



**Municipality of Huron East Council Meeting Minutes
Council Chambers
72 Main Street South, Seaforth, ON
Tuesday, July 4, 2023**

Members Present:

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

Absent:

Mayor: Bernie MacLellan and Councillor Gloria Wilbee

Staff Present:

CAO Brad McRoberts and Clerk Jessica Rudy

Others Present:

Huron County Planner Shae Stoll

1. Call to Order and Opening Remarks

Deputy Mayor McLellan called the meeting to order at 6:01 p.m.

Deputy Mayor McLellan provided the following quote as part of his opening remarks, "You can't start a new chapter if you keep rereading the last one".

2. Land Acknowledgement

Deputy Mayor McLellan provided the land acknowledgement.

3. Confirmation of the Agenda

Moved by Councillor Fisher and Seconded by Councillor Diehl:

That the Agenda for the Regular Meeting of Council dated July 4, 2023 be adopted as circulated.

Carried

4. Disclosure of Pecuniary Interest

Councillor Steffler declared a conflict with Item 11.2, Seaforth Legion and Tanner Steffler Foundation re: Support for Six String Music and Seaforth Summerfest due to being the President and Founder of the Tanner Steffler Foundation.

5. Minutes of Previous Meeting

Moved by Councillor Chartrand and Seconded by Councillor Morrison:

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

5.1 Regular Meeting – June 20, 2023

Carried

6. Consent Agenda

There were no requests to remove any items from the Consent Agenda.

Moved by Councillor Diehl and Seconded by Councillor Fisher:

That the Consent Agenda items be received for information and approved.

- Bluewater Recycling Association re: Board of Directors Meeting Highlights from June 2023
- Municipality of North Perth re: Vacant Building Official Positions
- Economic Development Committee re: Minutes from June 13, 2023
- Heritage Advisory Committee re: Minutes from March 14, 2023
- Heritage Advisory Committee re: Minutes from April 19, 2023

Carried

7. Public Meetings/Hearings and Delegations

8. Planning

8.1 Planner's Report re: Consent Application C37-2023

Huron County Planner Shae Stoll provided an overview of the application and property details and recommended the application for approval. A copy of the presentation is [appended](#) to the original minutes.

Moved by Councillor McGrath and Seconded by Councillor Chartrand:

That the Council of the Municipality of Huron East acknowledge the report of Huron County Planner Shae Stoll, dated June 28, 2023 and has no objection to consent application C37-2023, provided the conditions, as outlined in the planning report, are met.

Carried

8.2 Planner's Report re: Minor Variance for Brussels Subdivision

Huron County Planner Shae Stoll provided an overview of the technical zoning issue associated with zoning by-law application Z06-2022 and recommended a minor variance be initiated to address the issue.

Moved by Councillor Morrison and Seconded by Councillor Newell:

That the Council of the Municipality of Huron East initiate a minor variance to address a technical zoning issue associated with Zoning By-law application Z06-2022.

Carried

9. Municipal Drains**10. Reports & Recommendations of Municipal Officers****10.1 CAO-23-19, BMGCC Renovation Update #2**

CAO Brad McRoberts provided an overview of the report and renovation progress and stated that the anticipated completion date is end of October 2023.

The report was received for information.

10.2 PW-23-06, Purchase of a New Sidewalk Trackless

CAO Brad McRoberts provided an overview of the report and tender process.

Moved by Councillor Diehl and Seconded by Councillor Newell:

That the Council of the Municipality of Huron East waive the procurement policy and authorize the purchase of a 2023 Sidewalk Trackless MT7 demonstration unit from Work Equipment Ltd. in the amount of \$149,900.00 (taxes excluded).

Carried

10.3 PW-23-07, Tender HE-06-2023, New Diesel Powered Articulated 4 Wheel Drive Loader

CAO Brad McRoberts provided an overview of the report and the tender process.

Moved by Councillor Diehl and Seconded by Councillor Fisher:

That the Council of the Municipality of Huron East accept the tender of Advance Construction Equipment in the amount of \$280,500.00 (plus HST) for the purchase of a new 2023 JCB4272X Diesel Powered Articulated 4 Wheel Drive Loader with a quick attached 10' plow blade;

And Further That the additional funding of \$45,437.36 be drawn from the allocation to the 2004 Tandem Truck replacement;

And Further That the Manager of Public Works' authorized limit to bid at a public auction for the 2004 Tandem Truck replacement be reduced from \$150,00 to \$104,000, inclusive of all applicable taxes and fees.

Carried

10.4 PW-23-08, Tender HE-08-2023 – One 3/4 Ton Pick Up Truck with Four-Wheel Drive and Extended Cab, Current Model Year

CAO Brad McRoberts provided an overview of the report and tender process, and confirmed that the tender was delivered to local dealerships.

Moved by Councillor Steffler and Seconded by Councillor Chartrand:

That the Council of the Municipality of Huron East accept the tender of Huron Motor Products, in the amount of \$62,363.99 plus applicable taxes for one 3/4 ton Pick Up Truck, as tendered.

Carried

11. Correspondence

11.1 Ethel Minor Ball re: Significant Event Request for a Slo-Pitch Ball Tournament on August 25-27, 2023

Moved by Councillor Diehl and Seconded by Councillor Newell:

That the Council of the Municipality of Huron East declare the Ethel Minor Ball Slo-Pitch Ball Tournament being held on August 25-27, 2023 as a significant event.

Carried

11.2 Seaforth Legion and Tanner Steffler Foundation re: Support for Six String Music Fest and Summerfest

Moved by Councillor Chartrand and Seconded by Councillor Diehl:

That the Council of the Municipality of Huron East declare the Tanner Steffler Foundation's and Seaforth Legion's annual Six String Music Fest being held during the Seaforth Summerfest on July 22, 2023 as a significant event.

Carried [Conflict: J. Steffler]

12. Unfinished Business

13. Council Reports

13.1 Council Member Reports

13.1.1 County Council Report

Deputy Mayor McLellan reported that the topic of emergency room closures and EMS response, was brought forward to Huron County Chief of Paramedic Services Jeff Horseman, as requested by Councillor Fisher, and it was clarified that emergency closures are difficult from an EMS perspective, however, staff locate vehicles to the best of their ability, and partner with surrounding areas, to ensure all areas are covered.

Deputy Mayor McLellan reported that the Request for Proposal (RFP) for the roundabout design on Airport Line and Highway 83 was awarded to B. M. Ross; the stoplight installation at the intersection in Blyth was awarded to Lavis Construction; and purchase of a backhoe and several trackless equipment pieces was approved.

Deputy Mayor McLellan noted that Huron County made a request regarding road gravel in ditches and Huron County Engineer Steve Lund reported that there have been investigations to remediate the amount of gravel in ditches however there are various factors which limit the ability to reduce the gravel being lost in the ditches such as mild winters and soft shoulders.

13.1.2 Other Boards/Committees or Meetings/Seminars

Councillor Dalton reported that the Winthrop Ball Park Committee received their regular donation from the Knights of Columbus and noted appreciation for their continued support.

13.2 Requests by Members

13.3 Notice of Motion

13.4 Announcements

Deputy Mayor McLellan congratulated staff on the positive feedback received for all of the Huron East Fire Department breakfasts.

Councillor Fisher announced that he had received several complaints in regards to the bi-weekly waste pick up from residents and Council responded with solutions for these complaints such as composting, washing bins, keeping bins outdoors and ensuring using the correct size.

Councillor Fisher reported that he has had several calls from residents who have requested that the siren at the fire hall be repaired as they see the siren as a public safety measure and requested that the Fire Chief investigate the repair of the siren.

14. Other Business

15. By-laws

16. Closed Session and Reporting Out

Moved by Councillor Morrison and Seconded by Councillor Fisher:

That a closed meeting of Council be held on Tuesday, July 4, 2023 at 6:45 p.m., in Town Hall Council Chambers, in accordance with Section 239 of the Municipal Act, 2001 for the purpose of considering the following matters:

16.1 Adoption of June 20, 2023 Closed Session of Council Meeting Minutes

16.2 239(2)(b)(e), Personal matters about an identifiable individual and potential litigation in relation to an enforcement matter

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

Carried

Moved by Councillor McGrath and Seconded by Councillor Dalton:

That Council of the Municipality of Huron East resumes the regular Council meeting at 7:00 p.m.

Carried

Deputy Mayor McLellan reported out from the Closed Session that Council discussed an enforcement matter.

17. Confirmatory By-Law

Moved by Councillor Fisher and Seconded by Councillor McGrath:

That Be It Hereby Resolved that By-law 048-2023, a By-law to Confirm the Proceedings of Council, be given first, second, third and final readings and signed by the Deputy Mayor and Clerk, and the Seal of the Corporation be affixed thereto.

Carried

18. Adjournment

Moved by Councillor Diehl and Seconded by Councillor Chartrand:

The time now being 7:01 p.m. That the regular meeting adjourn until July 18, 2023 at 6:00 p.m.

Carried

Consent C37-2023

Subject Lands: Concession 11, Lot 19, Grey Ward, Municipality of Huron East.
(44096 Cranbrook Road)

Owner/Applicant: Terpstra Drying Inc. (Debora Terpstra)



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Review

- Zoned AG1 and NE2 in Huron East Zoning By-Law
- Designated Agriculture and Natural Environment in Huron East Official Plan
- Huron East Official Plan Surplus Farm Residence Consent Policies

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Subject Property



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Purpose

New lot created under the surplus farm residence severance policies.

Severed land: approx. 2.5 acres (1 ha) consisting of a house, shed and storage barn

Retained land: approx. 97.5 acres (39.46 ha) of vacant farmland



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Comments Received

- No concerns from staff or other agencies
- MVCA has no concerns with proposal

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Recommendation

- Application is consistent with the PPS, conforms to the Huron County Official Plan and Huron East Official Plan and complies with the Huron East Zoning By-Law.
- Application C37-2023 is recommended for approval with the attached conditions

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Conditions

Expiry Period

1. Conditions imposed must be met within two years of the date of notice of decision, as required by Section 33(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.
5. The existing agricultural infrastructure (i.e. manure storage pit) be removed 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, 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.

Septic System

9. The Applicant to provide a letter from a licensed contractor advising that the septic tank on the severed parcel has been pumped and is functioning properly 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.

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