



**Municipality of Huron East Council Meeting Minutes
Council Chambers
72 Main Street South, Seaforth, ON
Tuesday, August 8, 2023**

Members Present:

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

Absent:

Councillors Justin Morrison and Jeff Newell

Staff Present:

CAO Brad McRoberts; Clerk Jessica Rudy; Manager of Vanastra Early Childhood Learning Centre Candice Seulal and Director of Community Services Lissa Berard

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.

Mayor MacLellan followed up regarding his inquiry regarding the Vanastra Summer Camp wages and activities and noted that he talked to the Director of Community Services and confirmed that there are ample activities available to the day camp participants and that the comparing municipality had recently undergone a pay equity review, which may have created the apparent wage gap. Mayor MacLellan also acknowledged that Huron East is currently undertaking a pay equity review.

2. Land Acknowledgement

Mayor MacLellan provided the land acknowledgement.

3. Confirmation of the Agenda

Moved by Councillor Fisher and Seconded by Councillor Wilbee:

That the Agenda for the Regular Meeting of Council dated August 8, 2023 be adopted as circulated.

Carried

4. Disclosure of Pecuniary Interest

None declared.

5. Minutes of Previous Meeting

Moved by Councillor Diehl and Seconded by Councillor Chartrand:

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

5.1 Regular Meeting – July 18, 2023

5.2 Committee of Adjustment Public Hearing – July 18, 2023

Carried

6. Consent Agenda

In response to Deputy Mayor McLellan, CAO Brad McRoberts explained that item 6.6, FD-23-02, Joint Procurement Opportunities outlines the opportunity to cost share the community risk assessment and fire services review with North Huron and Morris-Turnberry.

Moved by Councillor Diehl and Seconded by Deputy Mayor McLellan:

That the Consent Agenda items 6.1 to 6.6 be received for information and approved.

- CAO-23-21, January to March 2023 Building Maintenance Report
- CAO-23-22, April to June 2023 Building Maintenance Report
- Accounts Payable- May to July 2023
- Economic Development Committee re: Minutes from August 2, 2023
- Municipality of Bluewater re: Notice of Open House and Public Meeting Concerning a Proposed Amendment to the Official Plan and Zoning By-law
- FD-23-02, Joint Procurement Opportunities

Carried

7. Public Meetings/Hearings and Delegations

8. Planning

8.1 Planner's Report re: Consent Application C47-2023

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 Steffler and Seconded by Councillor Chartrand:

That the Council of the Municipality of Huron East acknowledge the report of Huron County Planner, Shae Stoll, dated August 2, 2023 and has no objection to consent application C47-2023, provided the conditions, as outlined in the planning report, are met.

Carried

9. Municipal Drains

10. Reports & Recommendations of Municipal Officers

10.1 CAO-23-20, Brussels Fire Hall & Huron County EMS Expansion Tender

CAO Brad McRoberts provided an overview and background to the report and outlined the features and components contained in the tender package. It was noted that the tender would also be going forward to the County, for approval, on August 16, 2023.

B. McRoberts confirmed that the Huron East portion of the tender is lower than the budgeted amount and that the rental agreement is set for a 10-year lease.

Moved by Deputy Mayor McLellan and Seconded by Councillor Wilbee:

That the Council of the Municipality of Huron East award the tender for the Municipality of Huron East Joint Operations Centre Proposed Addition to Domm Construction Ltd. in the amount of \$1,175,000 plus applicable taxes conditional on Huron County Council also supporting to proceed with the project.

And That subject to the above condition, the Mayor and Clerk be authorized to execute a Canadian Construction Documents Committee (CCDC) 14 Design-Build Stipulated Price Contract for the Huron East Joint Operations Centre Proposed Addition.

Carried

10.2 CLK-23-17, 2024 Meeting Schedule

Moved by Councillor Fisher and Seconded by Councillor Diehl:

That the Council of the Municipality of Huron East establish the following meeting schedule for 2024;

And That the September 17, 2024 meeting be held at the Brussels, Morris & Grey Community Centre (BMGCC) with a 4:30 p.m. start time.

- January 9 & 23
- February 6 & 20
- March 5 & 19

- April 2 & 16
- May 7 & 21
- June 4 & 18
- July 9
- August 13
- September 3 & 17
- October 1 & 15
- November 5 & 19
- December 3 & 17

Carried

11. Correspondence

11.1 Ontario Coalition for Better Child Care and CUPE Ontario re: 23rd Annual Child Care Worker and Early Childhood Education Appreciation Day, October 17, 2023

Moved by Councillor Diehl and Seconded by Deputy Mayor McLellan:

Whereas years of research confirms the benefits of high-quality early learning and child care for young children’s intellectual, emotional, social and physical development and later life outcomes; and

Whereas child care promotes the well-being of children and responds to the needs of families and the broader community by supporting quality of life so that citizens can fully participate in and contribute to the economic and social life of their community; and

Whereas trained and knowledgeable Registered Early Childhood Educators and child care staff are the key to quality in early learning and child care programs; and

Whereas Registered Early Childhood Educators and child care workers will be vital to the success of the Canada-Wide Early Learning and Child Care system;

Therefore Be it Resolved that October 17, 2023 be designated the 23rd annual “Child Care Worker & Early Childhood Educator Appreciation Day” in recognition of the education, dedication and commitment of child care workers to children, their families and quality of life in the community.

Carried

12. Unfinished Business

13. Council Reports

13.1 Council Member Reports

13.1.1 County Council Report

13.1.2 Other Boards/Committees or Meetings/Seminars

13.2 Requests by Members

In response to Councillor Chartrand's reminder regarding a request for current and anticipated debenture loans, CAO Brad McRoberts stated that a staff report will be coming forward to the September meeting.

Councillor Fisher requested an update with the status of returning the Seaforth fire alarm and B. McRoberts noted that it is a technology issue requiring time and resources and the Fire Chief is working on other priorities and will address when time priorities permit.

Councillor McGrath noted frustration with discussions between Durisol and the Bridges and noted that the Wilson farm was sold when it was originally wanted as storage space. Council discussed the history with the two property owners and noted that circumstances were outside of the Municipality's control.

13.3 Notice of Motion

13.4 Announcements

14. Other Business

15. By-laws

Moved by Councillor Diehl and Seconded by Councillor Chartrand:

That Be It Hereby Resolved By-law 055-2023, A By-law Amend the Zoning By-law 52-2006 (Z07-2023) 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

Moved by Councillor Wilbee and Seconded by Councillor Steffler:

That a closed meeting of Council be held on Tuesday, August 8, 2023 at 6:39 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 July 4, 2023 Closed Session of Council Meeting Minutes

16.2 239(2)(b)(f) - personal matters about identifiable individuals and advice that is subject to solicitor-client privilege

16.3 239(2)(c) – proposed or pending acquisition or disposition of land

And that CAO Brad McRoberts, Manager of Vanastra Early Childhood Learning Centre Candice Seulal, Director of Community Services Lissa Berard, and Clerk Jessica Rudy remain in closed session.

Carried

Moved by Councillor Dalton and Seconded by Councillor Diehl:

That Council of the Municipality of Huron East resumes the regular Council meeting at 7:49 p.m.

Carried

Mayor MacLellan reported out from the Closed Session that Council went into a closed session to discuss matters about an identifiable individuals subject to solicitor-client privilege and property acquisition and/or dispositions.

Confirmatory By-law

Moved by Councillor Wilbee and Seconded by Councillor Chartrand:

That Be It Hereby Resolved that By-law 056-2023, 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

17. Adjournment

Moved by Councillor Diehl and Seconded by Councillor Fisher:

The time now being 7:50 p.m. That the regular meeting adjourn until September 5, 2023 at 6:00 p.m.

Carried

Bernie MacLellan, Mayor

Jessica Rudy, Clerk

Consent C47-2023

Concession 2, London Road Survey, Lot 28, Tuckersmith Ward Municipality of Huron East.
 (75103 Morrison Line, Brucefield)
 Applicant: New Morning Holsteins Ltd.
 Owner: Stuart and Joyce Wilson




1



2

Purpose



New lot created under the surplus farm residence severance policies.

Severed land: approx. 4.95 acres (2 ha) consisting of a house, shed and storage building

Retained land: approx. 95 acres (38.46 ha) of vacant farmland

3



4

Review

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

5



6

Comments Received

- No concerns from staff or other agencies
- MVCA has no concerns with proposal but recommended a minimum setback of 6m from the lot line of the severed parcel to the top of bank associated with the Watson Drainage Works Branch A.
 - Staff not in agreement with this condition

7



Approximate location of suggested 6m setback

8

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 C47-2023 is recommended for approval with the attached conditions

9

Conditions

Conditions:

- 1. Expiry Period**
Conditions imposed must be met within two years of the date of notice of decision, as required by Section 53(4.1) 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.
- 2. Municipal Requirements**
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.** If required, an entrance permit(s) be obtained for access to the retained lands to the satisfaction of the Municipality.
- 5.** The subject parcel be numbered and addressed for 911 purposes 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.

Alternatively with the agreement of the County, the Solicitor acting for the parties to provide to the County a registerable description of the severed parcel acceptable to the Land Registrar.

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 re-zoned to recognize the residential parcel (eg AG4-34) and the retained farmland will be automatically re-zoned to prohibit a new residence (eg. AG2) in the Huron East Zoning By-law.

10