



**Municipality of Huron East Council Meeting Minutes**  
**Council Chambers**  
**72 Main Street South, Seaforth, ON**  
**Tuesday, February 20, 2024**

**Members Present:**

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

**Staff Present:**

CAO Brad McRoberts; Clerk Jessica Rudy; and Economic Development Officer Taralyn Cronin

**Others Present:**

Huron County Planner Shae Stoll

**1. Closed Session**

Moved by Councillor Wilbee and Seconded by Councillor Morrison:

That a closed meeting of Council be held on Tuesday, February 20, 2024 at 5:00 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:

- 1.1 Adoption of February 6, 2024 Closed Session of Council Meeting Minutes
- 1.2 239(2)(b) – personal matters about identifiable individuals
- 1.3 239(2)(c) – proposed or pending disposition of land in Brussels

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

Carried

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

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

Moved by Councillor Diehl and Seconded by Councillor Newell:

That Council of the Municipality of Huron East reconvene into open session at 6:01 p.m.

Carried

Mayor MacLellan reported that Council went into closed session to receive an update regarding a personnel matter and discuss proposed or pending disposition of land in Brussels.

### **3. Land Acknowledgement**

Mayor MacLellan provided the land acknowledgement.

### **4. Confirmation of the Agenda**

Moved by Councillor Morrison and Seconded by Councillor Wilbee:

That the Amended Agenda, to include Item 1.3, an additional closed item under Section 239(2)(c) of the Municipal Act, for the Regular Meeting of Council dated February 20, 2024 be adopted.

Carried

### **5. Disclosure of Pecuniary Interest**

Deputy Mayor McLellan declared a Conflict of Interest to Item 7.2, Accounts Payable due being listed in the accounts payable for work he completed.

Councillor Morrison declared a Conflict of Interest to Item 7.2, Accounts Payable, due to being a member of the Brussels Agriculture Society.

Councillor McGrath declared a Conflict of Interest to Item 7.2, Accounts Payable due to being named in the accounts payable.

### **6. Minutes of Previous Meeting**

Moved by Councillor Steffler and Seconded by Councillor Chartrand:

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

#### **6.1 Regular Meeting – February 6, 2024**

Carried

### **7. Consent Agenda**

In response to Councillor Fisher's questions regarding item 7.3, CAO-24-05, BMGCC Renovation Update #4, CAO Brad McRoberts confirmed that Elgin Contracting is still involved in the renovation and that the east side of the parking lot is budgeted to be paved.

Item 7.2, Accounts Payable was taken separately due to conflicts of interest.

Moved by Councillor Diehl and Seconded by Councillor Dalton:

That Consent Agenda items 7.1 and 7.3 be received for information and approved.

7.1 Special Council Minutes (Strategic Planning) – February 6, 2024

7.3 CAO-24-05, BMGCC Renovation Update #4

Carried

Moved by Councillor Chartrand and Seconded by Councillor Steffler:

That Item 7.2, Accounts Payable of the Consent Agenda be received for information.

Carried [Conflict: A. McLellan, L. McGrath, J. Morrison]

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

## **9. Planning**

### **9.1 Planner's Report re: Consent Application C05-2024**

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 Wilbee and Seconded by Councillor Diehl:

That the Council of the Municipality of Huron East acknowledge the report of Huron County Planner Shae Stoll, dated February 15, 2024 and has no objection to consent application C05-2024, provided the conditions, as outlined in the planning report, are met.

Carried

## **10. Municipal Drains**

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

### **11.1 EDO-24-01, Huron East Community Improvement Plan**

Economic Development Officer Taralyn Cronin provided an overview and history of the Community Improvement Plan (CIP) and revisions after input from the Ministry of Municipal Affairs and Housing (MMAH) and public open houses.

In response to Council, T. Cronin explained the benefits of having the whole municipality designated as the project area and confirmed that the presented recommendation is to adopt the plan, with programs and incentives being reviewed through budget processes.

Moved by Councillor Diehl and Seconded by Deputy Mayor McLellan:

That the Council of the Municipality of Huron East designate the entire Municipality of Huron East as a Community Improvement Project Area and adopt the Huron East Community Improvement Plan.

Carried

### **11.2 EDO-24-02, Application to the 2024 Rural Economic Development Fund**

T. Cronin provided an overview of the grant opportunity for branding of Huron East, noting that an updated brand would be able to incorporate the logos already adopted for Brussels, Seaforth and Vanastra, creating a consistent theme across the municipality.

In response to Council, T. Cronin clarified that the digital branding could be easily transferred but the physical locations using the current logo would be phased out over time.

Moved by Deputy Mayor McLellan and Seconded by Councillor Newell:

That the Council of the Municipality of Huron East support the application to the Rural Economic Development Fund for a Huron East Community Brand.

Carried

### **11.3 EDO-24-03, Application to the Regional Tourism Organization 4**

T. Cronin provided an overview of the funding opportunity and noted that wayfinding signage has been noted as a priority over the last five (5) years, and clarified that the first phase would include nine (9) gateway signs and fifty (50) signs to mark the entrances to communities. The quote received indicated varying prices depending on the selected and options.

Moved by Councillor Chartrand and Seconded by Councillor Diehl:

That the Council of the Municipality of Huron East support the application to the Regional Tourism Organization (RTO) 4 Partnership Program for wayfinding signage.

Carried

### **11.4 PW-24-05, Tender Approval for Road Reconstruction and Bridge Repairs**

Moved by Councillor Newell and Seconded by Councillor Fisher:

That the Council of the Municipality of Huron East authorize the Director of Public Works to issue tenders for road reconstruction on Sports Drive, Brussels and Bridge Reconstruction to M-28 and M-13 on Canada Company Road.

Carried

## **12. Correspondence**

## **13. Unfinished Business**

## **14. Council Reports**

### **14.1 Council Member Reports**

#### 14.1.1 County Council Report

Deputy Mayor McLellan reported that County Council recognized five (five) employees whom obtained their roads certification; received a report from the Huron Clean Water Project noting that there were over 281 applications for clean water funding in 2023 with 277 being approved, and the three most popular categories being for cover crops, tree planting and rural storm water projects. It was noted that the Menesetung Bridge Association presented to County Council requesting \$180,000 for concrete repairs for piers 3,4, and 5 of the bridge spanning from Goderich to Ashfield-Colborne-Wawanosh (ACW) and after a subsequent report from staff, Council denied the request. A draft plan of subdivision came forward for the south of Goderich indicating a possibility of 1200 homes and County Council supported a motion from the Association of Municipalities of Ontario (AMO) to petition the Province to review funding arrangements to support municipal commitment. It was reported that during the last budget meeting County Council directed staff to come back with a tax increase of approximately 5.54%.

#### 14.1.2 Other Boards/Committees or Meetings/Seminars

### 14.2 Requests by Members

### 14.3 Notice of Motion

### 14.4 Announcements

Councillor Fisher reminded Council that Saturday, February 24, 2024 at 10:00 a.m. is the Coldest Night of the Year walk. As follow up from the last meeting, staff confirmed upon registration an individual is to indicate that they are walking for Seaforth under the Goderich umbrella and the funds raised by those individuals would stay in Seaforth.

Councillor Chartrand announced that Davin Heinbuck had been hired as the new Ausable Bayfield Conservation Authority (ABCA) General Manager.

## 15. Other Business

## 16. By-laws

Moved by Councillor Diehl and Seconded by Councillor Morrison:

That Be it Hereby Resolved By-law 013-2024, A By-law to Designate a Community Improvement Project Area 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 014-2024, A By-law to Adopt a Community Improvement Plan 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. Confirmatory By-Law**

Moved by Deputy Mayor McLellan and Seconded by Councillor Chartrand:

That Be It Hereby Resolved that By-law 015-2024, 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 Diehl and Seconded by Councillor Steffler:

The time now being 6:40 p.m. That the regular meeting adjourn until March 5, 2024 at 6:00 p.m.

Carried

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Bernie MacLellan, Mayor

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Jessica Rudy, Clerk

## Consent C05-2024

Concession 15, Lot 32, East Part Lot 33, Grey Ward, Municipality of Huron East. (45294 Moncrieff Road)

Owner: Cajan Farms Ltd. (John and Catherine Tollenaar)

Applicant: John Tollenaar



## Subject Property



## Purpose

New lot created under the surplus farm residence severance policies.

Severed land: approx. 2.85 acres (1.15 ha) consisting of a house and two silos.

Retained land: approx. 147 acres (59.49 ha) consisting of vacant farmland

## 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



## Comments Received

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

## 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 C05-2024 is recommended for approval with the attached standard conditions