



**Municipality of Huron East Council Meeting Minutes
Council Chambers
72 Main Street South, Seaforth, ON
Tuesday, July 18, 2023**

Members Present:

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

Absent:

Councillor Justin Morrison

Staff Present:

Clerk Jessica Rudy; Director of Finance/Treasurer Stacy Grenier; Public Works Manager Barry Mills; and Fire Chief Kent Readman

Others Present:

Huron County Planner Shae Stoll

1. Call to Order and Opening Remarks

Mayor MacLellan called the meeting to order at 6:00 p.m.

As part of Opening Remarks, Mayor MacLellan noted that he attended the unveiling of the plaque for the late Jan Hawley, former Economic Development Officer and commented on her impressive list of accomplishments.

2. Land Acknowledgement

Mayor MacLellan provided the land acknowledgement.

3. Confirmation of the Agenda

Moved by Councillor Wilbee and Seconded by Councillor Diehl:

That the Agenda for the Regular Meeting of Council dated July 18, 2023 be adopted as circulated.

Carried

4. Disclosure of Pecuniary Interest

None declared.

5. Minutes of Previous Meeting

Moved by Councillor Chartrand and Seconded by Deputy Mayor McLellan:

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

5.1 Regular Meeting – July 4, 2023

Carried

6. Consent Agenda

Councillor Fisher questioned if BluEarth Renewables would be returning to Council and noted that the information provided appears to note that they are using prime agricultural land. In response, Clerk Jessica Rudy noted that BluEarth Renewables would likely be coming to seek a motion of support from Council around October 2023.

Mayor MacLellan reminded Council of the option to tour the Stratford facility.

Moved by Councillor Fisher and Seconded by Councillor Dalton:

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

- Recreation Advisory Committee re: Minutes from July 5, 2023
- Municipality of Wawa re: Resolution Requesting the Government of Ontario to Maintain OHIP Coverage for Chronic Pain Treatments
- BluEarth Renewables & Stantec Consulting Ltd. re: BluEarth Seaforth Storage Project – Minor Transmission Facility Class Environmental Assessment

Carried

7. Public Meetings/Hearings and Delegations

7.1 **Presentation:** Phil Beard, Maitland Valley Conservation Authority (MVCA) re: MVCA Activities

Deputy Mayor McLellan introduced Phil Beard, General Manager Secretary Treasurer of the Maitland Valley Conservation Authority (MVCAF) and highlighted the mission and vision of the MVCA.

P. Beard appeared before Council providing an overview of the MVCA activities including leadership to protect and enhance local water forests and soils, the coastal resiliency strategy, forest health assessments, restoring nature's place, climate change adaption, the carbon footprint initiative, conservation area improvements, and flood and erosion safety services. A copy of the presentation is [appended](#) to the original minutes.

Deputy Mayor McLellan thanked Council for their support of the MVCA and highlighted that detailed information sessions are available to those interested.

In response to Council, P. Beard confirmed that the MVCA works closely with the Ausable Bayfield Conservation Authority (ABCA), especially in relation to shoreline management and informed Council that Oak Wilt is not a current concern, as the majority of trees in the MVCA area are Maple, making the Asian Long Horn Beetle a bigger threat.

7.2 Delegation: David and Vanessa Schlumpf, Schlumpf Rentals re: Hydro Pole Relocation

David Schlumpf appeared before Council to inform them of issues he is currently having with rebuilding a 6-plex in Ethel and Hydro One. It was noted that he is restoring the existing building and during construction was informed that five (5) hydro poles had to be relocated, at the owner's expense, due to the new set back requirements. D. Schlumpf informed Council that the rough estimate is \$116,000 plus or minus 50% and requested support from the Municipality.

Council discussed the issue presented and noted that the outcome is unfortunate, however it is the responsibility of the owner to work with the utility companies and is not part of the building permit process or Municipal jurisdiction.

Council suggested that the Municipality could support D. Schlumpf by speaking to Hydro One on his behalf to see if any compromises or accommodations could be made; D. Schlumpf was directed to provide a letter to the CAO providing his consent to contact Hydro One.

7.3 Committee of Adjustment Public Hearing re: Minor Variance Applications MV06-2023 and MV07-2023

*L. McGrath entered the meeting at 6:33 p.m.

Moved by Councillor Diehl and Seconded by Councillor Wilbee:

That the Council of the Municipality of Huron East adjourn the regular meeting of Council at 6.33 p.m. to go into a Public Hearing of Committee of Adjustment to discuss the following:

- a) Minor Variance Application MV06-2023 for 660 Turnberry Street, Brussels
- b) Minor Variance Application MV07-2023 for Plan 596, Blocks 34, 35 & 44, Brussels

Carried

Council reconvened at 6:50 p.m.

8. Planning

8.1 Planning Report re: Application for Zoning By-law Amendment Z07-2023 (Removal of Holding Zone)

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

Moved by Councillor Chartrand and Seconded by Councillor Newell:

Now Therefore, pursuant to Section 36 of the Planning Act, 1990, Council concurs with the July 12, 2023 Planning Report and recommends zoning by-law amendment application Z07-2023 for approval.

Carried

9. Municipal Drains

10. Reports & Recommendations of Municipal Officers

10.1 CLK-23-16, September 19th Council Meeting

Clerk Jessica Rudy provided an overview of the report seeking direction in regard to the location and time of the September 19, 2023 meeting as it was originally scheduled to be located at the Brussels, Morris, and Grey Community Centre (BMGCC), which is under construction.

Council noted that in previous years the second September meeting was held at the Brussels Library, following the Brussels Fall Fair Opening Ceremonies and expressed their desire to keep the September meeting in Brussels. It was recommended that the meeting be held at 7:30 p.m. in the Brussels Library.

J. Rudy noted that due to the location of the meeting there would be no live stream or zoom option available.

Moved by Councillor Fisher and Seconded by Councillor Diehl:

That the Council of the Municipality of Huron East direct staff to hold the September 19, 2023 meeting at the Brussels Library, at 7:30 p.m.

Carried

10.2 FIN-23-06, Amendment to Borrowing By-law 001-2023

Director of Finance/Treasurer Stacy Grenier provided an overview of the report, noting that the additional borrowing amount is to cover the short term financing approved in the 2023 budget and added that By-law 052-2023, on the agenda, is a loan for the construction costs of the Brussels, Morris & Grey Community Centre (BMGCC) renovation, which is then converted into the previously approved 20 year debenture.

Councillor Fisher requested that the construction loan By-law be deferred so that an exact interest rate and term could be determined. S. Grenier stated that the By-law covers current costs of the renovation which are needed to continue with the project.

In response to Council, S. Grenier confirmed that the 20-year debenture for \$1.8 million was approved by Council in September 2021, and that borrowing from reserves would not be possible due to them being allocated elsewhere and/or have restricted uses.

The report was received for information.

10.3 CBO-23-02, 2023 Year to Date Building Report

The report was received for information.

11. Correspondence

12. Unfinished Business

13. Council Reports

13.1 Council Member Reports

13.1.1 County Council Report

Deputy Mayor McLellan noted that the Huron County Public Works Manager attended a trade show which highlighted reflective sleeves on stop signs and wondered if they would be an option for Huron East; in response Public Works Manager Barry Mills confirmed that he had not yet seen them.

13.1.2 Other Boards/Committees or Meetings/Seminars

Councillor Chartrand reported that he attended a very emotional public meeting regarding the Seaforth Manor beds moving to a new facility in Exeter. He noted the frustrations from employees and families in the area of not being properly informed or having sufficient input opportunities, as identified by the Province. Councillor Chartrand reported that the residents are in the process of starting a petition and contacting media.

Councillor Steffler echoed comments from Councillor Chartrand and emphasized the need for the municipality to do all that they can.

Mayor MacLellan reminded Council that there have been confidential discussions between the CAO, Southbridge, MPP Lisa Thompson and himself. It was stressed that the long-term care facilities are the responsibility and mandate of the Province and individuals should address their concerns to their MPP.

13.2 Requests by Members

Councillor Fisher commented that he is receiving comments from residents regarding bi-weekly garbage pickup and requested that a closed session be held at the next meeting to discuss property issues.

Councillor Chartrand requested staff to report to Council outlining current and future loans, interest rates, and term lengths in order to obtain a clear picture on the Municipality's borrowing.

Mayor MacLellan requested an update and area comparison regarding pay equity and activities associated with the Vanastra Summer Camp, noting that the camp would be over by the time the recommendations from the overall equity review are received.

13.3 Notice of Motion

13.4 Announcements

Councillor Newell announced that the Brussels 51st annual fastball tournament is being held in Brussels and Ethel on July 22-23, 2023.

Mayor MacLellan noted that Cathy Garrick, Public Works/Planning Assistant is retiring at the end of the month and wished her well on her next adventure. C. Garrick has been with the municipality for 23 years.

14. Other Business

Mayor MacLellan requested that the Clerk circulate a list of recent Council requests.

15. By-laws

Moved by Councillor Wilbee and Seconded by Councillor Dalton:

That Be it Hereby Resolved By-law 049-2023, A By-law to Repeal By-law 91-2021, Being a By-law to Authorize a Funding Agreement with the Municipality of Morris-Turnberry for their Municipal Portion of the Brussels, Morris, & Grey Community Centre Renovation 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

Moved by Deputy Mayor McLellan and Seconded by Councillor Diehl:

That Be it Hereby Resolved By-law 050-2023, A By-law to Authorize a Development Agreement with Christine Welsh for 649 Fishleigh Street, Brussels 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

Moved by Councillor Diehl and Seconded by Councillor Steffler:

That Be it Hereby Resolved By-law 051-2023, A By-law to Authorize an Agreement for the Rural Economic Development Program 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

Moved by Councillor Wilbee and Seconded by Councillor Diehl:

That Be it Hereby Resolved By-law 052-2023, A By-law to Authorize a Submission of an Application to Ontario Infrastructure and Lands Corporation (OILC) for Financing Certain Ongoing Capital Works – BMGCC Renovation 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

Moved by Deputy Mayor McLellan and Seconded by Councillor Diehl:

That Be it Hereby Resolved By-law 053-2023, A By-law to Amend By-law 001-2023, A By-law to Authorize the Borrowing of Money 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

16. Closed Session and Reporting Out

17. Confirmatory By-Law

Moved by Councillor Fisher and Seconded by Councillor Chartrand:

That Be It Hereby Resolved that By-law 054-2023, 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

18. Adjournment

Moved by Councillor Dalton and Seconded by Councillor Diehl:

The time now being 8:00 p.m. That the regular meeting adjourn until August 8, 2023 at 6:00 p.m.

Carried

Bernie MacLellan, Mayor

Jessica Rudy, Clerk

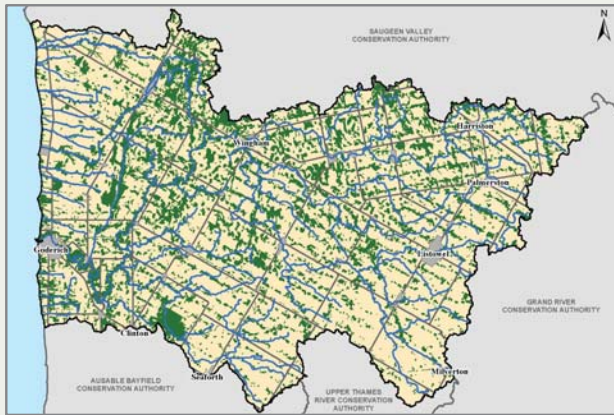


MAITLAND CONSERVATION
Working for a healthy environment!

July 2023



Providing leadership to protect and enhance local water forests and soils.



Coastal Resiliency Strategy

Forest Health Assessment





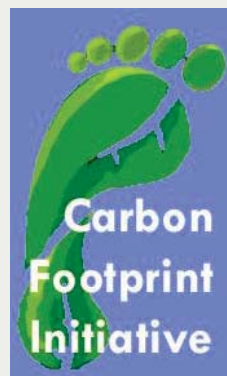
Restoring Nature's Place

STEWARDSHIP



Adapting to Climate Change

STORMWATER MANAGEMENT & COVER CROPS

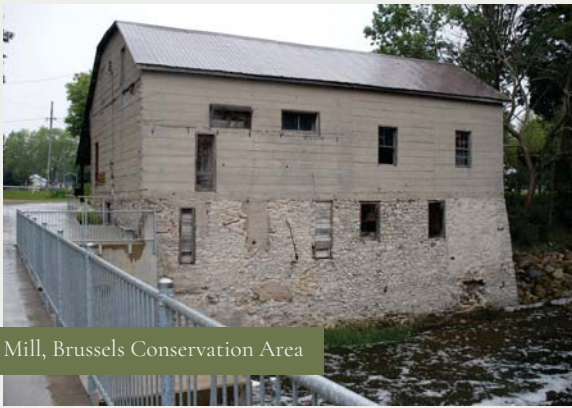


Falls Reserve Conservation Area



CONSERVATION AREAS

Improving Infrastructure



Logan Mill, Brussels Conservation Area

Flood and Erosion Safety Services



Harriston
June 2017



Slope Failure - Horizonview Ashfield Ward




Thank you!



Zoning Bylaw Amendment Z07-2023 (Holding Zone Removal)

Plan 191, Part lot Y Part; Halliday Street and Registered Plan 22R5573, Part 1,
Brussels Ward, Municipality of Huron East

Applicant/ Owner: Bruce & Rhonda Fisher



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Subject Lands



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Application Details

- Application requests to lift the holding zone applying to the subject lands to allow for the sale of the property to be used for residential development

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Review

- Special zoning recognizes deficient frontage on Orchard Lane and sets front yard setback to be measured 50 metres south of Orchard Lane
- Property subject to storm sewer easement on west side
- Holding zone was placed on property until unopened Halliday Road allowance is closed-West half was closed and conveyed in 2008

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Site Photos



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Comments

- No objections received from staff at time of report submission
- Comments were received from County Public Works after time of report submission noting an entrance permit would be required to establish an entrance to the subject lands and noted a few other considerations for the owner's awareness

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Recommendation

As the reason for the holding zone has been addressed, it is recommended that application Z07-23 be **approved** pursuant to Section 36 of the Planning Act.