to permit anyone having written authority of the Landlord to view the Premises at reasonable hours.
- (2) If the Tenant remains in possession of the Premises after termination of this Lease as aforesaid and if the Landlord then accepts Rent for the Premises from the Tenant, it is agreed that such overholding by the Tenant and acceptance of Rent by the Landlord shall create a monthly tenancy only but the tenancy shall remain subject to all the terms and conditions of this Lease except those regarding the Term.

12. ACKNOWLEDGEMENT BY TENANT

The Tenant agrees that he will at any time or times during the Term, upon being given at least forty-eight (48) hours prior written notice, execute and deliver to the Landlord a statement in writing certifying:

- a) that this Lease is unmodified and is in full force and effect (or if modified stating the modifications and confirming that the Lease is in full force and effect as modified);
- b) the amount of Rent being paid;
- c) the dates to which Rent has been paid;
- d) other charges payable under this Lease which have been paid;
- e) particulars of any prepayment of Rent or security deposits; and
- f) particulars of any subtenancies.

13. SUBORDINATION AND POSTPONEMENT

- (1) This Lease and all the rights of the Tenant under this Lease are subject and subordinate to any and all charges against the land, buildings or improvements of which the Premises form part, whether the charge is in the nature of a mortgage, trust deed, lien or any other form of charge arising from the financing or re-financing, including extensions or renewals, of the Landlord's interest in the property.

- (2) Upon the request of the Landlord the Tenant will execute any form required to subordinate this Lease and the Tenant's rights to any such charge, and will, if required, attorn to the holder of the charge.
- (3) No subordination by the Tenant shall have the effect of permitting the holder of any charge to disturb the occupation and possession of the Premises by the Tenant as long as the Tenant performs his obligations under this Lease.

14. RULES AND REGULATIONS

The Tenant agrees on behalf of itself and all persons entering the Premises with the Tenant's authority or permission to abide by such reasonable rules and regulations that form part of this Lease.

15. NOTICE

- (1) Any notice required or permitted to be given one party to the other pursuant to the terms of this Lease may be given:

To the Landlord at:

P.O. Box 610
70 Main Street, South
Seaforth, Ontario
N0K 1W0
(Fax: 519-527-2561)

To the Tenant at the Premises or at:

187 Erie Street
Stratford, Ontario
N5A 6T5
(Fax: 519-271-7204)

- (2) The above addresses may be changed at any time by giving ten (10) days written notice.
- (3) Any notice given by one party to the other in accordance with the provisions of this Lease shall be deemed conclusively to have been received on the date delivered if the notice is served personally or seventy-two (72) hours after mailing if the notice is mailed.

16. REGISTRATION

The Tenant shall not at any time register notice of or a copy of this Lease on title to the property of which the premises form part without consent of the Landlord.

17. INTERPRETATION

- (1) The words importing the singular number only shall include the plural, and vice versa, and words importing the masculine gender shall include the feminine gender, and words importing persons shall include firms and corporations and vice versa.
- (2) Unless the context otherwise, requires, the word "Landlord" and the word "Tenant" wherever used herein shall be construed to include the executors, administrators, successors and assigns of the Landlord and Tenant, respectively.

- (3) When there are two or more Tenants bound by the same covenants herein contained, their obligations shall be joint and several.

IN WITNESS of the foregoing covenants the Landlord and the Tenant have executed this Lease.

THE CORPORATION OF THE
MUNICIPALITY OF HURON EAST
Landlord

Per: _____
Bernie MacLellan, Mayor

Per: _____
Brad Knight, CAO/Clerk

FESTIVAL HYDRO INC.
Tenant

Per: _____
Jeff Graham,
Vice President Engineering and Operations

SCHEDULE "A"

to Lease made between

THE CORPORATION OF THE MUNICIPALITY OF HURON EAST

the Landlord

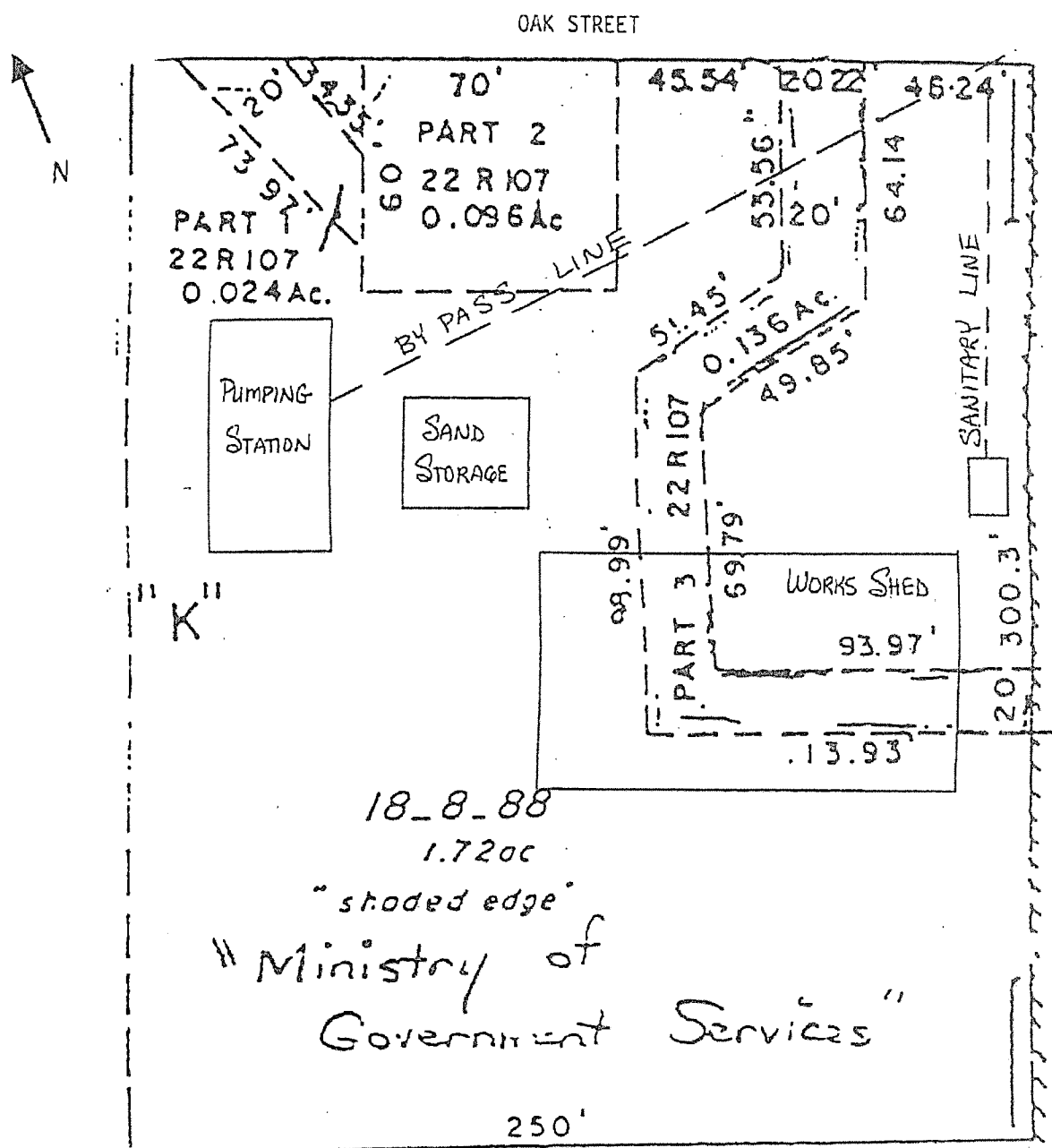
and

FESTIVAL HYDRO INC.

the Tenant

The Landlord hereby demises and leases to the Tenant the Premises as outlined in red on the sketch set out below (the "Sketch"), SUBJECT TO the Landlord's easement(s) over that portion of the Premises, the approximate location of which is/are outlined in blue on the Sketch. IT BEING UNDERSTOOD that the Tenant shall NOT have or enjoy the use of any other portions(S) of the lands on the Sketch unless specifically consented to in writing by the Landlord.

SKETCH



SCHEDULE OF RULES AND REGULATIONS FORMING PART OF THIS LEASE

The Tenant shall observe the following Rules and Regulations:

1. That sidewalks, entrances, elevators, stairways and corridors of the building shall not be obstructed or used by the Tenant, his agents, servants, contractors, invitees or employees for any purpose other than access to and from the Premises.
2. The floors, sky-lights and windows that reflect or admit light into passageways or into any place in the building shall not be covered or obstructed by the Tenant, and no awnings shall be put over any window.
3. The toilets, sinks drains, washrooms and other water apparatus shall not be used for any purpose other than those for which they were constructed, and no sweepings, rubbish, rags, ashes or other substances, such as chemicals, solvents, noxious liquids or pollutants shall be thrown therein, and any damage resulting to them from misuse shall be borne by the Tenant by whom or by whose employees, agents, servants, contractors or invitees the damage was caused.
4. The Tenant shall not perform any acts or carry on any activity which may damage the Premises or the common areas or be a nuisance to any other tenant.
5. No animals or birds shall be brought into the building or kept on the Premises.
6. No one shall use the Premises for sleeping apartments or residential purposes, for the storage of personal effects or articles other than those required for business purposes, or for any illegal purpose.
7. The Tenant shall not use or permit the use of any objectionable advertising medium such as, without limitation, loudspeakers, public address systems, sound amplifiers, radio, broadcast or television apparatus within the building which is in any manner audible or visible outside of the Premises.
8. The Tenant shall first obtain in writing the consent of the Landlord to any alteration or modification to the electrical system in the Premises and all such alterations and modifications shall be completed at the Tenant's expense by an electrical contractor acceptable to the Landlord.

**CORPORATION OF THE
MUNICIPALITY OF HURON EAST
BY-LAW NO. 60 – 2020**

Roll No. 4040 440 012 02140

BEING a by-law to amend the zoning on Plan 194, Part Park Lot 9, as Registered Plan 22R1053, Part 3, Brussels Ward, Municipality of Huron East.

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 Plan 194, Part Park Lot 9, as Registered Plan 22R1053, Part 3, Brussels Ward, Municipality of Huron East and is comprised of the attached Schedules.
2. By-law 52-2006 is hereby amended by changing from R1 (Residential Low Density) to R2 (Residential Medium Density), the zone symbol on the lands designated 'R2' on the attached Schedule.
3. This by-law affects Zone Map 56 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 6th DAY OF October 2020.
READ A SECOND TIME ON THE 6th DAY OF October 2020.
READ A THIRD TIME AND PASSED THIS 6th DAY OF October 2020.

Bernie MacLellan, Mayor

Brad Knight, CAO/Clerk

**SCHEDULE 2
CORPORATION OF THE
MUNICIPALITY OF HURON EAST
BY-LAW NO. 60 – 2020**

Roll No. 4040 440 012 02140

By-law No. 60 – 2020 has the following purpose and effect:

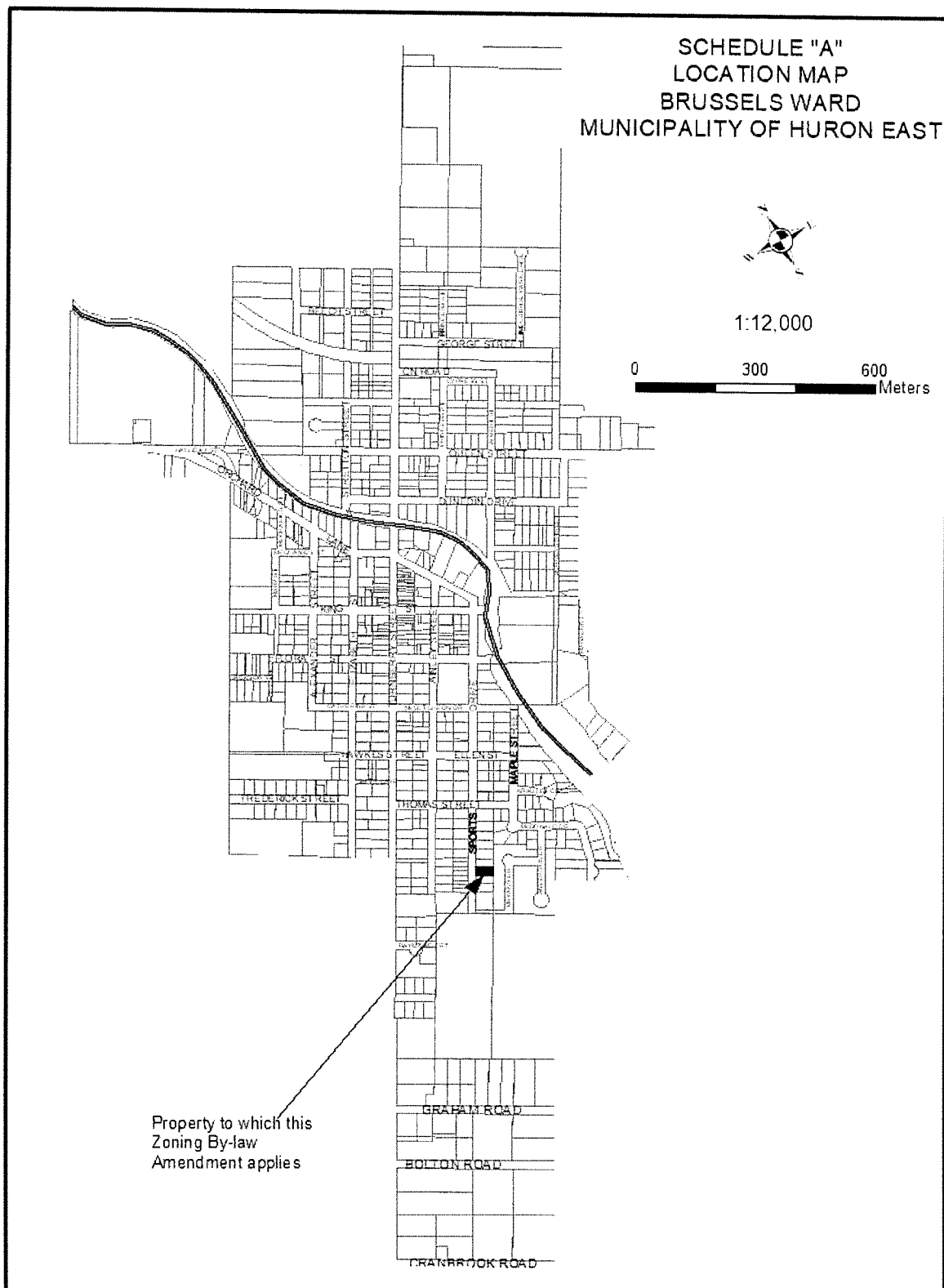
1. This proposed Zoning By-law Amendment affects Plan 194, Part Park Lot 9, as Registered Plan 22R1053, Part 3, Brussels Ward, Municipality of Huron East. The By-law proposes to change the zoning to 'Residential Medium Density Zone' (R2) from 'Residential Low Density Zone' (R1).

The subject lands require a zone change to permit a proposed semi-detached dwelling on the subject property. The subject property is 890 square metres (0.22 acre) in area. The subject property is designated Residential in the Huron East Official Plan.

The property is located at 787 Sports Drive.

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. 60 – 2020



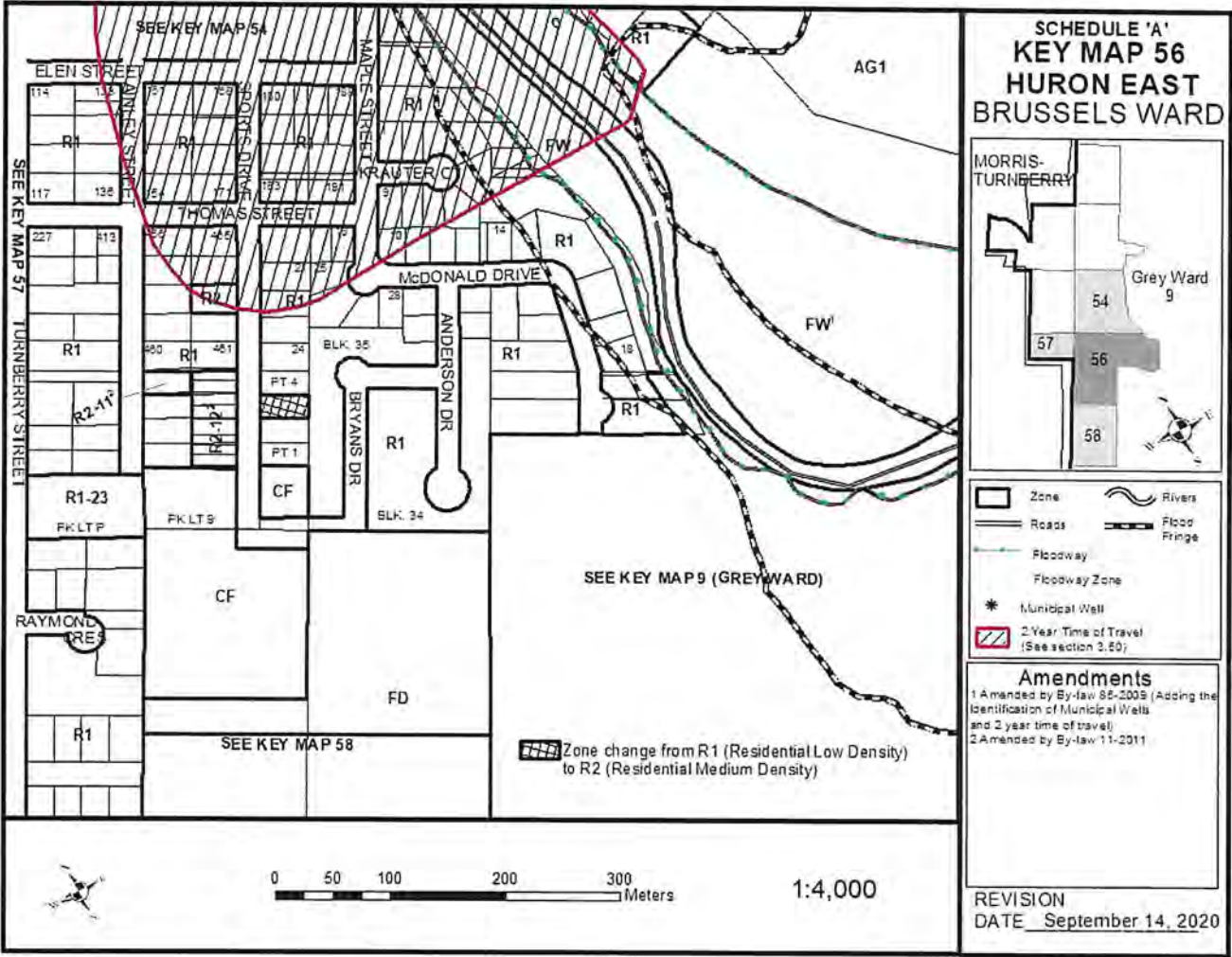
READ A FIRST TIME ON THE 6th DAY OF October 2020.
READ A SECOND TIME ON THE 6th DAY OF October 2020.
READ A THIRD TIME AND PASSED THIS 6th DAY OF October 2020.

Bernie MacLellan, Mayor

Brad Knight, CAO/Clerk

Schedule A
CORPORATION OF THE MUNICIPALITY OF HURON EAST
BY-LAW NO. 60 – 2020

Roll No. 4040 440 012 02140



READ A FIRST TIME ON THE 6th DAY OF October 2020.
READ A SECOND TIME ON THE 6th DAY OF October 2020.
READ A THIRD TIME AND PASSED THIS 6th DAY OF October 2020.

Bernie MacLellan, Mayor

Brad Knight, CAO/Clerk

**THE CORPORATION
OF THE
MUNICIPALITY OF HURON EAST
BY-LAW NO. 61 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 6th day of October, 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 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 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 6th day of October, 2020.

READ a third time and finally passed this 6th day of October, 2020.

Bernie MacLellan, Mayor

Brad Knight, CAO/Clerk