



## **Municipality of Huron East**

### **Council Agenda**

**Tuesday, December 6, 2022 at 7:00 P.M.**

### **Council Chambers**

**2<sup>nd</sup> Floor, 72 Main Street South, Seaford, ON**

#### **1. Closed Session**

That a closed meeting of Council be held on Tuesday, December 6, 2022 at 5:00 p.m. in the Council Chambers of Town Hall, in accordance with Section 239 of the Municipal Act, 2001 for the purpose of considering the following matters:

- 1.1 Report under Section 239(2)(b), personal information about identifiable individuals in regards to the Economic Development Officer recruitment **(Distributed Separately)**

#### **2. Call to Order & Mayor's Remarks**

#### **3. Motion to Reconvene into Open Session and Reporting Out**

#### **4. Land Acknowledgement**

We would like to acknowledge that the land we stand upon today is the traditional territory of the Anishinaabe, Haudenosaunee and Neutral Peoples.

#### **5. Confirmation of the Agenda**

#### **6. Disclosure of Pecuniary Interest**

#### **7. Minutes of Previous Meeting**

- 7.1 [Special Meeting – November 9, 2022](#)

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- 7.2 [Inaugural Meeting – November 15, 2022](#)

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- 7.3 [Regular Meeting – November 15, 2022](#)

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**8. Public Meetings/Hearings and Delegations**

- 8.1**    [Delegation](#): Matthew Allen, Project Developer, BluEarth Renewables  
re: Proposed Seaforth Storage Project

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- 8.2**    [Delegation](#): Kim Blok, Pete Martene, Katie and Darren Janmaat and  
Sanjeev Jsawal, Building and Local Business Owners re: Parking  
Blockade behind Sills Home Hardware

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- 8.3**    [Public Meeting](#) re: Zoning By-law Amendment for 44424 Line 34,  
McKillop Ward

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**9. Planning**

- 9.1**    [Planner's Report](#) re: Bill 23, More Homes Built Faster Act (2022) –  
Planning Changes

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- 9.2**    [Planner's Report](#) re: Consent Application C101-2022

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- 9.3**    [Planner's Report](#) re: Consent Application C100-22

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**10. [Accounts Payable](#) - \$2,267,823.95**

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**11. Reports & Recommendations of Municipal Officers**

- 11.1**    [CAO-22-56](#), Building Maintenance Report - July to September, 2022

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- 11.2**    [CAO-22-58](#), Alternate Fire Route Request

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- 11.3**    [CAO-22-59](#), 2023 Budget Considerations

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**11.4** [CAO-22-60](#), Vanastra Outdoor Ice Rink

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**11.5** [VRC-22-02](#), Requesting Authority to Submit an Ontario Trillium Foundation (OTF) Grant Application under the Resilient Communities Fund

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**12. Correspondence**

**13. Unfinished Business**

**13.1** [Council Appointments to Various Committees and Boards](#)

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**14. Municipal Drains**

**15. Council Reports**

**15.1** Council Member Reports

**15.1.1** County Council Report

**15.1.2** Other Boards/Committees or Meetings/Seminars

**15.2** Requests by Members

**15.3** Notice of Motions

**15.4** Announcements

**16. Information Items**

**16.1** [Ministry of Finance](#) re: 2023 Funding Allocations under the Ontario Municipal Partnership Fund (OMPF)

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**16.2** [Ausable Bayfield Conservation Authority](#) re: Proposed 2023 Budget and Municipal Levies

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**16.3** [October 2022 Council Expenses](#)

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**16.4** [Stratford & Area Builders' Association](#) re: Congratulations on Municipal Electoral Success

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- 16.5** [Maitland Valley Conservation Authority](#) re: Proposed Changes in Bill 23 Regarding Conservation Authorities

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- 16.6** [Huron Plowmens Association](#) re: Report from the 2022 Plowing Match

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- 16.7** [Enbridge Gas Inc.](#) re: Congratulations on Recent Election to Council

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- 16.8** [Norfolk County](#) re: Bill 23 “More Homes Built Faster Act, 2022”

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- 16.9** [Brussels Fire Area Committee Meeting](#) re: Minutes from October 26, 2022

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- 16.10** [Seaforth Area Fire Board Meeting](#) re: Minutes from October 27, 2022

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- 16.11** [Personnel Committee](#) re: Minutes from November 8, 2022

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**Recommendation:**

That the Council of the Municipality of East accept the recommendation from the Personnel Committee to approve the 2023 Salary Grid to the percentage that is report for the annual Ontario Consumer Price Index (CPI) for the month of October.

- 16.12** [City of Toronto](#) re: update on Bill 23 – More Homes Built Faster Act, 2022

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**17. Other Business**

**18. By-laws**

- 18.1** [By-law 099-2022](#), A By-law to Amend Zoning By-law 52-2006

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- 18.2 **By-law 100-2022**, A By-law to Appoint Deputy Treasurers and Repeal By-law 87-2021

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- 18.3 **By-law 101-2022**, A By-law to Appoint a Fire Chief and Alternate Community Emergency Coordinator and Repeal By-law 32-2003

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- 18.4 **By-law 102-2022**, A By-law to Appoint a Deputy Clerk

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- 18.5 **By-law 103-2022**, A By-law to Designate the Clerk as Head of the Municipal Freedom of Information and Protection of Privacy Act

Page 173

- 18.6 **By-law 104-2022**, A By-law to Levy the cost of Work Undertaken on the Jackson Municipal Drain

Page 174

- 18.7 **By-law 105-2022**, A By-law to Authorize the Execution of a Lease Agreement with Peaceful Heart Ministries

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## 19. Closed Session and Reporting Out

That a closed meeting of Council be held on Tuesday, December 6, 2022, immediately following the Council meeting, in the Town Hall Council Chambers, in accordance with Section 239 of the Municipal Act, 2001 for the purpose of considering the following matters:

- 19.1 Adoption of October 4, November 1, and November 9, 2022 Closed Session of Council meeting Minutes **(Distributed Separately)**

- 19.2 Report under Section 239(2)(b), personal matters about identifiable individuals regarding succession planning **(Distributed Separately)**

## 20. Confirmatory By-law

- 20.1 **By-law 106-2022**, A By-law to Confirm the Proceedings of Council

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## 21. Adjournment



**Municipality of Huron East Council Meeting Minutes**  
**Virtual Meeting**  
**Tuesday, November 9, 2022**

**Members Present:**

Mayor: Bernie MacLellan; Deputy Mayor: Robert Fisher; Councillors: Raymond Chartrand, Brenda Dalton, Dianne Diehl, Larry McGrath, Alvin McLellan, Justin Morrison, Zoey Onn, Joe Steffler, and Gloria Wilbee

**Staff Present:**

CAO Brad McRoberts; and Clerk Jessica Rudy

**1. Call to Order and Opening Remarks**

Mayor MacLellan called the meeting to order at 4:30 p.m.

**2. Land Acknowledgement**

Mayor MacLellan provided the land acknowledgement.

**3. Confirmation of the Agenda**

Moved by Councillor Dalton and Seconded by Councillor Diehl:

That the Agenda for the Special Meeting of Council dated November 9, 2022 be adopted as circulated.

Carried

**4. Disclosure of Pecuniary Interest**

None declared.

**5. Motion to go Into Closed Session**

Moved by Deputy Mayor Fisher and Seconded by Councillor Chartrand:

That a closed meeting of Council be held on Wednesday, November 9, 2022 at 4:30 p.m., electronically, in accordance with Section 239 of the Municipal Act, 2001 for the purposes of considering the following matters:

- 5.1** Report under Section 239(2)(d), proposed or pending acquisition or disposition of land in the Town of Seaford

And that CAO Brad McRoberts and Clerk Jessica Rudy remain in closed session.

Carried

## **6. Motion to Reconvene into Open Session and Reporting Out**

Moved by Councillor Diehl and Seconded by Councillor Onn:

That the Council of the Municipality of Huron East reconvene into open session at 4:45 p.m.

Carried

Mayor MacLellan reported out from the Closed Session that Council discussed their first right of refusal for an offer to purchase presented to the Huron East/Seaforth Community Development Trust for 32A Centennial Drive, Seaforth.

The Clerk was directed to bring forward the following motion to Open Session:

Moved by Councillor Onn and Seconded by Councillor Wilbee:

That the Council of the Municipality of Huron East decline their option of “First Right of Refusal” on the Offer to Purchase 32A Centennial Drive, Seaforth presented to the Huron East/Seaforth Community Development Trust.

Carried

## **7. Confirmatory By-law**

### **7.1 By-law 095-2022, A By-law to Confirm Council Proceedings**

Moved by Councillor McLellan and Seconded by Deputy Mayor Fisher:

That Be It Hereby Resolved that By-law 095-2022, a By-law to confirm the proceedings of Council, be given first, second, third and final reading and signed by the Mayor and Clerk, and the Seal of the Corporation be affixed thereto.

Carried

## **8. Adjournment**

Moved by Councillor Dalton and Seconded by Councillor Diehl:

That the special meeting adjourn at 4:47 p.m.

Carried

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Bernie MacLellan, Mayor

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Jessica Rudy, Clerk



**Municipality of Huron East Inaugural Council Meeting Minutes**  
**Council Chambers**  
**72 Main Street South, Seaford, ON**  
**Tuesday, November 15, 2022**

**Members Present:**

Mayor: Bernie MacLellan; Councillors: Raymond Chartrand, Brenda Dalton, Dianne Diehl, Robert Fisher, Larry McGrath, Alvin McLellan, Justin Morrison, Jeff Newell, John Steffler, and Gloria Wilbee

**Staff Present:**

CAO Brad McRoberts; Clerk Jessica Rudy; Director of Finance/Treasurer Stacy Grenier; Public Works Manager Barry Mills

**1. Call to Order by the Clerk**

Clerk Jessica Rudy called the meeting to order at 7:00 p.m.

**2. Declaration of Oath of Office**

Clerk Jessica Rudy administered the Declaration of Oath of Office to the incoming members of Council:

Mayor: Bernie MacLellan; Councillor Justin Morrison; Councillor Jeff Newell; Councillor Dianne Diehl; Councillor Alvin McLellan; Councillor Brenda Dalton; Councillor Gloria Wilbee; Councillor Robert Fisher; Councillor John Steffler

**3. Keynote Speaker**

Sherrie Oliver, Marriage Officiant for Huron East provided congratulatory and encouraging remarks to the Council.

**4. Presentation of Gavel & Chain of Office by the Clerk**

Clerk Jessica Rudy provided the Gavel and Chain of Office to the re-election Mayor MacLellan.

**5. Inaugural Address by the Mayor**

Mayor MacLellan provided opening remarks, congratulating the new Council and thanked everyone for their support.

**6. Comments from Councillors**

Councillors were provided three minutes each to address Council and public.

## **7. Appointment of Deputy Mayor**

Moved by Councillor Diehl and Seconded by Councillor McLellan:

That the Council of the Municipality of Huron East authorize the Clerk to proceed with the election of the Deputy Mayor by calling for nominations of candidates.

Carried

Councillor Chartrand requested that the voting be cast by paper ballot opposed to show of hands.

Moved by Councillor Chartrand and Seconded by Councillor Diehl:

That the Council of the Municipality of Huron East vote for the position of Deputy Mayor through a written ballot, in open session, opposed to a raising of hands.

Carried

Moved by Councillor Diehl and Seconded by Councillor Wilbee

That the nominations be opened for the position of Deputy Mayor.

Carried

Moved by Councillor Fisher:

That Councillor McLellan be nominated as Deputy Mayor

Moved by Mayor MacLellan:

That Councillor Chartrand be nominated as Deputy Mayor.

Moved by Councillor McLellan:

That Robert Fisher be nominated as Deputy Mayor.

The Clerk asked for further nominations three times and no further nominations came forward.

Each candidate confirmed their acceptance of the nomination.

Moved by Councillor Dalton and Seconded by Councillor Fisher:

That the nominations for Deputy Mayor be closed.

Carried.

The candidates were allotted three minutes to provide remarks to Council, in an order determined by random draw by the Clerk.

The Clerk conducted the first election by selecting the names of candidates at random with the following results:

Councillor Chartrand: 3 votes

Councillor Fisher: 2 votes

Councillor McLellan: 6 votes

Moved by Councillor Diehl and Seconded by Councillor Fisher:

That the council of the Municipality of Huron East declare Councillor McLellan as Deputy Mayor for the 2022-2026 Term of Council.

Carried

#### **8. Confirmatory By-Law**

Moved by Councillor Morrison and Seconded by Councillor Diehl:

That Be It Hereby Resolved that By-law 096-2022, a By-law to confirm the proceedings of Council, be given first, second, third and final reading and signed by the Mayor and Clerk, and the Seal of the Corporation be affixed thereto.

Carried

#### **9. Adjournment**

Moved by Councillor Diehl and Seconded by Councillor Fisher:

The time now being 7:47 p.m. That the Inaugural meeting adjourn.

Carried

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Bernie MacLellan, Mayor

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Jessica Rudy, Clerk



**Municipality of Huron East Council Meeting Minutes  
Council Chambers  
72 Main Street South, Seaford, ON  
Tuesday, November 15, 2022**

**Members Present:**

Mayor: Bernie MacLellan; Deputy Mayor: Alvin McLellan; Councillors: Raymond Chartrand, Brenda Dalton, Dianne Diehl, Larry McGrath, Alvin McLellan, Justin Morrison, Jeff Newell, John Steffler, and Gloria Wilbee

**Staff Present:**

CAO Brad McRoberts; Clerk Jessica Rudy; Director of Finance/Treasurer Stacy Grenier; Public Works Manager Barry Mills

**1. Call to Order and Opening Remarks**

Mayor MacLellan called the meeting to order at 7:51 p.m.

**2. Land Acknowledgement**

Mayor MacLellan provided the land acknowledgement.

**3. Confirmation of the Agenda**

Moved by Councillor Diehl and Seconded by Councillor Steffler:

That the Agenda for the Regular Meeting of Council dated November 15, 2022 be adopted as circulated.

Carried

**4. Disclosure of Pecuniary Interest**

None declared.

**5. Minutes of Previous Meeting**

Moved by Councillor Morrison and Seconded by Deputy Mayor McLellan:

That Council of the Municipality of Huron East approve the following Council Meeting Minutes as printed and circulated:

**5.1** Regular Meeting – November 1, 2022

**5.2** Public Meeting – November 1, 2022

**5.3 Public Hearing – November 1, 2022**

Carried

**6. Public Meetings/Hearings and Delegations****7. Accounts Payable****8. Reports & Recommendations of Municipal Officers****8.1 CLK-22-24, 2023 Schedule of Meetings**

Deputy Mayor McLellan noted that the Brussels Fall Fair is on the September 19<sup>th</sup> date and it was suggested that the meeting be held in Brussels to accommodate attendance.

Moved by Councillor Wilbee and Seconded by Councillor Steffler:

That the Council of the Municipality of Huron East establish the 2023 Schedule of Meetings, with the amendment of moving the September 19<sup>th</sup> meeting location to Brussels.

Carried

Moved by Councillor Morrison and Seconded by Councillor Diehl:

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

(1) Clerk

Carried

**9. Correspondence****10. Unfinished Business****11. Municipal Drains****12. Planning****13. Council Reports****13.1 Council Member Reports****13.1.1 County Council Report**

Councillor Fisher commented that the success of the Paramedicine Program completing house visits, with over 800 clients and a report of approximately 1.5 million people avoiding an emergency room visit.

**13.1.2 Other Boards/Committees or Meetings/Seminars**

Councillor Chartrand noted that the Vanastra Recreation Management Committee



approved a motion to donate \$2500 from the Fundraising funds to the Vanastra outdoor ice rink, with hopes that the Municipality would fund the remainder. The original request was previously brought forward to Council through a delegation.

Council discussed the liability and maintenance concerns, as previously stated during the delegation presentation and requested staff to follow up in regards to liability from an insurance perspective.

### **13.2 Requests by Members**

Councillor Chartrand requested staff to review the tree replacement policy for trees that are cut down on municipal property.

Council discussed the impacts this may have on the budget and the current process followed to date.

Mayor MacLellan directed staff to review the current policy and report back to Council at a later date.

### **13.3 Notice of Motion**

### **13.4 Announcements**

## **14. Information Items**

## **15. Other Business**

### **15.1 Council Appointments to Various Boards and Committees**

Mayor MacLellan requested that the appointments be deferred to December 6, 2022 Council meeting to allow Council to make any amendments as they seem fit.

Staff requested that the Conservation Authority and Bluewater Recycling appointments be appointed in order to meet various timelines.

Moved by Deputy Mayor McLellan and Seconded by Councillor Morrison:

That the Council of the Municipality of Huron East approve the Council appointments as presented:

#### **Ausable Bayfield Conservation Authority:**

Councillor Chartrand

#### **Maitland Valley Conservation Authority:**

Deputy Mayor McLellan

#### **Bluewater Recycling Association Representative:**

Deputy Mayor McLellan

Carried

**15.2 Appointment to Central Group Representative (North Huron, Huron East and Morris-Turnberry) for the Source Protection Committee**

Moved by Councillor Morrison and Seconded by Councillor McGrath:

That the Council of the Municipality of Huron East agree to appoint Reeve Elect Paul Heffer, with the Township of North Huron, as the Central Group Representative for the Source Protection Committee.

Carried

**16. By-laws**

Moved by Councillor Chartrand and Seconded by Councillor Wilbee:

That Be it Hereby Resolved By-law 097-2022, A By-law to Appoint a Representative to the Bluewater Recycling Association be given first, second, third and final readings and signed by the Mayor and Clerk, and the Seal of the Corporation be affixed thereto.

Carried

**17. Closed Session And Reporting Out (Section 239 Of The *Municipal Act*, 2001)**

**18. Confirmatory By-Law**

Moved by Councillor Newell and Seconded by Councillor Fisher:

That Be It Hereby Resolved that By-law 098-2022, a By-law to Confirm the Proceedings of Council, be given first, second, third and final reading and signed by the Mayor and Clerk, and the Seal of the Corporation be affixed thereto.

Carried

**19. Adjournment**

Moved by Councillor Diehl and Seconded by Councillor Dalton:

The time now being 8:47 p.m. That the regular meeting adjourn until December 6, 2022 at 7:00 p.m.

Carried

# 15 Council Delegation Request

15

Members of the public or citizen group may submit a Delegation Request to appear before Council or a Committee for the purposes of making a presentation.

Delegation Requests must be received no later than Noon (12 pm) on the Thursday preceding the Council Meeting.

See our [Council Meeting](#) calendar for upcoming meetings.

## Date of Council Meeting \*

12/6/2022



## Name of Person(s) Making Presentation (Please include Title/Position, if applicable) \*

MATTHEW ALLEN | PROJECT DEVELOPER

## Group/Organization Delegation Represents \*

BluEarth Renewables

## Full Mailing Address of Delegation(s) \*

Suite 400, 214 – 11 Avenue SW | Calgary, Alberta | T2R 0K1

## Phone Number \*

587-324-2705

## Email Address \*

matthew.allen@bluearth.ca

To present the proposed Seaforth Storage Project to council, the project consists of a Battery Energy Storage System (BESS) and associated infrastructure including inverters, collector lines, fencing, access roads and a substation.

**Please indicate the action/decision being requested of Council. \***

BluEarth is seeking Council resolution of support for the Seaforth BESS project.

**Thank you for your Delegation Request.**

Please note that delegations are limited to fifteen (15) minutes (including questions from Council) to address Council. Groups are encouraged to appoint one or two spokespersons to address Council on behalf of the group.

If the delegation would like printed information provided to Council in advance of the meeting it must be either delivered to the Clerk by Noon (12 pm) on the Thursday prior to the meeting or attached to this submission. This information will be placed on the Huron East Council Agenda and posted on the municipal website and is available to the public. Large submissions will be reviewed by the Clerk and included (or not) at his/her discretion. Delegates may be asked to provide multiple copies of a large document.

For further information on the procedure for appearing before Council as a Delegation, please contact the Administrative Assistant at 519-527-0160 ext. 29.

**All information submitted will be considered to be public information and therefore subject to full disclosure, under the Municipal Freedom of Information and Protection of Privacy Act.**

**I acknowledge that all presentation material must be submitted to the Clerk's office by Noon (12 pm) on the Thursday before the Council meeting date. \***

☒ I agree

**Council Meeting Date \***

12/6/2022



# Thank You

Change the text for this message.



BLUEARTH RENEWABLES INC.  
SUITE 400, 214 – 11 AVENUE S.W.  
CALGARY, ALBERTA T2R 0K1  
T 403.668.1575 bluearth.ca

November 3, 2022

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

RECEIVED

NOV 14 2022

Dear Stakeholder:

MUNICIPALITY OF HURON EAST

**Re: Seaforth Storage Project**

BluEarth Renewables Inc. (BluEarth) is writing to advise you of the proposed Seaforth Storage Project (the "Project"), which is located within the Municipality of Huron East. As a stakeholder that may have interest in the Project, BluEarth is committed to keeping you informed throughout the public consultation process. This letter includes an overview of the Project including the proposed schedule, contact information for our team, and information about our upcoming Public Community Meeting on November 21, 2022, which we hope you will be able to attend.

#### **Project Description**

The proposed Seaforth Storage Project (the "Project") is located on private land within the Municipality of Huron East, approximately 6 km from the Town of Seaforth. The Project will consist of a battery energy storage system and associated infrastructure including inverters, collector lines, fencing, access roads and a substation. The Project is anticipated to have a capacity of up to 150 MW and will interconnect to the existing Hydro One transmission system.

Energy storage provides reliability and stability to electricity systems by storing surplus energy during off-peak periods of high supply or low usage and providing electricity during critical peak periods. By storing surplus electricity, the Project will contribute to increasing the overall reliability and stability of Ontario's electricity system. Technical studies that will inform the overall Project design and layout configuration are currently underway.

Please refer to the enclosed map for the approximate location of the Project.

#### **Project Schedule**

The Project is participating the Independent Electricity System Operator's Request for Proposals Process to support future energy demands in Ontario. Should BluEarth be awarded a contract in February 2023, the Project is anticipated to be fully operational by December 2025.

#### **Public Community Meeting**

BluEarth is hosting a Public Community Meeting on November 21, 2022, to provide an opportunity for you to learn more about the Project, meet BluEarth's development team, and ask questions. Information about the Public Community Meeting is provided below.

- 2 -

Public Community Meeting for the Seaforth Storage Project	
<b>Date</b>	November 21, 2022
<b>Time</b>	6:00-7:30
<b>Location</b>	Seaforth and District Community Centre 122 Duke St, Seaforth, ON N0K 1W0

**Contact Information**

Should you be unable to attend our Public Community Meeting, we encourage you to contact us anytime to discuss the Project. Your feedback, input and participation are critical to the success of the Project.

Contact Information for the Seaforth Storage Project	
<b>Email</b>	<a href="mailto:projects@bluearth.ca">projects@bluearth.ca</a>
<b>Phone Number</b>	1-844-214-2578
<b>Project Website</b>	<a href="http://www.bluearthrenewables.com/seaforth/">www.bluearthrenewables.com/seaforth/</a>

We look forward to hearing from you.

Regards,

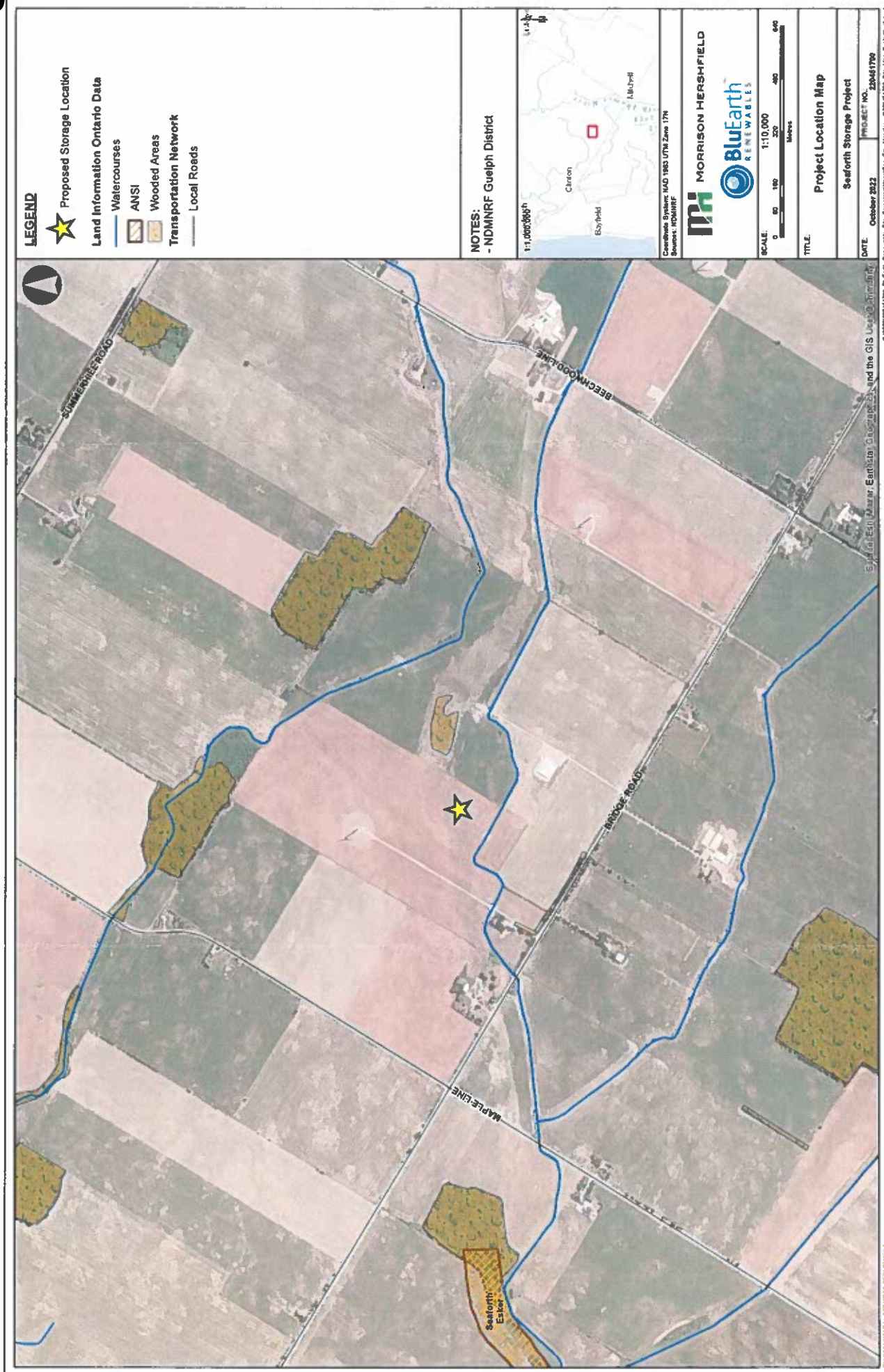
**BluEarth Renewables Inc.**



Matthew Allen  
Project Developer  
[Matthew.allen@bluearth.ca](mailto:Matthew.allen@bluearth.ca)

*Enclosure: Project Location Map*







**BluEarth RENEWABLES**

**Proposed  
Seaforth Storage Project**

Municipal Council of Huron East  
December 6, 2022



Solar



Hydro



Wind



Storage

**About Us**


BluEarth Renewables is a leading independent power producer that acquires, develops, builds, owns and operates wind, hydro and solar facilities across North America

Our portfolio is well diversified across technologies and geographies, with over 1 GW in operation and under construction

- Founded in 2010
- Over 25 years of development experience
- Our team spans development, permitting, regulatory, financing, engineering, construction, and self-perform operations and maintenance
- Owned by DIF Capital Partners


**2022 CANADA'S GREENEST EMPLOYERS** **Alberta's 75th Anniversary** **SME** **CCDI** **EMPLOYER PARTNER**

**Our Portfolio**




**Highlights**


- 3 Offices in Canada  
1 Office in Arizona
- 150 Employees (~45% Operations)
- BluEarth 24/7 Remote Operations Centre




**160 MW**  
Wind in Operation (gross)




**234 MW**  
Solar in Operation (gross)



**120 MW**  
Hydro in Operation (gross)



**490 MW**  
Under Construction + Contracted



**5+ GW**  
In Development

**Ontario's Electricity System Needs**

**Electricity demand drivers**

- Rapid growth in mining, greenhouse, and industrial sectors
- Retirement of the Pickering nuclear plant, and expiring contracts
- Refurbishment of other nuclear generating facilities
- Electricity supply shortfall projected between 2025 to 2027

**IESO (Independent Electricity System Operator) Procurements**

- Three competitive procurements have been announced to increase Ontario's electricity supply with a target of adding 4,000 MW of capacity by 2027

**1. Same Technology Upgrades**

- 300 MW by 2025

**2. Expedited Process (E-LT1)**

- 1,500 MW by 2025
- Approximately 900 MW of energy storage
- Up to 600 MW of natural gas generation


**3. Long-Term 1 (LT1)**

- 2,200 MW by 2027
- Approximately 1,600 MW of energy storage
- Up to 600 MW of natural gas generation

BluEarth qualified for participation in both E-LT1 & LT1

**Project Overview**

<b>Location</b>	Municipality of Huron East Approximately 10 km from Seaforth Co-located with St Columban wind farm
<b>Storage capacity</b>	Up to 200 MW / 800 MWh Capacity for up to 4 hours
<b>Technology</b>	Battery energy storage system Lithium Iron Phosphate (LFP)
<b>Schedule</b>	Pending selection from the IESO the target in-service date is May 2026 contracted until 2047
<b>Community Benefits</b>	Construction jobs (70-100), full time operations positions, indirect revenue to the local municipality in the form of local services and supplies, and tax revenue every year for the project life



**Community Benefits**

- **Employment:** temporary construction jobs (70-100) and permanent jobs associated with operation and maintenance.
- **New Investment:** Local services and supplies, fuel, accommodation, meals and supplies for employees, construction personnel, and contractors who will spend time in local communities.
- **Municipal Tax Revenues:** Annual tax revenue every year for the life of the project without an increased demand on municipal services or public works such as sewer and water upgrades.
- **Grid Reliability:** Energy storage provides reliability and stability to the local electrical grid.

**Community Engagement**

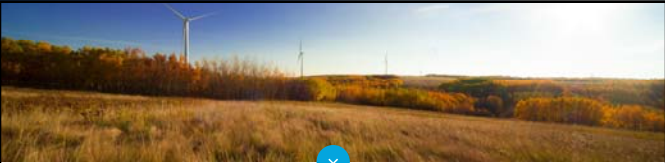
- **Project Website:** You can find more information about the project on our project specific website: [www.bluearthrenewables.com/seaforth](http://www.bluearthrenewables.com/seaforth)
- **Public Community Meeting:** We hosted a community meeting in Seaforth on November 21 for the public to learn more about the project and meet our development team.
- **Indigenous Partnership:** We are working with local Indigenous groups that support the project to form a partnership.
- **Municipal Support:** The project is seeking a municipal support resolution prior to proposal submission in January 2023.




## Next Steps

- Continue engagement with local stakeholders and encourage written feedback through email sent to [projects@blueearth.ca](mailto:projects@blueearth.ca)
- Provide regular updates on the project website.
- Continue work with Indigenous groups that support the project to form a partnership agreement.
- Advance development in preparation for proposal submission to the IESO on January 24, 2023.
- The IESO will provide the results of the procurement in March 2023.

<https://blueearthrenewables.com/leafordh>



▼

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*Power to Change* THE FUTURE™

Ashley Rieseberg Senior Regulatory & Environment Specialist <a href="mailto:Ashley.Rieseberg@blueearth.ca">Ashley.Rieseberg@blueearth.ca</a>	Matthew Allen Project Developer <a href="mailto:Matthew.Allen@blueearth.ca">Matthew.Allen@blueearth.ca</a>	Daryl Scheerer Director, Development Engineering <a href="mailto:Daryl.Scheerer@blueearth.ca">Daryl.Scheerer@blueearth.ca</a>
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# Council Delegation Request

Members of the public or citizen group may submit a Delegation Request to appear before Council or a Committee for the purposes of making a presentation.

Delegation Requests must be received no later than Noon (12 pm) on the Thursday preceding the Council Meeting.

See our [Council Meeting](#) calendar for upcoming meetings.

**Date of Council Meeting \***

12/6/2022

**Name of Person(s) Making Presentation (Please include Title/Position, if applicable) \***

Kim Blok

Pete Martene

Katie/Darren Janmaat

Sanjeev Jaswal

\* building owners and local business owners

**Group/Organization Delegation Represents \***

BIA members/local business and building owners

**Full Mailing Address of Delegation(s) \***

51,53, 55, 59 Main St, Seaforth ON N0K 1W0

**Phone Number \***

519-600-2200

**Email Address \***

optimalhealth@tcc.on.ca

Parking blockade behind Sills Home Hardware restricting access to parking spots and safety issue

**Please indicate the action/decision being requested of Council. \***

Removing blockade and making lane into fire lane

**Thank you for your Delegation Request.**

Please note that delegations are limited to fifteen (15) minutes (including questions from Council) to address Council. Groups are encouraged to appoint one or two spokespersons to address Council on behalf of the group.

If the delegation would like printed information provided to Council in advance of the meeting it must be either delivered to the Clerk by Noon (12 pm) on the Thursday prior to the meeting or attached to this submission. This information will be placed on the Huron East Council Agenda and posted on the municipal website and is available to the public. Large submissions will be reviewed by the Clerk and included (or not) at his/her discretion. Delegates may be asked to provide multiple copies of a large document.

For further information on the procedure for appearing before Council as a Delegation, please contact the Administrative Assistant at 519-527-0160 ext. 29.

**All information submitted will be considered to be public information and therefore subject to full disclosure, under the Municipal Freedom of Information and Protection of Privacy Act.**

**I acknowledge that all presentation material must be submitted to the Clerk's office by Noon (12 pm) on the Thursday before the Council meeting date. \***

☒ I agree

**Council Meeting Date \***

12/6/2022



# Thank You

Change the text for this message.



## **Municipality of Huron East**

### **Public Meeting Agenda**

**Tuesday, December 6, 2022 at 7:00 P.M.**

**Council Chambers**

**2<sup>nd</sup> Floor, 72 Main Street, South, Seaforth, ON**

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

- 1. Call to Order**
- 2. Confirmation of the Agenda**
- 3. Disclosure of Pecuniary Interest**
- 4. Provisions in Ontario Regulation 545/06, Section 5(11)5 of the Planning Act**
  - 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.
- 5. Zoning By-law Amendment Applications**
  - a) [Planner's Report](#) re: Z10-2022 Zoning Amendment for Baker Planning Group for the Dekroons. (Concession 1, PT Lots 4 & 5 and Concession 2 S PT Lot 5, McKillop Ward)

This proposed Zoning By-law Amendment affects the lands legally known as Blocks 34, 35 and 44, Plan 596, Brussels Ward in the Municipality of Huron East. This application proposes to amend the zoning the property from AG1-6 (General Agriculture – Special

Provisions) to AG1-48 (General Agriculture - Special Provisions) to recognize the side yard reduction of the reconfigured southernmost parcel; and amend the text of the AG1-6 (General Agriculture – Special Provisions) zone provisions to recognize the reduced front yard of the reconfigured northernmost parcel. The AG1-48 special provision will permit a minimum side yard setback of 1 metre to an existing accessory structure. This application is a condition of Consent Applications C82-2020 approved by the Director of Planning in January 2021 and C13-2022 approved by the director of Planning in March 2022.

## **6. Adjournment**



## PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

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

www.huroncounty.ca

To: Mayor MacLellan and Huron East Council

From: Jenn Burns, Planner

Date: November 25, 2022

**Re: 2010-2022 Zoning Amendment**

Concession 1, PT Lots 4 & 5 and Concession 2, S PT Lot 5, McKillop Ward  
(44424 Line 34)

Owner/Applicant: Baker Planning Group for the Dekroons

### RECOMMENDATION

It is recommended that zoning amendment application Z10-2022 be approved and the zoning amendment by-law be passed at the December 6<sup>th</sup> Huron East Council meeting.

### BACKGROUND

This proposed Zoning By-law Amendment affects lands that were subject to Huron County Consent applications C82-2020, C13-2022 & C14-2022 in the Municipality of Huron East. The lands are legally described as Concession 1, PT Lots 4 & 5 and Concession 2, S PT Lot 5, McKillop Ward (44424 Line 34). Please see Figure 1 and Figure 2 attached for the location of the subject property and site-specific requests, as described below:

**C82-2020:** Approved January 2021 to permit a Lot Addition from 44424 Line 34 to Part Lot 5, Concession 1, McKillop Ward. Condition #3 requires that a rezoning or Minor Variance should be obtained to address any compliance matters to the Huron East Zoning By-law. The requirement is a result of one existing driveway on the Retained Lot being deficient in the required side yard setback.

**C13-2022:** Approved on March 15, 2022 to permit a lot addition from 44424 Line 34 to Part of Lot 4, Concession 1, McKillop Ward. Condition #6 and #7 require that a rezoning application be approved to recognize the existing reduced front yard setback to Manley Line.

**C14-2022:** Approved on March 15, 2022 to permit a lot addition from Part of Lot 4, Concession 1, McKillop Ward to 44424 Line 34.

In this regard, the Zoning By-law Amendment Application is requesting the following:

1. That the reconfigured Parcel A (Part 1 and 2) shall continue to be zoned "AG1-6" with the following amendments to the site-specific provisions:

- That the permitted reduction in the exterior side yard setback of 30 metres be deleted;
- That a new provision be added, requiring a minimum front yard setback for an existing livestock facility to Manley Line of 20 metres, whereas the Zoning By-law requires a minimum of 60 metres.

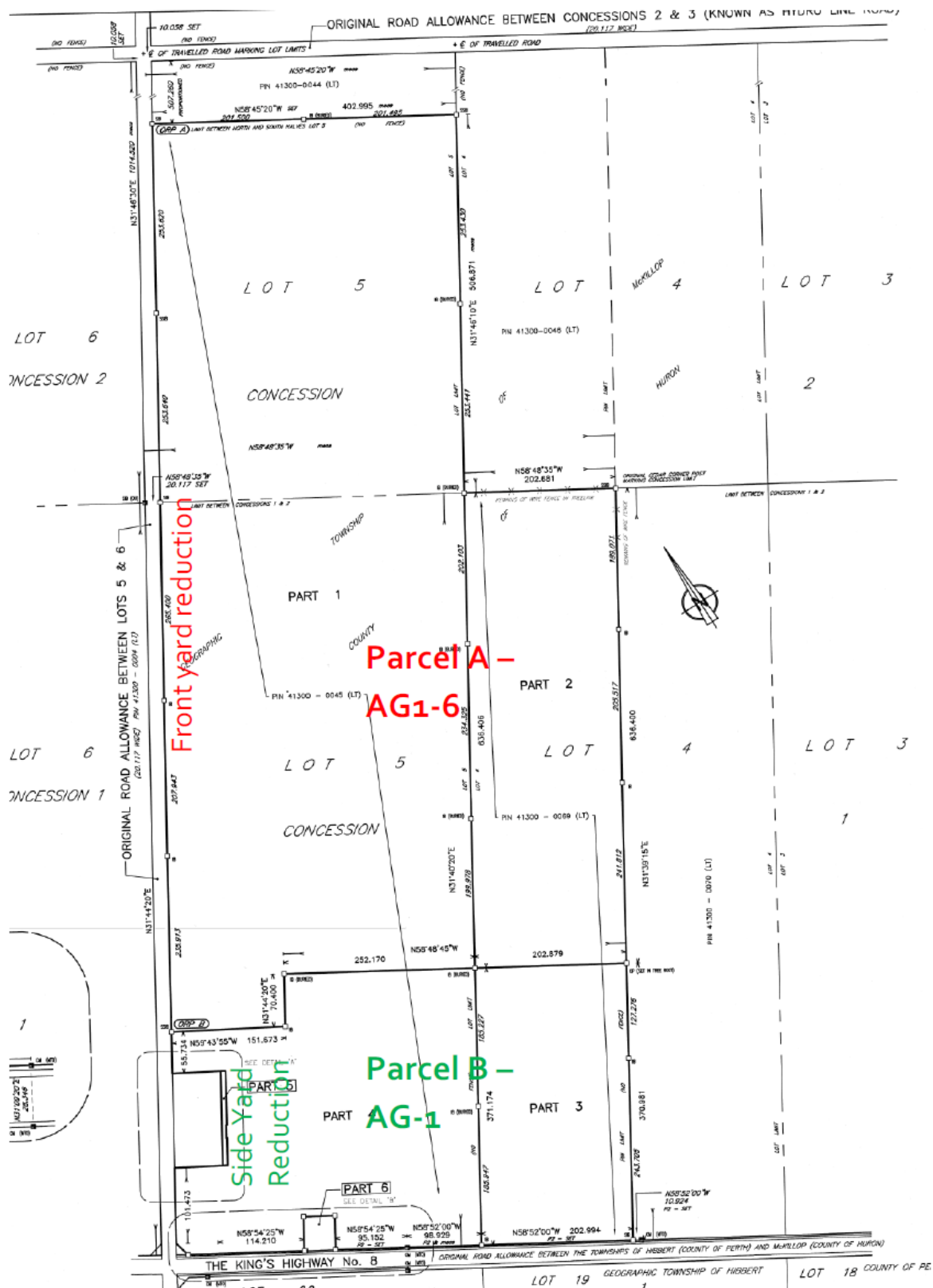
2. That the reconfigured Parcel B (Part 3 and 4) be rezoned from "AG1-6" to "AG1-48" with a site-specific provision that the minimum side yard setback to an existing accessory structure of 1.0 metre, whereas the Zoning By-law requires a minimum of 7.5 metres.



**Figure 1. 2020 Air photo of the area subject to rezoning:**



Figure 2: Site Sketch showing the Reconfigured Lots &amp; Proposed Rezoning



**REVIEW**

The subject lands are designated Agriculture in the Huron East Official Plan. The lands subject to the zoning application are zoned AG1-6 (General Agriculture- Special Provisions). Figure 2 depicts the lands to be rezoned. Parcel A, shown in figure 2, is subject to a text change in the AG1-6 zone to recognize the reduced front yard of the parcel. Parcel A is approximately 149 acres (60 hectares) in size and consists of agricultural land and a livestock facility. Parcel B, shown in figure 2, requires a zone change (AG1-48) to permit a reduced side yard setback to the existing accessory structure of 1.0 metre. Parcel B is approximately 50 acres (20 hectares) in size and consists of a house (demolished as a condition of consent), barn, driveshed and agricultural land. The purpose of this zoning application is to fulfil the conditions of related Consent applications C82-2020, C13-2022 and C14-2022 proposed to reconfigure the lot boundaries of the subject lands.

**Huron East Official Plan**

The Agriculture designation under the Huron East Official Plan permits a wide range of normal farm practices including the growing of crops and raising of livestock. The intent of these Agriculture related policies is to provide long-term protection and flexibility of agricultural land in the municipality. Section 4.4.6 outlines policies pertaining to farm lot size and maintains that lot sizes be based on long term needs and that lands be flexible for all forms of promoted agriculture. Section 10.3.1 of the OP permits the division of farm parcels over 60 hectares in size into two farm parcels given that both parcels be used for agriculture, are a minimum of 20 hectares in size and have had no previous severances from the land. The reconstructed lot sizes are no smaller than the original lots and will continue to be used for agricultural purposes. This rezoning application recognizes the deficiencies from the consent applications. As such, this application conforms to the Huron East Official Plan.

**Provincial Policy Statement 2020**

The 2020 Provincial Policy Statement (PPS) includes policies related to prime agricultural areas. Section 2.3.3.2 states that all types, sizes and intensities of agriculture uses and normal farm practices are promoted and protected. This application is consistent with the PPS.

**POLICY ANALYSIS**

The policies and definitions of the Huron East Official Plan and Provincial Policy Statement 2020 that reference appropriate lot sizes and agricultural practices are supportive of the proposed rezoning of this application. The reconfigured lot boundaries and continued agricultural uses of the parcels subject to rezoning are consistent with the policies of the AG1 zone.

The proposed text amendment to the AG1-6 zone provision will recognize the deficient front yard setback of the resulting retained lands (northern most parcel) in application C13-2022. The proposed rezoning of the southernmost parcel from AG1-6 to AG1-48 will recognize the deficient side yard setback of the resulting retained lands in application C82-2020.

**COMMENTS RECEIVED**

No concerns were received from staff, agencies or neighbours at the time of writing this report.

**CONCLUSION**

Land uses that are appropriate in a prime agricultural area and contribute to the rural character and local economy are compatible with the County and municipality's vision for innovative agriculture and supporting existing agricultural operations. This application is consistent with the applicable policies and is recommended for approval.

Sincerely, Jenn Burns- Planner.



Planning & Development Department  
 57 Napier Street, Goderich Ontario N7A 1W2  
[www.HuronCounty.ca](http://www.HuronCounty.ca)  
[planning@huroncounty.ca](mailto:planning@huroncounty.ca)  
 Phone: 519.524.8394 ext 3 | Toll Free: 1.888.524.8394

**To:** The Municipality of Huron East  
**From:** Jenn Burns, Planner & Denise Van Amersfoort, Manager of Planning  
**Date:** November 30th, 2022  
**Subject:** Bill 23, More Homes Built Faster Act (2022) – Planning Changes

---

## RECOMMENDATION

That this report be received for information.

## BACKGROUND

The provincial government introduced Bill 23, the More Homes Built Faster Act, on October 25th, 2022 with the intent to expedite housing development. After some amendments to the legislation, the bill was passed on November 28th, 2022.

The Province is also undertaking a review of various housing and land use policies to identify and remove barriers to getting more homes built including but not limited to:

- Provincial Policy Statement (PPS) and A Place to Grow review proposal
- Conserving Ontario's Natural Heritage
- Ontario's Wetland Evaluation System Proposal; and
- Potential measures to support Rent-to-Own.

These proposals are posted on the Environmental Registry of Ontario for comment.

## COMMENTS

Bill 23 includes changes to the *Planning Act*, as well as other related legislation, such as the *Conservation Authorities Act*, *Ontario Land Tribunal Act*, *Development Charges Act* and *Municipal Act*, among others. An overview of the changes most relevant to the core planning function is summarized below.

### Site Plan Control

Residential developments containing no more than 10 residential units are now exempted from Site Plan Control. Matters of 'exterior design' are also prohibited from being subject to Site Plan Control, except when related to exterior access to a building that will contain affordable housing units or to any part of such building. Currently, the Huron East Site Plan Control by-law applies to four or more residential units. The Huron East Site Plan Control By-law needs to be updated and staff are proposing to complete this review and update in the New Year.

### Appeals Rights to the Ontario Land Tribunal (OLT)

The new legislation contains significant changes to appeal rights to the Ontario Land Tribunal (OLT). This includes removal of the right of appeal to the OLT for Consent and Minor Variance applications for certain

third-parties, such as members of the public or community groups. Third-party appeal rights for these individuals and groups were previously removed for Plans of Subdivision and Site Plan Control applications. Members of the public and/or community groups still retain appeal rights for Zoning By-law Amendment and Official Plan Amendment applications. Other third-parties such as municipalities, certain public agencies, and the Minister will continue to have a right of appeal on all applications. Applicants will also maintain existing appeal rights on all applications.

#### **Plan of Subdivision -- Public Meetings No Longer Required**

Bill 23 has removed the requirement for municipalities to hold a statutory public meeting for Plan of Subdivision applications. The requirement to provide Notice of Public Meeting to prescribed persons, such as members of the public within proximity of the subject lands or public agencies, is also subsequently removed. As result, the requirement to have an opportunity for persons at a public meeting to make representation, such as verbal comments, is removed. It is our understanding that interested members of the public will be directed to provide written comments.

#### **Removal of Upper-Tier Planning Approvals for Specific Municipalities**

Bill 23 has removed planning responsibilities, including approval authority, from specific upper-tier municipalities (Simcoe County, Durham Region, Halton Region, Niagara Region, Peel Region, Waterloo Region, York Region). This change is not applicable in Huron County.

#### **Required Minimum Number of Residential Units on Urban Residential Land**

The legislation requires that no Official Plan may contain policy or that no Zoning By-law may contain provisions which prohibit the following on a “parcel of urban residential land”:

- Two residential units in a detached house, semi-detached house or rowhouse if all the ancillary structures contain no more than one residential units
- Three residential units in a detached house, semi-detached house or rowhouse if no ancillary structure contains any residential units
- One residential unit in an ancillary structure to a detached house, semi-detached house or rowhouse with no more than two residential units and no other ancillary structure contains any residential units

As such, three residential units per parcel of urban residential land is to be permitted as a right. A new definition for “parcel of urban residential land” is provided which includes land within an area of settlement in which residential use is permitted and is served by municipal drinking water and sewage works.

The Huron County Housing Friendly Review recommended a four-unit maximum in low density, fully serviced residential areas which has been passed in several local municipalities including Huron East. This exceeds the thresholds introduced by this legislation and no further changes are recommended to the Official Plan or Zoning By-law in this regard.

No Official Plan policies or Zoning By-law provisions may require more than one parking space to be provided per residential unit as described above, and may not include a minimum floor area for the residential unit. The Zoning By-law is required to be updated to conform to these policies within one year of the Official Plan being updated to reflect same.

#### **Applications Following New Official Plan or Zoning By-law**

Previously, the *Planning Act* prohibited Official Plan Amendments made within two years of the adoption of a new Official Plan or Secondary Plan and Zoning By-law Amendments made within two years of the passing of a new Zoning By-law. Bill 23 has repealed these prohibitions.

### **Parkland Dedication and Cash-in-Lieu**

The maximum rates that developers may dedicate for parkland or may be charged for cash-in-lieu of parkland dedication have changed. Local municipalities in Huron County currently accept a flat fee for cash-in-lieu based on the number of new lots created, and, as such some of these changes may not be as consequential.

- For conveyances of land, the maximum rate is changed from one hectare per 300 residential units to one hectare for 600 net residential units (excluding affordable residential units).
- For cash-in-lieu payments, the maximum alternative rate is reduced from one hectare for each 500 residential units to one hectare for 1000 net residential units (excluding affordable residential units).
- If a development includes affordable units, the parkland contribution may not exceed 5% of the land multiplied by the number of affordable units to the total number of residential units in the development.
- Additional residential units within a detached house, semi-detached house or rowhouse are exempted from parkland dedication.

Collected cash-in-lieu funds are placed in a dedicated account by the Township. Bill 23 requires that 60% of these funds must be spent or allocated annually. Cash-in-lieu rates are also effectively frozen for two years after the approval of a Zoning By-law Amendment or Site Plan Control application for the development. If a building permit is not granted within those two years, then the cash-in-lieu rate is collected as of the permit date.

### **Development Charges**

Changes have been made *Development Charges Act*. One such change includes exempting certain developments from development charges as defined in the act, including:

- Affordable residential units
- Attainable residential units
- Non-profit housing development
- Additional residential units in existing and new residential buildings up to 3 units in total
- The creation of the greater of the following in an existing residential building with four or more residential units:
  - One residential unit or 1% of the existing residential units

### **Conservation Authorities**

Changes made to the *Conservation Authorities Act* restrict the ability of conservation authorities to only provide comment on flood and erosion matters. This is anticipated to have impacts for local planning service delivery as it restricts Conservation Authorities from providing technical expertise and application review for natural heritage matters. It is anticipated that necessary staff capacity or the use of external firms will increase to cover natural heritage review.

Bill 23 also removes “pollution” and “conservation of land” from the tests of development considered by Conservation Authorities. Further, Bill 23 exempts development proposals which are processed under the *Planning Act* from conservation authority permits. Finally, the legislation allows for conservation authority-owned lands to be declared surplus for the purpose of supporting housing development.

**NEXT STEPS**

The Planning and Development Department will continue to monitor for additional regulations relating to Bill 23 and advise accordingly.

‘Original signed by’

\_\_\_\_\_

Jenn Burns  
Planner

‘Original signed by’

\_\_\_\_\_

Denise Van Amersfoort  
Manager of Planning



## PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

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

www.huroncounty.ca

To: The Municipality of Huron East

From: Jenn Burns, Planner

Date: November 30, 2022

**Re: Consent 101-2022**

Concession 3, HRS Lot 20, Tuckersmith, Municipality of Huron East.

76862 Division Line, Seaforth.

Applicant/Owner: Jacob Williams & Darlene Carnochan

### RECOMMENDATION

That application C101-2022 be recommended for approval with the attached conditions.

### PURPOSE

The purpose of the consent application is to create a new lot under the surplus farm residence severance policies. The proposed retained land (house parcel) is approximately 1.6 hectares (4 acres) in size and consists of a house. The proposed severed land (farmland) is approximately 38.8 hectares (96 acres) in size and consists of vacant agricultural land & an agriculturally-related drive shed. The lands are designated Agriculture and Natural Environment in the Huron East Official Plan, and zoned AG1 (General Agriculture) and NE2 (Natural Environment – Limited Protection) in the Huron East Zoning By-Law.

### REVIEW

This application:

Is consistent with the Provincial Policy Statement (Section 3(5) Planning Act): **Yes**

Does not require a plan of subdivision for the proper and orderly development of the municipality (Section 53(1) Planning Act): **Yes**

Conforms with section 51(24) of the Planning Act: **Yes**

Conforms to the Huron County Official Plan: **Yes**

Conforms to the Huron East Official Plan: **Yes**

Complies with the Huron East Zoning By-law (or will comply subject to a standard condition of rezoning or minor variance): **Yes**

Has no unresolved objections/concerns raised (to date) from agencies or the public: **Yes**

Applications that are unable to meet all of the foregoing criteria are referred to County Council for a decision.



**Figure 1.** Aerial photo of subject property in yellow (100 acre farm at the corner of Division Line and Front Road). Residential portion to be severed shown in blue & farmland to be retained shown in yellow.



**Figure 2.** Aerial photo of the proposed 4 acre severed parcel outlined in blue.



**Policy Review**

Section 10.3.1 of the Huron East Official Plan permits the severing of a residence that is surplus to an existing farm operation subject to certain provisions. The policy requires that the residence must be a minimum of 15 years old and deemed habitable; the construction of any new residence is prohibited in the retained parcel; and, the new lot is limited in size so as to not remove farmland from production. The subject residence was built within the last 15 years. However, an old farmhouse was in the same location as the new house, and burnt down several years ago. As such, at the time of drafting this report, staff are able to interpret this situation to meet the intent of the policy criteria.

The area of the severed residential lot is kept a minimal size of 1.8 hectares (4 acres) needed for residential purposes and to accommodate the associated servicing of the lot, drainage constraints at the front portion of the property and the existing field entrance to the south portion of the proposed new lot. The proposed severed lot is as regularly shaped as possible. The house is surplus to another farm dwelling owned by the current owner (Darlene Carnochan & son Jacob Williams). This application meets the remainder of the surplus farmhouse severance criteria in the Huron East Official Plan.

The Provincial Policy Statement, 2020 (PPS) permits the severance of a surplus farm dwelling. The PPS requires that the construction of a new residence on the farmland created by the severance be prohibited. This is addressed through the automatic rezoning provision in the Zoning By-law which will change the zoning on the farmland to prohibit a residence once the consent is finalized (the AG2 zone).

**AGENCY AND PUBLIC COMMENTS**

There are no outstanding concerns from neighbours and no concerns were received from Huron East staff.

**CONCLUSION**

As a result of the review above, the consent is consistent with the PPS, and conforms to the provisions of the Huron County Official Plan, Huron East Official Plan and Huron East Zoning By-law. It is therefore recommended that this application be recommended to Huron County for approval with the conditions as follows:

**Recommended Conditions:****Expiry Period**

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

**Municipal Requirements**

2. All municipal requirements, financial or otherwise, be met to the satisfaction of the Municipality (for example: servicing connections, cash-in-lieu of park dedication, property maintenance, compliance with zoning by-law provisions for structures).
3. The sum of \$750 be paid to the Municipality as cash-in-lieu of parkland.
4. The subject parcel be numbered and addressed for 911 purposes to the satisfaction of the Municipality.

**Survey/Reference Plan**

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

**Zoning**

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

**Drainage**

7. Section 65 of the Drainage Act be addressed to the satisfaction of the Municipality.

**Notes:**

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

Sincerely,

‘Original Signed By’

Jenn Burns, Planner



November 24, 2022.

File No. L.2.9.3

County of Huron  
Planning & Development Department  
57 Napier Street  
Goderich, ON  
N7A 1W2

*Adelaide Metcalfe*

*Bluewater*

**Atten.: Ms. Lisa Finch, Land Division Administrator**

*Central Huron*

Dear Ms. Finch:

*Huron East*

**Re: Application for Consent C101-2022  
76862 Division Line  
Lot 20, Concession 3 HRS  
Township of Tuckersmith  
Municipality of Huron East  
County of Huron  
File Reference: # 23861**

*Lambton Shores*

*Lucan Biddulph*

*Middlesex Centre*

*North Middlesex*

*Perth South*

The Ausable Bayfield Conservation Authority (ABCA) has reviewed the application with regard to natural heritage policies as outlined in the Provincial Policy Statement (PPS), and also with regard to the regulations made pursuant to Section 28 of the *Conservation Authorities Act*. The following reflects our position as an agency delegated the Provincial responsibility for commenting on Natural Hazard matters as well as an agency providing advisory comments to the Municipality on Natural Heritage matters.

*South Huron*

From the information received it is this Authority's understanding that the applicant is seeking the creation of a new lot under surplus farm residence policies. The proposed land to be severed is approximately 4 ac (1.6ha) consisting a house. The proposed agricultural land to be retained is approximately 96 ac (38.9 ha) consisting a storage shed.

*Warwick*

*West Perth*

***Conservation Authorities Act:  
Development, Interference with Wetlands and Alteration to Shorelines & Watercourses (Generic Regulation):***

From the information provided, it has been determined that a portion of both the retained and the severed parcel has been identified as regulated under this Authority's *Regulation of Development, Interference with Wetlands and Alteration to Shorelines & Watercourses Regulation* (Ontario Regulation 147/06). The policies of the Ausable Bayfield Conservation Authority regulate development, including construction, grading or filling, or the alteration of any watercourses on lands located within the regulated area. Please refer to Ontario Regulation 147/06 for a full description of the Regulation Limit.

November 24, 2022  
File Reference: # 23861

Page 2

***Drinking Water Source Protection:***

The following comments are provided as a result of a review of the information collected by the Ausable Bayfield Maitland Valley Source Protection Region as part of the provincial *Clean Water Act*.

The subject property is located within wellhead protection area D, or the 25-year time-of-travel of the Brucefield Municipal Well. This means that a pollutant released in this area could reach the well within twenty five years. The location and size of the WHPA was determined in part by the direction the groundwater moves, the speed/rate it moves, and the volume of water that is pumped from the wells. Within WHPA-D, some land use activities, under certain circumstances, pose a significant threat to municipal drinking water sources. Policies have now been created to address these activities, and protect sources of municipal drinking water. These policies are contained within the Ausable Bayfield Source Protection Plan which has received approval from the Minister of the Environment and Climate Change. The Plan came into full force and effect on April 1<sup>st</sup>, 2015.

This means that activities on the subject property may be subject to policies contained within the Ausable Bayfield Source Protection Plan.

Please contact Mary Lynn MacDonald, Program Supervisor, Drinking Water Source Protection at this office to obtain more information about the policies contained in the Plan, and how they may impact the subject property.

***Recommendation:***

Typically, the ABCA does not support the creation of new lots in a hazardous area. From the information provided it appears the drain will be contained on the retained land. It is recommended there be a minimum setback of 6m from the Carnochan Drainage Works and that the setback will be confirmed at the time of submitting the survey.

Thank you for the opportunity to comment on this application. *Please be advised that the commenting fee of \$200 has been paid.*

If you have any questions or require any additional information, please do not hesitate to contact me. The Ausable Bayfield Conservation Authority would appreciate receiving a copy of the Municipality's decision.

Yours truly,  
AUSABLE BAYFIELD CONSERVATION AUTHORITY

Meghan Tydd-Hrynyk  
Planning & Regulations Officer





## PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

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

www.huroncounty.ca

To: The Municipality of Huron East

From: Jenn Burns, Planner

Date: December 1, 2022

**Re: Consent C100-2022**

Concession 9 & 10, Lot 6 & S ½ Lot 6, McKillop Ward, Municipality of Huron East

Address: 81727 Manley Line

Owner/ Applicant: Monteith Ritsma Phillips Professional Corporation c/o James Burns, on behalf of the Schoonerwoerds

### Recommendation

It is recommended that application C100-2022 be recommended for approval with the included conditions.

### Purpose

The purpose and effect of this application is for the creation of a new agricultural lot. The proposed vacant agricultural land to be severed is approximately 32.9 ha (81.3 acres). The proposed land to be retained is approximately 27.5 ha (68 acres) consisting of a poultry barn (broilers), manure storage and farmland.

The subject lands are zoned General Agriculture (AG1) in the Huron East Zoning By-law. The lands are designated Agriculture in the Huron East Official Plan.

### Review

This application:

1. Is consistent with the Provincial Policy Statement (Section 3(5) Planning Act): **Yes**
2. Does not require a plan of subdivision for the proper and orderly development of the municipality (Section 53(1) Planning Act): **Yes**
3. Conforms with section 51(24) of the Planning Act: **Yes**
4. Conforms to the Huron County Official Plan: **Yes**
5. Conforms to the Huron East Official Plan: **Yes**
6. Complies with the Huron East Zoning By-law (or will comply subject to a standard condition of rezoning or minor variance): **Yes**
7. Has no unresolved objections/concerns raised (to date) from agencies or the public: **Yes**

Applications that are unable to meet all of the foregoing criteria are referred to County Council for a decision.

**Figure 1.** Aerial photo of subject property outlined in blue (150 acre farm at the corner of Manley Line and Winthrop Road)

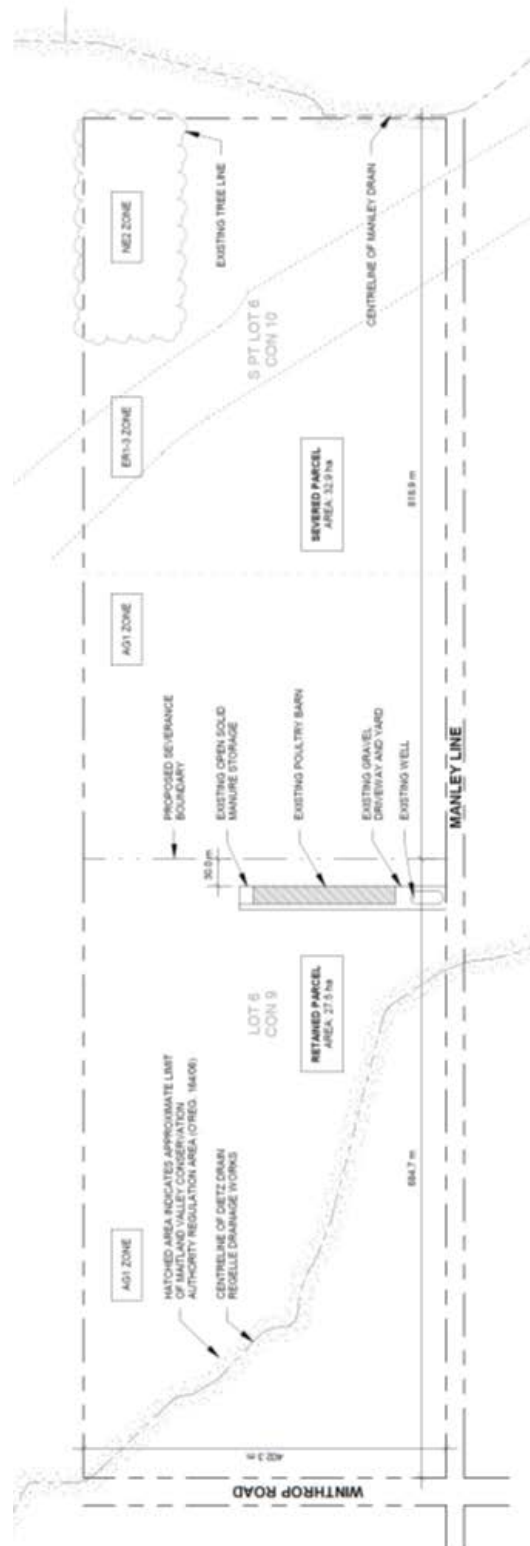




**Figure 2. Proposed severed land shown in blue (approx. 81 acres) and proposed retained land (approx. 61 acres) shown in orange**



Figure 3. Applicant sketch (more clear version included in the Agenda package)



### *Provincial Policy Statement, 2020 (PPS)*

The PPS provides policy direction for development within the Prime Agricultural Area.

Section 2.3.4.1 of the PPS states that lot creation in prime agricultural areas is discouraged and may only be permitted for:

- a) agricultural uses, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;
- b) agriculture-related uses, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services;

This application is for the creation of a new agricultural lot. Both the severed and retained parcels will continue to be farmed. The applicant confirmed in their submission materials that the proposed severed and retained parcels are sufficiently large enough for cropping, as well as for their poultry business.

As such, this application is consistent with the PPS.

### *Official Plan Policies*

The Huron East Official Plan provides policies for severances in the Agricultural Designation. The policies are in place to ensure that agricultural land is protected for the long term and that parcels are sized appropriately to maintain long-term protection and flexibility for agriculture. Section 10.3.1.1 of the Huron East Official Plan provides for the following:

- a. The division of a 60 hectare farm parcel into two farm parcels may be permitted subject to:
  - i. Both the severed and retained parcels will be used for agriculture
  - ii. Both the severed and retained parcels will have a minimum lot size of 20 hectares;
  - iii. There has been no previous separation from the 60 hectare parcel since the date of adoption of this plan.

If approved, both parcels will continue to be suitable for agriculture use and operation, including livestock, and cash cropping. The existing barn on the proposed retained parcel will be limited in opportunities for expansion due to the proximity of the new interior lot line and the Dietz drain, located to the south of the existing barn. Staff discussed this limitation with the applicant and suggested that the proposed new lot line be pushed north so that there is more space around the existing broiler barn. The applicant confirmed that the severance will not hinder their future expansion plans and requested for the proposed lot line to remain as applied for. They also confirmed that the proposed minimum 30m setback to the new interior lot line as per the required MDS setback and Huron East Zoning By-law is sufficient.

This application conforms to the Huron East Official Plan and its consent policies for a consent in an agricultural area. As the Huron East Official Plan is in conformity with the Huron County Official Plan and PPS, this application can be considered in conformity with these policies as well.

### **Agency And Public Comments**

There were no comments received from members of the public during circulation. No concerns or comments were received by Huron East staff.

**Conclusion**

Both agricultural parcels satisfy the minimum farm size in the applicable Official Plan policies, permit the continued agricultural land uses and operations, and have sufficient frontage and land space for servicing. The application is consistent with the Provincial Policy Statement, and conforms to the Huron County and Huron East Official Plans. As such, this application is recommended for approval with the recommended conditions below:

**Recommended Conditions:****Expiry Period**

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

**Municipal Requirements**

2. All municipal requirements, financial or otherwise, be met to the satisfaction of the Municipality (for example: servicing connections, cash-in-lieu of park dedication, property maintenance, compliance with zoning by-law provisions for structures).
3. \$750 be paid to the Municipality as cash-in-lieu of parkland, to the satisfaction of the Municipality.
4. If required, an entrance permit be obtained for access to the severed lands to the satisfaction of the Municipality;
5. 911 Addressing be addressed to the satisfaction of the Municipality.

**Survey/Reference Plan**

6. Provide to the satisfaction of the County and the Municipality:
  - a) a survey showing the lot lines of the severed parcel, and the location of any buildings thereon, including the setback from the new interior lot line and existing broiler barn on the retained parcel; and
  - b) a reference plan based on an approved survey.

**Zoning**

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

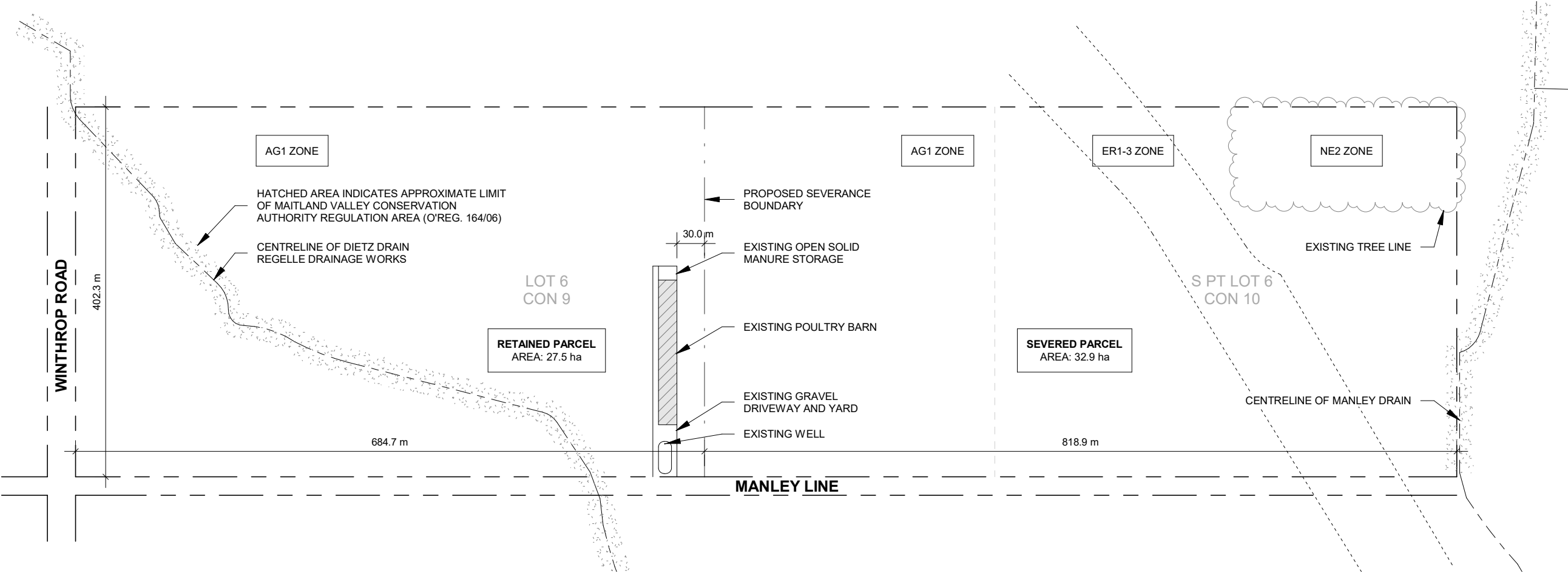
**Drainage**

8. Section 65 of the Drainage Act be addressed to the satisfaction of the Municipality.

Sincerely,

'original signed by'

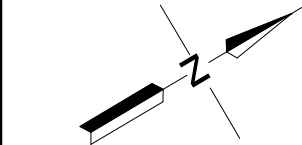
Jenn Burns, Planner


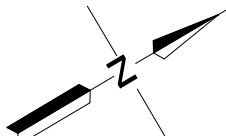


LOT 6 CONCESSION 9  
SOUTH PART LOT 6 CONCESSION 10  
IN THE GEOGRAPHIC TOWNSHIP OF MCKILLOP  
MUNICIPALITY OF HURON EAST  
COUNTY OF HURON

- NOTE:
- 1. PROPERTY BOUNDARY AND EXISTING SITE FEATURES ARE APPROXIMATE AND BASED ON GIS DATA AND SATELLITE IMAGERY. A DETAILED SURVEY WAS NOT CONDUCTED BY THIS OFFICE, HOWEVER, CAN BE COMPLETED UPON REQUEST.
  - 2. THIS IS NOT A LEGAL SURVEY.

1 SEVERANCE SKETCH  
1 : 5000



<div>CONSULTANT</div> <div><div>CIVIL • COMMERCIAL • AGRICULTURAL</div></div> <div>145 Thames Road, West, Unit 4, Exeter, ON, N0M 1S3 Telephone: (519)-317-0128 Email: admin@mrengdesign.com</div>	CONTRACTOR						SEVERANCE SKETCH			
			81727 MANLEY LINE BRODHAGEN, ON N0K 1B0				DRAWN	TM	PROJECT No. MR22-401	
			No.	REVISION DESCRIPTION	MM/DD/YY	CHK	CHECKED	MR	SCALE As indicated	
			1.	FOR REVIEW	09/30/22	MR	APPROVED	MR	SHEET No. <div>SP-2</div>	
			2.	EXISTING WELL SHOWN	10/11/22	MR	DATE	OCTOBER 2022		



**Municipality of Huron East  
Accounts Payable Listing for Council  
As of December 2, 2022**

<b>Cheque Number</b>	<b>Date</b>	<b>Vendor Check Name</b>	<b>Invoice Description</b>	<b>Amount Paid</b>
15933	10/14/2022	Petty Cash-Cash Drawer	PETTY CASH - OFFICE SUPPLIES	28.79
15934	10/17/2022	Receiver General	Receiver General - RTP	1,666.59
15935	10/17/2022	Receiver General	Deductions-Oct 1-15	28,650.80
15936	10/17/2022	Workplace Safety & Ins Board	WSIB - September 2022	10,357.83
15937	10/31/2022	Equitable Life of Canada	November Benefits	15,501.66
15938	10/31/2022	BON VIVANT CATERING	Deposit-Catering-November 19	1,000.00
15939	10/31/2022	Brussels Four Winds	Christmas Party Deposit	226.00
15940	10/31/2022	EXETER CHRYSLER DODGE JEEP RAM	2022-RAM-1500 Tradesman pu	52,691.01
15941	11/1/2022	Jade Equipment Co Ltd	2016 John Deere 770G Grader	244,079.00
15942	11/1/2022	Festival Hydro	Deposit-Pole Relocation-BSUBD	25,500.00
15943	11/9/2022	MCDONAGH INSURANCE BROKERS LTD	BH-Soap Box Derby Policy	996.72
15944	11/7/2022	Receiver General	Payroll Deductions-Oct 16-31	27,746.40
15945	11/7/2022	Minister of Finance	EHT - October	4,560.97
15946-15998		VOID - printing error		
15999	11/17/2022	Elgin Contracting & Restoration Ltd	BMG Addition and Renovation	146,681.62
15999	11/17/2022	Elgin Contracting & Restoration Ltd	BMG CC - Reno - Pmt Cert 2	158,857.23
16000	11/17/2022	Minister of Finance	Sept OPP LSR	138,479.00
16001		VOID - printing error		
16002	11/17/2022	Aird & Berlis, LLP	Integrity commiss - J. Rudy	1,976.37
16003	11/17/2022	Allin, Nancy	VRC- lessons	135.00
16004	11/17/2022	AMCTO	AMCTO Membership-Cathy G	483.64
16005	11/17/2022	Arctic Glacier Premium ice	SDCC Ice	192.00
16006	11/17/2022	Bin There Dump That	Homecoming Dumpsters	581.95
16007	11/17/2022	Bloom's and Rooms	BIA Bucks Redemption	25.00
16007	11/17/2022	Bloom's and Rooms	BIA Bucks Redemption	25.00
16007	11/17/2022	Bloom's and Rooms	BIA Bucks Redemption	25.00
16007	11/17/2022	Bloom's and Rooms	BIA Bucks Redemption	25.00
16008	11/17/2022	Bluewater Chapter Of OBOA	bldg - height recertification	120.00
16009	11/17/2022	BON VIVANT CATERING	Xmas Party catering	2,277.95
16010	11/17/2022	Canteen of Canada Limited	BMGCC Booth Purchases	179.47
16011	11/17/2022	Carrier Emergency Vehicles	Engine 1 Repairs	1,936.23
16011	11/17/2022	Carrier Emergency Vehicles	Pumper 2 Repairs	1,148.53
16012	11/17/2022	Carter, Vicky	VRC - Lifeguard deposit	375.00
16013	11/17/2022	Carol-Lynn Chambers	HERD - Harassment Training	520.94
16014	11/17/2022	Coca-Cola Bottling Co	SDCC non-alcoholic drinks	297.79
16015	11/17/2022	Compass Minerals Canada	Bulk Highway Coarse W/YPS	7,611.77
16015	11/17/2022	Compass Minerals Canada	Bulk Highway Coarse W/YPS	7,921.07
16016	11/17/2022	Eastlink	VRC Internet	186.40
16017	11/17/2022	EVANS WHOLESALE	Groceries Daycare	208.61
16017	11/17/2022	EVANS WHOLESALE	Groceries Daycare	89.96
16018	11/17/2022	Fisher's Regalia	Brussels Fire-Uniform Accessor	742.01
16019	11/17/2022	Fluent IMS	Page to Cell Equipment Rental	452.00
16020	11/17/2022	GIP Paving Inv	Cold Mix	1,762.91

16021	11/17/2022	Hensall District Co-op	BMGCC - Propane Cylinders	102.63
16022	11/17/2022	Holman Mechanical	Seaforth Fire Hall Reno	4,478.74
16022	11/17/2022	Holman Mechanical	Seaforth Fire Hall Reno	7,896.44
16023	11/17/2022	Huron Fuel Injection Ltd	Misc Equipment -Leaf Collector	89.27
16024	11/17/2022	Huron Bay Co-Operative Inc	Bulk Chlorine-July-B Pool	77.74
16024	11/17/2022	Huron Bay Co-Operative Inc	Bulk Chlorine-Aug-B Pool	77.74
16025	11/17/2022	Travis Jansen	Livestock reimbursement	340.00
16026	11/17/2022	Josh's Gas Service	Gate Valve and Gasket	1,777.42
16027	11/17/2022	Listowel Clinic	Grey Fire - DZ medical	100.00
16028	11/17/2022	Madorin, Snyder LLP	Geiger Drain Legal	11,990.15
16029	11/17/2022	MTE Consultants Inc	BMG surveying	1,588.78
16030	11/17/2022	Nationwide Imaging	4 colour toner packs-Xerox	4,301.84
16031-16033		VOID - printing error		
16034	11/17/2022	Otis Canada Inc	Service Contract	141.25
16035	11/17/2022	OutFront Portable Solutions Inc.	Roads - culverts - fencing	4,023.71
16036	11/17/2022	Pennington, Mark	Brussels FF Mileage-Mark	34.16
16037	11/17/2022	Pizza Train	Admin - pizza lunch	123.39
16037	11/17/2022	Pizza Train	Fire - lunch emerg. training	51.07
16038	11/17/2022	Purolator Inc	Sea. Fire - shipping	8.52
16038	11/17/2022	Purolator Inc	Shipping Work Equipment Produc	5.39
16038	11/17/2022	Purolator Inc	Sent to Office of Registrar	14.13
16039	11/17/2022	Robert's Farm Equipment - McGavin's Farm Equipment	Leaf Sucker Parts	152.01
16039	11/17/2022	Robert's Farm Equipment - McGavin's Farm Equipment	Roads - new pressure washer	1,525.50
16039	11/17/2022	Robert's Farm Equipment - McGavin's Farm Equipment	Roads - supplies	44.64
16040	11/17/2022	RCL:Br. 218 Poppy Fund	Remembrance Day Wreath	55.00
16041	11/17/2022	Royal Canadian Legion-Hensall Branch 468	Remembrance Day Wreath	55.00
16042	11/17/2022	Royal Canadian Legion-Seaforth Branch 156	Remembrance Day Wreath	50.00
16043	11/17/2022	Amanda Rutledge	VRC - lifeguard deposit	375.00
16044	11/17/2022	Ryan's Carpentry	Eavestrough for fire hall	1,203.45
16045	11/17/2022	SGS Canada Inc.	Samples and Analysis	932.25
16045	11/17/2022	SGS Canada Inc.	Microbiological Analysis	160.46
16046	11/17/2022	Stericycle ULC	Admin supplies	112.41
16047	11/17/2022	Simply Voting Inc	E-voting + info letters	10,430.35
16048	11/17/2022	Stratford Electric Motor & Pump Service Inc	Brussels #1 Well	54.13
16048	11/17/2022	Stratford Electric Motor & Pump Service Inc	Brussels Sewer	3,808.95
16049	11/17/2022	Top Shelf Carpentry	Seaforth Fire Hall Reno	16,611.00
16050	11/17/2022	Vermeer Canada Inc	PW-M22-10	340.49
16051	11/17/2022	Walkerton Clean Water Centre	Training - drinking water (x2)	339.00
16052	11/17/2022	Wighty's Repairs Inc.	Fan and Blower - Roads	365.54
16053	11/17/2022	Workplace Safety & Ins Board	Oct WSIB	6,676.02
<b>Total Cheques \$</b>				<b>966,836.79</b>

DIRECT DEBIT	10/11/2022	The Beer Store	BEER - SDCC	1,969.95
DIRECT DEBIT	10/3/2022	Bell Canada	PHONE - SEAFORTH OPP	136.33
DIRECT DEBIT	10/3/2022	Bell Canada	PHONE - SFD OFFICE	135.28
DIRECT DEBIT	10/3/2022	Bell Canada	PHONE SDCC	74.95
DIRECT DEBIT	10/3/2022	Bell Canada	FAX - SDCC	49.21
DIRECT DEBIT	10/7/2022	Bell Canada	PHONE - MCKILLOP SHOP	60.51
DIRECT DEBIT	10/25/2022	Bell Canada	PHONE - GREY SHED	83.05
DIRECT DEBIT	10/25/2022	Bell Canada	PHONE - GREY TWSHP OFFICE	61.58
DIRECT DEBIT	10/25/2022	Bell Canada	PHONE = BFD	160.00
DIRECT DEBIT	10/25/2022	Bell Canada	PHONE - GFD	126.10

DIRECT DEBIT	10/25/2022	Bell Canada
DIRECT DEBIT	10/25/2022	Bell Canada
DIRECT DEBIT	10/11/2022	Edward Fuels (A Division of McDougall Energy Inc.)
DIRECT DEBIT	10/3/2022	Festival Hydro
DIRECT DEBIT	10/12/2022	Festival Hydro
DIRECT DEBIT	10/31/2022	Festival Hydro
DIRECT DEBIT	10/11/2022	Festival Hydro
DIRECT DEBIT	10/31/2022	Festival Hydro
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DIRECT DEBIT	10/31/2022	Festival Hydro
DIRECT DEBIT	10/3/2022	Otis Canada Inc
DIRECT DEBIT	10/24/2022	Tuckersmith Comm Co-Op
DIRECT DEBIT	10/24/2022	Tuckersmith Comm Co-Op
DIRECT DEBIT	10/24/2022	Tuckersmith Comm Co-Op
DIRECT DEBIT	10/24/2022	Tuckersmith Comm Co-Op
DIRECT DEBIT	10/24/2022	Tuckersmith Comm Co-Op
DIRECT DEBIT	10/11/2022	Union Gas
DIRECT DEBIT	10/11/2022	Union Gas
DIRECT DEBIT	10/17/2022	Union Gas
DIRECT DEBIT	10/27/2022	Union Gas
DIRECT DEBIT	10/24/2022	Union Gas
DIRECT DEBIT	10/24/2022	Union Gas
DIRECT DEBIT	10/24/2022	Union Gas
DIRECT DEBIT	10/4/2022	Union Gas
DIRECT DEBIT	10/24/2022	Union Gas
DIRECT DEBIT	10/11/2022	Union Gas
DIRECT DEBIT	10/11/2022	Union Gas
DIRECT DEBIT	10/11/2022	Union Gas
DIRECT DEBIT	10/31/2022	Festival Hydro
DIRECT DEBIT	10/3/2022	Festival Hydro
DIRECT DEBIT	10/3/2022	Festival Hydro
DIRECT DEBIT	10/3/2022	Festival Hydro
DIRECT DEBIT	10/3/2022	Festival Hydro
DIRECT DEBIT	10/3/2022	Festival Hydro

PHONE - BRUSSELS SHED	75.14
PHONE - BRUSSELS OPP	70.17
FUEL - SFD	415.59
HYDRO - C4TH OPP	142.14
HYDRO - BMG	2,980.71
HYDRO - BFD	176.29
HYDRO - 240 TURNBERRY	63.82
HYDRO - 240 TURNBERRY	62.97
HYDRO - 240 TRNBRY SOLAR GEN	5.14
HYDRO - BMG POLE	46.82
HYDRO - BMG POOL	338.88
HYDRO - BLIB	241.32
HYDRO - BMD	382.67
HYDRO - SFD	209.04
HYDRO - SLIB	317.81
HYDRO - C4TH OPP	132.24
HYDRO - BRSSLS WTP - HEAT CABL	125.94
HDYRO - SDCC	5,096.62
HYDRO - TENNIS CRTS	37.79
HYDRO - BANDSHELL	33.80
HYDRO - 650 ALEXANDER GRID ACC	33.73
HYDRO - C4TH STREETLIGHT	1,610.73
HYDRO - MAIN & GUOINLOCK	147.85
HYDRO - TUCKERSMITH STREETLIGH	14.80
HYDRO - BMG PARK LIGHTS	125.68
HYDRO - FHT	1,642.56
HYDRO - 35 WELSH - GRID	35.69
ELAVATOR LICENSE - SLIB	1,202.09
PHONE/INTERNET - TUCK/GREY	109.66
INTERNET - SDCC	157.01
INTERNET - BRUSSELS OPP	73.45
PHONE - C4TH/BRCFILED/TUCK	344.65
INTERNET/PHONE - BMG	117.77
INTERNET/PHONE - TH/FIRE	557.72
HEAT - BMG	147.87
HEAT - SDCC	700.48
HEAT - VRC	270.44
HEAT - BMD	193.75
HEAT - TUCKERSMITH SHED	42.83
HEAT - SFD	25.08
HEAT - SLIB	35.02
HEAT - TH	226.44
HEAT - TH	101.58
HEAT - BLIB	85.92
HEAT - 30 WELSH	30.56
HEAT - 240 TURNBERRY	84.09
HEAT - FHT	305.44
HYDRO - 35 OAK GRID ACCT	33.73
HYDRO - BFD	199.30
HYDRO - BMG POLE	99.78
HYDRO - BMG POOL	481.26
HYDRO - BLIB	311.10
HYDRO - BMD	401.66



DIRECT DEBIT	10/3/2022 Festival Hydro
DIRECT DEBIT	10/3/2022 Festival Hydro
DIRECT DEBIT	10/3/2022 Festival Hydro
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DIRECT DEBIT	10/12/2022 Festival Hydro
DIRECT DEBIT	10/31/2022 Festival Hydro
DIRECT DEBIT	10/3/2022 Municipality of Bluewater
DIRECT DEBIT	10/20/2022 Municipality Of Central Huron
DIRECT DEBIT	10/17/2022 Great-West Life Assurance Co
DIRECT DEBIT	10/20/2022 Hensall District Co-op
DIRECT DEBIT	10/12/2022 Festival Hydro
DIRECT DEBIT	10/31/2022 Festival Hydro
DIRECT DEBIT	10/31/2022 Festival Hydro
DIRECT DEBIT	10/31/2022 Festival Hydro
DIRECT DEBIT	10/31/2022 Festival Hydro
DIRECT DEBIT	10/31/2022 Festival Hydro
DIRECT DEBIT	10/12/2022 Festival Hydro
DIRECT DEBIT	10/31/2022 Festival Hydro
DIRECT DEBIT	10/31/2022 Festival Hydro
DIRECT DEBIT	10/31/2022 Festival Hydro
DIRECT DEBIT	10/3/2022 Festival Hydro
DIRECT DEBIT	10/18/2022 Canada Post Corp
DIRECT DEBIT	10/3/2022 Eastlink
DIRECT DEBIT	10/31/2022 Eastlink
DIRECT DEBIT	10/24/2022 Eastlink
DIRECT DEBIT	10/3/2022 Hydro One Networks Inc
DIRECT DEBIT	10/31/2022 Hydro One Networks Inc
DIRECT DEBIT	10/24/2022 Hydro One Networks Inc
DIRECT DEBIT	10/11/2022 Hydro One Networks Inc
DIRECT DEBIT	10/24/2022 Hydro One Networks Inc
DIRECT DEBIT	10/24/2022 Hydro One Networks Inc
DIRECT DEBIT	10/24/2022 Hydro One Networks Inc
DIRECT DEBIT	10/4/2022 Hydro One Networks Inc
DIRECT DEBIT	10/2/2022 Hydro One Networks Inc
DIRECT DEBIT	10/4/2022 Hydro One Networks Inc
DIRECT DEBIT	10/26/2022 Hydro One Networks Inc

HYDRO - SFD	238.81
HYDRO - SLIB	420.42
HYDRO - BRSSLS WTP HEAT CABLE	124.66
HYDRO - TENNNIS CRTS	36.60
HYDRO - BANDSHELL	34.36
HYDRO - 650 ALEXANDER GRID	33.73
HYDRO - FHT	1,778.10
HYDRO - MAIN & GOUINLOCK	134.82
HYDRO - BMG PARK LIGHTS	216.34
HYDRO - TH REAR	1,659.77
HYDRO - BRSSLS PUMP	281.67
HYDRO - 30 WELSH	158.37
HYDRO 66 CHURCH WELL	3,048.65
HYDRO - 240 TRNBERRY WELL	79.76
HYDRO - C4TH WATER TOWER	889.10
HYDRO - C4TH PUMP STATION	23.12
HYDRO - 40 WELSH GRID	35.69
HYDRO - BRUSSELS OPTIMIST	50.04
HYDRO - 35 WELSH GRID	35.30
HYDRO - 35 OAK ST GRID	33.73
HYDRO - BRUSSELS STREETLIGHTS	830.94
HYDRO - TH REAR	1,351.21
3RD QUARTER TAXES	872.43
VANASTRA WATER	7,236.60
GROUP INSURANCE - SFD	249.12
FUEL-/PROPANE - VARIOUS	14,185.30
HYDRO - 31 OAK ST	1,308.46
HYDRO - BRSSLS STP	6,863.52
HYDRO - BRUSSELS PUMP STN	234.80
HYDRO - 30 WELSH	151.58
HYDRO - 66 CHURCH ST WELL	2,779.00
HYDRO - 240 TURNBERRY WELL	77.03
HYDRO - SEAFORTH WATER TOWER	819.71
HYDRO - 40 WELSH	3,680.49
HYDRO - SENTINAL LIGHTS 31 OAK	23.12
HYDRO - 40 WELSH GRID	36.10
HYDRO - OPTIMIST PARK	41.71
HYDRO - 240 TRNBERRY SOLAR GEN	5.14
POSTAGE - VOTING LETTERS	7,788.20
VRC- PHONE	186.40
VRC - PHONE	186.40
TDN - PHONE	42.76
HYDRO - VAN STP	3,333.67
HYDRO - BCEM	43.95
HYDRO - STREETLIGHTS	23.02
HYDRO - STREETLIGHTS	733.65
HYDRO - STREETLIGHTS	492.16
HYDRO - STREETLIGHT	342.09
HYDRO - CRES DR	10.83
HYDRO - STREETLIGHT BH	28.07
HYDRO - GFD	92.30
HYDRO - GREY GARAGE	434.60
HYDRO - TUCK SHED	182.22

DIRECT DEBIT	10/20/2022	Hydro One Networks Inc
DIRECT DEBIT	10/26/2022	Hydro One Networks Inc
DIRECT DEBIT	10/26/2022	Hydro One Networks Inc
DIRECT DEBIT	10/26/2022	Hydro One Networks Inc
DIRECT DEBIT	10/26/2022	Hydro One Networks Inc
DIRECT DEBIT	10/26/2022	Hydro One Networks Inc
DIRECT DEBIT	10/18/2022	Hydro One Networks Inc
DIRECT DEBIT	10/21/2022	Waste Management
DIRECT DEBIT	10/21/2022	Waste Management
DIRECT DEBIT	10/21/2022	Waste Management
DIRECT DEBIT	10/21/2022	Waste Management
DIRECT DEBIT	10/21/2022	Telizon Inc

HYDRO - MCKILLP SHED	120.26
HYDRO - VAN WATER	876.00
HYDRO - VRC	2,516.09
HYDRO - VRC BALL PARK	35.41
HYDRO - VRC FOOD BTH	41.21
HYDRO - BRCFLD WTP	640.73
HYDRO - C4TH STP	6,110.57
WASTE MGMNT - BRSLs SHED/C4TH	1,154.26
WASTE BINS - SDCC	81.76
WASTE BINS - TUCK SHED	1,621.78
WASTE BIN - BMG	509.82
LONG DISTANCE CHARGES	5.22

**Total Direct Debits \$ 101,454.31**

EFT000000005210	11/18/2022	Maureen Agar
EFT000000005211	11/18/2022	Ago Industries Inc
EFT000000005212	11/18/2022	A. J. Stone Company Ltd
EFT000000005212	11/18/2022	A. J. Stone Company Ltd
EFT000000005213	11/18/2022	Altruck Int'l Truck Centres
EFT000000005214	11/18/2022	Artech Signs & Graphics
EFT000000005214	11/18/2022	Artech Signs & Graphics
EFT000000005215	11/18/2022	Art's Landscaping
EFT000000005216	11/18/2022	Bayshore Broadcasting Corp
EFT000000005217	11/18/2022	Blackburn Media Inc
EFT000000005218	11/18/2022	Bluewater Recycling Association-MARS
EFT000000005218	11/18/2022	Bluewater Recycling Association-MARS
EFT000000005219	11/18/2022	Municipality of Bluewater
EFT000000005220	11/18/2022	BluMetric Environmental Inc.
EFT000000005220	11/18/2022	BluMetric Environmental Inc.
EFT000000005221	11/18/2022	B M Ross & Associates Limited
EFT000000005221	11/18/2022	B M Ross & Associates Limited
EFT000000005222	11/18/2022	Carson Supply
EFT000000005222	11/18/2022	Carson Supply
EFT000000005222	11/18/2022	Carson Supply
EFT000000005223	11/18/2022	Cimco Refrigeration London Br
EFT000000005223	11/18/2022	Cimco Refrigeration London Br
EFT000000005224	11/18/2022	CMT Engineering Inc
EFT000000005224	11/18/2022	CMT Engineering Inc
EFT000000005225	11/18/2022	Cochrane's Repairs
EFT000000005225	11/18/2022	Cochrane's Repairs
EFT000000005226	11/18/2022	ContinuIT Corp
EFT000000005226	11/18/2022	ContinuIT Corp
EFT000000005226	11/18/2022	ContinuIT Corp
EFT000000005226	11/18/2022	ContinuIT Corp
EFT000000005226	11/18/2022	ContinuIT Corp
EFT000000005226	11/18/2022	ContinuIT Corp
EFT000000005227	11/18/2022	Robert Cronin
EFT000000005228	11/18/2022	C T Environmental Ltd
EFT000000005228	11/18/2022	C T Environmental Ltd
EFT000000005229	11/18/2022	Cut Rite Tree Service
EFT000000005230	11/18/2022	Dale Pump & Farm Service Ltd
EFT000000005231	11/18/2022	Brenda Dalton

November Expense Claim-Maureen	452.96
PW Clothing	821.60
Brussels Fire - Helmets	940.66
Brussels Fire - Hood	407.72
Seaforth Fire - Annual Safety	529.57
Seaforth Food Bank Sign	248.60
Council Nameplates	119.33
Mobilization - Asphalt road cut	12,544.70
BIA - seaforth - Oct adverts	244.08
BIA seaforth advertising	406.80
w/ww - grey- nov automated	21,087.03
October Disposal	489.58
Fire Call Charges	400.00
PTTW Renewal	906.25
PTTW Assessment	2,621.25
w/ww - egmond. sewer investiga	1,655.80
Bridge Inspections and draft	5,121.73
Bio-max Dechlor tablets	401.15
Duct Pipe	19,694.17
Mueller Hydrant Spanner	157.17
SDCC Cimco oil	431.38
SDCC service sept 22-Aug23	1,838.89
Bru.Subdivision - soil testing	6,005.95
McDonalds/Bryans/Krauter Subdi	5,785.60
PW repair L8-19	103.35
2021 Chevy Silverado BE48390	563.15
ADMIN-IT SERVICES CLOUD BACKUP	1,525.50
Phone maintenance	1,243.00
Admin- microsoft subscrip	316.25
Admin-monthly support	3,350.45
Admin - new sever	59,063.97
Onsite Support Contract	84.75
Brussels FF Mileage-Robert	47.58
Jackson municipal drain	2,528.94
Roads - Flush	3,678.15
Roads - tree removal	3,474.75
Misc Equipment Repair	16.09
Candidate FS deposit	100.00

EFT000000005231	11/18/2022 Brenda Dalton
EFT000000005232	11/18/2022 Dave Mustard Plumbing & Heat
EFT000000005233	11/18/2022 D. Culbert Ltd
EFT000000005234	11/18/2022 Brian Deitner
EFT000000005235	11/18/2022 Tyler E Deitner
EFT000000005236	11/18/2022 Jutzi Water Technologies
EFT000000005237	11/18/2022 Dianne Diehl
EFT000000005237	11/18/2022 Dianne Diehl
EFT000000005238	11/18/2022 Brad Dietrich
EFT000000005239	11/18/2022 Charlene Dietrich-Illsley
EFT000000005239	11/18/2022 Charlene Dietrich-Illsley
EFT000000005240	11/18/2022 Donnelly & Murphy Barristers & Solicitors
EFT000000005240	11/18/2022 Donnelly & Murphy Barristers & Solicitors
EFT000000005241	11/18/2022 Heather Dunbar
EFT000000005242	11/18/2022 Edward Fuels (A Division of McDougall Energy Inc.)
EFT000000005242	11/18/2022 Edward Fuels (A Division of McDougall Energy Inc.)
EFT000000005242	11/18/2022 Edward Fuels (A Division of McDougall Energy Inc.)
EFT000000005242	11/18/2022 Edward Fuels (A Division of McDougall Energy Inc.)
EFT000000005242	11/18/2022 Edward Fuels (A Division of McDougall Energy Inc.)
EFT000000005243	11/18/2022 Cathy Elliott
EFT000000005243	11/18/2022 Cathy Elliott
EFT000000005244	11/18/2022 Elligsen Electric Ltd
EFT000000005244	11/18/2022 Elligsen Electric Ltd
EFT000000005244	11/18/2022 Elligsen Electric Ltd
EFT000000005245	11/18/2022 Eric Cox Sanitation Equipment & Supplies
EFT000000005245	11/18/2022 Eric Cox Sanitation Equipment & Supplies
EFT000000005245	11/18/2022 Eric Cox Sanitation Equipment & Supplies
EFT000000005246	11/18/2022 E S Hubbell and Sons Limited
EFT000000005247	11/18/2022 ESL Utility & Municipal Prod.
EFT000000005247	11/18/2022 ESL Utility & Municipal Prod.
EFT000000005248	11/18/2022 Excel Business Systems
EFT000000005249	11/18/2022 Robert Fisher
EFT000000005250	11/18/2022 Food Basics- Store # 632
EFT000000005250	11/18/2022 Food Basics- Store # 632
EFT000000005250	11/18/2022 Food Basics- Store # 632
EFT000000005250	11/18/2022 Food Basics- Store # 632
EFT000000005250	11/18/2022 Food Basics- Store # 632
EFT000000005250	11/18/2022 Food Basics- Store # 632
EFT000000005250	11/18/2022 Food Basics- Store # 632
EFT000000005250	11/18/2022 Food Basics- Store # 632
EFT000000005251	11/18/2022 Gabel Electric
EFT000000005252	11/18/2022 Cathy Garrick
EFT000000005253	11/18/2022 Georgian Bay Fire & Safety Ltd
EFT000000005253	11/18/2022 Georgian Bay Fire & Safety Ltd
EFT000000005254	11/18/2022 Glanville, Lisa
EFT000000005255	11/18/2022 GM BluePlan Engineering Limited
EFT000000005255	11/18/2022 GM BluePlan Engineering Limited
EFT000000005255	11/18/2022 GM BluePlan Engineering Limited
EFT000000005255	11/18/2022 GM BluePlan Engineering Limited
EFT000000005256	11/18/2022 G McGrath Plumbing & Heating
EFT000000005257	11/18/2022 Green Stream Lawn & Vegetation Management
EFT000000005258	11/18/2022 Stacy Grenier
EFT000000005259	11/18/2022 John Groves

Mileage-October	18.91
VRC sports field maintance	466.22
Walton Landfill Survey	2,034.00
Brussels FF Mileage-Brian	28.06
Brussels FF Mileage-Tyler	29.28
Monthly Contract BMGCC	319.63
Candidate FS deposit	100.00
Mileage-October	89.06
Mileage/Conference Exp	1,793.37
Bru. Lib - janitorial	560.00
Bru. dental - yard maintenance	300.00
Laywers - Oud File	826.31
General Matters - Lawyers	141.25
Brussels FF Mileage-Heather	61.00
Seaforth Fire - Fuel	109.00
Seaforth Fire - Fuel	147.44
Seaforth Fire - Fuel	45.81
Seaforth Fire - Fuel	85.00
Seaforth Fire - Fuel	58.18
Risi/Kruse wedding	300.00
Williamson/Dietrich Wedding	300.00
DC-Dishwasher repair-breaker	107.06
Seaforth Health Team	275.64
Seaforth Fire Hall Reno	3,104.20
SDCC Supplies	214.45
SDCC Supplies	420.68
BMGCC Supplies	415.78
PW Supplies	8,954.89
w/ww admin - clamps	695.85
w/ww admin - clamps	2,001.23
PW Photocopier	64.94
Mileage-October	186.05
Groceries Daycare	255.51
Groceries Daycare	50.52
Groceries Daycare	343.90
Groceries Daycare	246.23
Groceries Daycare	219.94
Groceries Daycare	298.25
Groceries Daycare	17.86
Groceries Daycare	228.79
200AMP Fuse Box is Weak-BMGCC	62.15
P.works - mileage - plan./R2R	149.45
Grey Fire extinguishers insp.	216.96
Roads - Fire Inspection	251.50
Superior Gloves	56.49
Bryans and Anderson Dr Subdiv	23,429.86
Coates Municipal Drain	1,847.55
Baker Municipal Drain	2,050.95
Baker Municipal Drain Engineer	1,553.75
Pound - install spacer	928.09
Roads - herbicide appli.	25,521.54
November Expense Claim-Stacy	265.77
Brussels FF Mileage-John	39.04

EFT000000005260	11/18/2022 Donald Hastings	Brussels FF Mileage-Donald	29.28
EFT000000005261	11/18/2022 Ken Higgins	Brussels FF Mileage-Ken	29.28
EFT000000005262	11/18/2022 John Hill	Mileage-October	616.00
EFT000000005263	11/18/2022 H.O. Jerry (1983) Ltd	VRC - supplies	371.72
EFT000000005263	11/18/2022 H.O. Jerry (1983) Ltd	VRC - supplise	214.11
EFT000000005263	11/18/2022 H.O. Jerry (1983) Ltd	VRC- supplies	210.14
EFT000000005263	11/18/2022 H.O. Jerry (1983) Ltd	VRC - supplies	96.83
EFT000000005263	11/18/2022 H.O. Jerry (1983) Ltd	Health team - supplies	305.41
EFT000000005263	11/18/2022 H.O. Jerry (1983) Ltd	health team - disinfectant	372.29
EFT000000005263	11/18/2022 H.O. Jerry (1983) Ltd	Laundry Powder Daycare	106.65
EFT000000005263	11/18/2022 H.O. Jerry (1983) Ltd	Gloves for Daycare	98.31
EFT000000005264	11/18/2022 Toby Hundt	Brussels FF Mileage-Toby	123.22
EFT000000005265	11/18/2022 Huron Tire & Auto Inc.	Roads - L5-16 repair	52.00
EFT000000005266	11/18/2022 County of Huron	Road painting	751.73
EFT000000005266	11/18/2022 County of Huron	Paint road	13,387.14
EFT000000005267	11/18/2022 Huron Transmission & Automotive Repair	Krown Spray	1,498.32
EFT000000005268	11/18/2022 Ideal Supply Inc	SDCC machine repair supplies	44.40
EFT000000005268	11/18/2022 Ideal Supply Inc	W/WW - walkie talkies batterie	11.12
EFT000000005269	11/18/2022 Melissa Jacklin	Brussels FF Mileage-Melissa	61.00
EFT000000005270	11/18/2022 Jade Equipment Co Ltd	Rental Brush Trees	1,130.00
EFT000000005270	11/18/2022 Jade Equipment Co Ltd	Roads - G2-05 repairs	796.94
EFT000000005270	11/18/2022 Jade Equipment Co Ltd	Rental Nov 15-30, 2022	2,994.50
EFT000000005271	11/18/2022 Peter Jaycock	bru. Dental - yard maintenance	210.00
EFT000000005272	11/18/2022 Jason Kellington	Brussels FF Mileage-Jason	79.91
EFT000000005273	11/18/2022 Keppel Creek	Bruce - By-Law Office Fees	2,838.52
EFT000000005274	11/18/2022 Kurtis Smith Excavating Inc	G2G Trail Gravel	949.20
EFT000000005275	11/18/2022 Langford Lumber & Builders Ltd	W-vanastra - supplies	41.99
EFT000000005275	11/18/2022 Langford Lumber & Builders Ltd	Roads - supplies	49.71
EFT000000005276	11/18/2022 Lavis Contracting Co Ltd	Water Main Bedding	340.05
EFT000000005276	11/18/2022 Lavis Contracting Co Ltd	Winter Sand 22-23 Season	3,019.21
EFT000000005277	11/18/2022 Lightning Equipment Sales Inc	Bru. Fire - green lights	988.75
EFT000000005277	11/18/2022 Lightning Equipment Sales Inc	T2-03 Responder	835.07
EFT000000005278	11/18/2022 LOGUE DEBORAH	Refund of election filing	100.00
EFT000000005279	11/18/2022 The Looking Glass	BIA Dollars	25.00
EFT000000005279	11/18/2022 The Looking Glass	BIA Dollars	25.00
EFT000000005280	11/18/2022 John Lowe	BMG Arena - bus boy bins	78.99
EFT000000005281	11/18/2022 Bernie MacLellan	Mileage-October	91.50
EFT000000005282	11/18/2022 Paul McCallum	Beaver Dam Removal	988.75
EFT000000005283	11/18/2022 McCallum, Ken	Mileage-October	759.92
EFT000000005284	11/18/2022 McDonald Home Hardware Building Centre	BMD-Cleaning supplies	134.38
EFT000000005284	11/18/2022 McDonald Home Hardware Building Centre	Arena - repair supplies	92.54
EFT000000005284	11/18/2022 McDonald Home Hardware Building Centre	Health Team - new reception	1,333.39
EFT000000005284	11/18/2022 McDonald Home Hardware Building Centre	Health Team - new reception	1,467.87
EFT000000005284	11/18/2022 McDonald Home Hardware Building Centre	Brussels Fire - Fly Traps	19.20
EFT000000005284	11/18/2022 McDonald Home Hardware Building Centre	Transplanter	7.90
EFT000000005284	11/18/2022 McDonald Home Hardware Building Centre	FHT-New Reception Area	1,288.15
EFT000000005284	11/18/2022 McDonald Home Hardware Building Centre	Brussels Library Cleaning Supp	29.02
EFT000000005284	11/18/2022 McDonald Home Hardware Building Centre	Brussels Med Cleaning Supplies	31.83
EFT000000005284	11/18/2022 McDonald Home Hardware Building Centre	VRC Supplies	202.20
EFT000000005284	11/18/2022 McDonald Home Hardware Building Centre	Brussels Lights	216.82
EFT000000005284	11/18/2022 McDonald Home Hardware Building Centre	Kubota Paint	36.13
EFT000000005285	11/18/2022 Larry McGrath	Candidate FS deposit	100.00
EFT000000005286	11/18/2022 Alvin McLellan	Mileage-October	42.70

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Brussels FF Mileage-Max	307.44
October Cleaning	885.76
HEFD Chief - Winter Tires/Oil	209.43
Roads - T1-04 repair	147.92
Roads - G95 repair	136.73
Arena supplies	38.41
Grey Fire	576.44
Grey Fire Dept	1,888.90
Signs-Sleeve Anchors	29.43
John Hill - Tools	258.87
VRC Kitchen Repairs	11.05
FHT-New Reception Area	24.71
FHT-New Reception Area	18.63
FHT-New Reception Area	107.88
FHT-New Reception Area	65.90
FHT-New Reception Area	26.41
FHT-New Reception Area	129.23
FHT-New Reception Area	27.09
FHT-New Reception Area	59.51
FHT-New Reception Area	18.63
SDCC Door repairs	60.78
SDCC repair supplies	79.62
Brussels Fire - Floor Cleaning	200.00
Bru. Disposal - waste collect.	150.00
Seaforth fire - radio repairs	1,151.76
Grey Fire - radio repairs	2,033.97
Grey Fire - radio repairs	437.53
Seaforth Fire	77.97
Seaforth Fire	542.40
Seaforth Fire	1,004.57
Maintenance on snowplow	358.70
Rental Equipment	64.65
BMG - fundraising consulting	8,739.86
Brussels FF Mileage-Mike	13.42
Ads-Help Wanted & Fire Safety	452.00
Fire Safety Advertisments	186.45
Public Skating Ad-BMGCC	427.14
Brussels FF Mileage-Meghan	67.10
Pmt Certificate No 5	22,267.16
w/ww -admin - Nov	65,268.33
Mileage-October	30.50
Phone Call and Assessed Notifi	104.22
Pest control	73.22
Health team - Pest control	83.11
Monthly pest control	105.49
Monthly pest control	105.49
Monthly Pest Control	105.49
SDCC Monthly pest control	105.49
SDCC monthly pest control	105.49
Rodent Control - Composite	45.20
Rodent Control - Composite	45.20
Rodent Control - Composite	45.20
Rodent Control - Composite	45.20

EFT000000005305	11/18/2022	Orkin Canada Corporation	Rodent Control - Composite	45.20
EFT000000005306	11/18/2022	Pete's Paper Clip	ADMIN - OFFICE SUPPLIES	3.27
EFT000000005306	11/18/2022	Pete's Paper Clip	Admin files supplies	3.27
EFT000000005306	11/18/2022	Pete's Paper Clip	BIA Bucks Redemption	25.00
EFT000000005306	11/18/2022	Pete's Paper Clip	BIA Bucks Redemption	25.00
EFT000000005307	11/18/2022	PIPE JACK	November Expense Claim-Jack	195.26
EFT000000005308	11/18/2022	Playchek Services Inc	Compliance Inspection Daycare	508.50
EFT000000005309	11/18/2022	PPE Solutions Inc.	Grey Fire - overalls	4,018.28
EFT000000005309	11/18/2022	PPE Solutions Inc.	Brussels Fire - gear	6,637.62
EFT000000005309	11/18/2022	PPE Solutions Inc.	Grey Fire - PPE (boots/gloves)	1,627.77
EFT000000005309	11/18/2022	PPE Solutions Inc.	Brussels Fire - Boots	387.03
EFT000000005310	11/18/2022	PSD Citywide Inc.	Admin - GIS annual renewal	2,505.70
EFT000000005311	11/18/2022	Public Services Health & Safety Association	Grey Training - PTSD Awareness	452.00
EFT000000005311	11/18/2022	Public Services Health & Safety Association	Effective JHSC Training	870.10
EFT000000005312	11/18/2022	Radar Auto Parts - Brussels	M2-03 Trackless part	15.99
EFT000000005312	11/18/2022	Radar Auto Parts - Brussels	Roads supplies	365.58
EFT000000005312	11/18/2022	Radar Auto Parts - Brussels	Roads repair supplies	3.85
EFT000000005312	11/18/2022	Radar Auto Parts - Brussels	Road supplies	33.85
EFT000000005312	11/18/2022	Radar Auto Parts - Brussels	Roads - repair supplies	9.16
EFT000000005312	11/18/2022	Radar Auto Parts - Brussels	Bru. Fire - floating strainer	2,323.22
EFT000000005312	11/18/2022	Radar Auto Parts - Brussels	Brussels Fire	110.83
EFT000000005312	11/18/2022	Radar Auto Parts - Brussels	Brussels Fire - Battery	125.16
EFT000000005312	11/18/2022	Radar Auto Parts - Brussels	Grey Fire - BoosterPac	248.54
EFT000000005312	11/18/2022	Radar Auto Parts - Brussels	Brussels PW	20.09
EFT000000005312	11/18/2022	Radar Auto Parts - Brussels	05 Backhoe	28.97
EFT000000005312	11/18/2022	Radar Auto Parts - Brussels	Scraper - Rene Grey Shop	16.89
EFT000000005312	11/18/2022	Radar Auto Parts - Brussels	Grey Shop-Pressure Washer Hose	221.74
EFT000000005312	11/18/2022	Radar Auto Parts - Brussels	Grey fire - repairs	146.50
EFT000000005312	11/18/2022	Radar Auto Parts - Brussels	Grey Fire Dept	248.54
EFT000000005312	11/18/2022	Radar Auto Parts - Brussels	Brussels Fire Dept	420.36
EFT000000005312	11/18/2022	Radar Auto Parts - Brussels	BMG Supplies	22.92
EFT000000005312	11/18/2022	Radar Auto Parts - Brussels	BMG Supplies	24.17
EFT000000005312	11/18/2022	Radar Auto Parts - Brussels	BGM Repairs	57.72
EFT000000005312	11/18/2022	Radar Auto Parts - Brussels	BMGCC Repairs	55.98
EFT000000005312	11/18/2022	Radar Auto Parts - Brussels	Brussels Repairs	6.28
EFT000000005312	11/18/2022	Radar Auto Parts - Brussels	Grey Shop	353.20
EFT000000005312	11/18/2022	Radar Auto Parts - Brussels	Grey Shop	67.80
EFT000000005312	11/18/2022	Radar Auto Parts - Brussels	Brussels Sander	53.66
EFT000000005313	11/18/2022	Radar Auto Parts - Clinton	Roads - supplies	32.37
EFT000000005313	11/18/2022	Radar Auto Parts - Clinton	Roads - emerg. warning light	94.82
EFT000000005313	11/18/2022	Radar Auto Parts - Clinton	Roads - supplies G4-19	47.84
EFT000000005313	11/18/2022	Radar Auto Parts - Clinton	Roads - supplies	80.08
EFT000000005313	11/18/2022	Radar Auto Parts - Clinton	Roads - leaf collection suppli	48.34
EFT000000005313	11/18/2022	Radar Auto Parts - Clinton	Roads - leaf coll. power unit	620.97
EFT000000005313	11/18/2022	Radar Auto Parts - Clinton	Roads - shop supplies	112.98
EFT000000005314	11/18/2022	R J Burnside & Associates Ltd	14 Con Muni. Drain	67,986.45
EFT000000005314	11/18/2022	R J Burnside & Associates Ltd	Geiger Municipal Drain	10,472.33
EFT000000005314	11/18/2022	R J Burnside & Associates Ltd	Brussels WWTP Filter & UV Upgr	115.83
EFT000000005314	11/18/2022	R J Burnside & Associates Ltd	Capital Expense-Charter Drain	4,521.62
EFT000000005315	11/18/2022	Rowcliffe Trucking	Winter ctrl - salt trucking	768.40
EFT000000005316	11/18/2022	Ryan Enterprises Truck Repair	Sterling - annual inspection	471.13
EFT000000005316	11/18/2022	Ryan Enterprises Truck Repair	T1-04 Sterling annual inspecti	2,209.31
EFT000000005316	11/18/2022	Ryan Enterprises Truck Repair	Unit 5-3, Bru. fire truck r/m	621.77

EFT000000005317	11/18/2022	Seaforth Animal Hospital
EFT000000005318	11/18/2022	Seaforth Jewellers
EFT000000005319	11/18/2022	Seaforth Plumbing & Heating
EFT000000005320	11/18/2022	Doug Sholdice
EFT000000005321	11/18/2022	Sills Home Hardware
EFT000000005321	11/18/2022	Sills Home Hardware
EFT000000005321	11/18/2022	Sills Home Hardware
EFT000000005321	11/18/2022	Sills Home Hardware
EFT000000005321	11/18/2022	Sills Home Hardware
EFT000000005322	11/18/2022	Steve Steiss
EFT000000005323	11/18/2022	Stonetown Supply Services Inc
EFT000000005323	11/18/2022	Stonetown Supply Services Inc
EFT000000005323	11/18/2022	Stonetown Supply Services Inc
EFT000000005324	11/18/2022	Swan Dust Control Ltd
EFT000000005324	11/18/2022	Swan Dust Control Ltd
EFT000000005324	11/18/2022	Swan Dust Control Ltd
EFT000000005324	11/18/2022	Swan Dust Control Ltd
EFT000000005324	11/18/2022	Swan Dust Control Ltd
EFT000000005325	11/18/2022	Tricia Thompson
EFT000000005326	11/18/2022	Toromont - CAT
EFT000000005326	11/18/2022	Toromont - CAT
EFT000000005326	11/18/2022	Toromont - CAT
EFT000000005327	11/18/2022	Twins Lawn Care Service
EFT000000005328	11/18/2022	Vanastra Community CRC
EFT000000005329	11/18/2022	VANDEN HEUVEL DERIC
EFT000000005330	11/18/2022	Warren Auto Glass
EFT000000005331	11/18/2022	Nancy Whidden
EFT000000005331	11/18/2022	Nancy Whidden
EFT000000005332	11/18/2022	Gloria Wilbee
EFT000000005333	11/18/2022	Work Equipment Ltd
EFT000000005334	11/18/2022	Jennette Zimmer
EFT000000005334	11/18/2022	Jennette Zimmer
EFT000000005334	11/18/2022	Jennette Zimmer
EFT000000005334	11/18/2022	Jennette Zimmer
EFT000000005335	11/30/2022	Premier Truck Group

Boarding - Rebill Customer	199.11
BIA Dollars	75.00
40 Welsh St	7.47
Brussels FF Mileage-Doug	53.68
SDCC DW40	10.16
Cleaning Supplies and Powerbar	214.10
VRC - supplies	54.51
Seaforth Fire	97.13
Health team - supplies	60.95
November Expense Claim-Steve	434.88
Towels	156.84
SDCC supplies	454.36
SDCC Cleaning Supplies	240.61
Health team - mat rental	68.76
Admin supplies	84.75
SDCC rug and mop rentals	101.24
Mats Changed - Town Hall	84.75
Mats Changed - FHT	128.73
November Expense Claim-Tricia	398.00
Repair backhoe	727.83
Roads - CAT repairs	919.64
Part for W3-15	375.84
Health Team - lawn cut	265.55
Classroom rental	75.00
November Expense Claim-Deric	192.09
Grader Repair - Window	423.75
Daycare Groceries	21.49
Groceries Daycare	129.97
Mileage-October	46.36
U-Joint	62.01
MILEAGE (SEP22-HE)- J. ZIMMER	490.60
MILEAGE (SEP22-CH) - J. ZIMMER	392.70
MILEAGE (AUG22-CH)- J. ZIMMER	317.18
MILEAGE AUG22-HE - J. ZIMMER	344.13
2023 Freightliner 114SD	343,271.30

**Total EFT's \$ 852,440.17**

**Total Payroll-Pay Period 22,23 & 24 - Full-time, Part-time, Monthly and Brussels Fire \$ 347,092.68**

**TOTAL FOR APPROVAL BY COUNCIL \$ 2,267,823.95**

\_\_\_\_\_  
Mayor, Bernie MacLellan

\_\_\_\_\_  
Treasurer, Stacy Grenier

Municipality of Huron East

# Building Maintenance Report

July - September, 2022



## July 2022

Property Location	Job Description
VRC	start acoustical panel installation
30 Welsh St.	replace the front gable steel
Brussels STP	finish motor covers for the tanks in the new filter building
Brussels Dog Park	form, pour concrete and install bottle filling and dog water station
Day Care	build a pergola in the kids play area to act as a sun shelter
Seaforth BIA	assemble a gazebo at the tourist booth
Brussels Pool	replace 2 doors & hardware

## VRC

Acoustical panels on the pool walls



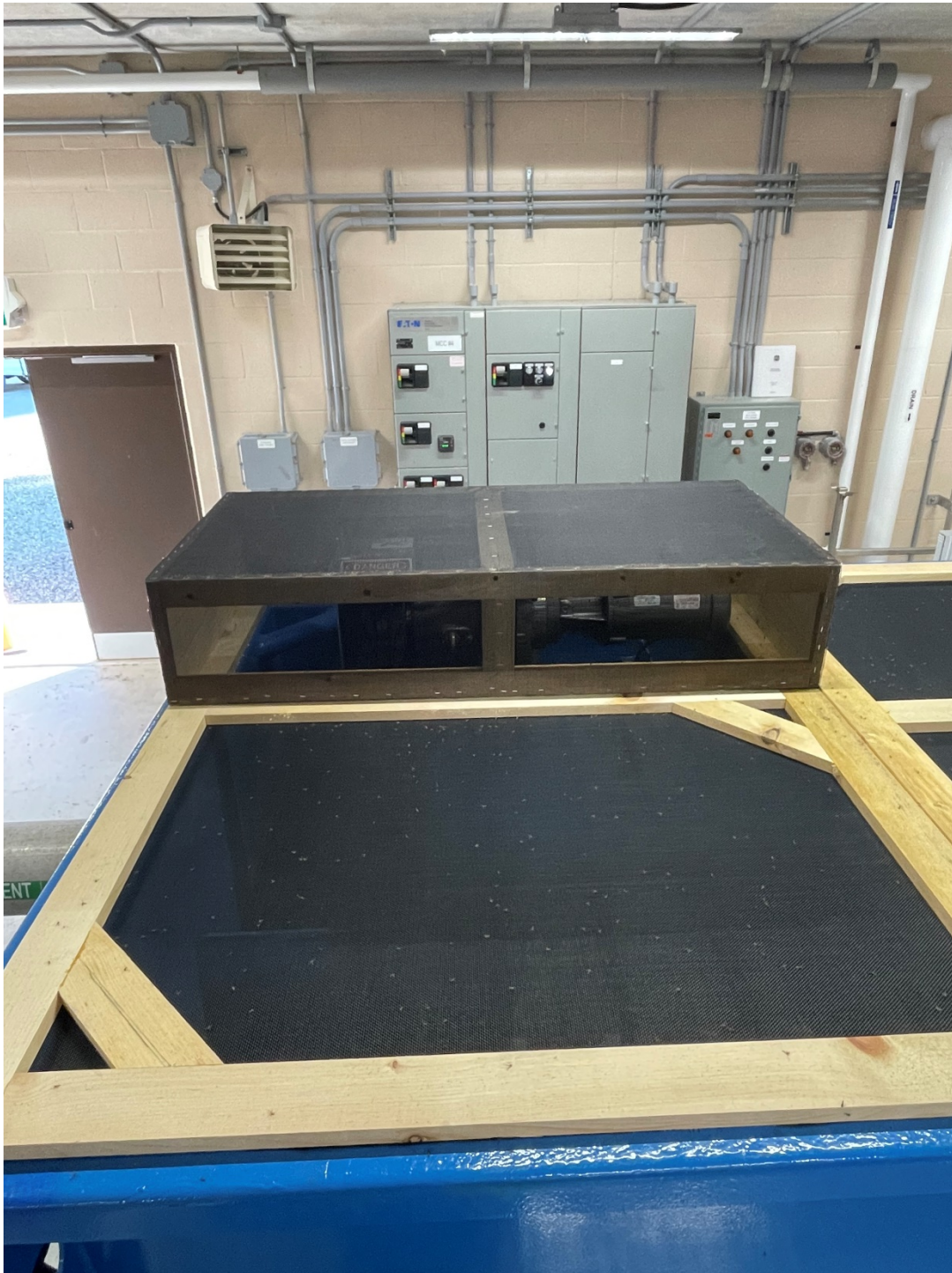
30 Welsh St.  
Replacing the gable steel







Brussels STP  
Finished bug screens





Day Care  
Pergola build









Seaforth BIA  
Gazebo





Brussels Lions Pool  
New storage room doors



**August 2022**

<b>Property Location</b>	<b>Job Description</b>
VRC	finish the acoustical panels
	assisted the guys from Discount Drain with locating a broken sanitary pipe locate and repair, place new tile after the repair to the sanitary pipe was done.
Vanastra water plant	close up a broken window with plywood
VRC\Day Care	create a building site & floor plan, the Ministry of Education required require before the Day Care could move forward with replacing the old concrete in the playground area.
BMG	build new curling stone racks
SDCC	install a new door & hardware as required by TSSA
HCFHT	start the new reception to replace the Covid shack

VRC

Acoustical panels completed





## Sanitary Pipe repair

### The dig









#### Building Maintenance Report

This was discovered when Discount Drain ran their camera from the boiler room towards the original cracked pipe. This is when we realized there were 2 sanitary pipes. This pipe became uncoupled, more likely happened when the back addition was back filled. This pipe is the lower of the 2, the other cracked pipe is above this one and connects to the lower pipe about 30' towards the main entrance.





## Starting the repair









Concrete poured and clean-out going in





Tile being placed



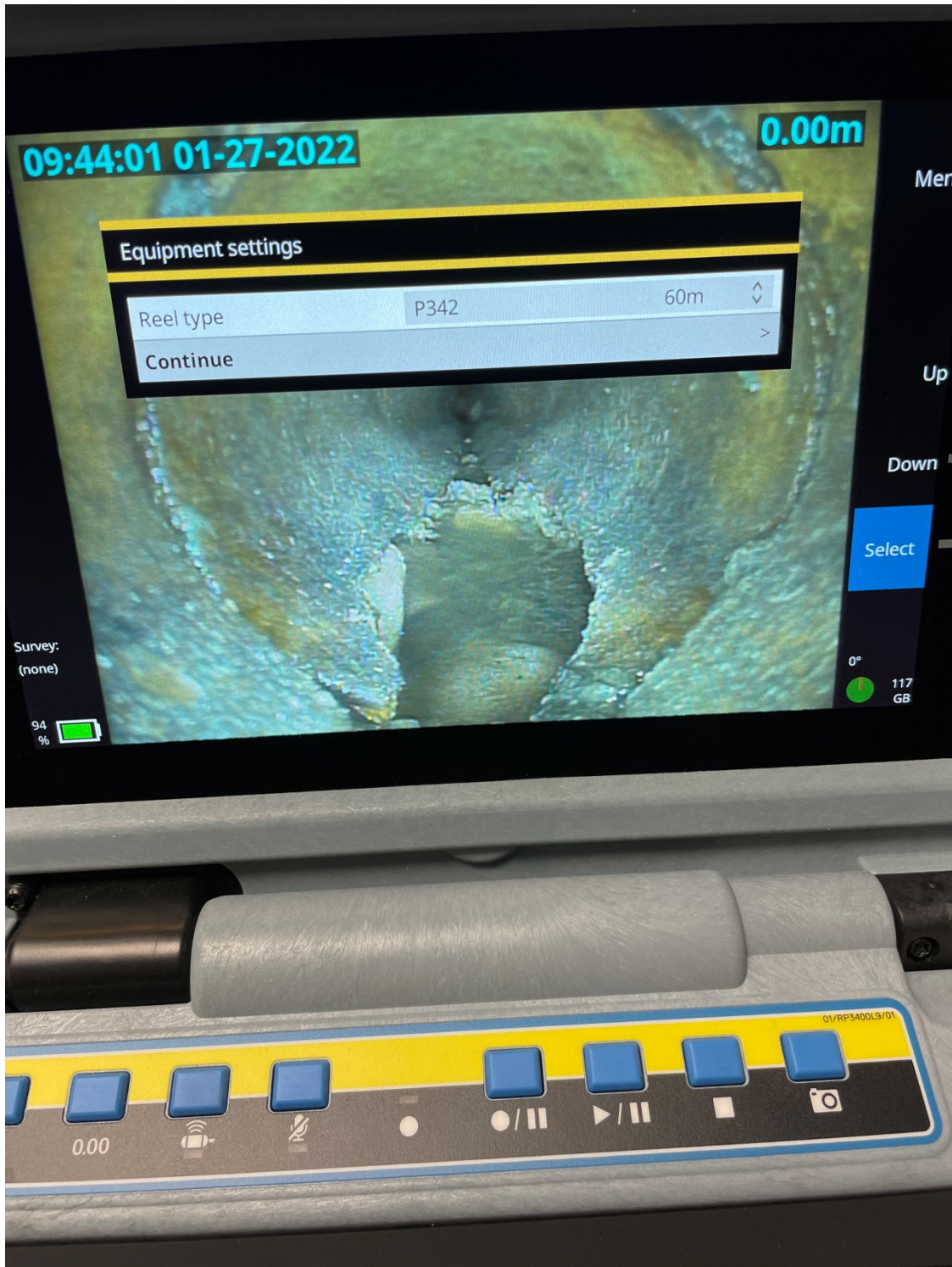


All finished





This is the original break that started it all. We are waiting for Discount Drain to schedule the patch & lining of this.



## Building Maintenance Report

Vanastra water plant  
Broken window





BMG

New racks being built for the curling stones





SDCC

New door &amp; hardware



HCFHT

Starting the new reception



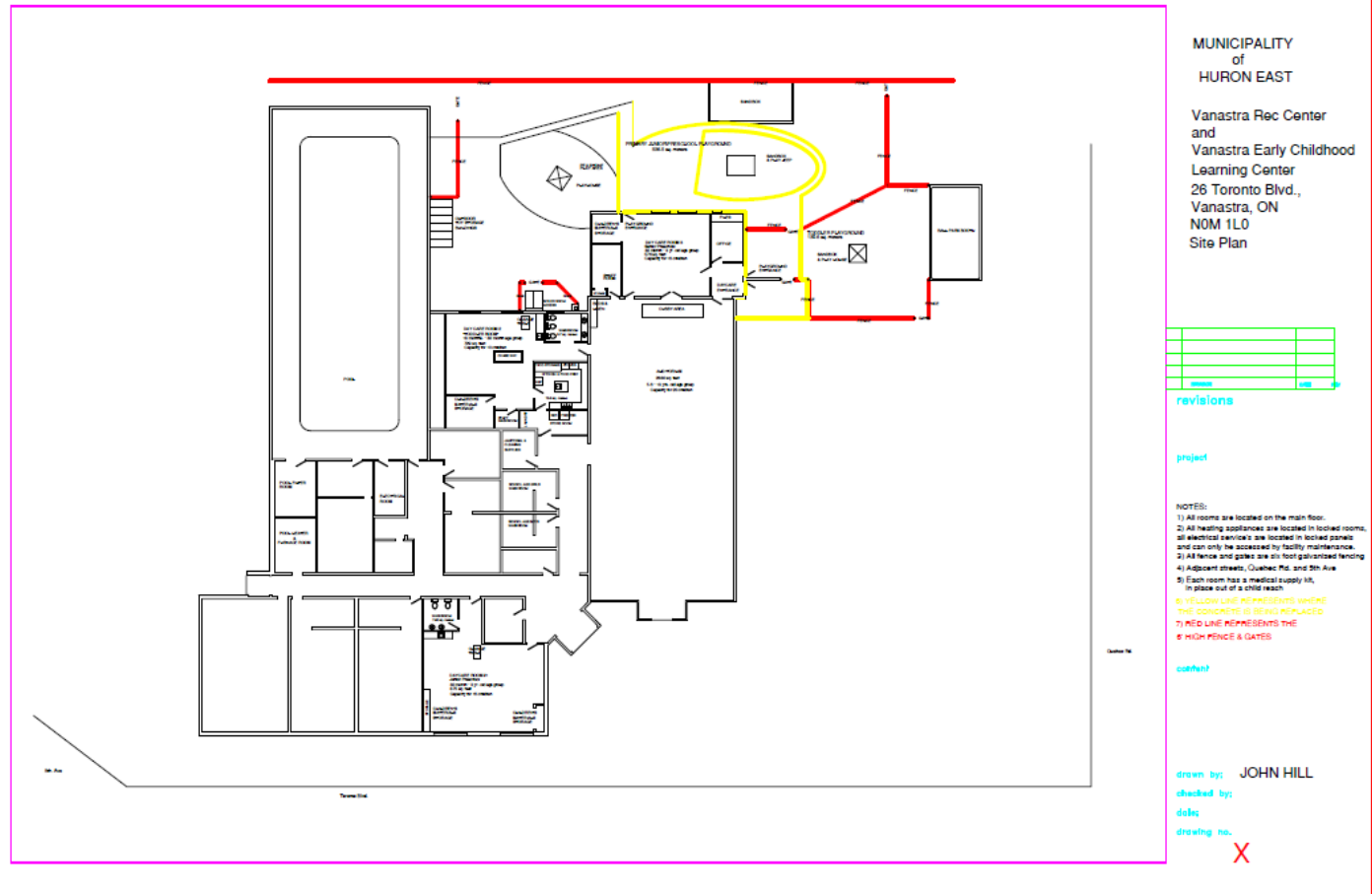




## VRC\Day Care

## Site &amp; Building Plan

The yellow highlighting represents the area where the concrete is being replaced  
 Red highlighting is the fence locations



## September 2022

Property Location	Job Description
BMG	finish the curling stone racks a deliver them to BMG
Brussels Library	change the basement door lock
HCFHT	finish mudding, sand, prime & paint, start making the door jamb & trims
Brussels Med\Dent	repair the dead-bolt
Town Hall	prep, prime & paint the back doors, install new weather stripping
Building & Property Maintenance	start building repair quotes for the 2023 budget



## HCFHT

Sanded, primed & painted. Waiting on the door, counter tops and the window & frame



## Brussels Med\Dent

Dead-lock repair the mechanism inside is worn. Sometimes when the key is turned the cam goes past the lock actuator, ordered a new one.



## Huron East Administration

**To:** Mayor MacLellan and Members of Council  
**From:** Brad McRoberts, MPA, P. Eng.  
**Date:** December 6, 2022  
**Subject:** Alternate Fire Route Request

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### **Recommendation:**

That Council consider establishing an alternate or extended fire route through the rear of the properties between 51, 53, 55, 56, 57, 59, 61, 63, 65, 67 and 69 Main Street South, Seaforth legally known as Plan 387 Lots 35 through 38.

### **Background:**

There is an existing municipally designated fire route from High Street to the rear of the properties between 51 and 65 Main Street South. Until recently this fire route also served 67 & 68 Main Street. The property owner of 63 & 65 Main Street South has recently placed a concrete barricade across the south side property line, prohibiting vehicle and pedestrian traffic access through the lane at the rear of 69 & 67 Main Street South to the rear parking lots for 51 to 59 Main Street South.

Since 1877, Lot 36 Plan 387, now known as 57 Main Street South and part of 59 Main Street South, have had legal rights of access via a 10-foot right of way between properties known as 44 & 50 High Street (legally Plan 387, Lots 28 and 29, respectively).

This legal right of way was designated as a fire route under the Municipal Act at the time (currently under Fire Prevention and Protection Act) in 1997.

Due to the recent concrete barricade being installed, the property owners of 51, 53, 55, 59, and 61 Main Street South have made a written request to have lane behind 51, 53, 55, 56, 57, 59, 61, 63, 65, 67 and 69 Main Street South, legally described as Plan 387 Lots 35 through 38, designated as a fire route in accordance with Section 7.1(1)(c), Chapter 4, Fire Prevention and Protection Act. They are expressing concern with access for First Responders to the rear of their properties in the event of an emergency.

This request is being trigger by the recent placement of the barricade which physically prevents alternate access to their properties by First Responders. The current fire route is assigned only to the right of way and not through all the various rear properties.

Staff continue to support the existing fire route but due to the confining space in the rear of these lots also supports the recommendation to add or extend the fire route through to Market Street.

**Others Consulted:**

Staff have consulted with the Municipal Solicitor to confirm that the municipality continues to have the authority and that consent from the property owner(s) is not required. The municipality would not assume any obligations other than signage and enforcement of keeping the route clear.

Should Council wish to proceed, staff recommend that the various land owners in question be given notice of the intent to pass a by-law designating a fire route through the rear of their properties and provide them the opportunity to provide written or verbal comments to Council at a designated meeting date.

**Financial Impacts:** Nominal cost to install signage.

**Signatures:**

*Brad McRoberts (Original Signed)*

---

*Brad McRoberts, MPA, P. Eng.*

CAO

**Attachments:**

1. [October 28, 2022 Request from Property Owners of Part Lot 36 and Lot 35, Plan 387](#)
2. [Figure 1 – Aerial View of Lots/Properties](#)

# OPTIMAL HEALTH & CHIROPRACTIC

Dr. Kimberley Blok, Optimal Health & Chiropractic | drkblok@tcc.on.ca

**RECEIVED**

Oct. 28/22

OCT 31 2022

MUNICIPALITY OF HURON EAST

Municipality of Huron East:

We are writing to you to request that the throughway behind Sill's Hardware Store be rezoned into a fire route as has been done with Costello's lane.

We, as business owners, are in the midst of a 'turf war' between Pete Klaver and Costello's and due to this disagreement between these parties, we have been unable to utilize the above forementioned lane way for weeks. This access lane behind Sill's has been used by all of us for many years with no issue, to my knowledge, and blocking it's use has nothing to do with us but has had an unjustified and negative impact on our businesses.

Collectively, we are concerned with access for First Responders in the event of an emergency. We believe it would be very difficult or even impossible for a fire truck to be able to maneuver its way down Costello's lane and be able to turn around/back down the drive. Every minute counts in situations like this and it is imperative for this access to be unrestricted. In an event of this nature, who is held accountable for the inadequate response time for First Responders?

In conclusion, we strongly agree that this situation needs to be resolved as soon as possible, before an unfortunate accident happens and the winter months of snow removal are upon us.

Sincerely,

Dr. Kimberley Blok, Optimal Health & Chiropractic

Pete Martene, Pete's Paperclip

Katie Janmaat, Total Image II

Dr. Sanjeev Jaswal, Tulip's Dental Centre





# Site Area



## Legend

- Parcel Fabric - Secure
- 911 Address
- Municipal Boundary
- County Boundary



1:1,128



57.3 0 28.66 57.3 Meters

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© 2017 County of Huron

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

## Huron East Administration

**To:** Mayor MacLellan and Members of Council  
**From:** Brad McRoberts, MPA, P. Eng.  
**Date:** December 6, 2022  
**Subject:** Budget Considerations

---

### **Recommendation:**

That Council receive the report for information purposes only.

### **Background:**

Staff are working to develop information to present to Council regarding the 2023 budget. This report has been prepared to ensure that Council is aware of the various considerations that will need to be understood as part of the 2023 budget deliberations.

This report will discuss the following:

- Goals;
- Tax levy vs. tax rates;
- External Influences;
- Operating Budgets;
- Capital Budgets;
- Fleet Replacement Schedules;
- Reserves;
- Proposed Operational Reserves;
- Asset Management Plan; and
- Area Rates.

### Goals

Goals of budgeting will be different between stakeholders. Staff must present realistic financial plans for their respective departments, informing Council of what their financial needs are in order to maintain the current level of service. They will make recommendations of any enhancements of service delivery, if necessary, for Council's consideration as part of each annual budget process. Their goal should not be to achieve a pre-determined tax rate increase defined by Council. Achieving a predefined increase would lull Council and ratepayers into a false belief that the organization is financially sustainable. Council, not staff, ultimately should be responsible for making tough financial decisions in the interests of the corporation while being provided accurate and honest information about fiscal requirements of the services we provide.

It's important to recognize this difference in goals between staff and Council.

Tax Levy vs. Tax Rates

Property taxes are calculated by multiplying the assessed value of a property by the tax rate applicable to the class of the property.

The tax rates are calculated as follows:

**Step 1:** *Taxable Assessment X Tax Ratios = Weighted Assessment*

**Step 2:** *Levy Requirement / Weighted Assessment = Residential Tax Rate*

Taxable assessment is established by the Municipal Property Assessment Corporation (MPAC). The value is based upon the current assessment value as of January 1, 2016 which has been phased in over 4 years (2017-2020). The Ontario government has announced that the 2020 Assessment Update has been postponed. They have indicated that property assessments for the 2021 property tax year will continue to be based on the fully phased-in January 1, 2016 current values. This means property assessment for the 2023 property tax year will be the same as the 2021 tax year, unless there have been changes to a property.

Tax Ratios set the relative tax burden amount the various property classes in comparison to the residential rate. Some examples of ratios are as follows:

- Residential – 1.0;
- Multi-Residential – 1.1;
- Farmlands – 0.25;
- Commercial – 1.1;
- Commercial on Farm – 0.275;
- Industrial – 1.1; and
- Pipelines – 0.7.

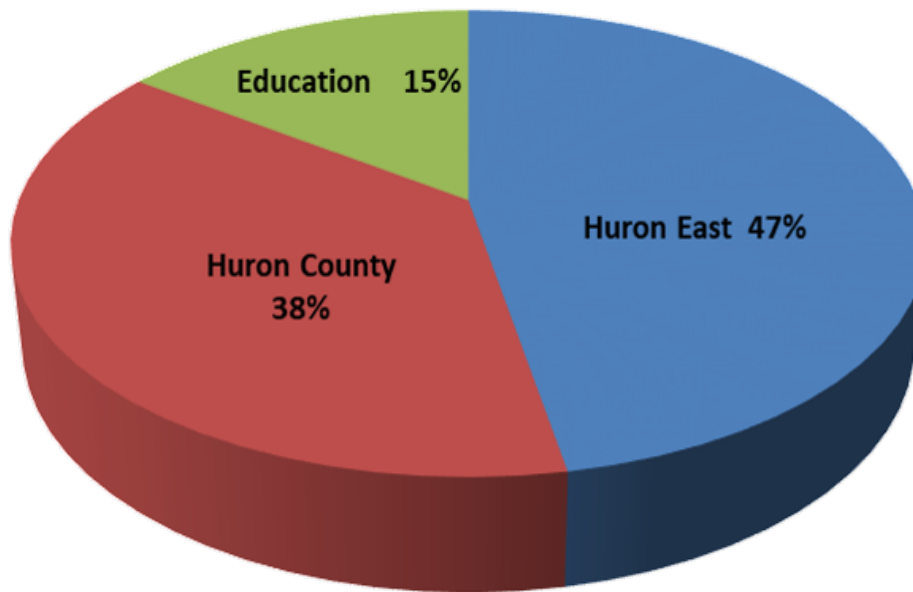
Provincial and federal crown properties are exempt from municipal taxes but are invoiced separately and payment is typically made in lieu of taxes.

Municipal properties are also generally exempt from municipal taxes unless they are leased or used for commercial or industrial purposes. The landfills and the wastewater lagoons are classified as industrial use, the treatment plants are classified as commercial use, and the lagoons are classified as Farm Commercial, thus municipal taxes, inclusive of County & Education are paid on these properties.

The levy requirement is the amount of taxes required to be raised after deducting all non-tax revenue from the total cost of providing municipal services, County services and education.

The total property tax paid is then distributed by the local municipality to the County of Huron and to the Province of Ontario for education (i.e. lower tier administers the payment and processing and taxes. The distribution of this allocation based upon 2022 taxation is illustrated in the following graphic.





It is important to note that assessments are used to derive the tax amount, an increase in assessment due to market value increases does not necessarily mean that your tax amount will increase proportionately. The tax levy will be the amount the municipality will need to receive and the tax rate is derived based upon the tax levy necessary and the total weighted assessment value of the properties throughout Huron East.

#### External Influences

The following summarizes the various external influences to the budget process. These are as follows:

- Inflation – Ontario CPI October 2021 to October 2022 is 6.5% (Statistics Canada);
  - Fuel 13.3%;
  - Energy 15.2%;
  - Shelter 6.8%;
  - Food costs 9.8%;
  - Paper supplies;
- Labour shortages – overall compensation pressures;
- Living wage - \$20.70/hr – 2<sup>nd</sup> highest in Ontario behind Toronto;
- Workforce cultural shift – Part-time vs Full-time;
- Legislative Changes;
- Insurance – 10-12%;
- OMERS – Part-time staff eligible for OMERS by 2023 – up to 9% on all part-time wages not currently enrolled;
- Provincial and federal funding stability;
- Technology changes – rapid changes occurring on a regular basis;
- Supply chain impacts to pricing (i.e. supply-demand); and
- Benefit costs ~12%;

Operating Budgets

Staff are preparing 5-year operating budgets which is new for 2023. While Council will only approve the 2023 budget, the operating forecasts allow staff to properly budget for one-year operating costs and if necessary spread those costs over multiple years by establishing operating reserves. It also allows them to demonstrate reserve contributions necessary to fund 5-year capital plans ultimately avoiding taxation spikes due to capital projects or purchases.

Capital Budgets

Council will be provided 5-year capital plans for each department and staff will reflect this in their respective 5-year operating budgets. Historically, Council has not seen 5-year capital plans and, because of this, has lacked pertinent information to be able to make fiscal decisions on capital needs beyond the current budget year. This can or has resulted in Council deferring capital needs with the sole intent of reducing the current year tax increase. With 5-year operating and 5-year capital plans Council will be aware of the impact of deferring capital to subsequent years.

Fleet Replacement Schedules

Departments with capital equipment or vehicles will be updating or creating fleet replacement plans respective to the longest life cycle of their various equipment. This will allow staff to determine the annual reserve contribution required in order to replace their fleet equipment. Again this will provide an accurate estimate of the cost of maintaining equipment to meet the current service needs of the municipality.

Depending on the planned reserve contribution and the amount currently being contributed to equipment capital reserves, we may need to phase in this annual capital reserve contribution acknowledging that the annual amount would likely be increased to compensate for those lost years of contribution.

Reserves and Reserve Funds

Established by Council or Province: Reserves and reserve funds are established by municipal councils through by-laws. Provincial legislation can require municipalities to establish reserves for specific types of revenue. Examples of this are Water & Wastewater Reserve Funds & Parkland Reserve Fund.

Totals generally are distributed as follows:

- Brussels Water - \$1,288,303;
- Brussels Wastewater - \$738,117;
- Brucefield Water - \$397,903;
- Building Department \$200,000;
- Seaforth BIA \$20,390;
- Seaforth Water \$1,216,878;
- Seaforth Wastewater \$4,325,606; and
- Parkland - \$87,576.

Parkland Reserves can only be spent on “the acquisition of land to be used for park or other public recreational purposes, including the erection, improvement or repair of buildings and the acquisition of machinery for park or other recreational purposes” (Planning Act, Section 42(15)). An annual report is to be provided to Council outlining

the activities and status of the Parkland Reserve account (Planning Act, Section 42(17)).

Self-Restricted Reserves – funds in reserve that are restricted in how and when they can be used. Huron East has restricted reserves for each of the wards which stem from the pre-amalgamation reserves as follows (2022 estimates):

- Brussels: \$4,197;
- Grey: \$24,945;
- McKillop: \$21,433;
- Seaforth: \$48,227; and
- Tuckersmith \$107,303.

Funds from these reserves can only be used or accessed based upon the mutual agreement of each of the two councillor representing the respective ward. Staff recommend that these funds be allocated. It would be fiscally important that we not hold funds in reserve without allocating them to some specific project as holding the funds can present an unnecessary tax burden on current residents. It is also worthy to note that the value of those funds are depreciating in buying power every year. Even if we assumed that they made 4% in investment revenue, inflation is eroding that fund value every year.

The following are some considerations that could be discussed:

1. Allocating Brussels, Seaforth and Tuckersmith remaining reserves to each of the respective recreation centres. This way the funds remain dedicated to the respective centres of the wards;
2. McKillop & Grey Reserves are allocated to the Walton Landfill to offset pending closure cost liabilities; or
3. Each of the ward Councillors decide between them which project they wish to fund from these reserves as a legacy project.

Allocation of these funds will help to offset the financial impact of establishing facility reserves for each of these cost centres.

Flexible or Committed Funds: Reserve funds are either obligatory or discretionary. Discretionary reserve funds are set by municipal councils for specific purposes. Councils can have flexibility to decide how the money is used. Obligatory reserve funds are required by provincial statutes or contractual agreements and can only be used for their intended purpose.

- Vibrancy Fund - \$219,522; and
- Modernization Funding – \$6,776.

Strategy for Funding Programs and Projects: Reserves are typically part of an overall strategy for funding operating programs and projects. These funds help offset unexpected expenses or revenue shortfalls. Money in reserves can come from budget surpluses, property tax levies or other revenue.

- Working Capital - \$554,081;
- Huron East Solar - \$55,545;



- Huron East Employee Benefit - \$48,980;
- Seaforth BIA \$20,390; and
- BMGCC Building Fund - \$2,705.

Tool for Long-term Financial Sustainability: Reserves and reserve funds are an important tool for a municipality's long-term financial sustainability. Setting money aside for unavoidable events (like floods) and for capital projects (like road repairs) reduces the need for long-term borrowing or imposing sudden tax increases on current or future taxpayers.

- Huron East Capital Levy - \$116,157;
- Bridges - \$1,733,321;
- Equipment - \$120,525;
- BMGCC Catering - \$22,760;
- Recreation - \$793,716;
- Health Services Buildings - \$111,374;
- Waste Management - \$822,446;
- Fire \$91,377; and
- Streetlights \$145,456.

One of the difficulties is the multitude of area specific reserves for streetlights, waste management, and recreation. These various funds should be amalgamated and reviewed for adequacy or need for additional funds. There is no fiscal need to keep the various funds separate. All taxpayers should contribute to the various reserves to the benefit of all taxpayers holistically. Hoarding reserves by ward is extremely inefficient and an ineffective use of financial resources. It makes no sense for us to borrow funds or raise taxes to fund one similar asset while a separate reserve fund sits unused. In the end all ratepayers pay for capital projects as all benefit. Use of funds is by priority as established by the asset management plan, staff, and Council. By establishing appropriate reserves there should be no need to allocate reserves specific to a ward.

#### Proposed Operational Reserves

Consideration should be given to establishing new reserves as follows:

- Winter Maintenance Reserve – used to offset variation in winter maintenance costs on a year to year basis – in years of surplus funds are transferred to the reserve and in years of deficit operations funds are drawn from the reserve. This ensures that operational costs year to year can be based upon an average and fluctuations are absorbed by the reserve and not through worst case scenario budgeting approaches;
- Municipal Drain Reserve – establish a reserve to offset year-to-year variation in the Huron East municipal drain assessments. For example, Huron East's portion of municipal drain assessments have varied over the past 5 years as follows:

Year	Capital
2018	\$121,000
2019	\$121,000
2020	\$517,000
2021	\$335,000
2022	\$500,000

- Election Reserve – used to set aside dollars annually to cover cyclical election costs every four years. Again avoids having an operational cost spike every four years.

#### Asset Management Plan

Huron East updated its Asset Management Plan (AMP) in 2022 and the key finding of the report are as follows:

- Average annual capital needs \$7.9M;
- Currently only committing \$2.4M per year on average;
- 2022 implemented a 2.1% Capital Levy based upon 2016 AMP;
- Average 20-year annual capital tax levy of 4.2% recommended to fund tax-funded assets (note previous 2026 AMP recommended 2.1%);
- Average 20-year annual capital levy of 2.2% required to fund water assets - does not include growth related capital needs; and
- Average 20-year annual capital levy of 1.3% required to fund sanitary assets – does not include growth related capital needs.

#### Area Rates

Establishing area rates strictly on the belief that one area benefits more than another area on services that are available and used by all is misleading and potentially false. As residents of Canada, Ontario, Huron County, and Huron East we collectively contribute dollars through taxation for the general betterment of the whole.

Establishment of area rates has an operational cost due to the time for staff to:

- Code and divide invoices to the various accounts;
- Tracking and setting annual budgets and reserves;
- Reporting and monitoring various reserve accounts;
- Setting various tax rates; and
- Administering tax bills.

It is estimated that administering area rated taxes consumes approximately 120 hours of staff time each year or three weeks of time. This time could be better spent progressing or modernizing the municipal financial systems and providing improved customer service.

Historically specific service areas have been area rated. This included:

- Waste Management;
- Street lighting;
- Recreation; and
- Policing.

Having waste management costs area rated made sense historically when service levels were different. With service levels now equal across the municipality there is no practical or financial reason to continue area rating this service. Staff have undertaken a detailed analysis of waste management costs by ward and has determined that the cost per household is equal based upon the appropriate budget model for 2023 (see analysis calculations in Attachment 1). Following this budget model will ensure that adequate dollars are set aside in the various reserves to fund post closure landfill costs for the former Seaforth Landfill, Mid-Huron Landfill and the Walton Landfill without burdening any other ward inappropriately.

With respect to the latter three service areas, these should not be area rated as they provide benefits to all Huron East residents. No one ward should be more responsible for recreation than any other as the facilities are available to all residents equally. The same logic applies to street lighting. Assuming only urban areas where the lights exist are the only ones to the benefit is also false as they provide safety to all residents when they are in those areas for whatever purpose (i.e. shopping, recreation, events, social, community events, services, travel, etc.). Lastly, police services should not be area rated as each ward gets equal policing service and no ward gets special police support over another. Historically it is understood that at one time a higher level of police service was considered for Seaforth but that model was abandoned several years ago and the area rating of police services was never abolished.

Considering the above, it is strongly recommended that area tax rates be eliminated as they unfairly burden one ward over another while each receiving equal level of service.

For the 2023 budget staff will be eliminating all area rates and using only a general tax levy.

**Others Consulted:** Insurance provider, Mid-Huron Landfill financial staff, Walton Landfill consultant, staff, AMP, Statistics Canada, and OMERS.

**Financial Impacts:** None at this time.

**Signatures:**

*Brad McRoberts (Original Signed)*

*Stacy Grenier*

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*Brad McRoberts, MPA, P. Eng.*

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*Stacy Grenier, CPA*

CAO

*Director of Finance/Treasurer*

**Attachments**

1. [Waste Management Financial Analysis](#)

Description	2023 Post Contract				
	Seaforth	Brussels	Grey/McKillop	Vanastra	Tuckersmith
<u>Revenues</u>					
Special Area Levy	\$ 99,178.34	\$ 50,929.50	\$ 117,196.06	\$ -	\$ 114,591.72
Recycling		\$ -	\$ 1,000.00		\$ -
Bin Fees	\$ 104,830.00	\$ 53,350.00	\$ 126,170.00	\$ -	\$ 120,780.00
<b>Totals</b>	<b>\$ 204,008.34</b>	<b>\$ 104,279.50</b>	<b>\$ 244,366.06</b>	<b>\$ -</b>	<b>\$ 235,371.72</b>
<u>Expenditures</u>					
Reserve	\$ 20,000.00	\$ -	\$ 70,000.00	\$ -	\$ -
Materials	\$ -	\$ -	\$ -	\$ -	\$ -
Collection	\$ 66,986.37	\$ 32,277.65	\$ 52,744.13		\$ 101,724.60
Disposal	\$ 31,020.44	\$ 18,957.00	\$ -		\$ 33,795.74
Recycling	\$ 61,001.53	\$ 31,044.85	\$ 84,618.51		\$ 74,851.37
Landfill Operating	\$ 25,000.00	\$ 22,000.00	\$ 37,003.43		\$ 25,000.00
<b>Totals</b>	<b>\$ 204,008.34</b>	<b>\$ 104,279.50</b>	<b>\$ 244,366.06</b>	<b>\$ -</b>	<b>\$ 235,371.72</b>
Pro-rated Households	953	485	1147	1098	
<b>Cost per Household incl. bin fee</b>	<b>\$ 214.07</b>	<b>\$ 215.01</b>	<b>\$ 213.05</b>	<b>\$</b>	<b>214.36</b>
Reserve Totals 2022	\$ 267,898.00	\$ 56,307.00	\$ 353,068.00	\$ 104,389.00	\$ 40,784.00
Reserves per Household	\$ 281.11	\$ 116.10	\$ 307.82	\$	132.22

## Huron East Administration

**To:** Mayor MacLellan and Members of Council  
**From:** Brad McRoberts, MPA, P. Eng.  
**Date:** December 6, 2022  
**Subject:** Vanastra Outdoor Rink

---

### **Recommendation:**

That Council authorize staff to continue to work with the local Vanastra group to develop a comprehensive plan and detailed cost estimate for the implementation of an outdoor ice surface in Vanastra.

### **Background:**

A local group as part of the Vanastra Village Alliance have requested Council's support for the creation of an seasonal outdoor ice surface in Vanastra.

The group has been soliciting pledges for donations for the project but have been unable to confirm commitments until Council supports their initiative. The Vanastra Recreation Centre and Daycare Committee has pledged \$2500 from their fundraising reserves to the project with the intent that Council commits an additional \$2500.

The group has obtained commitments from the Brucefield Fire Station to truck water to the location as part of start-up and ongoing maintenance. There will need to be compensation provided to the Brucefield water system for the use of that water.

While the municipality is covered for liability for an outdoor ice surface in its existing policy, there is no coverage for the volunteers. In the event of a claim both the municipality and the volunteers would be named as defendants and would incur financial liability and costs. Our insurance carrier has declined to provide liability coverage for the volunteers until a more formal arrangement is established.

The insurer did provide a document that outlines risk management strategies for public entities regarding outdoor rinks and this is provided in Attachment 1.

Should Council wish to proceed, staff would need to work with the group to establish a risk management and operations plan for the use and operation of the rink and adhere to that plan in order to be successful.

**Other Consulted:** Town of Goderich, Insurer, local group representative.



**Financial Impacts:** Undetermined at this time.

**Signatures:**

*Brad McRoberts (Original Signed)*

---

*Brad McRoberts, MPA, P. Eng.*

CAO

**Attachments:**

1. [Risk Management for public entities: Outdoor Ice Rinks – Marsh 11/14/2022](#)

Article

## Risk Management for public entities: Outdoor Ice Rinks



As the winter season ushers in the colder and snowy weather, it transforms municipal spaces and provides the opportunity for patrons to participate in skating activities on outdoor ice rinks in their communities.

Although outdoor ice rinks can be a source of fitness and enjoyment for patrons of all ages, addressing safety risks is essential for municipal entities. They will need to consider a range of risks associated with operating an outdoor ice rink and address them through the implementation of a comprehensive risk

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the guidance provided applies to artificial outdoor rinks only and not frozen bodies of water. It should not be seen as an exhaustive list and should be used in conjunction with internal policies and procedures, as well as in compliance with local laws and regulations.

## Design

Municipal entities need to appropriately design the outdoor rink to ensure the safety of patrons. This should include considering the following:

- Surface
  - Construct the rink on a smooth, flat surface that is free from any irregularities, stones, and other debris
  - Identify and repair any cracks or holes in the surface and remove any debris prior to flooding
  - Make sure the ice is at least 2.0 inches thick
- Rink boards
  - Install rink boards around the perimeter if hockey activities will be permitted on the ice; this will help reduce any injuries to patrons and bystanders.
- Rink perimeter
  - Install non-slip surfaces or pads around the perimeter of the rink; this will help prevent any slip and fall injuries as well as make it easier for patrons to navigate around the rink on their skates.

- Location of the outdoor rinks
- Hours of operation
- Permissible and non-permissible activities
- Safety measures in-place

## Flooding

Municipal entities need to establish standardized practices for flooding the outdoor ice rink to ensure a safe environment for patrons. Failure to follow the considerations listed below may result in an uneven ice surface and unsafe skating conditions.

- Flood the rink as often as needed to maintain a smooth ice surface.
- Clear the outdoor ice rink of any snow and other debris prior to flooding.
- Do not flood the outdoor ice rink when it is snowing or on extremely cold days.

## Inspection and maintenance

Municipal entities need to establish a comprehensive inspection and maintenance program for outdoor rinks to identify, rectify, and document safety hazards, which should include the following elements:

- Inspection
  - Establish an inspection policy, which should outline the required frequency of inspections and activities taken to repair, remove, and reinstate damaged or defective rink features or equipment

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- The rink surface is smooth, clean, and safe. Repair any of the following:
  - Surface cracks
  - Exposed ground
  - Frost boils
  - Uneven surface
- Close the rink until the surface has been fixed.
- All equipment is in safe working condition. Repair or remove any of the following:
  - Any excessive wear and tear of rink features and equipment
  - Any defective rink features or equipment
  - Any slip, trip, or fall hazards
  - Any garbage, broken glass, and other debris.
- All handrails, barriers, railings are sturdy. This applies to accessibility and security measures in addition to rink features and equipment.
- Maintenance
  - Establish a maintenance policy, which should outline the actions and documentation associated with the repair and/or removal of any safety hazards.
  - Conduct preventative and demand maintenance to ensure that all identified safety hazards are rectified:



- Inspect all equipment repair or replacement prior to use.
- Conduct grounds maintenance program to the outdoor ice rink.
- Establish a centralized documentation repository to house the inspection reports and work orders.

## Equipment

Municipal entities should have the appropriate equipment on-site to ensure the safety of patrons.

- Lighting: Check that rink lighting is projecting appropriate level of lumens/brightness towards targeted areas.
- Benches: Provide benches around the rink so that patrons have an area to put on/take off their skates.
- Flooding equipment: Have the appropriate flooding equipment, such as hoses, shovels, and ice blades readily available.
- Resurfacing equipment: Make sure the ice can support its weight.
- De-Icing equipment: Have available de-icing equipment, such as ice melt, to keep area outside of rink safe.

## Supervision

Municipal entities can opt to have their outdoor ice rink supervised during the posted hours of operations or during designated times. The following are the suggested supervision-to-skater ratios:

Source: Ontario Recreation Facilities Association	
Number of Supervisors	Number of Skaters
1	1–59
2	60–119
3	120–160

Showing 1 to 3 of 3 entries

Municipal entities should have the appropriate signage at the outdoor rink entrance and key locations throughout the rink to inform patrons of the following:

- Safe use of outdoor rink
  - Unsupervised rink — Patrons assume own risk
  - Exclusion of liability
  - Recommended use of protective equipment (such as helmets)
  - Patron etiquette and conduct
  - Supervision of children
  - First aid station
- Restricted activity
  - No horseplay
  - No alcohol or drug consumption
  - No food or drinks on the ice
  - No body contact or checking

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- Garbage and recycling area
- Emergency contact information
  - Emergency services
  - Maintenance request

## Summary

Municipal entities must design and operate their outdoor ice rinks in a manner that helps keep all patrons safe. Through the development and implementation of a comprehensive risk management plan, measures can be put in place to help prevent injury, severe harm, or death and provide patrons with an enjoyable and safe experience during the winter season.

If you have questions, please contact your Marsh representative.

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**Marsh**

**GuyCarpenter**

**Mercer**

**OliverWyman**



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## Huron East Administration

**To:** Mayor MacLellan and Members of Council

**From:** Lissa Berard, Facility Manager, Vanastra Recreation Centre

**Date:** December 6, 2022

**Subject:** Requesting Authority to Submit an Ontario Trillium Foundation (OTF) Grant Application under the Resilient Communities Fund

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### **Recommendation:**

The Municipality of Huron East submit an application to the OTF to request financial support to adapt a new program to recover from the implications of COVID-19.

### **Background:**

Due to mandated closures for the safety of our Ontario residents, recreation programs were impacted in several different avenues. The implications of COVID-19 affected the Municipal aquatic facility, Vanastra Recreation Centre by creating gaps within the age group 10-14 years, which are a targeted age for future leadership development and employment. This gap has caused a lack of interest in our leadership development that is necessary in order to meet the demands of our program delivery. This development is cyclical in that each program builds on the one before it. This interruption has broke the cycle and has left our organization with the lack of certified instructors to meet the demand of individuals interest in the learn to swim programs.

The proposed project is to deliver six fully funded session of a new program to attract youth's ages 10-14. The Junior Lifeguard Club (JLC) program is a unique aquatic alternative to the traditional learn to swim program. The JLC is to develop long-term interest to lead into aquatic leadership development towards required certification to become employable to deliver aquatic programs. The success of the JLC will mend the certified instructor shortage to meet the demands of our program delivery. The project will include training, obtaining the necessary equipment and tools to deliver the program, and develop an online feedback tool for youth participants and guardians to identify the positive influences from the program and to open the opportunity to communicate variables for changes.

The project is estimated to cost a total of \$29,900, which includes training staff, obtaining the necessary equipment to delivery of the Junior Lifeguard Club, delivery of the program for a period of two years. The total amount of the funding application is \$20,800. The municipal portion of the project cost will be \$9,100

The project would be scheduled to begin design in March 2023 and being completed by March 2025.

**Others Consulted:** Lifesaving Society

**Budget Impacts:** Program funding is based upon 70% OTF and 30% Municipal contributions. The municipal share in the amount of \$9,100 will be incurred use of facility space and overhead expenditures.

**SIGNATURES:**

---

Lissa Berard

Facility Manager

Vanastra Recreation Centre

**Administration Committee:**

Mayor MacLellan and Councillors Chartrand, Fisher, McGrath and Deputy Mayor McLellan

**Personnel Committee:**

Mayor MacLellan and Councillors Chartrand, Diehl, Fisher and Morrison

**Water and Sewer Committee:**

Mayor MacLellan and Councillors Chartrand, McGrath, Morrison and Steffler

**Huron East Recreation Advisory Committee:**

Councillors Chartrand, Diehl, Dalton, Newell, and Steffler

**Economic Development Committee:**

Councillors Diehl, Morrison and Steffler

**Heritage Committee:**

Councillor Wilbee

**Brussels Community Development Trust:**

Councillors Morrison and Newell

**Seaforth Community Development Trust:**

Councillors Fisher and Steffler

**Coalition for Huron Injury Prevention:**

Councillor Wilbee

**Seaforth BIA:**

Councillor Fisher

**Mid-Huron Landfill/Recycling:**

Mayor MacLellan

**Walton Landfill:**

Councillors Dalton and Diehl

**Brussels Cemetery Board:**

Councillor Newell

**Cranbrook Cemetery Board:**

Councillor Diehl

**Mount Pleasant Cemetery Board:**

Deputy Mayor McLellan

**Cranbrook Community Centre:**

Councillor Diehl

**Ethel Community Centre:**

Deputy Mayor McLellan

**Ethel Minor Ball Committee:**

Deputy Mayor McLellan

**Walton Community Hall:**

Councillor Wilbee

**Walton Park:**

Councillor Dalton

**Winthrop Park:**

Councillor Dalton

**Maitland Source Protection Authority Board:**

Deputy Mayor McLellan

**Ministry of Finance**  
**Office of the Minister**  
Frost Building S, 7th Floor  
7 Queen's Park Crescent  
Toronto ON M7A 1Y7  
Tel.: 416-325-0400



**Ministère des Finances**  
**Bureau du ministre**  
Édifice Frost Sud 7e étage  
7 Queen's Park Crescent  
Toronto (Ontario) M7A 1Y7  
Tél.: 416-325-0400

**Minister of Finance | Ministre des Finances**  
**PETER BETHLENFALVY**

November 9, 2022

Dear Head of Council:

I am writing to provide details on 2023 funding allocations under the Ontario Municipal Partnership Fund (OMPF). We are announcing allocations now as we know that municipalities need this information to support municipal budget planning.

Our government recognizes the importance of the OMPF for many of Ontario's communities. We are committed to working in partnership with municipalities to build and strengthen our province. That is why our government has been increasing ongoing support to municipalities for example through the doubling of the Ontario Community Infrastructure Fund (OCIF) and the introduction of the Northern Ontario Resource Development Support (NORDS) program.

Within the context of this increasing provincial support to municipalities, the government is maintaining both the overall structure of the OMPF and the program envelope at \$500 million for 2023. The program will also continue to be responsive to changing municipal circumstances through annual data updates and related adjustments.

As in prior years, transitional assistance will ensure that the 2023 funding guarantee for municipalities in northern Ontario will be at least 90 per cent of their 2022 OMPF allocation. Municipalities in southern Ontario will receive at least 85 per cent of their 2022 OMPF allocation.

The Ministry of Finance's Provincial-Local Finance Division will be providing your municipal treasurers and clerk-treasurers with further details on the 2023 OMPF. This information and other supporting materials are also available online at [ontario.ca/document/2023-ontario-municipal-partnership-fund](https://ontario.ca/document/2023-ontario-municipal-partnership-fund).

.../cont'd



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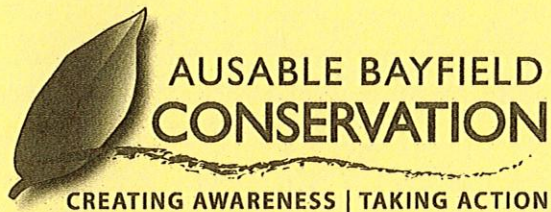
Maintaining a close relationship with our municipal partners remains critical as we continue to build Ontario's economy during this time of economic uncertainty. I look forward to our continued collaboration in supporting strong, thriving communities across the province.

Sincerely,

*Original signed by*

The Honourable Peter Bethlenfalvy  
Minister of Finance

c.c. The Honourable Steve Clark, Minister of Municipal Affairs and Housing



File: F.6  
October 21, 2022

Brad McRoberts, CAO/Clerk Administrator  
Municipality of Huron East  
72 Main St S, Box 610  
Seaforth, ON, N0K 1W0

*Adelaide Metcalfe*

**Re: Proposed 2023 Budget and Municipal Levies**

*Bluewater*

The Ausable Bayfield Conservation Authority (ABCA) Board of Directors and Staff are pleased to provide you with a copy of its proposed 2023 Budget and Municipal Levies for your information. In 2023, the ABCA will leverage each local dollar to bring in almost three additional dollars for conservation activities. All member municipalities, watershed residents and the local economy will benefit.

*Central Huron*

*Huron East*

*Lambton Shores*

The proposed increase in 2023 for the combined general and project levies is 2.48 percent or \$33,924. The actual change for individual municipalities will vary based on the Modified Current Value Assessment formula used by the Province.

*Lucan Biddulph*

Enclosed are the following reports:

- ▶ *Proposed 2023 Combined General and Project Levy by Municipality*
- ▶ *Proposed Special Benefitting Levy Summary*
- ▶ *Consolidated 2023 Budget with and without the Drinking Water Source Protection Program*
- ▶ *Revenue & Expenditure charts*
- ▶ *Levy Apportionment Analysis*

*Middlesex Centre*

*North Middlesex*

*Perth South*

This notice is provided as per the Joint Protocol developed by the Association of Municipalities and Conservation Ontario in 1996 and effective in 1997.

*South Huron*

*Warwick*

It is the Board of Directors intention to finalize the budget and levy at its **December 15, 2022** meeting. Along with your representative, I would be pleased to attend and review the proposed budget at a council meeting.

*West Perth*

Sincerely,

AUSABLE BAYFIELD CONSERVATION AUTHORITY

Brian Horner, CPA, CA  
General Manager/Secretary-Treasurer

Encl.

cc: Stacy Grenier, Director of Finance -Treasurer  
Ray Chartrand



## AUSABLE BAYFIELD CONSERVATION AUTHORITY



## 2023 Proposed General and Project Levy by Municipality

Oct. 13 '22, Oct. 20 '22

Municipality	2021 MCVA %		2022 MCVA %		2021		2022		2023 MCVA %		2023		2023		2023	
	Apportionment		Apportionment		General and Project Levy		General and Project Levy		Apportionment		General Levy	Project Levy	Amount		Total General & Project Levy	%
Adelaide Metcalfe	2.2715		2.2519	\$	30,356	\$	30,824	\$	2.2915	\$	26,338	\$	5,805	\$	32,143	4.28%
Bluewater	22.0834		22.0943	\$	295,116	\$	302,422	\$	21.8839	\$	251,525	\$	55,441	\$	306,966	1.50%
Central Huron	3.4425		3.4666	\$	46,005	\$	47,450	\$	3.4469	\$	39,617	\$	8,732	\$	48,350	1.90%
Huron East	4.6955		4.6942	\$	62,749	\$	64,253	\$	4.6418	\$	53,351	\$	11,760	\$	65,111	1.33%
Lambton Shores	16.8452		16.9379	\$	225,114	\$	231,842	\$	16.9402	\$	194,704	\$	42,916	\$	237,621	2.49%
Lucan Biddulph	5.8182		5.9083	\$	77,753	\$	80,872	\$	6.0321	\$	69,331	\$	15,282	\$	84,612	4.63%
Middlesex Centre	8.1292		8.1739	\$	108,636	\$	111,883	\$	8.3445	\$	95,909	\$	21,140	\$	117,048	4.62%
North Middlesex	11.9204		11.7664	\$	159,301	\$	161,056	\$	11.7697	\$	135,276	\$	29,817	\$	165,094	2.51%
Perth South	0.2001		0.1965	\$	2,674	\$	2,690	\$	0.2012	\$	2,313	\$	510	\$	2,822	4.93%
South Huron	18.7964		18.6981	\$	251,189	\$	255,935	\$	18.6205	\$	214,017	\$	47,173	\$	261,190	2.05%
Warwick	0.4789		0.4726	\$	6,400	\$	6,469	\$	0.4702	\$	5,404	\$	1,191	\$	6,596	1.96%
West Perth	5.3188		5.3394	\$	71,079	\$	73,085	\$	5.3576	\$	61,578	\$	13,573	\$	75,151	2.83%
<b>TOTAL</b>	<b>100.00</b>		<b>100.00</b>	\$	<b>1,336,369</b>	\$	<b>1,368,778</b>	\$	<b>100.00</b>	\$	<b>1,149,362</b>	\$	<b>253,340</b>	\$	<b>1,402,702</b>	<b>2.48%</b>

**Ausable Bayfield Conservation Authority  
Proposed Special Benefiting Levy Summary for**

**2023**

**Municipality of Huron East**

Cost Sharing Agreement for Maintenance of Flood Control Structures						Huron East Total Flood Control Cost Share
		Annual Maintenance		Reserve Costs		
		Total Cost	Municipal Share	Total to Reserve	Municipal Share	
		4204 Seaforth CNR Culvert	2,722	1,981	250	
Total		\$2,722	\$1,981	\$250	\$225	\$2,206

Cost Sharing Agreement for Maintenance of Erosion Control Structures					Huron East Total Erosion Control Cost Share
	Annual Maintenance		Reserve Costs		
	Total Cost	Municipal Share	Total to Reserve	Municipal Share	
	4101 Bayfield River Tuckersmith	1,557	1,138	250	
Total	\$1,557	\$1,138	\$250	\$225	\$1,363

Projects		Total Cost					Huron East Total Project Cost Share
Sinkhole Monitoring		0					0
Total		\$0	\$0	\$0	\$0	\$0	

<b>Total Special Benefiting</b>					<b>\$3,569</b>
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**Ausable Bayfield Conservation Authority**  
**Proposed 2023 Budget**

Oct. 13 '22, Oct. 20 '22

Account	2022 Budget	2022 Est Actual	2023 Budget	Difference	Change
Difference Between 2023 & 2022 Budgets					
<b>ABCA 2023 Budget - Consolidated</b>					
<b>REVENUE</b>					
<b>Revenue from Operations</b>					
Grants	\$341,706	\$413,079	\$373,313	\$31,607	9.2%
Levy, General	\$1,119,184	\$1,119,185	\$1,149,362	\$30,178	2.7%
Levy, Projects	\$249,595	\$249,600	\$253,340	\$3,745	1.5%
Levy, Special Benefit	\$82,703	\$82,703	\$83,506	\$803	1.0%
Levy, Special Benefit, WECI	\$6,000	\$6,000	\$0	(\$6,000)	-100.0%
Rental	\$62,700	\$68,473	\$61,969	(\$731)	-1.2%
Conservation Area User Fees	\$110,200	\$116,915	\$110,900	\$700	0.6%
Sales & Service	\$639,009	\$755,006	\$714,312	\$75,303	11.8%
Donations	\$400	\$6,841	\$1,000	\$600	150.0%
Interest	\$18,400	\$34,970	\$25,000	\$6,600	35.9%
Partnership Contributions	\$984,036	\$1,488,395	\$1,039,195	\$55,158	5.6%
Deferred from Prior Year	\$1,167,733	\$1,368,575	\$1,355,111	\$187,378	16.0%
From Reserve	\$146,407	\$199,211	\$162,124	\$15,717	10.7%
<b>TOTAL REVENUE</b>	<b>\$4,928,072</b>	<b>\$5,908,952</b>	<b>\$5,329,131</b>	<b>\$401,058</b>	<b>8.1%</b>
<b>EXPENSES</b>					
Purchased Services	\$419,228	\$461,418	\$448,574	\$29,346	7.0%
Advertising	\$8,327	\$9,135	\$9,021	\$694	8.3%
Bad Debts	\$0	\$419	\$0	\$0	0.0%
Memberships, Dues, Licenses	\$57,902	\$53,033	\$58,095	\$194	0.3%
Maintenance & Repair	\$74,429	\$100,618	\$49,999	(\$24,429)	-32.8%
Property Taxes	\$62,096	\$57,070	\$62,129	\$34	0.1%
Office Operations	\$125,406	\$121,423	\$122,396	(\$3,010)	-2.4%
Rental	\$11,244	\$11,593	\$12,039	\$795	7.1%
Training and Development	\$22,963	\$13,094	\$19,603	(\$3,360)	-14.6%
Travel Costs & Accom	\$14,353	\$8,806	\$12,937	(\$1,416)	-9.9%
Uniforms	\$8,408	\$7,177	\$7,850	(\$557)	-6.6%
Utilities	\$38,597	\$45,231	\$39,925	\$1,328	3.4%
Vehicles & Field Equipment	\$92,184	\$96,729	\$97,491	\$5,307	5.8%
Program	\$715,592	\$910,231	\$748,528	\$32,936	4.6%
Board of Director's	\$25,221	\$25,186	\$26,027	\$806	3.2%
Wages & Benefits	\$2,590,316	\$2,554,045	\$2,707,639	\$117,324	4.5%
Capital Purchases	\$52,096	\$55,833	\$102,105	\$50,010	96.0%
Amortization	\$178,955	\$176,049	\$160,600	(\$18,355)	-10.3%
Deferred to Future Year	\$564,661	\$1,355,611	\$769,477	\$204,816	36.3%
To Reserves	\$45,055	\$61,007	\$35,296	(\$9,759)	-21.7%
<b>TOTAL EXPENDITURE</b>	<b>\$5,107,027</b>	<b>\$6,123,707</b>	<b>\$5,489,731</b>	<b>\$382,704</b>	<b>7.5%</b>
<b>Surplus/(Deficit)</b>	<b>(\$178,955)</b>	<b>(\$214,755)</b>	<b>(\$160,600)</b>	<b>\$18,354</b>	<b>-10.3%</b>



## Ausable Bayfield Conservation Authority

## Proposed 2023 Budget

Oct. 13 '22, Oct. 20 '22

Account	2022 Budget	2022 Est Actual	2023 Budget	Difference	Change
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Difference Between 2023  
& 2022 Budgets

## ABCA 2023 Budget - Excluding Drinking Water Source Protection

## REVENUE

## Revenue from Operations

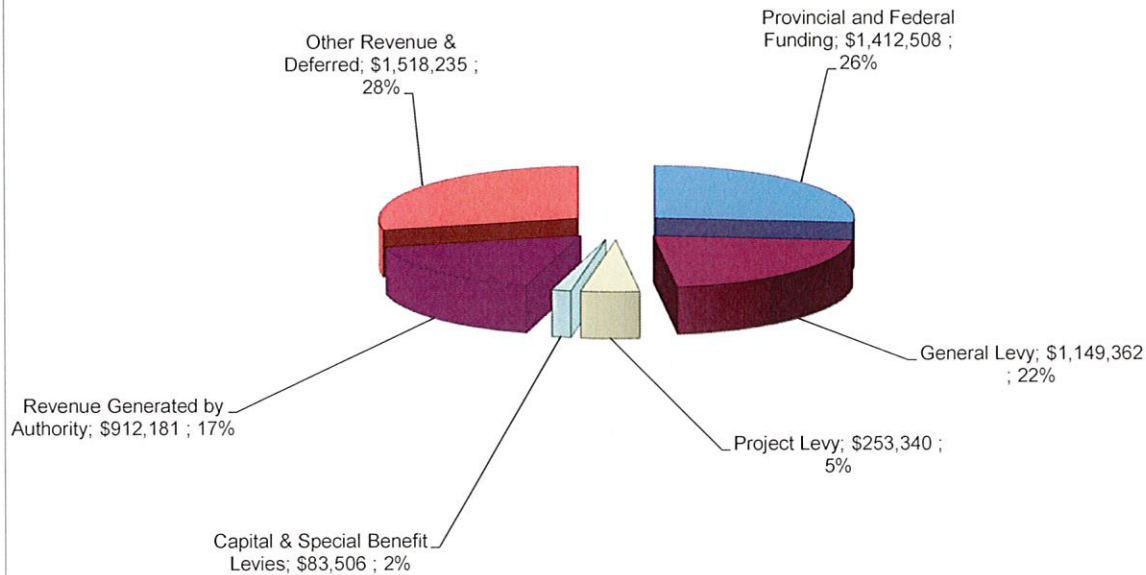
Grants	\$99,044	\$170,417	\$121,809	\$22,765	23.0%
Levy, General	\$1,119,184	\$1,119,185	\$1,149,362	\$30,178	2.7%
Levy, Projects	\$249,595	\$249,600	\$253,340	\$3,745	1.5%
Levy, Capital	\$0	\$0	\$0	\$0	0.0%
Levy, Special Benefit	\$82,703	\$82,703	\$83,506	\$803	1.0%
Levy, Special Benefit, WECI	\$6,000	\$6,000	\$0	(\$6,000)	-100.0%
Rental	\$62,700	\$68,473	\$61,969	(\$731)	-1.2%
Conservation Area User Fees	\$110,200	\$116,915	\$110,900	\$700	0.6%
Sales & Service	\$639,009	\$755,006	\$714,312	\$75,303	11.8%
Donations	\$400	\$6,841	\$1,000	\$600	150.0%
Interest	\$17,400	\$33,970	\$24,000	\$6,600	37.9%
Partnership Contributions	\$928,036	\$1,432,395	\$983,195	\$55,158	5.9%
Property Disposition	\$0	\$0	\$0	\$0	0.0%
Special Events, Registration	\$0	\$0	\$0	\$0	0.0%
Sundry	\$0	\$0	\$0	\$0	0.0%
Deferred from Prior Year	\$1,032,718	\$1,233,561	\$1,273,894	\$241,176	23.4%
From Reserve	\$146,407	\$199,211	\$162,124	\$15,717	10.7%
<b>TOTAL REVENUE</b>	<b>\$4,493,396</b>	<b>\$5,474,276</b>	<b>\$4,939,410</b>	<b>\$446,014</b>	<b>9.9%</b>

## EXPENSES

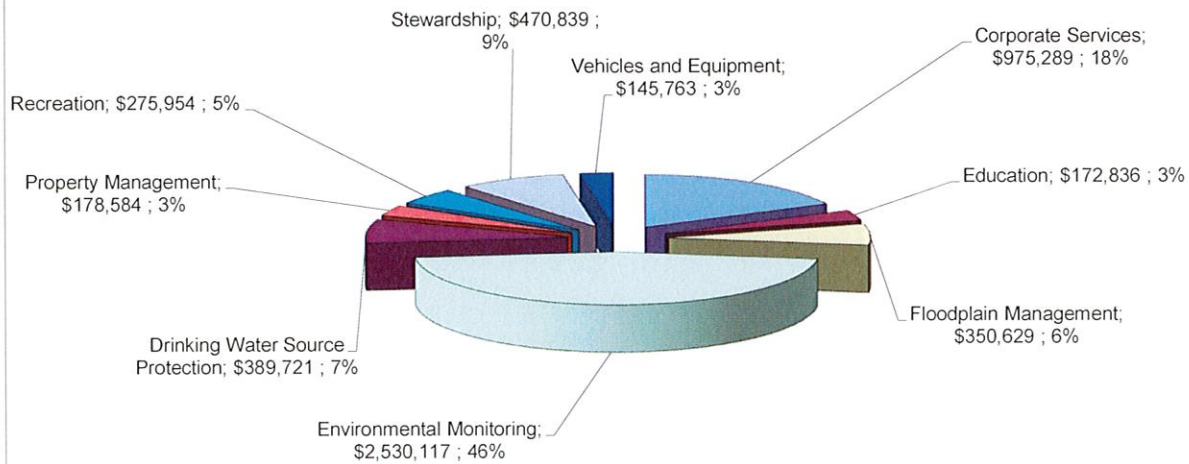
Purchased Services	\$395,228	\$437,418	\$424,074	\$28,846	7.3%
Advertising	\$8,327	\$9,135	\$8,221	(\$106)	-1.3%
Bad Debts	\$0	\$419	\$0	\$0	0.0%
Memberships, Dues, Licenses	\$57,902	\$52,246	\$58,095	\$194	0.3%
Maintenance & Repair	\$74,429	\$100,618	\$49,999	(\$24,429)	-32.8%
Property Taxes	\$62,096	\$57,070	\$62,129	\$34	0.1%
Office Operations	\$104,206	\$100,223	\$100,792	(\$3,414)	-3.3%
Rental	\$2,940	\$3,289	\$3,639	\$699	23.8%
Training and Development	\$21,663	\$11,794	\$18,303	(\$3,360)	-15.5%
Travel Costs & Accom	\$11,778	\$6,231	\$10,837	(\$941)	-8.0%
Uniforms	\$7,708	\$6,477	\$7,150	(\$557)	-7.2%
Utilities	\$36,967	\$43,601	\$38,268	\$1,301	3.5%
Vehicles & Field Equipment	\$90,184	\$94,729	\$95,471	\$5,287	5.9%
Program	\$715,592	\$909,659	\$747,978	\$32,386	4.5%
Board of Director's	\$12,079	\$12,144	\$12,338	\$259	2.1%
Wages & Benefits	\$2,313,467	\$2,277,196	\$2,425,254	\$111,788	4.8%
Capital Purchases	\$52,096	\$55,833	\$102,105	\$50,010	96.0%
Amortization	\$178,955	\$176,049	\$160,600	(\$18,355)	-10.3%
Deferred to Future Year	\$481,684	\$1,273,894	\$739,461	\$257,777	53.5%
To Reserves	\$45,055	\$61,007	\$35,296	(\$9,759)	-21.7%
<b>TOTAL EXPENDITURE</b>	<b>\$4,672,351</b>	<b>\$5,689,031</b>	<b>\$5,100,010</b>	<b>\$427,659</b>	<b>9.2%</b>

Surplus/(Deficit)	(\$178,955)	(\$214,755)	(\$160,600)	\$18,354	-10.3%
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### 2023 Revenue Budget - \$5,329,132



### 2023 Expense Budget - \$5,489,731



Ausable Bayfield Conservation Authority  
 Levy Apportionment Analysis  
 Values Determined by MNR (MECP) - Based on Data provided by MPAC

<u>Year</u>	<u>%</u>	<u>In Watershed</u>	<u>Current Value Assessment Provided by MNR in the ABCA Watershed</u>	<u>CVA Based %</u>	<u>Combined General &amp; Project Levy</u>	<u>Overall Increase (Decrease) \$ %</u>
			<u>Municipality</u>			
			<u>\$ Amount</u>			
2019	28	Huron East	355,382,541	4.4939%	59,506	
		Other Municipalities	7,552,695,076	95.5061%	1,264,635	
		Total	7,908,077,617	100.00%	1,324,141	
2020	28	Huron East	390,492,321	4.6317%	62,247	2,741 4.61%
		Other Municipalities	8,040,401,914	95.3683%	1,281,697	17,062 1.35%
		Total	8,430,894,235	100.00%	1,343,944	19,803 1.50%
2021	28	Huron East	423,003,533	4.6955%	62,750	503 0.81%
		Other Municipalities	8,585,624,725	95.3045%	1,273,620	(8,077) -0.63%
		Total	9,008,628,258	100.00%	1,336,370	(7,574) -0.56%
2022	28	Huron East	426,447,766	4.6942%	64,254	1,504 2.40%
		Other Municipalities	8,658,071,903	95.3058%	1,304,525	30,905 2.43%
		Total	9,084,519,669	100.00%	1,368,779	32,409 2.43%
2023	28	Huron East	427,143,347	4.6418%	65,110	857 1.33%
		Other Municipalities	8,775,013,408	95.3582%	1,337,592	33,066 2.53%
		Total	9,202,156,755	100.00%	1,402,702	33,923 2.48%

## October 2022 Council Expenses

Date	Meetings	Raymond Chartrand	Brenda Dalton	Dianne Diehl	Bob Fisher	Bernie MacLellan	Larry McGrath	Alvin McLellan	Justin Morrison	Zoey Onn	Joe Steffler	Gloria Wilbee	Total
Oct 4	Council	171.93	171.93	171.93 44.53	171.93	171.93	171.93	171.93	171.93	171.93	171.93	171.93	<b>1,935.76</b>
Oct 11	SDCC Committee										82.95	82.95 23.18	<b>189.08</b>
Oct 11	Water & Sewer Committee	82.95				82.95	82.95				82.95		<b>331.80</b>
Oct 12	CHIP											82.95	<b>82.95</b>
Oct 17	VRC Committee	82.95											<b>82.95</b>
Oct 17-20	R2R Conference				186.05	380.71 91.50							
Oct 18	Council	171.93	171.93 18.91	171.93 44.53	171.93	171.93	171.93	171.93 42.70	171.93	171.93 30.50	171.93	171.93 23.18	<b>2,051.05</b>
Oct 18	Drain Meeting			82.95									<b>82.95</b>
Oct 25	Seaforth BIA Meeting				82.95						82.95		<b>165.90</b>
Oct 26	Brussels & Area Fire Board								82.95	82.95			<b>165.90</b>
Oct 27	Seaforth Fire Board				82.95								<b>82.95</b>
<b>Total</b>		<b>509.76</b>	<b>362.77</b>	<b>515.87</b>	<b>695.81</b>	<b>899.02</b>	<b>426.81</b>	<b>386.56</b>	<b>426.81</b>	<b>457.31</b>	<b>592.71</b>	<b>556.12</b>	<b>5,171.29</b>





**Stratford & Area Builders' Association**  
**P.O. Box 23024, Stratford, ON N5A 7V8**

**November 7, 2022**

**To:** Mayor & Council Elect  
Municipality of Huron East  
c/o Jessica Rudy, Clerk

**RE: Congratulations**

---

On behalf of the Stratford & Area Builders' Association (SABA) we would like to congratulate you on your recent municipal electoral success and welcome you to the group of organizations and colleagues that we consider key partners.

The Stratford & Area Builders' Association is a regional organization representing over 110 businesses that operate in the residential and light construction industry across Stratford, St. Marys, Perth and Huron County. Our organization was started in 1987 and since that time has been repeatedly recognized by the Ontario and Canadian Home Builders Associations as one of the strongest and largest per capita local chapters. We take pride on our collaborative approach working with our public sector partners and membership municipalities to build resilient communities, the places we too call home.

Three important roles as industry advocates are for us to work as valued partners in the development of policy and processes that influence the building industry, in disseminating information and resources to our members, and in enabling community initiatives. We also have a strong working relationship with our provincial organization, the Ontario Home Builders Association (OHBA), which provides an industry voice to provincial leaders. Our local Municipal Liaison Committees have been actively working with municipal staff across the region to share information, provide support, and identify collaborative solutions, and we anticipate continuing these positive efforts.

Our organization is currently in the process of rebranding to be more representative of the regions our membership serve across Huron and Perth, and we look forward to sharing the launch of our new name early in 2023.

Again, congratulations, and we welcome additional dialogue, working together with you to provide effective housing development in our region and to address the challenges imposed on all of us with affordability and needed supply.

Respectfully,

A handwritten signature in dark ink, appearing to read 'H. Galloway', with a stylized flourish at the end.

Heather Galloway, Simply Divine Designs Ltd.  
President, Stratford & Area Builders Association  
heather@simplydivinedesigns.ca



The Honourable Doug Ford  
Premier of Ontario  
Legislative Building, Queen's Park,  
Toronto ON M7A 1A1  
[premier@ontario.ca](mailto:premier@ontario.ca)

RE: PROPOSED CHANGES IN BILL 23 REGARDING CONSERVATION AUTHORITIES

Dear Premier Ford;

Conservation Authorities (CAs) want to do their part to help the Province meet its goal of building 1.5 million homes in Ontario over the next ten years.

We are concerned some changes proposed in the *More Homes Built Faster Act* will:

- Place new responsibilities on municipalities related to natural hazards and natural resources that may lead to inefficiencies, uncertainties, and delays in the development review process;
- Weaken the ability of conservation authorities to continue protecting people and property from natural hazards; and,
- Reduce critical, natural, infrastructure like wetlands that reduce flooding and protect waters in our lakes and rivers.

To avoid unintended consequences, we recommend:

1. Allowing Municipalities to continue voluntary agreements for review and commenting with Conservation Authorities; this means removal of the clauses in Bill 23 that prevent this from occurring.

The current model enables Municipalities to use existing expertise within Conservation Authorities to fulfill responsibilities for natural heritage and water resources, while saving time and money for applicants.

2. Development subject to *Planning Act* authorizations should not be exempt from Conservation Authority permits, and CA regulations should not be delegated to municipalities. This approach could result in building permits issued in error and

other unintended results. The watershed, not municipal boundaries, should continue be the scale used to assess natural hazards.

3. The multi-stakeholder Conservation Authority Working Group should continue working with the Province to provide solutions for shared goals and objectives.
4. Conservation Authority development fees should not be frozen since they are based on cost recovery.

Conservation Authorities work with local Municipalities to reduce barriers to development and streamline processes for the best possible service to all. We are: modernizing policies and procedures; streamlining approvals; reducing timelines and red tape; promoting pre-consultation; and reporting on service standards.

For example, in 2021, 91% of the permits issued by high growth conservation authorities were within provincial timelines. A total of 93% of permits issued by non-high growth CAs were within provincial timelines.

Municipalities rely on the benefits of long-standing conservation authority partnerships. In our view, the proposed changes undermine the core mandate of Conservation Authorities and may put people – and their homes – at risk.

We request Schedule 2 of Bill 23 and changes to the *Conservation Authorities Act* that: limit the ability of Municipalities to enter into review and commenting agreements with Conservation Authorities; and that delegate Conservation Authority regulations to Municipalities be removed.

Sincerely,



Matt Duncan  
Chair

cc:

The Honourable Steve Clark, Minister of Municipal Affairs and Housing

The Honourable Graydon Smith, Minister of Natural Resources and Forestry

The Honourable David Piccini, Minister of Environment Parks and Conservation

The Honourable Lisa Thompson, Minister of Agriculture, Food and Rural Affairs

The Honourable Matthew Rae, MPP Perth – Wellington

Member Municipalities





#1341 Kenbec Line  
RR1 Seaforth  
NOK 120

Dear Members of  
Huron East Council

A brief report to each Municipality in Huron County, to  
follow up the Huron County 2022 Plowing Match.

Brian and Annette McKenzie hosted the 2 day event  
Aug. 18 and 19, 2022 at their home "Amalgamation Acres"  
in Morris Turnberry.

Warden Glen McNeil cohosted the event.

43 Plow people, both local and visiting competed in the  
various plow classes.

Of our local competitors, Brian McGavin was top plow  
person in the Senior division, with Chris Baker topping the  
Junior division.

Special Awards were presented throughout the banquet.

One recently established HCPA award, a \$500 scholarship  
was presented to Dagald McIntosh.

As well six young people were presented with the  
\$1000 scholarship established by the JPH 2017 committee.

We are thankful to all who assisted us in any  
way to be able to host this match after these  
"Covid" years.

Thank you.

To those who provided monetary sponsorship  
Thank you. All monies received was used to  
defray expenses, incurred.

HCPA very much appreciates all those who  
attended our busy 2 day event.

Chosen our 2022-23 Huron County Queen of the  
Furrow is Shanne McGregor. Jillian Shortt is our  
2022-23 Princess of the Furrow.

Please welcome these young women to any event  
you may be hosting.

**RECEIVED**

OCT 27 2022

11/aja Dedole Luan

Oct. 23/22

MUNICIPALITY OF HURON EAST



81341 Roxbury Line  
RR, Seaforth  
NORW00

Dear Members of Council

Regarding the follow up report of the 2022  
Huron Plowing Match, which was mailed to you  
Oct. 24/22

Please correct the hosting municipality  
to ACW

My apologies.

M/aja Kadda Treas  
Oct 25/22

Mun. of Huron East



Enbridge Gas Inc.  
109 Commissioners Road West  
London, ON N6J 1X7

November 28, 2022

Municipality of Huron East  
Mayor Bernie MacLellan  
72 Main Street South, PO Box 610  
Seaforth, Ontario N0K 1W0

Dear Mayor MacLellan and Members of Council,

Congratulations on your recent election to Council. Your victory speaks volumes about your commitment, community dedication and passion, which has no doubt enabled you to achieve such a milestone.

Enbridge Gas is a long-standing partner in more than 340 municipalities across Ontario, and we have deep roots in the places we work and live. With more than 170 years of experience, we understand and value public service and would like to thank you for the commitment you've made your community and residents over the coming term.

We'll continue to work hard to make a difference in the communities we serve in several ways, including delivering the energy customers need and want, energy efficiency and low-income programs, natural gas expansion, and a wide range of community support and charitable efforts. These initiatives are made possible through the support from our many community partners, including elected representatives from all levels of government and we look forward to working with you.

We are laser-focused on providing a safe, dependable, competitive, and sustainable energy choice for customers, and working with communities to help reduce their emissions and reach climate goals. Our efforts are focused on helping homes and businesses use less energy through conservation programs, advancing the transition to low-carbon gases including renewable natural gas (RNG) and hydrogen, and advancing the adoption of innovative clean technologies for Ontario's highest emitting sectors: transportation, building heat and industrial processes. Together, we can drive solutions that will support your community's economic and environmental goals.

My team and I look forward to working with you to develop closer relations and to concentrate our efforts to continue building and maintaining a healthy and vibrant community. Again, congratulations and best wishes for a successful term. Should you or your staff have any questions, or require information at any time, please do not hesitate to reach out to me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steven Jelich', with a stylized flourish at the end.

Steven Jelich  
Director, Southwest Region Operations  
Enbridge Gas Inc.  
[Steven.Jelich@Enbridge.com](mailto:Steven.Jelich@Enbridge.com)

CC:  
Brian Lennie, Sr. Municipal Advisor, [Brian.Lennie@Enbridge.com](mailto:Brian.Lennie@Enbridge.com)



## Clerks and Bylaw

November 17, 2022

SENT VIA E-MAIL TO:

Hon. Steve Clark  
Minister of Municipal Affairs and Housing  
[Steve.Clark@pc.ola.org](mailto:Steve.Clark@pc.ola.org)

Dear Minister Clark:

Re: Bill 23 "*More Homes Built Faster Act, 2022*"

---

On behalf of the Council of The Corporation of Norfolk County, please be advised that Council passed the following resolution at the November 16, 2022 Council-in-Committee meeting:

**Resolution No. 13**

**Moved By:** Mayor Martin

**Seconded By:** Councillor Columbus

WHEREAS on October 25, 2022, the Provincial government introduced Bill 23 known as the "More Homes Built Faster Act, 2022";

AND WHEREAS the overall stated purpose of Bill 23 is to introduce several legislative changes to increase housing supply throughout Ontario and to achieve the province's goal of 1.5 million homes over the next ten years;

AND WHEREAS the proposed changes include significant changes to six pieces of legislation including but not limited to development charges reform, diminished role of conservation authorities, removal of legislated planning responsibilities from some upper-tier municipalities, removal of public consultation in relation to subdivisions, adjusting the rights of appeal by third parties, and adjusting how growth-related capital infrastructure is paid for;

AND WHEREAS commenting timelines for these new proposed changes is constricted with some comments due on November 24, 2022, for many of the proposed changes;

AND WHEREAS given the enormity of the proposed changes and potential long-term financial impacts to municipalities, including Norfolk County, additional time is needed to review, engage, and analyze the proposal to provide informed feedback;

NOW THEREFORE BE IT RESOLVED THAT

1. the County formally request the Ministry of Municipal Affairs and Housing extend the commenting period for all components of the proposed Bill 23 to at least January 15, 2023 to allow for a more informed consultation period.
2. That the Mayor be directed to submit a letter on behalf of Norfolk County Council to the Ontario Minister of Municipal and Affairs MP, and local MPP, expressing concerns with the proposed legislation as detailed in staff memo CD-22-110, and the letter be circulated to all municipalities in the Province of Ontario.

**Carried.**

Should you have any questions regarding this matter or should you require additional information, please contact the Office of the County Clerk at 519-426-5870 x. 1261, or email: [Clerks@norfolkcounty.ca](mailto:Clerks@norfolkcounty.ca).

Sincerely,

Teresa Olsen  
County Clerk  
Norfolk County

CC:

- Leslyn Lewis, M.P., Haldimand-Norfolk  
[leslyn.lewis@parl.gc.ca](mailto:leslyn.lewis@parl.gc.ca)
- Bobbi Ann Brady, M.P.P., Haldimand-Norfolk  
[BABrady-CO@ola.org](mailto:BABrady-CO@ola.org)
- All Ontario municipalities



**MINUTES**  
**BRUSSELS FIRE AREA COMMITTEE MEETING**  
**BRUSSELS FIRE HALL**  
**WEDNESDAY, OCTOBER 26, 2022 AT 7:00 P.M.**

**MEMBERS PRESENT:** Municipality of Huron East – Justin Morrison and Zoey Onn  
Municipality of Morris-Turnberry – Jamie Heffer

**MEMBERS ABSENT:** None

**STAFF PRESENT:** Huron East Fire Chief Marty Bedard (Zoom)  
Brussels District Chief Max McLellan  
Brussels District Deputy-Chief Brian Deitner

**1. Call to Order**

The meeting was called to order at 7:00 p.m. by Chair Zoey Onn.

**2. Adoption of the Agenda**

*Moved* by Justin Morrison and seconded by Jamie Heffer that the agenda be adopted as circulated. **Carried.**

**3. Disclosure of Pecuniary Interests**

No pecuniary interests were declared.

**4. Meeting Minutes – May 25, 2022**

*Moved* by Jamie Heffer and seconded by Justin Morrison that the minutes of the May 25, 2022 Brussels & Area Fire Committee meeting be adopted as circulated. **Carried.**

**5. Business arising from Minutes**

None

**6. 2022 Financial Statement**

The financial statement ending September 30, 2022 was reviewed.

*Moved* by Justin Morrison and seconded by Jamie Heffer that the financial statement be accepted as circulated. **Carried.**

**7. Station Chief Report**

District Chief Max McLellan reported on the attached Station Chiefs Report. A question was asked about the Alexander Street walk through and what they were looking for.

District Chief McLellan said they look where the high risk areas are located in the building.

**Moved** by Jamie Heffer and seconded by Justin Morrison that the Station Chiefs Report be received for information. **Carried**

8. **Review of Incident Calls to Date**

The attached list of incident calls from November 7, 2021 to October 18, 2022 was reviewed.

9. **Other Business**

9.1 – Chief Bedard gave an update on the Fire Recommendations approved by Council earlier this year. The Workplace Harassment and Violence Training has been completed by all 3 stations and the fire boundary review started last week with our first meeting. The other 3 recommendations are still ongoing.

9.2 – Chief Bedard reported that the Dispatch changeover happening on October 17, 2022. We are now being dispatch by Owen Sound Emergency Communication Centre. The changeover went very well and everything is in working order.

10. **Next Meeting Date**

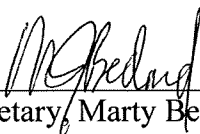
This was the final meeting of the Brussels Fire Area Committee as earlier this year Council decided to dissolve several committees in Huron East and this was one of them.

11. **Adjournment**

On a motion made by Justin Morrison and seconded by Jamie Heffer, it was moved that the Brussels & Area Fire Committee adjourn at 7:30 pm. **Carried.**

---

Chair, Zoey Onn

  
Secretary, Marty Bedard



# BRUSSELS FIRE DEPARTMENT

## Revenue and Expenditure Report

As of September 30, 2022

	2021 YTD September	2022 September	2022 YTD September	2021 Budget	2022 Budget	\$ Variance	% Variance
<b>PROTECTION TO PERSONS &amp; PROPERTY</b>							
<b>BRUSSELS FIRE DEPARTMENT</b>							
<b>Revenue</b>							
Other Municipalities							
1-210-120-3300 Fire - Brussels - Rev-Other Municipa	(88,329)	(300)	(125,144)	(85,329)	(122,444)	(2,700)	(2.2%)
<b>Total Other Municipalities</b>	(88,329)	(300)	(125,144)	(85,329)	(122,444)	(2,700)	(2.2%)
Donations							
1-210-120-3505 Fire - Brussels - Rev-Donations	(8,830)	0	(1,530)	(1,490)	0	(1,530)	0.0%
<b>Total Donations</b>	(8,830)	0	(1,530)	(1,490)	0	(1,530)	0.0%
User Fees							
1-210-120-3400 Fire - Brussels - Rev-Service Recov	(5,110)	0	(9,303)	(35,000)	(35,000)	25,697	73.4%
<b>Total User Fees</b>	(5,110)	0	(9,303)	(35,000)	(35,000)	25,697	73.4%
Other Revenue							
1-210-120-3550 Fire - Brussels - Proceeds from Deb	0	0	0	0	(666,667)	666,667	100.0%
<b>Total Other Revenue</b>	0	0	0	0	(666,667)	666,667	100.0%
<b>Total Revenue</b>	(102,269)	(300)	(135,977)	(121,819)	(824,111)	688,134	83.5%
<b>Expenditures</b>							
Salaries & Benefits							
1-210-120-4000 Fire - Brussels - Salaries & Wages	0	0	0	68,516	62,550	(62,550)	(100.0%)
1-210-120-4750 Fire - Brussels - Employee Benefits	0	0	5,225	3,375	2,897	2,328	80.4%
<b>Total Salaries &amp; Benefits</b>	0	0	5,225	71,891	65,447	(60,222)	(92.0%)
Operating							
1-210-120-5001 Fire - Brussels - Travel, Expenses &	0	0	0	500	500	(500)	(100.0%)
1-210-120-5002 Fire - Brussels - Training/Seminars/C	1,480	0	2,931	20,000	20,000	(17,069)	(85.3%)



# BRUSSELS FIRE DEPARTMENT

## Revenue and Expenditure Report

As of September 30, 2022

	2021 YTD September	2022 September	2022 YTD September	2021 Budget	2022 Budget	\$ Variance	% Variance
1-210-120-5004 Fire - Brussels - Telecommunication	1,757	0	1,654	2,653	2,500	(846)	(33.8%)
1-210-120-5005 Fire - Brussels - Utilities	2,988	264	3,234	4,000	4,355	(1,121)	(25.7%)
1-210-120-5008 Fire - Brussels - R & M - Bldg	4,780	180	1,822	2,000	4,000	(2,178)	(54.4%)
1-210-120-5009 Fire - Brussels - R & M - Equipment	2,640	1	4,742	7,500	7,500	(2,758)	(36.8%)
1-210-120-5010 Fire - Brussels - R & M - Vehicle	562	539	5,469	5,000	3,000	2,469	82.3%
1-210-120-5013 Fire - Brussels - Advertising	0	0	114	250	250	(136)	(54.4%)
1-210-120-5017 Fire - Brussels - Office/Meeting Supp	0	0	0	250	250	(250)	(100.0%)
1-210-120-5019 Fire - Brussels - Tools/Equipment Pl	14,107	(7,026)	15,671	35,000	35,000	(19,329)	(55.2%)
1-210-120-5020 Fire - Brussels - Fuel	530	0	1,543	1,500	1,500	43	2.9%
1-210-120-5035 Fire - Brussels - Radio Licenses	618	0	664	650	650	14	2.2%
1-210-120-5301 Fire - Brussels - Insurance	12,955	0	14,132	10,218	11,750	2,382	20.3%
1-210-120-5601 Fire - Brussels - Rent - Equipment	5,231	0	5,231	6,975	6,975	(1,744)	(25.0%)
1-210-120-6000 Fire - Brussels - Program Exp	1,381	462	1,013	1,500	1,500	(487)	(32.5%)
1-210-120-6006 Fire - Brussels - Mutual Aid	557	0	531	600	600	(69)	(11.5%)
1-210-120-6007 Fire - Brussels - Dispatch Costs	6,752	0	5,400	7,000	7,000	(1,600)	(22.9%)
1-210-120-6010 Fire - Brussels - Uniform	0	0	2,142	2,500	3,600	(1,458)	(40.5%)
1-210-120-7015 Fire - Brussels - Chrg from HE Fire C	31,291	0	32,240	41,722	42,987	(10,747)	(25.0%)
<b>Total Operating</b>	<b>87,629</b>	<b>(5,580)</b>	<b>98,533</b>	<b>149,818</b>	<b>153,917</b>	<b>(55,384)</b>	<b>(36.0%)</b>
<b>Capital</b>							
2-922-100-8025 Capital - Brussels Fire - Bldg Renov	0	0	0	0	750,000	(750,000)	(100.0%)
<b>Total Capital</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>750,000</b>	<b>(750,000)</b>	<b>(100.0%)</b>
<b>Other Items</b>							
Charge to Other Job	0	0	0	0	0	0	0.0%
Transfer to Reserves	0	0	0	0	0	0	0.0%



# BRUSSELS FIRE DEPARTMENT

## Revenue and Expenditure Report

As of September 30, 2022

	2021 YTD September	2022 September	2022 YTD September	2021 Budget	2022 Budget	\$ Variance	% Variance
Transfer from Reserves	0	0	0	0	0	0	0.0%
Total Expenditures	87,629	(5,580)	103,758	221,709	969,364	(865,606)	(89.3%)
Sub-total	(14,640)	(5,880)	(32,219)	99,890	145,253	(177,472)	(122.2%)
Total PROTECTION TO PERSONS & PROPERTY	(14,640)	(5,880)	(32,219)	99,890	145,253	(177,472)	(122.2%)
Total BRUSSELS FIRE DEPARTMENT	(14,640)	(5,880)	(32,219)	99,890	145,253	(177,472)	(122.2%)





**Brussels & Area Fire Committee**  
**Wednesday, May 25, 2022**  
**7:00 pm**  
**Brussels Fire Hall**



**Station Chiefs Report**

**Training**

Training from June to October 2022

**June**

- Pre-Planning walk through at 400 Alexander Street (Huron County Housing Apartment Building). Highlight potential problem area such as mechanical room, elevator and generator.

**July**

- Donning and Doffing the Self Contained Breathing Apparatus (SCBA)
- Hose flowing techniques
- Equipment checks
- Homecoming Pre-Planning

**August**

- Draft water from dam using tanker 4

**September**

- Search and Rescue training
- Draft water from dam and pushed to the Seaforth Aerial located at the Medical Building

**October**

- Workplace Harassment/Violence Training – interpersonal communications and team building
- Communications Training in prep for dispatch change
- 

Medical First Responder Training is scheduled to take place over 2 weekends in December and 2 weekends in the spring of 2023. Half will take the training in December and the other half, next spring.

**Equipment**

- Annual pump testing was conducted in July
- Regular truck and equipment checks continue monthly
- A new 6 inch floater box was purchased for drafting using the hard suction hose
- A new E-Hydraulic Ram was purchased

**Building**

Huron County Ambulance continues to use the Brussels Firehall as a day post base and planning for the addition on the Brussels Firehall continues. Building layout drawings have been circulated for comment and Nelson Dawley Engineering is current working on the full set of drawings.

Plans are to send out to tender in early January with construction beginning late spring.

FIRE #	DATE	MUN.	TRUCK CHARGES	WAGES		HURON EAST	MORRIS TURNBERRY	OTHER	INCIDENT TYPE	ADDRESS
<b>21-099-B25</b>	<b>Nov. 7/21</b>	MT	\$ 300.00	\$ 436.95			\$ 736.95		<b>Medical - fall from horse</b>	<b>42385 Amberley Road-MT</b>
<b>21-100-B26</b>	<b>Nov. 8/21</b>	MT		\$ 58.26			\$ 58.26		<b>CO Alarm</b>	<b>42369 Jamestown Rd - MT</b>
21-104-B27	Nov. 28/21	NH	\$ 900.00	\$ 728.25				\$ 1,628.25	MA - Barn Fire in NH	83752 Hoover Line
21-105-B28	Dec. 1/21	HE	\$ 300.00	\$ 378.69		\$ 678.69			Auto Alarm	650 Alexander St.
<b>21-107-B29</b>	<b>Dec. 4/21</b>	MT	\$ 500.00	\$ 757.38			\$ 1,257.38		<b>MVC - veh in ditch</b>	<b>Brussels Li at Cardiff - MT</b>
21-108-B30	Dec. 5/21	HE		\$ 58.26		\$ 58.26			Tree branches on road	Brussels Line North
21-109-B31	Dec. 9/21	HE		\$ 407.82		\$ 407.82			Auto Alarm - wrong dept.	409 Queen St.
21-110-B32	Dec. 10/21	NH	\$ 1,500.00	\$ 1,951.71				\$ 3,451.71	MA - House Fire in NH	40466 Jamestown Road
21-115-B33	Dec. 26/21	HE	\$ 300.00	\$ 407.82		\$ 707.82			Medical - choking	42692 Cranbrook Road
22-002-B01	Jan. 10/22	HE	\$ 300.00	\$ 244.48		\$ 544.48			Medical - uncon/seizure	782 Sports Dr.
<b>22-003-B02</b>	<b>Jan. 13/22</b>	MT	\$ 300.00	\$ 366.72			\$ 666.72		<b>Auto Alarm</b>	<b>820 Turnberry St. - MT</b>
22-006-B03	Jan. 22/22	HO	\$ 1,900.00	\$ 1,589.12				\$ 3,489.12	MA-House Fire in How.	1068 Harriston Road
<b>22-008-B04</b>	<b>Jan. 25/22</b>	MT	\$ 300.00	\$ 305.60			\$ 605.60		<b>Auto Alarm</b>	<b>83145 Brussels Line - MT</b>
22-009-B05	Jan. 26/22	HE	\$ 300.00	\$ 244.48		\$ 544.48			Medical - unconscious	30 Trailer Park Rd.
22-010-B06	Jan. 28/22	HE	\$ 300.00	\$ 275.04		\$ 575.04			MVC-single veh in ditch	Brussels Li & Moncrieff Rd
<b>22-012-B07</b>	<b>Feb. 2/22</b>	MT	\$ 300.00	\$ 458.40			\$ 758.40		<b>Smoke Visible</b>	<b>820 Turnberry St. - MT</b>
<b>22-013-B08</b>	<b>Feb. 5/22</b>	MT	\$ 300.00	\$ 458.40			\$ 758.40		<b>Medical - unconscious</b>	<b>820 Turnberry St. - MT</b>
22-019-B09	Feb. 22/22	HE	\$ 300.00	\$ 305.60		\$ 605.60			Medical-uncon/poss OD	475 Turnberry St.
22-021-B10	Feb. 25/22	HE	\$ 300.00	\$ 244.48		\$ 544.48			Medical - SOB	390 Turnberry St.
22-023-B11	Mar. 6/22	HE	\$ 300.00	\$ 427.84		\$ 727.84			Medical - Lift Assist	40 Flora St.
<b>22-024-B12</b>	<b>Mar. 7/22</b>	MT	\$ 300.00	\$ 305.60			\$ 605.60		<b>Medical - VSA</b>	<b>41637 Cardiff Road - MT</b>
22-025-B13	Mar. 9/22	HE	\$ 700.00	\$ 1,466.88		\$ 2,166.88			House Fire	324 Alexander St.
22-032-B14	Mar. 26/22	HE	\$ 700.00	\$ 1,650.24		\$ 2,350.24			House Fire	324 Alexander St.
22-035-B15	Mar. 30/22	NH	\$ 700.00	\$ 397.28				1,097.28	MA - Standby for FDNH	Amberley Rd at Brussels Li
22-037-B16	Mar. 31/22	HE	\$ 300.00	\$ 275.04		\$ 575.04			Hyd Lines Down/Spark	Thomas St. at Sports Dr.
22-039-B17	Apr. 6/22	HE	\$ 300.00	\$ 488.96		\$ 788.96			Automatic Alarm	400 Alexander St.
22-040-B18	Apr. 7/22	HE	\$ 300.00	\$ 305.60		\$ 605.60			Automatic Alarm	225 Industrial Park Dr.
22-042-B19	Apr. 20/22	HE		\$ 397.28		\$ 397.28			Automatic Alarm	225 Industrial Park Dr.
22-045-B20	May 6/22	HE	\$ 300.00	\$ 336.16		\$ 636.16			Medical - choking	24 Flora St.
22-050-B21	May 10/22	HE	\$ 300.00	\$ 152.80		\$ 452.80			Automatic Alarm	400 Alexander St.
22-060-B22	Jun. 2/22	HE	\$ 300.00	\$ 244.48		\$ 544.48			Stove Fire	23 Trailer Park Road
22-061-B23	Jun. 2/22	HE	\$ 500.00	\$ 427.84		\$ 927.84			Natural Gas Leak	255 Princess St.
<b>22-067-B24</b>	<b>Jun. 17/22</b>	<b>MT</b>	<b>\$ 700.00</b>	<b>\$ 764.00</b>			\$ 1,464.00		<b>Hydro Lines Down/Spar</b>	<b>41700A Moncrieff Road MT</b>
<b>22-070-B25</b>	<b>Jun. 22/22</b>	<b>MT</b>	<b>\$ 300.00</b>	<b>\$ 488.96</b>			\$ 788.96		<b>MVC - male laying in dit</b>	<b>42214 Bowtown Road MT</b>
22-078-B26	July 19/22	HE	\$ 300.00	\$ 183.36		\$ 483.36			Gas Line Hit - Leaking	530 Sports Drive
22-087-B27	Aug. 1/22	NH	\$ 500.00	\$ 336.16				836.16	Mutual Aid - Field Fire	38899 Belgrave Line
22-088-B28	Aug. 3/22	HE	\$ 300.00	\$ 397.28		\$ 697.28			Medical - VSA	70 Dunedin Drive
22-090-B29	Aug. 10/22	HE	\$ 300.00	\$ 152.80		\$ 452.80			Medical-pulled from Pool	649 Sports Drive

22-098-B30	Aug. 11/22	HE	\$ 500.00	\$ 366.72		\$ 866.72			Field Fire - Grey Area	43738 Amberley Road
22-098-B31	Aug. 20/22	HE	\$ 300.00	\$ 275.04		\$ 575.04			Medical - 80 y/o fallen	470 Elizabeth St.
<b>22-106-B32</b>	<b>Sept. 12/22</b>	<b>MT</b>	<b>\$ 300.00</b>	<b>\$ 397.28</b>			\$ 697.28		<b>Medical - unconscious</b>	<b>85811 Brussels Line - MT</b>
<b>22-109-B33</b>	<b>Sept. 17/22</b>	<b>MT</b>	<b>\$ 300.00</b>	<b>\$ 427.84</b>			\$ 727.84		<b>MVC - Car vs. Deer</b>	<b>Morris Rd W of Button-MT</b>
22-116-B34	Oct. 7/22		\$ 300.00	\$ 336.16		\$ 636.16			Automatic Alarm	402 Turnberry St. Library
22-117-B35	Oct. 10/22		\$ 300.00	\$ 427.84		\$ 727.84			Burn Complaint	793 Ainley Street
22-122-B36	Oct. 18/22		300.00	152.80		452.80			MVC - Bus vs. Car	Albert St & Dunedin Dr.
			17,800.00	20,822.75		19,731.79	8,388.44	10,502.52		
				38,622.75				38,622.75		

## MINUTES

**SEAFORTH AREA FIRE BOARD MEETING  
HELD AT THE SEAFORTH FIRE HALL  
THURSDAY, OCTOBER 27, 2022 AT 7:30 P.M.**

**MEMBERS PRESENT:** Municipality of Huron East – Joe Steffler  
Municipality of Huron East – Bob Fisher  
Municipality of West Perth – Walter McKenzie

**MEMBERS ABSENT:** nil

**OTHERS PRESENT:** nil

**STAFF PRESENT:** District Fire Chief Tom Phillips  
District Deputy Chief Doug Anstett  
Captain James Wilbee  
Captain Mark Melady  
Huron East Fire Chief/CEMC Marty Bedard (via Zoom)

**STAFF ABSENT:** nil

1. **Call to Order**  
The meeting was called to order at 7:30 pm by Chairperson Joe Steffler.
2. **Conflict of Interest**  
No items of conflict of interest was declared.
3. **Minutes of Previous Meeting**  
*Moved* by: Walter McKenzie  
*Seconded* by: Bob Fisher  
That the minutes of the May 19, 2022 meeting be adopted as circulated.  
Carried.
4. **Business Arising from Minutes**  
None
5. **Old Business**  
None
6. **New Business**  
None
7. **Correspondence**  
None
8. **District Fire Chief's Report**  
District Chief Phillips presented the attached report.  
  
*Moved* by: Walter McKenzie  
*Seconded* by: Bob Fisher  
That the Seaforth Fire Area Board receives the District Fire Chiefs attached report. Carried.



9. **Financial Report**

The Board reviewed the attached Financial Statement for the period of January 1 to September 30, 2022.

**Moved** by: Bob Fisher

**Seconded** by: Walter McKenzie:

That the 2022 Financial Statement ending September 30, 2022 be received for information purposes.

Carried.

10. **Other Business**

The attached list of incidents to date was reviewed in the District Chiefs Report.

Bob Fisher asked if he could get the dimensions of the firehall property and building. Chief Bedard will follow up with Deputy Mayor Fisher.

The Board thanked Chief Bedard for his years of service and wished him all the best in retirement.

Since this was the final meeting of the Fire Board, District Chief Phillips thanked the Board members for serving on this committee.

11. **Adjournment**

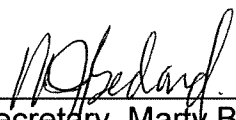
**Moved** by: Bob Fisher

**Seconded** by: Walter McKenzie

That the Seaforth Area Fire Board adjourns at 8:40 p.m. Carried.

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Chair, Joe Steffler



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Secretary, Marty Bedard

**District Fire Chief's Report**  
**October 27, 2022**  
**Tom Phillips D.C. Station #3 Seaforth**

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1. **Fire Calls:**
  - May 3, 2022 to October 5, 2022
  - Review
2. **Practices:**
  - Total practices for the year will be completed as of November 15, 2022
  - Essentials of Firefighting (IFSTA Manual 7) material is still being followed at all practices, plus skills sign offs
  - Captain Wilbee is in charge of training with assistance from other officers
3. **Vehicle Maintenance:**

Vehicle Safety's

  - Tanker 6 – Oct. 22
  - Rescue 7 – Oct. 22
  - Engine 1 – Jan. 23
  - Tanker 5 – Dec. 22
  - Pumper 2 – Dec. 22
  - Aerial 9 – June 22

Engine 1

  - Replace 6 heavy duty batteries in May of 2022
  - After pump op course in May had to replace 3 gauges (broken needles)
  - Replaced back up alarm

Tanker 5

  - Tank leaking at dump chute – chute had been hit by a piece of farm equipment at a call
  - Tank repaired
  - Replaced anchor for swivel dump
  - Replaced reverse light on left side
  - Replaced rear ground lights below tail board

Aerial 9

  - Replaced missing right intake valve handle
  - Replace air tank that is leaking underneath the truck
  - Grease turn table – completed in house
  - While at All Truck – completed safety as well

Rescue 7

  - Replaced battery last July at Breakfast

Pumper 2

  - Replaced 2 batteries in Oct of 2022 – batteries were 7 years old
4. **Equipment Maintenance:**
  - SCBA fill station – air quality completed by Bureau Veritas on July 14, 2022 – Expiry date is January 2023

- General maintenance on SCBA's plus masks and batteries completed in house
- Ongoing repairs to pagers and charging racks and portable radios – plus replacements
- TNT Extrication tools serviced by Platinum 10 Rescue Systems of Milton
- Huronia in Goderich have completed inspection and service of all fire extinguishers in the hall and on the trucks – Sept. 2022
- Bunker gear cleaning and testing when needed.
- SCBA Cascade System – Next H-Test to be done in 2027
- Gas monitoring unit plus docking station, replacement parts, sensors and gas cylinders replacement is ongoing
- Aerial Platform 9 tested by Util-Equip of Woodstock
- Pump testing completed on Engine 1 Pumper 2 and Aerial 9 by Carrier of Brantford

5. **Building Maintenance:**

- General clean up still going on
- Continuing with maintenance program building inspection report
  - radio room and office upgrade
  - painting building
  - Boiler replacement
  - SCBA fill station replacement
  - cement pad at front door
- Complete renovation and replacement of meeting room and kitchen – plus appliances by the firefighters
- Firehall security – Durst replaced with AMP security this summer

6. **Firemen's Report**

- Officers meeting held bi-monthly - when required
- Mutual Aid Meetings started in June with the last meeting to be held on November 9 in Hensall
- Carbon Fibre tanks ordered - 2 purchased by Fire Association and 2 by Fire Department – yearly program
- Controlled Burn applications continue to be very active
- Firefighters Annual Breakfast – First since COVID – very successful with close to 1,500 attending
- Pumper Operations Course held in Seaforth on May 6, 7, 8, 14 and 15
- OFM Certification and testing completed with 4 Seaforth Firefighters now certified – Capt. Wilbee, and Firefighters Berard, Jervis and McKee

7. **Inspection Report**

- Fire drills and inspections as per the Vulnerable Occupancy Legislation to Nursing homes and Hospital will be completed 2022
- Additional inspections on request

8. **Report of Department Activities**

- Golfing held this summer
- Lawn Bowling and FFAO Annual Meeting were a no go this year
- Muscular Dystrophy Boot Drive was held – best year ever
- Fall Fair Parade – Fire Dept participated
- Van Egmond Ciderfest – Fire Dept participated
- Fire Prevention Week attended at Rona
- Hub Restaurant event was well attended by Seaforth Fire Dept with a good turn out from the public – explain
- Remembrance Day Nov. 11 coming up – Fire Dept to participate
- Santa Claus Parade will be coming up at the end of November – Fire Dept to participate

9. **Programs in Progress**

- Vehicle safety's
- Continue training to NFPA Standards
- Officers will practice with each of their crews in Jan and Feb of 2023
- Regular practices to begin in March of 2023
- Annual Banquet – January 2023
- New Dispatch switchover completed October 17, 2022 – now with Owen Sound Police
- New helmets have been ordered

10. **New Business**

- Congratulations to Chief Marty Bedard on his retirement – we wish him a healthy and well-deserved retirement.
- Huron East will have a new Chief by the end of the year.
- Final Meeting

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T. Phillips  
District Chief



**SEAFORTH FIRE AREA**  
**Revenue and Expenditure Report**  
 As of September 30, 2022

	2021 YTD September	2022 September	2022 YTD September	2021 Budget	2022 Budget	\$ Variance	% Variance
<b>SEAFORTH FIRE AREA</b>							
<b>SEAFORTH FIRE AREA</b>							
<b>Revenue</b>							
Prior Year (Surplus)/Deficit							
1-210-110-2700 Fire - Seaforth - Prior Yr (Surplus)/D	0	0	(962)	(613)	0	(962)	0.0%
<b>Total Prior Year (Surplus)/Deficit</b>	0	0	(962)	(613)	0	(962)	0.0%
<b>Taxation</b>							
1-210-110-3028 Fire - Seaforth - Rev - Levy	(168,704)	0	(165,860)	(224,939)	(221,147)	55,287	25.0%
<b>Total Taxation</b>	(168,704)	0	(165,860)	(224,939)	(221,147)	55,287	25.0%
<b>Other Municipalities</b>							
1-210-110-3300 Fire - Seaforth - Rev - Other Municip	(15,895)	0	(15,627)	(15,895)	(15,627)	0	0.0%
<b>Total Other Municipalities</b>	(15,895)	0	(15,627)	(15,895)	(15,627)	0	0.0%
<b>Donations</b>							
1-210-110-3505 Fire - Seaforth - Rev - Donations	(500)	0	0	(2,000)	(2,000)	2,000	100.0%
<b>Total Donations</b>	(500)	0	0	(2,000)	(2,000)	2,000	100.0%
<b>User Fees</b>							
1-210-110-3400 Fire - Seaforth - Rev - Service Reco	(5,776)	0	(6,422)	(61,000)	(55,000)	48,578	88.3%
1-210-110-3423 Fire - Seaforth - Rev - Sale of Equip	0	0	(5,551)	(2,000)	0	(5,551)	0.0%
1-210-110-3525 Fire - Seaforth - Rev - Rent - Solar	(900)	0	(900)	(1,200)	(1,200)	300	25.0%
<b>Total User Fees</b>	(6,676)	0	(12,873)	(64,200)	(56,200)	43,327	77.1%
<b>Total Revenue</b>	(191,775)	0	(195,322)	(307,647)	(294,974)	99,652	33.8%
<b>Expenditures</b>							
<b>Salaries &amp; Benefits</b>							
1-210-110-4000 Fire - Seaforth - Salaries & Wages	11,938	986	8,278	105,000	95,725	(87,447)	(91.4%)





**SEAFORTH FIRE AREA**  
**Revenue and Expenditure Report**  
 As of September 30, 2022

	2021 YTD September	2022 September	2022 YTD September	2021 Budget	2022 Budget	\$ Variance	% Variance
1-210-110-4750 Fire - Seaforth - Employee Benefits	2,920	47	7,756	8,784	8,615	(859)	(10.0%)
<b>Total Salaries &amp; Benefits</b>	<b>14,858</b>	<b>1,033</b>	<b>16,034</b>	<b>113,784</b>	<b>104,340</b>	<b>(88,306)</b>	<b>(84.6%)</b>
Operating							
1-210-110-5001 Fire - Seaforth - Travel, Expenses &	0	0	0	1,000	1,000	(1,000)	(100.0%)
1-210-110-5002 Fire - Seaforth - Training/Seminars/C	1,055	0	3,321	5,000	5,000	(1,679)	(33.6%)
1-210-110-5003 Fire - Seaforth - Marketing & Promot	0	0	572	1,000	1,000	(428)	(42.8%)
1-210-110-5004 Fire - Seaforth - Telecommunication	1,546	0	1,704	2,200	2,200	(496)	(22.5%)
1-210-110-5005 Fire - Seaforth - Utilities	5,266	276	5,261	5,865	6,300	(1,039)	(16.5%)
1-210-110-5008 Fire - Seaforth - R & M - Bldg	5,270	2,159	3,494	6,000	26,000	(22,506)	(86.6%)
1-210-110-5009 Fire - Seaforth - R & M - Equipment	8,163	0	6,612	10,000	10,000	(3,388)	(33.9%)
1-210-110-5010 Fire - Seaforth - R & M - Vehicle	4,966	17	14,671	10,000	16,000	(1,329)	(8.3%)
1-210-110-5017 Fire - Seaforth - Office/Meeting Supp	47	272	357	500	500	(143)	(28.6%)
1-210-110-5019 Fire - Seaforth - Tools/Equipment	13,748	110	17,124	42,000	42,000	(24,876)	(59.2%)
1-210-110-5020 Fire - Seaforth - Fuel	1,821	0	4,170	3,000	3,000	1,170	39.0%
1-210-110-5021 Fire - Seaforth - Memberships/Dues/	0	0	0	400	200	(200)	(100.0%)
1-210-110-5035 Fire - Seaforth - Radio Licenses	618	0	664	700	700	(36)	(5.1%)
1-210-110-5301 Fire - Seaforth - Insurance	15,509	0	16,151	11,361	12,497	3,654	29.2%
1-210-110-5601 Fire - Seaforth - Rent-Equipment	5,231	0	5,231	6,975	6,975	(1,744)	(25.0%)
1-210-110-6000 Fire - Seaforth - Program Exp	788	0	950	2,000	2,000	(1,050)	(52.5%)
1-210-110-6006 Fire - Seaforth - Mutual Aid	1,326	0	1,222	1,375	1,375	(153)	(11.1%)
1-210-110-6007 Fire - Seaforth - Dispatch Costs	6,752	0	5,420	7,000	7,000	(1,580)	(22.6%)
1-210-110-6010 Fire - Seaforth - Uniform	323	0	0	1,000	1,000	(1,000)	(100.0%)
1-210-110-7000 Fire - Seaforth - Charge from Admin	2,074	0	2,175	2,765	2,900	(725)	(25.0%)
1-210-110-7015 Fire - Seaforth - Chrg from HE Fire C	31,291	0	32,240	41,722	42,987	(10,747)	(25.0%)



**SEAFORTH FIRE AREA**  
**Revenue and Expenditure Report**  
 As of September 30, 2022

	2021 YTD September	2022 September	2022 YTD September	2021 Budget	2022 Budget	\$ Variance	% Variance
1-210-110-8500 Fire - Seaforth - Amortization	5,520	0	5,520	7,360	7,360	(1,840)	(25.0%)
<b>Total Operating</b>	<b>111,314</b>	<b>2,834</b>	<b>126,859</b>	<b>169,223</b>	<b>197,994</b>	<b>(71,135)</b>	<b>(35.9%)</b>
Capital							
2-921-100-8020 Capital - Seaforth Fire - Vehicles	30,528	0	0	30,000	0	0	0.0%
<b>Total Capital</b>	<b>30,528</b>	<b>0</b>	<b>0</b>	<b>30,000</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>
Other Items							
Charge to Other Job	0	0	0	0	0	0	0.0%
Transfer to Reserves							
1-210-602-9100 Fire - Brussels - Transfer to Equipme	0	0	0	2,000	0	0	0.0%
<b>Total Transfer to Reserves</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,000</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>
Transfer from Reserves							
1-210-712-9500 Fire - Seaforth Fire Area - Trans for	(5,520)	0	(5,520)	(7,360)	(7,360)	1,840	25.0%
<b>Total Transfer from Reserves</b>	<b>(5,520)</b>	<b>0</b>	<b>(5,520)</b>	<b>(7,360)</b>	<b>(7,360)</b>	<b>1,840</b>	<b>25.0%</b>
Total Expenditures	151,180	3,867	137,373	307,647	294,974	(157,601)	(53.4%)
<b>Sub-total</b>	<b>(40,595)</b>	<b>3,867</b>	<b>(57,949)</b>	<b>0</b>	<b>0</b>	<b>(57,949)</b>	<b>0.0%</b>
<b>Total SEAFORTH FIRE AREA</b>	<b>(40,595)</b>	<b>3,867</b>	<b>(57,949)</b>	<b>0</b>	<b>0</b>	<b>(57,949)</b>	<b>0.0%</b>
<b>Total SEAFORTH FIRE AREA</b>	<b>(40,595)</b>	<b>3,867</b>	<b>(57,949)</b>	<b>0</b>	<b>0</b>	<b>(57,949)</b>	<b>0.0%</b>

## 2021-2022 INCIDENT CALL OUT REPORT - SEAFORTH FIRE

FIRE #	DATE	MUN.	TRUCK CHARGES	WAGES	OTHER CHARGES	McKillop	Seaforth	Tucker smith	Central Huron	Other	TYPE	NAME/ADDRESS
21-102-S55	Nov. 18/21	Huron East		495.21			495.21				Medical - Cancelled	13 Church St. Room 208
21-103-S56	Nov. 26/21	Huron East	500.00	990.42				1,490.42			MVC - 3 vehicles	Huron Rd at Hensall Rd
21-106-S57	Dec. 2/21	West Perth	300.00	349.56						649.56	MVC - Car vs. Deer	7593 Line 34
21-111-S58	Dec. 10/21	Huron East	300.00	466.08			766.08				Medical - VSA Drug OD	83 Main St. S. Unit 1
21-112-S59	Dec. 11/21	Huron East	300.00	466.08		766.08					Hydro Line Sparking	42130 Sawmill Road
21-114-S60	Dec. 19/21	Huron East	300.00	436.95				736.95			Medical - VSA	35 Nicholson Drive
21-116-S61	Dec. 28/21	WP - MA	1,700.00	1,339.98						3,039.98	Mutual Aid - Structure Fire	6115 Line 39
21-118-S62	Dec. 29/21	Huron East	300.00	349.56			649.56				Medical - VSA	13 West William St. Apt. 5
21-119-S63	Dec. 30/21	WP - MA	300.00	349.56						649.56	Mutual Aid - Cancelled	7128 Line 28
22-004-S01	Jan. 18/22	WP - MA	700.00	702.88						1,402.88	Mutual Aid - Barn Fire	6221 Line 42
22-007-S02	Jan. 23/22	Central Huron		458.40					458.40		Medical - Cancelled	41594 King St. Kinburn
22-011-S03	Jan. 30/22	Huron East	300.00	336.16				636.16			ATV Fire	Kippen Rd at St. Patrick St.
22-014-S04	Feb. 7/22	Huron East	900.00	1,864.16		2,764.16					Barn Fire	42129 Winthrop Road
22-015-S05	Feb. 8/22	Huron East	1,300.00	855.68		2,155.68					Barn Fire Hot Spots	42129 Winthrop Road
22-016-S06	Feb. 15/22	Huron East	1,700.00	2,261.44						3,961.44	MA - House Fire	40485 Huron Rd. CH Area
22-017-S07	Feb. 19/22	Huron East	500.00	916.80		1,416.80					Smoke in House	44280 Line 34 - Huron East
22-018-S08	Feb. 19/22	West Perth	300.00	488.96						788.96	Medical - VSA	3657 Road 183
22-020-S09	Feb. 24/22	Huron East		61.12				61.12			CO Alarm	54 Kruse Dr.
22-026-S10	Mar. 13/22	West Perth		61.12						61.12	Smoke Alarm	3657 Road 183
22-027-S11	Mar. 13/22	Huron East	300.00	427.84			727.84				Burning Smell	24 Centennial Dr. - Hospit.
22-028-S12	Mar. 17/22	Huron East	300.00	427.84			727.84				Auto Alarm	24 Centennial Dr. - Hospit.
22-030-S13	Mar. 19/22	Huron East	300.00	397.28			697.28				Medical - Uncon.	34 John St.
22-031-S14	Mar. 23/22	West Perth	300.00	397.28						697.28	Vehicle Fire	7421 Line 21
22-034-S15	Mar. 30/22	Central Huron	1,100.00	1,864.16					2,964.16		Barn Fire	41356 Hydro Line Rd.
22-038-S16	Apr. 6/22	Huron East	300.00	397.28				697.28			Compost Fire	79549 Hannah Line
22-041-S17	Apr. 12/22	West Perth	300.00	580.64						880.64	Unauthorized Burn	Road 182
22-043-S18	May 3/22	Huron East	300.00	366.72			666.72				Medical - VSA	13 West William St. Apt. 6
22-044-S19	May 5/22	Huron East	300.00	244.48			544.48				Medical - low level of cons.	12 Duke St.
22-046-S20	May 6/22	Huron East	300.00	458.40			758.40				Smoke in Recycling Bin	52 Main St. Rear
22-047-S21	May 7/22	West Perth		427.84						427.84	Call Cancelled - Mitchell at	7179 Line 26 - WP
22-049-S22	May 10/22	Huron East	300.00	275.04			575.04				Auto Alarm	24 Centennial Dr. - Hospit.
22-053-S23	May 11/22	Central Huron	300.00	366.72					666.72		Medical - unconscious	41560 Byers St - CH
22-054-S24	May 16/22	Huron East	300.00	519.52			819.52				Auto Alarm	13 Church St.
22-055-S25	May 22/22	Huron East	300.00	366.72			666.72				Medical - VSA	161 Jarvis St. S.
22-056-S26	May 22/22	Huron East	300.00	488.96			788.96				Auto Alarm	100 James St.
22-057-S27	May 22/22	Huron East	300.00	458.40			758.40				Auto Alarm	100 James St.
22-058-S28	May 24/22	Huron East	500.00	733.44			1,233.44				Gasoline Odour	130 West William St.
22-059-S29	May 28/22	Huron East	1,500.00	3,575.52			5,075.52				House Fire	91 Cardno St.
22-060-S30	May 28/22	Huron East	300.00	336.16			636.16				House Fire Hot Spots	91 Cardno St.
22-066-S31	June 15/22	Huron East	300.00	305.60		605.60					Medical - unconscious	43704 Canada Comp Road
22-068-S32	June 21/22	Huron East	300.00	488.96			788.96				Medical - unconscious	Victoria at Gouinlock
22-069-S33	June 22/22	Huron East	300.00	366.72			666.72				Medical - hand stuck motor	67 Brantford St.
22-071-S34	June 27/22	Huron East		61.12				61.12			Smoke/CO Alarm sounding	41887 Huron Road
22-073-S35	July 7/22	Huron East	300.00	458.40			758.40				Auto Alarm	62 Chalk St.
22-075-S36	July 10/22	Huron East	300.00	397.28		697.28					MVC - 2 vehicle	North Line at Winthrop
22-076-S37	July 12/22	Huron East	300.00	519.52		819.52					Unauthorized Controlled Burn	Hensall Rd N of Winth.
22-077-S38	July 14/22	West Perth	500.00	977.92						1,477.92	Combine/Field Fire	Line 24 at Rd. 182 WP
22-079-S39	July 21/22	Huron East	300.00	550.08			850.08				Hydro Transformer on Fire	Church & Centre St

[illegible]



**Municipality of Huron East  
Personnel Committee Meeting**

**Tuesday, November 8, 2022**

**Council Chambers**

**2<sup>nd</sup> Floor, 72 Main Street South, Seaforth**

**Members Present:**

Chair Raymond Chartrand; Mayor Bernie MacLellan; Deputy Mayor Bob Fisher; and Councillor Justin Morrison

**Members Absent:**

Councillor Dianne Diehl

**Staff Present:**

CAO Brad McRoberts; Director of Finance/Treasurer Stacy Grenier and Clerk Jessica Rudy

**1. Call to Order**

Chair Chartrand called the meeting to order at 11:02 a.m.

**2. Adopt Agenda**

Moved by Deputy Mayor Fisher and Seconded by Councillor Morrison:

That the agenda dated November 8, 2022, be adopted as circulated.

Carried

**3. Declaration of Pecuniary Interests**

None declared.

**4. Adoption of Meeting Minutes**

Moved by Deputy Mayor Fisher and Seconded by Councillor Morrison:

That the Personnel Committee meeting minutes of January 25, 2022 be adopted as circulated.

Carried

**5. Business Arising from the Minutes**

**6. Reports and Recommendations of Municipal Officers**

**6.1 CAO Report re: 2023 Salary Grid**



CAO Brad McRoberts provided an overview of the report and the various Consumer Price Index (CPI) rates over the last year, highlighting that by aligning the salary grid with the CPI allows the Municipality to advance toward the median comparators.

The Committee discussed the option of setting the rate at 6.7%, as reported for the Ontario CPI for September and the possibility that the percentage may be lower when the October rate is released in November.

The Committee discussed the importance of keeping in line with the various inflations, noting that fuel may bring down inflation for October but groceries, hydro and natural gas may rise.

Mayor MacLellan suggested that the 6.7% increase be used as a placeholder, however, stated that regardless that the October rate be used. He stressed the various inflations that may be occurring and the need to set wages where they can be appealing for future prospects and support retention of current staff. It was clarified that even though this year may be high, the following year may see a smaller increase.

In response to Deputy Mayor Fisher regarding a wage review, CAO Brad McRoberts explained that a pay equity review is planned for 2023 to ensure that all positions are correctly aligned on the salary grid and will include a review and evaluation of job descriptions, ensuring they are reflective of the actual jobs being performed and appropriately placed on the salary grid.

Moved by Mayor MacLellan and Seconded by Councillor Morrison:

That the Personnel Committee approve the 2023 Salary Grid to the percentage that is reported for the annual Ontario Consumer Price Index (CPI) for the month of October.

Carried

## **7. Correspondence**

## **8. Unfinished Business**

## **9. Information Items**

## **10. Other Business**

In response to a request from Deputy Mayor Fisher, B. McRoberts reported that Council will be notified of successful candidate for Economic Development Officer by the December Council meeting.

Director of Finance/Treasurer Stacy Grenier updated the Committee that the Accounts Payable position has interviews beginning Thursday this week and provided an overview of the interview process.

## **11. Closed Session**

## **12. Adjournment**

Moved by Councillor Morrison and Seconded by Mayor MacLellan:

That the meeting do now adjourn at 11:26 a.m.

Carried

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Ray Chartrand, Chair

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Jessica Rudy, Clerk



John D. Elvidge  
City Clerk

City Clerk's Office

**Secretariat**  
Sylvia Przedziecki  
Council Secretariat Support  
City Hall, 12<sup>th</sup> Floor, West  
100 Queen Street West  
Toronto, Ontario M5H 2N2

Tel: 416-392-7032  
Fax: 416-392-2980  
e-mail: [Sylvia.Przedziecki@toronto.ca](mailto:Sylvia.Przedziecki@toronto.ca)  
web: [www.toronto.ca](http://www.toronto.ca)

**In reply please quote:  
Ref.: 22-CC1.2**

November 25, 2022

**RECEIVED**

DEC 02 2022

**MUNICIPALITIES IN ONTARIO**

MUNICIPALITY OF HURON EAST

**Subject: New Business Item 1.2  
Update on Bill 23 - More Homes Built Faster Act, 2022 (Ward All)**

City Council on November 23 and 24, 2022, adopted this Item, as amended, and in so doing has:

1. Requested the Province of Ontario to extend the commenting period on Bill 23, More Homes Built Faster Act, 2022 to at least January 31, 2023 to enable time for consultation, consideration of alternative options and thorough analysis of both short and long-term impacts.

2. Requested the Province of Ontario to:

a. not proceed with any changes that reduce municipal development charges, community benefit charges or parkland dedication, including:

i. removing housing services from development charges;

ii. retroactively phasing in development charges over a 5 year period on top of City Council's previously adopted two-year phase-in that was mutually agreed upon with the development industry;

iii. discounting rates for purpose built rental units;

iv. adding new exemptions;

v. introducing caps to the development charges determined date and instalments interest rates;

vi. extending the development charges historic service level caps from 10 to 15 years;

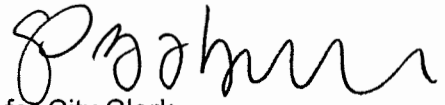
v. removing growth studies and land acquisition costs from development charges recovery; and

vi. reducing caps to parkland dedication by-laws;

b. instead of the above-noted changes, create a provincial incentive program provided directly to developers or homeowners through targeted grants, rebate and other financial incentive programs; and

- c. alternatively, create a municipal compensation fund to compensate municipalities for the impacts of Bill 23 on municipal growth funding revenues.
3. Requested the Province of Ontario to amend Bill 23 to preserve the City's Green standard, Rental Replacement Policy, parkland provisions, community benefits charges and Development Charges to facilitate responsible growth.
  4. Requested the Province of Ontario to amend Bill 23 to preserve Toronto's ability to require a green development standards checklist (Toronto Green Standard) for a complete planning application.
  5. Requested the Province of Ontario to amend the Planning Act to enable the implementation of Inclusionary Zoning across the City and incorporate definitions of affordable housing that respond to low and moderate household income.
  6. Requested the Province of Ontario to amend the definition of "Affordable Housing" to follow the City of Toronto's "Official Plan Amendment 558 - Updating the Definitions of Affordable Rental and Ownership Housing", as approved by City Council on November 9, 2021.
  7. Requested the Province of Ontario to enact a Regulation to permit the use of conditional zoning, pursuant to Section 113 of the City of Toronto Act, 2006.
  8. Requested the Province of Ontario to delay the implementation of refunds for development applications in light of the significant changes to the Planning regulations and internal City processes regarding development.
  9. Requested the Provincial government to provide funding and funding tools to the City, matching the amount of revenue lost through development charges, community benefits charges, and Section 42 of the Planning Act in Bill 23 to ensure the services needed to facilitate responsible growth continue to be delivered.
  10. Requested the Province of Ontario to rescind the proposed changes to the Greenbelt to protect environmental features that support biodiversity, natural spaces, recreation trails, agricultural land, and watersheds that sustain all residents of the Greater Toronto and Hamilton Area.
  11. Requested the Province of Ontario to retain the existing roles and responsibilities of the regional conservation authorities.
  12. Requested the Minister of Municipal Affairs and Housing to change the effective date of the Refund of Fees for official plan amendments, zoning by-laws and site plan control applications contained in Bill 109, from January 1, 2023 to July 1, 2023.
  13. Requested the Minister of Municipal Affairs and Housing to postpone enacting regulations under Schedule 4 of Bill 23, which would grant the Minister authority to impose limits and conditions on municipalities' regulation of demolition or conversion of rental units, until such time as there has been focused consultations with municipalities as part of the development of Minister's regulations to ensure municipalities can continue to require replacement rental housing and support impacted tenants.
  14. Requested the Legislative Assembly of Ontario, through a majority vote, to withdraw Bill 23.

Yours truly,



for City Clerk

S. Przedziecki/mm

Attachment

Sent to: Premier, Province of Ontario  
Minister of Municipal Affairs and Housing, Province of Ontario  
Leader of the Official Opposition, Province of Ontario  
President, Association of Municipalities of Ontario  
Executive Director, Association of Municipalities of Ontario  
Ontario MPPs  
Ontario Municipalities

c. City Manager



## City Council

### New Business - Meeting 1

CC1.2	ACTION	Amended		Ward: All
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### Update on Bill 23, More Homes Built Faster Act, 2022

#### City Council Decision

City Council on November 23 and 24, 2022, adopted the following:

1. City Council request the Province of Ontario to extend the commenting period on Bill 23, More Homes Built Faster Act, 2022 to at least January 31, 2023 to enable time for consultation, consideration of alternative options and thorough analysis of both short and long-term impacts.

2. City Council request the Province of Ontario to:

a. not proceed with any changes that reduce municipal development charges, community benefit charges or parkland dedication, including:

i. removing housing services from development charges;

ii. retroactively phasing in development charges over a 5 year period on top of City Council's previously adopted two-year phase-in that was mutually agreed upon with the development industry;

iii. discounting rates for purpose built rental units;

iv. adding new exemptions;

v. introducing caps to the development charges determined date and instalments interest rates;

vi. extending the development charges historic service level caps from 10 to 15 years;

v. removing growth studies and land acquisition costs from development charges recovery; and

vi. reducing caps to parkland dedication by-laws;

b. instead of the above-noted changes, create a provincial incentive program provided directly to developers or homeowners through targeted grants, rebate and other financial incentive programs; and

c. alternatively, create a municipal compensation fund to compensate municipalities for the impacts of Bill 23 on municipal growth funding revenues.

3. City Council request the Province of Ontario to amend Bill 23 to preserve the City's Green standard, Rental Replacement Policy, parkland provisions, community benefits charges and Development Charges to facilitate responsible growth.
4. City Council request the Province of Ontario to amend Bill 23 to preserve Toronto's ability to require a green development standards checklist (Toronto Green Standard) for a complete planning application.
5. City Council request the Province of Ontario to amend the Planning Act to enable the implementation of Inclusionary Zoning across the City and incorporate definitions of affordable housing that respond to low and moderate household income.
6. City Council request the Province of Ontario to amend the definition of "Affordable Housing" to follow the City of Toronto's "Official Plan Amendment 558 - Updating the Definitions of Affordable Rental and Ownership Housing", as approved by City Council on November 9, 2021.
7. City Council request the Province of Ontario to enact a Regulation to permit the use of conditional zoning, pursuant to Section 113 of the City of Toronto Act, 2006.
8. City Council request the Province of Ontario to delay the implementation of refunds for development applications in light of the significant changes to the Planning regulations and internal City processes regarding development.
9. City Council request the Provincial government to provide funding and funding tools to the City, matching the amount of revenue lost through development charges, community benefits charges, and Section 42 of the Planning Act in Bill 23 to ensure the services needed to facilitate responsible growth continue to be delivered.
10. City Council request the Province of Ontario to rescind the proposed changes to the Greenbelt to protect environmental features that support biodiversity, natural spaces, recreation trails, agricultural land, and watersheds that sustain all residents of the Greater Toronto and Hamilton Area.
11. City Council request the Province of Ontario to retain the existing roles and responsibilities of the regional conservation authorities.
12. City Council request the Minister of Municipal Affairs and Housing to change the effective date of the Refund of Fees for official plan amendments, zoning by-laws and site plan control applications contained in Bill 109, from January 1, 2023 to July 1, 2023.
13. City Council request the Minister of Municipal Affairs and Housing to postpone enacting regulations under Schedule 4 of Bill 23, which would grant the Minister authority to impose limits and conditions on municipalities' regulation of demolition or conversion of rental units, until such time as there has been focused consultations with municipalities as part of the development of Minister's regulations to ensure municipalities can continue to require replacement rental housing and support impacted tenants.
14. City Council request the Legislative Assembly of Ontario, through a majority vote, to withdraw Bill 23.
15. City Council direct the City Manager make public the impacts of Bill 23 on specific capital projects which will not proceed in each Provincial and Federal Riding.

16. City Council direct the City Solicitor and the Chief Planner and Executive Director, City Planning to report to the Planning and Housing Committee on guiding policies to assist City Council in gauging planning importance when considering requests that City Council initiate a Toronto Local Appeal Body appeal.

17. City Council request the City Solicitor and the Chief Planner and Executive Director, City Planning to report to the Planning and Housing Committee with a legal strategy to challenge the Province of Ontario's potential removal of Section 111 of the City of Toronto Act, and explore alternate means to protect rental units from demolition and conversion.

18. City Council direct the Chief Planner and Executive Director, City Planning to commence a public information campaign to inform all City residents of the impacts of Bill 23 and the changes to neighbourhoods, prevailing built forms, housing, civic engagement, the greenbelt, climate change, affordable housing, rental protection, community infrastructure, parks, heritage and cost of living that it may bring about.

19. City Council forward this item to the Premier of Ontario, the Minister of Municipal Affairs and Housing, the Leader of the Official Opposition, all Ontario Members of Provincial Parliament, the Association of Municipalities of Ontario, and all Ontario municipalities for their consideration.

## Summary

On October 25, 2022 the Honourable Steve Clark, Minister of Municipal Affairs and Housing, introduced Bill 23, More Homes Built Faster Act, 2022 in the Ontario Legislature.

Bill 23 proposes extensive changes to the policy-led planning and development system under which municipalities in Ontario work. Details and preliminary analysis of the implications of Bill 23 were shared with the Mayor and City Councillors on November 3, 2022 (see Attachment 1).

Bill 23 passed 2nd Reading on October 31, 2022 and was referred to the Standing Committee on Heritage, Infrastructure and Cultural Policy (Standing Committee) for review. The Standing Committee has held two days of public hearings to date (November 8, 2022 in Markham and November 9, 2022 in Brampton), and is scheduled to hear two more on November 16 and 17, 2022 in Toronto.

The Chief Planner, along with supporting staff, is scheduled to depute to the Standing Committee at 1:00 pm on Thursday, November 17, 2022. A livestream of the public hearing will be made available on the Ontario Legislative Assembly website at this link: <https://www.ola.org/en/legislative-business/video/committees-room-no-1>.

Staff are also preparing written comments for submission to the Standing Committee.

The Standing Committee is scheduled to conduct a clause-by-clause review of Bill 23 on Monday, November 21, 2022, during which amendments to the bill may be proposed, considered and voted upon.

Staff will provide a supplementary report outlining City staff's submission to the Standing Committee and the Environmental Registry of Ontario posting regarding Bill 23 and the results from the Standing Committee's consideration of the bill in advance of the November 24, 2022 meeting of City Council.

## Background Information (City Council)

(November 16, 2022) Report from the City Manager and the Chief Planner and Executive Director, City Planning on Update on Bill 23, More Homes Built Faster Act, 2022 (CC1.2)

(<https://www.toronto.ca/legdocs/mmis/2023/cc/bgrd/backgroundfile-230055.pdf>)

(November 3, 2022) Attachment 1 - Interim City Manager's FYI Briefing Note to Mayor and Members of Council - Bill 23, More Homes Built Faster Act, 2022

(<https://www.toronto.ca/legdocs/mmis/2023/cc/bgrd/backgroundfile-230056.pdf>)

(November 22, 2022) Supplementary report from the Interim City Manager, the Chief Financial Officer and Treasurer, and the Chief Planner and Executive Director, City Planning on City Staff Comments on Proposed Bill 23 - More Homes Built Faster Act, 2022 (CC1.2a)

(<https://www.toronto.ca/legdocs/mmis/2023/cc/bgrd/backgroundfile-230130.pdf>)

Attachment 1 - City of Toronto Comments on Proposed Bill 23 (submitted to the Environmental Registry of Ontario and Ontario Regulatory Registry November 22, 2022)

(<https://www.toronto.ca/legdocs/mmis/2023/cc/bgrd/backgroundfile-230131.pdf>)

Attachment 2 - Chief Planner Presentation Notes to the Standing Committee on Heritage, Infrastructure and Cultural Policy (November 17, 2022)

(<https://www.toronto.ca/legdocs/mmis/2023/cc/bgrd/backgroundfile-230132.pdf>)

### **Communications (City Council)**

(November 21, 2022) Letter from Geoff Kettel and Cathie Macdonald, Co-Chairs, Federation of North Toronto Residents' Associations (FoNTRA) (CC.Supp)

(<https://www.toronto.ca/legdocs/mmis/2023/cc/comm/communicationfile-156534.pdf>)

(November 22, 2022) Letter from Andria Babbington, President, Toronto and York Region Labour Council (CC.New)

(<https://www.toronto.ca/legdocs/mmis/2023/cc/comm/communicationfile-156573.pdf>)

(November 23, 2022) Letter from Jason Ash, Chair, Leaside Towers Tenants Association (CC.New)

(<https://www.toronto.ca/legdocs/mmis/2023/cc/comm/communicationfile-156570.pdf>)

(November 22, 2022) Letter from Les Veszlenyi and Angela Barnes, Co-Chairs, Mimico Lakeshore Community Network (CC.New)

(<https://www.toronto.ca/legdocs/mmis/2023/cc/comm/communicationfile-156571.pdf>)

(November 22, 2022) Letter from Maureen Kapral, President, Lytton Park Residents' Organization (CC.New)

(<https://www.toronto.ca/legdocs/mmis/2023/cc/comm/communicationfile-156572.pdf>)

(November 24, 2022) Letter from Walied Khogali, Regent Park Neighbourhood Association (CC.New)

(<https://www.toronto.ca/legdocs/mmis/2023/cc/comm/communicationfile-156578.pdf>)

(November 24, 2022) Letter from Henry Wiercinski, Vice President, Annex Residents' Association and Sue Dexter, Board, Harbord Village Resident's Association (CC.New)

(<https://www.toronto.ca/legdocs/mmis/2023/cc/comm/communicationfile-156579.pdf>)

(November 24, 2022) Letter from Jin Huh, Executive Director, Social Planning Toronto (CC.New)

(<https://www.toronto.ca/legdocs/mmis/2023/cc/comm/communicationfile-156581.pdf>)

(November 24, 2022) Letter from Mike Mattos, President, Judith Hayes, Vice President, and Rick Ciccarelli, Executive Board Associate, Mount Dennis Community Association (CC.New)

(<https://www.toronto.ca/legdocs/mmis/2023/cc/comm/communicationfile-156542.pdf>)

The Corporation  
of the  
Municipality of Huron East  
By-law No. 099 of 2022

Being a By-law to Amend the Zoning on the  
Lands Legally Known as Concession 1, Part Lots  
4 & 5 and Concession 2, S PT Lot 5, McKillop  
Ward. Roll Numbers 404080001020000000 and  
40403800001021000000 and to Amend By-law  
52-2006

**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 the lands legally known as Concession 1, Part Lots 4 & 5, Concession 2, S Part Lot 5, McKillop Ward in the Municipality of Huron East and is compromised of the attached schedules.
- 2. By-law 52-2006 is hereby amended by changing the zone symbol on a portion of the lands shown on the attached Schedule A from AG1-6 (General Agriculture – Special Provisions) to AG1-48 (General Agriculture - Special Provisions).
- 3. Section 4.11 Special Zones is hereby amended by the deletion of the following within the AG1-6 zone provisions:

The minimum exterior side yard shall be 30 metres.

- 4. Section 4.11 Special Zones is hereby amended by the addition of the following:

**AG1-6**

Notwithstanding the provisions to the contrary, the minimum front yard setback from the existing livestock facility to Manley Line by 20 metres.

**AG1-48**

Notwithstanding the provisions to the contrary, the minimum side yard to the existing accessory structure be 1.0 metre.

- 5. This By-law affects Zone Map 36 of By-law 52-2006, attached as Schedule A.
- 6. 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 and second time this 6<sup>th</sup> day of December, 2022.

**Read** a third time and finally passed this 6<sup>th</sup> day of December, 2022.



Schedule 2  
Corporation  
of the  
Municipality of Huron East  
By-law No. 099 of 2022

Roll Nos. 4040 380 001 02000 0000  
4040 380 001 02100 0000

By-law No. 099– 2022 has the following purpose and effect:

1. This proposed Zoning By-law Amendment affects the lands legally known as Blocks 34, 35 and 44, Plan 596, Brussels Ward in the Municipality of Huron East. This application proposes to amend the zoning the property from AG1-6 (General Agriculture – Special Provisions) to AG1-48 (General Agriculture - Special Provisions) to recognize the side yard reduction of the reconfigured southernmost parcel; and amend the text of the AG1-6 (General Agriculture – Special Provisions) zone provisions to recognize the reduced front yard of the reconfigured northernmost parcel. The AG1-48 special provision will permit a minimum side yard setback of 1 metre to an existing accessory structure. This application is a condition of Consent Applications C82-2020 approved by the Director of Planning in January 2021 and C13-2022 approved by the director of Planning in March 2022.  
  
The subject property is designated Agriculture on Schedule B of the Huron East Official Plan.
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.
3. A conceptual draft plan prepared by the applicant is also attached to this notice.

Schedule A

Corporation of The

Municipality of Huron East

By-law No. 099 of 2022

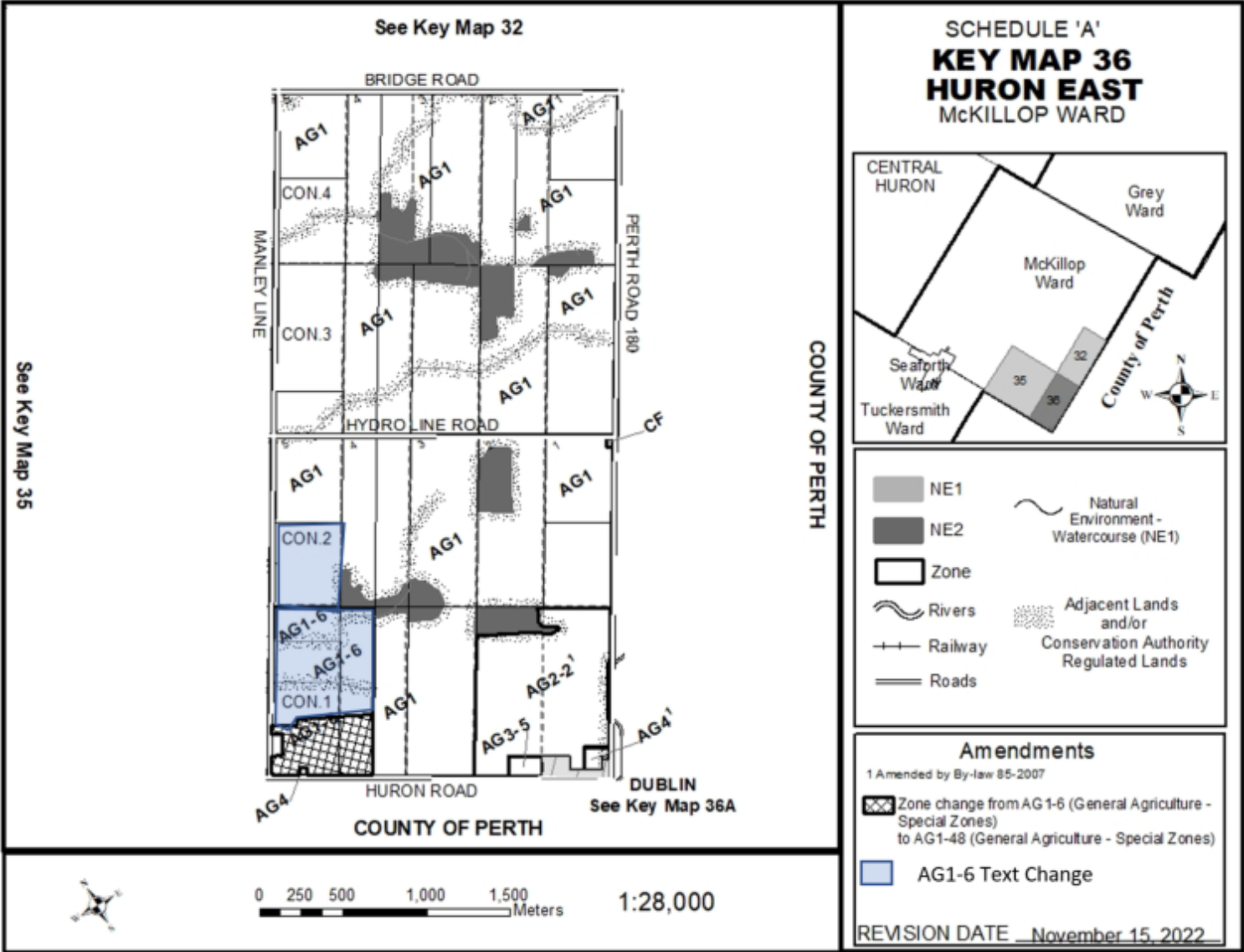


Schedule A

Corporation of The

Municipality of Huron East

By-law No. 099 of 2022



The Corporation  
of the  
Municipality of Huron East  
By-law No. 100 for 2022

Being a By-law to appoint Deputy Treasurers and  
Repeal By-law 87-2021

**Whereas** the Municipal Act, S.O. 2201, c. 25, as amended, s. 286 (2) provides that a municipality may appoint a Deputy Treasurer who shall have all the powers and duties of the Treasurer under this or any other Act;

**And Whereas** under the provision of By-law 87-2021, the Corporation of the Municipality of Huron East appointed Amanda Becke as Deputy Treasurer;

**Now Therefore** the Council of the Corporation of the Municipality of Huron East **Enacts As Follows:**

1. That Jolande Oudshoorn and Sherrie Oliver be and are hereby appointed to the office of Deputy Treasurer of the Municipality of Huron East.
2. That the said Jolande Oudshoorn and Sherrie Oliver shall hold office during the pleasure of Council and, subject to the by-laws of Council, shall, with respect to the Municipality and the administration of its affairs; exercise all the authority, powers and rights and shall perform all duties and obligations which by statute or by By-law are or may be conferred or imposed upon him, and shall perform any other duties that may be imposed upon him from time to time by Council.
3. That By-law 87-2021 be hereby repealed.
4. 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 6<sup>th</sup> day of December, 2022.

**Read** a third time and finally passed this 6<sup>th</sup> day of December 2022

\_\_\_\_\_  
Bernie MacLellan, Mayor

\_\_\_\_\_  
Jessica Rudy, Clerk

**The Corporation**  
**of the**  
**Municipality of Huron East**  
**By-law No. 101 for 2022**

Being a By-law to Appoint a Fire Chief and Community  
Emergency Coordinator (Alternate) for the Municipality  
of Huron East and to Amend By-law 70-2017 and  
Repeal By-law 32-2003

**Whereas** the Fire Protection and Prevention Act, 1997, S.O. c.4, Section 6 (1) states that if a fire department is established for the whole or part of a municipality or for more than one municipality, the council of the municipality or the councils of the municipalities, as the case may be, shall appoint a fire chief for the fire department;

**And whereas** the former municipalities of the restructured Municipality of Huron East have passed by-laws establishing a fire department at the Ethel Fire Hall, Brussels Fire Hall and the Seaforth Fire Hall;

**And Whereas** the Council of the Corporation of the Municipality of Huron East is desirous of appointing a Fire Chief to oversee the operations of the three fire departments;

**Whereas** pursuant to Section 20 (1) of the Municipal Act, S.O. 2001, Chapter 25, as amended, a municipality may enter into an agreement with one or more municipalities, for their joint benefit, of any matter which all of them have the power to provide within their own boundaries;

**And Whereas** pursuant to Section 2.1 (1) of the Emergency Management and Civil Protection Act, R.S.O. 1990, as amended, municipalities are required to develop and implement an emergency plan;

**And Whereas** Section 10 (1) of Ontario Regulation 380/04 requires every municipality to designate an employee of the municipality or a member of council as its emergency management program coordinator;

**And Whereas** the Council of the Municipality of Huron East has by By-law 100-2017 adopted an Emergency Response Plan for the Municipality of Huron East;

**And Whereas** the Municipality of Huron East has by By-law 70-2017 authorized an agreement with the Corporation of the County of Huron for the provision of Emergency Management Services by the County of Huron to the Corporation of the Municipality of Huron East;

**And Whereas** the Municipality of Huron East has by By-law 70-2017 appointed Marty Bedard as the Community Emergency Management Coordinator (Alternate) for the Municipality of Huron East;

**Now Therefore** the Council of the Corporation of the Municipality of Huron East **Enacts As Follows:**

1. That Kent Readman be appointed as the Fire Chief and the Community Emergency Management Coordinator (Alternate).
2. That the appointment of Marty Bedard in By-law 70-2017 as the Community Emergency Management Coordinator (Alternate) is hereby repealed.
3. That By-law 32-2003 be hereby repealed.
4. 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 6<sup>th</sup> day of December 2022.

**Read** a third time and finally passed this 6<sup>th</sup> day of December 2022.

---

Bernie MacLellan, Mayor

---

Jessica Rudy, Clerk

The Corporation  
of The  
Municipality of Huron East  
By-law No. 102 for 2022

Being a By-law to Appoint a Deputy Clerk.

**Whereas** the Municipal Act, S.O. 2201, c. 25, as amended, s. 288 (2) provides that a municipality may appoint Deputy Clerks who have all the powers and duties of the Clerk under this and any other Act;

**Now Therefore** the Council of the Corporation of the Municipality of Huron East **Enacts As Follows:**

1. That Tricia Thompson be hereby appointed as Deputy Clerk of the Municipality of Huron East.
2. That the said Tricia Thompson shall hold office during the pleasure of Council and, subject to the by-laws of Council, shall, with respect to the Municipality and the administration of its affairs; exercise all the authority, powers and rights and shall perform all duties and obligations which by statute or by By-law are or may be conferred or imposed upon him and shall perform any other duties that may be imposed upon him from time to time by Council.
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 6<sup>th</sup> day of December 2022.

**Read** a third time and finally passed this 6<sup>th</sup> day of December 2022.

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Bernie MacLellan, Mayor

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Jessica Rudy, Clerk

The Corporation  
of the  
Municipality of Huron East  
By-law No. 103 for 2022

Being a By-law to Designate the Clerk as the Head of  
the Municipality for the Purposes of the Municipal  
Freedom of Information and Protection of Privacy Act

**Whereas** the Municipal Act, S.O. 2201, c. 25, as amended, provides that the powers of the municipality shall be exercised by by-law;

**And Whereas** the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, as amended, enables the head of the corporation to designate, in writing, a power or duty granted or vested in the head to an officer of the institution subject to such limitations, restrictions, conditions and requirements as the head may set out in the delegation;

**And Whereas** the Council of the Municipality of Huron East deems it expedient to designate the head for the purposes of the Municipal Freedom of Information and Protection of Privacy Act;

**Now Therefore** the Council of the Corporation of the Municipality of Huron East **Enacts As Follows:**

- 1. That Council designate the Clerk as the head of the municipality for the purposes of the Municipal Freedom of Information and Protection of Privacy Act.
- 2. That Council delegates administrative duties granted under the Municipal Freedom of Information and Protection of Privacy Act to the Clerk.
- 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 6<sup>th</sup> day of December, 2022.

**Read** a third time and finally passed this 6<sup>th</sup> day of December 2022

\_\_\_\_\_  
Bernie MacLellan, Mayor

\_\_\_\_\_  
Jessica Rudy, Clerk

The Corporation  
of the  
Municipality of Huron East  
By-law No. 104 for 2022

Being a By-law to Levy the Cost of Work Undertaken on the  
Jackson Municipal Drain, 2002 in the Municipality of Huron East

**Whereas** Section 74 of the Drainage Act, R.S.O., 1990 as amended, and under By-law 41-2002, The Municipality is responsible for maintenance of the Jackson Municipal Drain, 2002 at the expense of all upstream owners of lands and road assessed therein;

**And Whereas** the work undertaken was to repair a section of the (closed) portion of the Jackson Municipal Drain 2002, and to maintain the drain corridor in Lot 6, Concession 8, H.R.S. Tuckersmith.

**And Whereas** the sum of \$2,277.39 shall be assessed against all upstream lands and roads in the watershed of the Jackson Municipal Drain 2002, prorated with the last revised schedule of assessment for said drain;

**And Whereas** the last revised schedule of assessment on the Jackson Municipal Drain 2002 is contained in a report by R.J. Burnside & Associates Limited 2002 and adopted as Municipality of Huron East By-law No. 41-2002;

**Now Therefore** the Council of the Municipality of Huron East enacts as follows:

1. The amount of \$2,277.39 shall be prorated as outlined in Schedule ‘A’ attached to this By-law.
2. The amount assessed to lands used for agricultural purposes shall be reduced by the one third grant, if available, in accordance with Section 85(a)(ii) and 87(1)(a) of the Drainage Act, R.S.O. 1990.
3. All assessments in the Municipality of Huron East, except for the assessment to roads and net assessments that are \$5.00 or less, shall be due thirty (30) days after receipt, after which time the amount due will be added to the 2022 collection roll together with interest at 1.25% per month.
4. The assessments against roads shall be due when billed.
5. Net assessments that are \$5.00 or less shall be paid from general funds of the Municipality of Huron East.
6. That this By-law shall come into force and take effect on the final date of passing thereof.

**Read** a first and second time this 6<sup>th</sup> day of December 2022.

**Read** a third time and finally passed this 6<sup>th</sup> day of December 2022.

Jackson Municipal Drain Repairs

## Assessment Schedule 2022

ROLL NO.	OWNER	CON. (H.R.S.)	LOT OR PART	BY-LAW 41-2022	GROSS ASSESSMENT 2022	LESS 1/3 GOV'T GRANT	NET ASSESSMENT
8-007-00	Norma Gemmel	8	S. PT. 5	\$ 767.00	\$ 432.78	\$ 144.26	\$ 288.52
8-008-00	TJW Farms Ltd.		N. PT. 5	\$ 602.20	\$ 339.79	\$ 113.26	\$ 226.53
8-009-00	Marien Den Hertog		S. PT. 6	\$ 901.90	\$ 508.90	\$ 169.63	\$ 339.27
8-010-00	Tuckersmith Pork Ltd.		N. PT. 6	\$ 985.50	\$ 556.07	\$ 185.36	\$ 370.72
<b>Total on Tuckersmith Lands</b>				<u>\$ 3,256.60</u>	<u>\$ 1,837.55</u>	<u>\$ 612.52</u>	<u>\$ 1,225.04</u>
Side Road 5-6 (Hensall Road)				\$ 779.50	\$ 439.84		\$ 439.84
<b>Total on Tuckersmith Roads</b>				<u>\$ 779.50</u>	<u>\$ 439.84</u>		<u>\$ 439.84</u>
<b>Total on Tuckersmith Lands &amp; Roads</b>				<u>\$ 4,036.10</u>	<u>\$ 2,277.39</u>		<u>\$ 1,664.87</u>



The Corporation  
of the  
Municipality of Huron East  
By-law No. 105 for 2022

Being a By-law to Authorize the Execution of a Lease  
Agreement between the Corporation of the Municipality of  
Huron East and Peaceful Heart Ministries

**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, 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, 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 44264 Newry Road known as the Former Grey Municipal Office;

**And Whereas** the Municipality of Huron East is desirous to enter into a lease agreement with Peaceful Heart Ministries for space within the Former Grey Municipal Office;

**Now Therefore** the Council of the Corporation of the Municipality of Huron East enacts as follows:

- 1. That the Mayor and Clerk are hereby authorized and instructed to enter into a lease agreement with Peaceful Heart Ministries, attached hereto as Schedule “A”.
- 2. 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 6<sup>th</sup> day of December 2022.

**Read** a third time and finally passed this 6<sup>th</sup> day of December 2022.

\_\_\_\_\_  
Bernie MacLellan, Mayor

\_\_\_\_\_  
Jessica Rudy, Clerk

This lease agreement is signed on \_\_\_\_\_ and is between

The Corporation of the Municipality of Huron East (hereinafter referred to as the "Landlord")

and

Peaceful Heart Ministries (hereinafter referred to as the "Tenant")

The parties agree as follows:

1. **LEASED PREMISES.** The landlord leases to the Tenant the following property (hereinafter referred to as the "Premises")

**The Grey Municipal Office located at 44264 Newry Road, Brussels ON, N0K 1H0**

**For the purpose of offices and meeting rooms.**

**A description of the premises is set out in schedule "A" as well as additional conditions of the agreement.**

2. **TERM.** The term of the lease will begin on January 1st, 2023 at 12:01 and will end on December 31st, 2023 at 23:59.

Should the Tenant remain in possession of the Premises with the written consent of the Landlord after the expiration of the lease, a new tenancy from month-to-month will continue until the natural termination under this part on January 31, 2023 at 23:59.

The Tenant must notify Landlord in advance of any anticipated extended absence from the Premises.

3. **RENT.** The tenant will pay to the Landlord monthly installments in the amount of \$319.50 (three hundred and nineteen Canadian dollars and fifty cents) + HST and is payable on or before the 1<sup>st</sup> (first) of each month.

Upon renewal of the lease agreement, the rent is subject to increase based on the changes in the Ontario Consumer Price Index from year to year as determined as of October 31 prior to the lease renewal date.

Rent payments must be made to the Landlord at the following address:

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

4. **SECURITY DEPOSIT.** The Tenant will not pay to the Landlord any security deposit at the signing of the lease. Nonetheless, the Tenant will be liable to the Landlord at the expiration or termination of this lease for all damage to the Property, except ordinary wear and tear.
5. **PARKING.** The Tenant will be entitled to use parking spaces available at the premises during times of use.
6. **PROPERTY INSURANCE.** The Landlord and Tenant shall each maintain appropriate insurance for their respective interests in the Premises and property located on the premises. The Tenant's insurance policy must

be an amount no less than \$ \$10,000(ten thousand Canadian Dollars). The Landlord must be named as an additional insured party on any and all such properties. The Tenant shall deliver evidence to the Landlord as proof of adequate insurance in force issued by companies reasonable satisfactory to the Landlord. The Landlord will receive advance written notice from the insurer prior to any termination of such policies. The tenant shall also maintain any other insurance which the Landlord reasonable required for the protection of the Landlord's interest in the Premises. The tenant is responsible for maintaining property insurance on its own property.

7. **LIABILITY INSURANCE.** The tenant shall maintain liability on the Premises in an amount not less than \$2,000,000(two million Canadian dollars). The tenant shall deliver evidence to the Landlord as proof that sufficient insurance is in force and issued by companies reasonable satisfactory to the Landlord. The Landlord shall receive advance written notice from the insurer prior to any termination of such insurance policies.
8. **RENEWAL TERMS.** This lease will automatically renew for an additional period of 1 year, unless either party gives written notice of termination no later than 30 days prior to the expiration of either the initial lease term or the renewal term. The lease terms during the renewal term will be the same as those contained in this lease.
9. **MAINTENANCE** The Landlord shall maintain the Premises in a good state of repair at all times during the term of this lease. The Tenant shall be responsible for regular cleaning of the leased area including the shared washroom facilities on the main floor.
10. **UTILITIES.** The Landlord will be responsible for paying all water, heat and hydro costs for the Premises.
11. **TAXES.** Taxes (if any) related to the Premises or its use shall be the responsibility of the Tenant.
  - a) Real Estate Taxes. The Tenant shall pay all real estate taxed and assessments for the Premises.
  - b) Personal Taxes. The Tenant shall pay all personal taxes and any other charges which may be levied against the Premises and which are attributable to the Tenant's use of the Premises, along with all sales and/or use taxed (if any) that may be due in connection with lease payments.
12. **DESTRUCTION OF CONDEMNATION OF PREMISES.** If the Premises are partially destroyed by fire or other casualty to the extent that such resulting damage prevents the Tenant's continued use of the Premises in a normal manner as intended, and if the damage is reasonable repairable within 60 days after the occurrence of the incident which caused the damage, and if the cost of repair is less than 50% of the value of the property itself, the Landlord shall repair the Premises and a reasonable and just proportion of the lease payments shall abate during the period of the repair according to the extent to which the Premises have remained unusable. However, if the damage is not repairable within 60 days, or if the cost of repairs is greater than 50% of the value of the property, or if the Landlord is prevented from repairing the damage by forces beyond the Landlord's control given their reasonable level of effort or if the property is condemned, this lease will terminate upon 20 days' notice of such event or condition by either party and any unearned rent paid in advance by the tenant will be apportioned and refunded. The Tenant shall give the Landlord timely notice if any damage to the Premises.
13. **DEFUALTS.** The tenant will be in default of this lease if the Tenant fails to fulfill any lease obligation or term by which the tenant is bound in this lease. Subject to any governing law that states otherwise, if a tenant fails to cure any financial obligation within 30 days (or any other obligation within 60 days) after written notice of such default is provided by the Landlord to the Tenant, Landlord may take possession of the Premises without further notice (to the extent permitted by law), and without foreclosing the Landlord's ability to recoup damage. Alternatively, the Landlord may elect to cure any default themselves and the cost of such action shall be added to the Tennant's financial obligations under this lease. The tenant shall pay all costs, damaged, and expenses (including reasonable legal fees and expenses) suffered by the Landlord as a direct result of the Tenant's default. All sums of money or charges the tenant is required to pay under this lease shall be additional rent, whether or not such sums or charges are designated as "additional rent." The rights provided this section are cumulative in nature and are in addition to any other rights afforded by law.

**179** **LATE PAYMENTS.** For any payment that is not paid by the due date, the Tenant shall pay a late fee of **179** of the outstanding rent payment. At the latest, the tenant shall pay the late fee with the rent of the following month.

15. **QUIET ENJOYMENT.** During the term of the least Agreement, the tenant has the right of quiet enjoyment of the Premises.
16. **OVERHOLDING.** If the tenant maintains possession of the Premises for any period after the termination of this lease (hereinafter referred to as the "Over-holding Period"), the Tenant shall pay to the Landlord lease payment(s) during the Over-holding Period at a rate equal to 100% (one hundred percent) of the normal payment rate from the last rent period under this lease, prorated based on the actual number of over-holding days.
17. **LANDLORD ACCESS TO PREMISES** Subject to the Tenant's consent (which shall not be unreasonable withheld), Landlord shall have the right to enter the Premises to make inspections, or provide necessary services. However, the Landlord does not assume any liability for the care or supervision of the Premises. As provided by law, in case of an emergency, the Landlord may enter the Premises without the Tenant's prior consent. During the last three month of this lease, or any extended period of this lease, the Landlord will be allowed access to the premises to display signs and show the Premises to prospective future tenants.
18. **INDEMNITY REGARDING USE OF PREMISES.** To the extent allowed by law, the Tenant agrees to indemnify, hold harmless, and defend the Landlord from and against any and all losses, claims, liabilities, and expenses, including reasonable legal fees, if and, for which the Landlord may suffer or incur in connection with the Tenant's possession, use, or misuse of the Premises, except the Landlord's own act or negligence.
19. **DANGEROUS AND HAZARDOUS MATERIALS.** The tenant may not keep or have on the Premises any article or thing of a dangerous, flammable or explosive nature that might substantially and unreasonably increase the danger of fire or explosive nature that might substantially and unreasonable increase the danger of fire or explosion on the Premises, or that might be considered hazardous by a responsible insurance business, unless the prior written consent of the Landlord is obtained and proof of adequate insurance protection is provided by the Tenant to the Landlord.
20. **COMPLIANCE WITH REGULATIONS.** The Tenant shall promptly and dutifully comply with all laws, ordinances, requirements, and regulation of the federal, provincial/territorial, municipal and other authorities and the fire insurance underwriters. However, the Tenant is not required by this provision to make alterations to the exterior or structure of the building.
21. **DISAGREEMENTS DURING THE LEASE PERIOD.** If a disagreement arises during the lease period, the following actions will take place.
  - If there is a dispute between the Landlord and the Tenant, all parties agree to attempt to come to an agreement through the use of an agreed upon mediator.
  - It is agrees that the costs involved in hiring the mediator will be shared equally and that each party shall cooperate in a good faith manner to come to a resolution.
  - Both parties agree that they will allow the mediator 30 (thirty) days from the first meeting to reach a compromise before going to court.
  - If the parties are unable to come to an agreement with the assistance of a mediator in 30 (thirty) days, they each reserve the right to bring legal action in a court of law or before and arbitrator.
  - The decision of a court or arbitrator will be legally binding upon all parties involved.
22. **LEGAL, ACCOUNTING AND ENVIRONMENTAL ADVICE.** It has been recommended that the parties obtain independent professional advice prior to signing this document, and an appropriate amount of time has been allotted to do so.
23. **EARLY TERMINATION.** The Tenant does not have the option to terminate the lease period prior to the natural end of the lease term.

24. **NOTICES.** Noticed under this lease will be deemed valid only when given or served in writing and forwarded by mail, prepaid postage, addressed as follows:

LANDLORD:  
Municipality of Huron East  
Jessica Rudy, Clerk  
72 Main Street South  
PO Box 610  
Seaforth ON N0K 1W0

TENANT:  
Peaceful Heart Ministries  
Darrel Wagler  
44264 Newry Road  
Brussels, ON N0G 1H0

25. **GOVERNING LAW.** This lease will be governed by and construed exclusively in accordance with the laws of the province of Ontario, and the laws of Canada in effect in Ontario. In the event of litigation arising from this Agreement, the parties submit to the exclusive jurisdiction of the courts of Ontario, and to seek to enforce an order in any court other than the courts of Ontario.
26. **ENTIRE AGREEMENT.** This lease Agreement contains the entirety of the agreement between the parties and there are no other promises, conditions, understandings or other agreements, written or oral, relating to the subject matter of this lease. Any modification or amendment to this lease must be in writing and signed by the parties hereto.
27. **SEVERABILITY.** If any section or subsection of this Agreement is deemed invalid by court order, judgement or by operation of law, the remaining sections and subsections of this Agreement shall remain valid and enforceable to the fullest extent permitted by law.
28. **NO WAIVER.** If the Landlord fails to enforce strict performance of any section or subsection of this lease, this shall not be construed as a waiver of Landlord's right to enforce the same section or subsection later in time or to enforce any other section or subsection.
29. **BINDING.** The provisions of this lease shall be binding upon and inure to the benefit of both parties and their respective legal representatives, successors and assigns.

**LANDLORD**  
**The Corporation of the Municipality of Huron East**

By: \_\_\_\_\_

Bernie MacLellan, Mayor

Date: \_\_\_\_\_

By: \_\_\_\_\_

Jessica Rudy, Clerk

Date: \_\_\_\_\_

By: \_\_\_\_\_

Darrel Wagler

Date: \_\_\_\_\_

By: \_\_\_\_\_

Dennis Weber

Date: \_\_\_\_\_

#### **SCHEDULE "A"**

- a) The Tenant's use of the Grey Municipal Office shall include all offices on the main floor of the building including the former Council chambers, save and except for the office of the Municipality of Huron East's North Patrol Forman. The monthly rental shall also include the meeting room / kitchen / washroom on the second floor of the building. The washroom on the main floor shall be shared by the tenant and the Municipality of Huron East staff.
- b) The monthly lease shall include all furniture and fixtures located in the designated areas that are no presently being used by the Municipality of Huron East.
- c) The monthly lease shall include all water, heat and hydro costs.
- d) The Tenant shall have the right to install signage on the building, subject to pre-approval of the Landlord.



e) The Landlord shall retain the right to access the vault on the main floor and the storage closet in the second floor for the purpose of accessing records that are currently in storage. The Landlord shall endeavor to give the Tenant reasonable notice prior to accessing the specified areas.

The Corporation  
of the  
Municipality of Huron East  
By-law No. 106 for 2022

Being a By-law to Confirm the Proceedings of the Regular  
Council Meeting 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 Regular meeting held on the 6<sup>th</sup> day of December, 2022 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 6<sup>th</sup> day of December, 2022.

**Read** a third time and finally passed this 6<sup>th</sup> day of December, 2022.

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Bernie MacLellan, Mayor

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Jessica Rudy, Clerk