



Municipality of Huron East

***Amended Council Agenda**

Tuesday, February 20, 2024 at 6:00 P.M.

Council Chambers

2nd Floor, 72 Main Street South, Seaforth, ON

1. Closed Session and Reporting Out

That a closed meeting of Council be held on Tuesday, February 20, 2024 at 5:00 p.m., in the Town Hall Council Chambers, in accordance with Section 239 of the Municipal Act, 2001 for the purpose of the following matters:

- 1.1** Adoption of February 6, 2024 Closed Session of Council meeting minutes **(Distributed Separately)**
- 1.2** 239(2)(b) – personal matters about identifiable individuals **(Verbal Update)**
- 1.3** *239(2)(c) – proposed or pending disposition of land in Brussels **(Verbal Update)**

2. Call to Order & Mayor's Remarks

3. 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.

4. Confirmation of the Agenda

5. Disclosure of Pecuniary Interest

6. Minutes of Previous Meeting

- 6.1** [Regular Meeting – February 6, 2024](#)

7. Consent Agenda

Items listed under the Consent Agenda are considered routine and are enacted in one motion. However, any Council Member may request one or more items be removed from the Consent Agenda for separate discussion and/or action.

Consent Agenda Items

7.1 [Special Council Minutes \(Strategic Planning\)](#) – February 6, 2024

7.2 [Accounts Payable](#)

7.3 [CAO-24-05](#), BMGCC Renovation Update #4

8. Public Meetings/Hearings and Delegations

9. Planning

9.1 [Planning Report](#) re: Consent C05-2024

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10. Municipal Drains

11. Reports & Recommendations of Municipal Officers

11.1 [EDO-24-01](#), Huron East Community Improvement Plan

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11.2 [EDO-24-02](#), Application to the 2024 Rural Economic Development Fund

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11.3 [EDO-24-03](#), Application to the Regional Tourism Organization 4

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11.4 [PW-24-05](#), Tender Approval for Road Reconstruction and Bridge Repairs

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12. Correspondence

13. Unfinished Business

14. Council Reports

14.1 Council Member Reports

14.1.1 County Council Report

14.1.2 Other Boards/Committees or Meetings/Seminars

14.2 Requests by Members

14.3 Notice of Motions

14.4 Announcements

15. Other Business

16. By-laws

16.1 [By-law 013-2024](#), A By-law to Designate a Community Improvement Project Area

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16.2 [By-law 014-2024](#), A By-law to Adopt a Community Improvement Plan

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17. Confirmatory By-law

17.1 [By-law 015-2024](#), A By-law to Confirm the Proceedings of Council

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18. Adjournment



Municipality of Huron East Council Meeting Minutes
Council Chambers
72 Main Street South, Seaforth, ON
Tuesday, February 6, 2024

Members Present:

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

Absent:

Councillor Dalton

Staff Present:

CAO Brad McRoberts; Clerk Jessica Rudy; Director of Finance/Treasurer Stacy Grenier; Director of Community Services Lissa Berard; and Director of Public Works Barry Mills

1. Call to Order and Opening Remarks

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

Mayor MacLellan thanked Council and staff for attending and participating in the Strategic Planning session.

2. Land Acknowledgement

Mayor MacLellan provided the land acknowledgement.

3. Confirmation of the Agenda

Moved by Councillor Morrison and Seconded by Councillor Diehl:

That the Agenda for the Regular Meeting of Council dated February 6, 2024, be adopted as circulated.

Carried

4. Disclosure of Pecuniary Interest

None declared.

5. Minutes of Previous Meeting

Moved by Councillor Chartrand and Seconded by Councillor Newell:

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

5.1 Regular Meeting – January 23, 2024

Carried

6. Consent Agenda

Deputy Mayor McLellan requested that item 6.1, County of Prince Edward regarding Support for the Province to Expand the Life Span of Fire Apparatus be removed from the Consent Agenda and that Council endorse the presented resolution.

Moved by Deputy Mayor McLellan and Seconded by Councillor Diehl:

That the Council of the Municipality of Huron East endorse the resolution from the County of Prince Edward regarding the life span of fire apparatus, specifically pertaining to the replacement of fire trucks to due to insurance requirements.

Carried

Moved by Councillor Wilbee and Seconded by Deputy Mayor McLellan:

That Consent Agenda items 6.2 to 6.3 be received for information and approved.

6.2 Bluewater Recycling Association re: Board of Director Meeting Highlights

6.3 Ministry of Natural Resources and Forestry re: Oil, Gas and Salt
Resources Act Regulation Changes for Special Projects and Well Security

Carried

7. Public Meetings/Hearings and Delegations

8. Planning

9. Municipal Drains

9.1 DRAINS-24-02, Coates Municipal Drain Tender Results

Moved by Councillor McGrath and Seconded by Councillor Steffler:

That the Council of the Municipality of Huron East award the contract associated with the Coates Municipal Drain to Horst Excavating Inc. for the amount of \$274,632.00 plus HST.

Carried

10. Reports & Recommendations of Municipal Officers

10.1 PW-24-04, Chalk Street Parking – 13 Chalk Street

Director of Public Works Barry Mills provided an overview of the report and the proposed amendment to the Parking By-law to prohibit parking during school hours on Chalk Street.

Moved by Councillor Chartrand and Seconded by Councillor Fisher:

That the Council of the Municipality of Huron East approve an amendment to Schedule A- Prohibited Parking/Standing/Stopping in Seaforth of Parking By-law 5-2012 to include prohibited parking on the east side of Chalk Street from Goderich Street East to Gouinlock Street from 8 am to 5 pm, Monday through to Friday.

Carried

10.2 CLK-24-03, Refreshment Vehicle By-law

Clerk Jessica Rudy provided an overview of the By-law and noted that suggestions have already been received in regards to fees and the seven-day length of license.

Council discussed the by-law parameters requested exemptions to fees for charities, local events and school be investigated.

J. Rudy confirmed that a follow up report and revised draft of the By-law would be coming forward prior to final approval.

Moved by Councillor Newell and Seconded by Councillor Morrison:

That the Council of the Municipality of Huron East consider the Refreshment Vehicle By-law for approval at the March 5, 2024 Council meeting.

Carried

11. Correspondence

12. Unfinished Business

13. Council Reports

13.1 Council Member Reports

13.1.1 County Council Report

Deputy Mayor McLellan reported that County Council received an update on the homeless hotel noting its success with 27 users and 10 on the waitlist; the Huron Newcomer Support organization, which assists newcomers in the areas of transportation, housing, and employment opportunities, presented to the County and requested support for the pathway to permanent status. Perth Huron United Way requested a County grant of \$30,000. It was highlighted that budget discussions have included the Brussels EMS expansion; public works seeking a new grader for \$800,000 and the long-term care home budget rising by \$1,000,000 due to the direct care

increase of \$531,000, a new fridge and walk in freezer at Huronlea Home and new dehumidifiers at both locations.

13.1.2 Other Boards/Committees or Meetings/Seminars

Deputy Mayor McLellan noted that the Maitland Valley Conservation Authority (MVCA) annual general meeting is being held on February 14, 2024, at the Wroxeter Community Hall at 2:00 p.m.

13.2 Requests by Members

Councillor Fisher noted that the Coldest Night of the Year walk is taking place outside of Huron East Town Hall on February 24, 2024, at 10:00 a.m. and ending at Presbyterian Church with a light lunch. It was noted that money raised will be staying in the Huron East community for homelessness. In response to the logistics of addressing homelessness specifically in Huron East, Councillor Fisher noted that he would inquire with Perth Huron United Way.

In response to Councillor Fisher's request to investigate solar panels with Festival Hydro or an independent contractor for the arenas, CAO Brad McRoberts stated that the load capacity for either roof would not accommodate solar panels, however the opportunity could be investigated at other, smaller, properties.

Councillor Morrison requested a report on the progress of the Brussels, Morris, and Grey Community Centre (BMGCC).

Moved by Councillor Morrison and Seconded by Councillor Fisher:

That the Municipality of Huron East direct staff to bring forward a report on the Brussels, Morris, and Grey Community Centre (BMGCC) progress.

Carried.

In response to Councillor Steffler, B. McRoberts confirmed that he should have results of the audit for the Seaforth fire station siren this week.

13.3 Notice of Motion

13.4 Announcements

Councillor Diehl announced that the Cranbrook Community Hall is hosting a fish fry, with dine in and take out options for \$25 on April 13, 2024.

14. Other Business

15. By-laws

Moved by Councillor Diehl and Seconded by Deputy Mayor McLellan:

That Be it Hereby Resolved By-law 057-2023, A By-law for the Coates Municipal Drain be given 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 Deputy Mayor McLellan:

That Be it Hereby Resolved By-law 008-2024, A By-law to Provide for Interim Tax Levies for the Year 2024 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 Morrison and Seconded by Wilbee:

That Be it Hereby Resolved By-law 009-2024, A By-law to Amend By-law 5-2012, Being a By-law to Prohibit Parking 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 Morrison and Seconded by Councillor Diehl:

That Be it Hereby Resolved By-law 010-2024, A By-law to Stop Up, Close and Sell the Lane between Beech Street and Lorne 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 Morrison:

That Be it Hereby Resolved By-law 011-2024, A By-law to Stop Up and Close the Lane between Elm Street and Queen 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

16. Closed Session and Reporting Out

Moved by Councillor Diehl and Seconded by Councillor Wilbee:

That a closed meeting of Council be held on Tuesday, February 6, 2024 at 6:35, 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 January 23, 2024 Closed Session of Council Meeting Minutes

16.2 239(2)(c) - proposed or pending disposition of land

16.3 239(2)(b) – personal matters about identifiable individuals

And that Director of Finance/Treasurer Stacy Grenier and Director of Public Works Barry Mills remain in closed session for item 16.2.

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

Carried

Moved by Councillor Diehl and Seconded by Councillor Fisher:

That the Council of the Municipality of Huron East reconvene into open session at 7:59 p.m.

Carried

Mayor MacLellan reported out from the Closed Session that Council discussed proposed disposition of land in Brussels and an item relating to personnel.

17. Confirmatory By-Law

Moved by Councillor Fisher and Seconded by Councillor Steffler:

That Be It Hereby Resolved that By-law 012-2024, 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 Newell and Seconded by Councillor Fisher:

The time now being 8:00 p.m. That the regular meeting adjourn until February 20, 2024 at 6:00 p.m.

Carried

Bernie MacLellan, Mayor

Jessica Rudy, Clerk



Municipality of Huron East Special Council (Strategic Planning)

Meeting Minutes

Council Chambers

72 Main Street South, Seaforth, ON

Tuesday, February 6, 2024

Members Present:

Mayor: Bernie MacLellan; Deputy Mayor: Alvin McLellan; Councillors: Raymond Chartrand, Dianne Diehl, Robert Fisher, Justin Morrison, John Steffler, and Gloria Wilbee

Absent:

Councillor Dalton, Councillor McGrath and Councillor Newell

Staff Present:

CAO Brad McRoberts; Clerk Jessica Rudy; Chief Building Official Brad Dietrich; Director of Community Services Lissa Berard; Director of Finance/Treasurer Stacy Grenier; Director of Public Works Barry Mills; Economic Development Officer Taralyn Cronin, Fire Chief Kent Readman

Others Present:

Kelly Linton and Andie Gouldie, Linton Consulting Services

1. Call to Order

The strategic planning session was called to order at 12:00 p.m.

2. Strategic Plan Workshop with Linton Consulting Inc.

Linton Consulting Services, Council and Senior Staff had overall discussions regarding strategic priorities for Huron East.

3. Adjournment

That the special meeting adjourned at 4:00 p.m.

Bernie MacLellan, Mayor

Jessica Rudy, Clerk



Accounts Payable Report
Municipality of Huron East
As of February 14th, 2024

Cheque Number	Date	Vendor Check Name	Invoice Description	Amount Paid
16553	12/13/2023	Pizza Train	BIA Tractor Gift Card Program	\$ 50.00
16554	12/13/2023	Primitive Creek	BIA Tractor Gift Card Program	\$ 50.00
16555	12/13/2023	Moffat & Powell - Seaforth	BIA Tractor Gift Card Program	\$ 50.00
16557	12/13/2023	Seaforth Golf Course	BIA Tractor Gift Card Program	\$ 50.00
16558	12/13/2023	Seaforth Jewellers	BIA Tractor Gift Card Program	\$ 50.00
16559	12/13/2023	Shell Canada Products-Seaforth	BIA Tractor Gift Card Program	\$ 50.00
16560	12/13/2023	The Hub Seaforth	BIA Tractor Gift Card Program	\$ 50.00
16561	12/13/2023	Tim Horton's	BIA Tractor Gift Card Program	\$ 50.00
16562	12/13/2023	Total Image II	BIA Tractor Gift Card Program	\$ 50.00
16564	12/13/2023	Cathy Garrick	CATHY GARRICK RETIREMENT GIFT	\$ 450.00
16565	12/14/2023	Sills Home Hardware	BIA TRACTOR GIFT CARD PROGRAM	\$ 50.00
16567	12/18/2023	Minister Of Finance	OCT OPP BILLING	\$ 133,648.96
16568	12/18/2023	Kirk and Michelle Baillie	CRANBROOK HALL WELL USE	\$ 300.00
16569	12/18/2023	Brussels Agricultural Society	PUC DONATION	\$ 500.00
16570	12/18/2023	Sharon Evans	TAX REFUND DOUBLE PMT	\$ 754.00
16571	12/18/2023	Glavin Coating and Refinishing	PW- T8-09 R&M	\$ 3,390.00
16572	12/18/2023	Rebekah Huber	ECDEV-KIOSK SIGN DESIGNS	\$ 132.00
16573	12/18/2023	Lakeside Radio Broadcasting	BIA ADVERTISING	\$ 141.25
16574	12/18/2023	Landmark Municipal Services ULC	PW REMOTE INSPECTION	\$ 13,623.28
16575	12/18/2023	MIDWESTERN CO-OP	ADMIN- INTEREST	\$ 22.77
16576	12/18/2023	PBS Business Systems	TH- ENVELOPES	\$ 1,003.44
16577	12/18/2023	Petty Cash-Robyn McClinchey	VRC PETTY CASH	\$ 212.65
16578	12/18/2023	Pine Environmental Canada Inc	WLF MONITORING	\$ 820.63
16579	12/18/2023	HE/Seaforth Comm Develop Trust	SEAFORTH LOAN TRUST PMT	\$ 8,088.35
16580	12/18/2023	Seaforth Legion	CHRISTMAS PARTY HALL RENTAL	\$ 296.50
16581	12/18/2023	Seaforth & District Optimist Club	3 double slide sl213 c/w legs	\$ 497.20
16581	12/18/2023	Seaforth & District Optimist Club	STRAIGHT CRAWL TUNNEL BLUE	\$ 1,951.51
16582	12/18/2023	Soulstone Poultry Inc	Security Release	\$ 34,306.40
16583	12/18/2023	Technical Standards & Safety Authority	TH ELEVATOR LICENCE	\$ 250.00
16584	12/18/2023	Township of St Marys	PW- HALL RENTAL FOR MEETING	\$ 60.00

16585	12/18/2023 Radar Auto Parts - Brussels	Long Service Award- Rene Poels	\$ 25.00
16587	12/21/2023 Receiver General	Payroll Deductions-Nov 16-30	\$ 35,609.38
16588	12/21/2023 Receiver General	Payroll Deductions-Dec 1-15	\$ 45,107.46
16590	12/21/2023 Workplace Safety & Ins Board	Daycare/Regular WSIB-November	\$ 12,412.24
16592	12/22/2023 The Ont Aggregate Resources Co	PW-Pit Licence-118549-ABM	\$ 741.00
16593	12/22/2023 Petty Cash-Cash Drawer	Petty Cash-Administration	\$ 47.55
16594	12/22/2023 Huron Ridge Acres	Fundraiser-Poinsettia/Wreath	\$ 1,283.00
16596	1/9/2024 DOMM Construction Ltd	BFD EXPANSION BILL#2	\$ 127,125.00
16597	1/9/2024 Minister Of Finance	NOVEMBER BILLING	\$ 136,634.00
16598	1/9/2024 Burchill Truck & Trailer Equip	PW SUPPLIES	\$ 119.66
16599	1/9/2024 Egmondville Cemetery	EGMONDVILLE CEM 2022,2023 INT	\$ 85.90
16600	1/9/2024 Garland Canada Inc	SDCC- SHOP DRAWING	\$ 7,146.12
16601	1/9/2024 Montgomery Bob	ecdev advertising	\$ 120.00
16602	1/9/2024 PBS Business Systems	ADMIN- TAX BILL PAPER	\$ 831.68
16603	1/9/2024 Purolator Inc	CBO/FIRE SHIPPING CHARGES	\$ 14.37
16604	1/9/2024 Seaforth Foodland	SDCC VENDING SUPPLIES	\$ 62.93
16604	1/9/2024 Seaforth Foodland	SDCC VENDING SUPPLIES	\$ 77.20
16605	1/9/2024 Jo Ann Kuntz	BIA GIFT CARD REDEMPTION	\$ 25.00
16606	1/9/2024 SGS Canada Inc.	MULTIPLE DEPTS WATER TESTING	\$ 241.86
16607	1/9/2024 Technical Standards & Safety Authority	TH ELEVATOR RENEWAL	\$ 250.00
16608	1/9/2024 Thomas International Inc.	ADMIN HPTI/PPA REPORTS	\$ 905.13
16609	1/9/2024 Xerox Canada Ltd	ADMIN- COPIER SUPPLIES	\$ 278.49
16610	12/31/2023 Minister of Finance	DEC 2023 SCEDULE E RPT	\$ 66.00
16611	1/26/2024 Equitable Life of Canada	BENEFIT PAYMENTS JAN1-31	\$ 25,846.19
16611	1/26/2024 Equitable Life of Canada	FEB1-29TH OWING	\$ 24,549.65
16612	1/26/2024 Burchill Truck & Trailer Equip	PW- TOOLS/SUPPLIES	\$ 298.37
16613	1/26/2024 Central Huron Secondary School	BIA- SHOP SUPPLIES REIMBURSMNT	\$ 600.00
16614	1/26/2024 Thomas Clarke	ADMIN- TAX REFUND FOR OVERPMT	\$ 1,291.00
16615	1/26/2024 Dependable Emergency Vehicles	SFD- VEHICLE R&M	\$ 3,368.13
16616	1/26/2024 Grey Firefighters Association	GFD- 2022 HOLIDAY EVENT	\$ 400.00
16616	1/26/2024 Grey Firefighters Association	GFD- HOLIDAY EVENT	\$ 400.00
16617	1/26/2024 Junction 8	BIA GIFT CARD REDEMPTION	\$ 125.00
16618	1/26/2024 Kelly's Utility Services Inc	PW- ANDERSON CRS TRANSFORMER	\$ 13,519.32
16618	1/26/2024 Kelly's Utility Services Inc	PW- ELECTRICAL WORK KRAUTER CT	\$ 5,235.85
16619	1/26/2024 Middlesex Training Association	HEFD PROPANE COURSE	\$ 300.00
16620	1/26/2024 The Ont Aggregate Resources Co	TUCKERSMITH PIT LICENSE	\$ 789.00
16620	1/26/2024 The Ont Aggregate Resources Co	PW-KELLY PIT LICENCE	\$ 789.00
16621	1/26/2024 Petty Cash-Candice Seual	VECLC PETTY CASH TOP UP	\$ 5.15
16622	1/26/2024 Purolator Inc	MULTIPLE DEPTS SHIPPING	\$ 24.77
16623	1/26/2024 Seaforth Firefighter's Assoc	SFD HOLIDAY EVENT	\$ 400.00
16623	1/26/2024 Seaforth Firefighter's Assoc	SFD-HOLIDAY EVENT 2022	\$ 400.00
16624	1/26/2024 Seaforth Foodland	PW- COFFEE	\$ 51.73

16624	1/26/2024 Seaforth Foodland	BIA GIFT CARD REDEMPTION	\$	825.00
16624	1/26/2024 Seaforth Foodland	ADMIN- COFFEE	\$	5.99
16625	1/26/2024 Seaforth Broomball League	SDCC- BROOMBALL TOURNEY PAYSH	\$	789.00
16626	1/26/2024 SGS Canada Inc.	MULTIPLE DEPTS WATER TESTING	\$	170.66
16627	1/26/2024 Shell Canada Products-Seaforth	BIA GIFT CARD REDEMPTION	\$	25.00
16628	1/26/2024 Spruce Green Tree Service & Stump Grinding	PW- TREE MAINTENANCE	\$	2,740.25
16629	1/26/2024 Technical Standards & Safety Authority	BMGCC- INSPECTION	\$	498.33
16630	1/26/2024 Laura Vanstone	ADMIN- STADD LEADERSHIP DVLOP	\$	1,384.25
16631	1/26/2024 Workplace Safety & Ins Board	DEC WSIB	\$	12,883.90
16632	1/26/2024 Interactive Technical Software Inc.	OBC PROGRAM LISC RENEWAL	\$	565.00
16633	1/26/2024 Minister of Finance	CBO MEMBERSHIP	\$	256.00
16634	1/30/2024 Brussels Firefighters Association	BFD HOLIDAY EVENT	\$	400.00
16635	12/31/2023 Minister of Finance	DECEMBER EHT	\$	8,381.84
16636	1/31/2024 Municipal Finance Officers' Assoc	2024 MUNICIPAL MEMBERSHIP	\$	412.45
16638	12/25/2023 Bell Canada	ACCT N605 2125 DEC 25-SCADA	\$	160.78
16639	1/1/2024 Bluewater Chapter Of OBOA	CBO- 2024 OBOA MEMBERSHIPS	\$	150.00
16640	1/31/2024 Minister Of Finance	SEPT OPP BILLING	\$	136,634.00
16641	1/31/2024 Receiver General	RECIEVER GENERAL DEC 16-31	\$	35,051.30
16642	1/1/2024 Receiver General	RECIVER GENERAL JAN 1-15	\$	42,345.81
16643	12/31/2023 Minister Of Finance	DECEMBER OPP BILLING	\$	136,634.00
16644	2/7/2024 OMERS	OMERS JAN FEB FROOUP# 278500	\$	120,497.96
16645	12/31/2023 OMERS	DECEMBER 2023 GROUP #278500	\$	54,681.98
16646	2/7/2024 Home Trust	BCEM-PERPETUAL CARE	\$	74,000.00
16647	2/9/2024 DOMM Construction Ltd	BFD EXPANSION	\$	175,941.00
16648	2/9/2024 Datafix	COUNCIL -ELECTION EXPENSE	\$	2,260.00
16649	2/9/2024 Pickfield Law Professional Corperation	ADMIN- ENVIRONM	\$	2,672.45
16649	2/9/2024 Pickfield Law Professional Corperation	ADMIN- ENVIRONMENTAL REVIEW	\$	1,740.20
16650	2/9/2024 Emma Hunking	RFND POOL/HALL RENTAL OVERPMT	\$	162.72
16651	2/9/2024 Minister of Finance	JANUARY EHT	\$	6,126.44
16652	2/9/2024 R & R MACHINE & TOOL INC	BMGCC- SUPPLIES	\$	73.56
16653	2/9/2024 Jenna Swart	CRANBROOK HALL GRASS CUTTING	\$	1,015.00
16653	2/9/2024 Jenna Swart	CRANBROOK CEMETARY GRASS	\$	3,125.00
16654	2/9/2024 TALBOT MARKETING	HEFD- CRESTS	\$	671.22
16655	2/9/2024 Technical Standards & Safety Authority	BMD- ELEVATOR LICENCE 2024	\$	250.00
16656	2/9/2024 Thomas International Inc.	ADMIN- PPA/JOB COMPARISON RPTS	\$	438.44
16657	2/9/2024 Workplace Safety & Ins Board	JANUARY REPORTING	\$	9,317.65
16658	12/31/2023 Glenyce Kelly	2023 RETRO FIRE PAY	\$	67.65
16659	12/31/2023 Scott Jervis	2023 RETRO FIRE PAY	\$	32.55
16660	12/31/2023 Kalen Martene	2023 RETRO FIRE PAY	\$	32.55
16661	12/31/2023 Don Brown	2023 RETRO FIRE PAY	\$	32.55
16662	12/31/2023 Jeffery Holman	2023 RETRO FIRE PAY	\$	1.99
16663	12/31/2023 Dean Finnigan	2023 RETRO FIRE PAY	\$	32.55

16664	12/31/2023 James Wilbee	2023 RETRO FIRE PAY	\$	390.60
16665	12/31/2023 Jason Berard	2023 RETRO FIRE PAY	\$	32.55
16666	12/31/2023 Mark Melady	2023 RETRO FIRE PAY	\$	97.65
16667	12/31/2023 Greg McGrath	2023 RETRO FIRE PAY	\$	128.21
16668	12/31/2023 Mitchell McKee	2023 RETRO FIRE PAY	\$	32.55
16669	12/31/2023 Adam Haney	2023 RETRO FIRE PAY	\$	65.10
16670	2/14/2024 Paul Hulley	2023 RETRO FIRE PAY	\$	67.09
16671	12/31/2023 Stephen Eckert	2023 RETRO FIRE PAY	\$	97.65
TOTAL CHEQUES				\$ 1,482,949.49

DIRECT DEBIT	12/27/2023 Hydro One Networks Inc	TUCK SHED HYDRO	\$	289.99
DIRECT DEBIT	12/21/2023 Hydro One Networks Inc	MCKILLOP SHED HYDRO	\$	279.32
DIRECT DEBIT	12/27/2023 Hydro One Networks Inc	VRC BALL PARK HYDRO	\$	34.16
DIRECT DEBIT	12/18/2023 Hydro One Networks Inc	ST LIGHT HYDRO	\$	720.10
DIRECT DEBIT	12/18/2023 Hydro One Networks Inc	ST LIGHT HYDRO	\$	463.25
DIRECT DEBIT	12/18/2023 Hydro One Networks Inc	ST LIGHT HYDRO	\$	324.25
DIRECT DEBIT	12/15/2023 Eastlink	VRC PHONE/INTERNET/TV BUNDLE	\$	209.00
DIRECT DEBIT	12/27/2023 Hydro One Networks Inc	BCRM HYDRO	\$	49.32
DIRECT DEBIT	12/27/2023 Hydro One Networks Inc	MCKILLOP OFFICE PHONE	\$	289.35
DIRECT DEBIT	12/27/2023 Hydro One Networks Inc	GFD HYDRO	\$	208.29
DIRECT DEBIT	12/27/2023 Hydro One Networks Inc	VRC HYDRO	\$	2,477.68
DIRECT DEBIT	12/27/2023 Hydro One Networks Inc	W VANASTRA HYDRO	\$	1,469.67
DIRECT DEBIT	12/18/2023 Infrastructure Ontario (OILC)	DEBENTURE PMT	\$	45,721.11
DIRECT DEBIT	12/18/2023 Hydro One Networks Inc	C4TH STP HYDRO	\$	6,663.94
DIRECT DEBIT	12/18/2023 Hydro One Networks Inc	GREY GARAGE HYDRO	\$	380.26
DIRECT DEBIT	12/18/2023 Hydro One Networks Inc	BRUCEFIELD WTP HYDRO	\$	872.31
DIRECT DEBIT	12/18/2023 Hydro One Networks Inc	VRC FOOD BOOTH HYDRO	\$	34.18
DIRECT DEBIT	12/18/2023 Hydro One Networks Inc	ST LIGHT HYDRO	\$	20.41
DIRECT DEBIT	12/18/2023 Hydro One Networks Inc	CRES DRIVE HYDRO	\$	9.71
DIRECT DEBIT	12/18/2023 Hydro One Networks Inc	BRIARHILL ST LIGHTS	\$	26.93
DIRECT DEBIT	12/18/2023 Hydro One Networks Inc	KENT&ADELAIDE ST LIGHT	\$	17.14
DIRECT DEBIT	12/18/2023 Hydro One Networks Inc	KENT ST STLIGHT	\$	197.08
DIRECT DEBIT	12/20/2023 Hensall District Co-op	MULTIPLE DEPTS FUEL	\$	25,091.82
DIRECT DEBIT	1/25/2024 Infrastructure Ontario (OILC)	BMG DEBENTURE INTEREST	\$	4,589.12
DIRECT DEBIT	12/27/2023 Bell Canada	GPW PHONE	\$	83.48
DIRECT DEBIT	12/27/2023 Bell Canada	GREY TWP OFFICE PHONE	\$	61.56
DIRECT DEBIT	12/27/2023 Bell Canada	BFD OFFICE PHONE	\$	159.96
DIRECT DEBIT	12/27/2023 Bell Canada	GFD OFFICE PHONE	\$	126.91
DIRECT DEBIT	12/27/2023 Bell Canada	BRUSS SHED PHONE	\$	75.12
DIRECT DEBIT	12/27/2023 Bell Canada	BRUSS OPP PHONE	\$	71.00
DIRECT DEBIT	12/15/2023 Edward Fuels (A Division of McDougall Energy Inc.)	SFD FUEL	\$	234.98

DIRECT DEBIT	12/27/2023 Enbridge Gas Inc	VRC GAS	\$	1,830.64
DIRECT DEBIT	12/27/2023 Bell Mobility	MULTIPLE DEPTS CELLPHONE/TABLE	\$	891.38
DIRECT DEBIT	12/27/2023 Tuckersmith Comm Co-Op	TUCK/GREY SHED INTERNET/PHONE	\$	109.56
DIRECT DEBIT	12/27/2023 Tuckersmith Comm Co-Op	W/WW INTERNET	\$	378.55
DIRECT DEBIT	12/27/2023 Tuckersmith Comm Co-Op	BMG INTERNET/LOCAL SERVICE	\$	139.04
DIRECT DEBIT	12/27/2023 Tuckersmith Comm Co-Op	C4TH LIBRARY AMP	\$	33.90
DIRECT DEBIT	12/27/2023 Tuckersmith Comm Co-Op	BRUSS OPP INTERNET	\$	73.45
DIRECT DEBIT	12/27/2023 Tuckersmith Comm Co-Op	MULTIPLE DEPTS PHONE/INTERNET	\$	522.33
DIRECT DEBIT	12/27/2023 Tuckersmith Comm Co-Op	SDCC TV/INTERNET	\$	186.51
DIRECT DEBIT	12/27/2023 Tuckersmith Comm Co-Op	BMG SECURITY SYSTEM	\$	33.90
DIRECT DEBIT	12/27/2023 Tuckersmith Comm Co-Op	GREY SHED AMP	\$	33.90
DIRECT DEBIT	12/27/2023 Tuckersmith Comm Co-Op	MCKILLOP SHED AMP	\$	33.90
DIRECT DEBIT	12/27/2023 Tuckersmith Comm Co-Op	SDCC AMP	\$	33.90
DIRECT DEBIT	12/27/2023 Tuckersmith Comm Co-Op	SFD AMP	\$	33.90
DIRECT DEBIT	12/27/2023 Tuckersmith Comm Co-Op	TOWN HALL AMP	\$	33.90
DIRECT DEBIT	12/27/2023 Tuckersmith Comm Co-Op	TUCK SHED AMP	\$	33.90
DIRECT DEBIT	12/27/2023 Tuckersmith Comm Co-Op	VRC AMP	\$	33.90
DIRECT DEBIT	12/27/2023 Tuckersmith Comm Co-Op	BRUSS LIB AMP	\$	33.90
DIRECT DEBIT	12/27/2023 Tuckersmith Comm Co-Op	BMG AMP	\$	33.90
DIRECT DEBIT	12/27/2023 Tuckersmith Comm Co-Op	HEHC AMP	\$	33.90
DIRECT DEBIT	12/15/2023 Great-West Life Assurance Co	HEFD GROUP INSURANCE	\$	237.48
DIRECT DEBIT	12/15/2023 Waste Management	BRUSS SHED WASTE REMOVAL	\$	1,120.36
DIRECT DEBIT	12/15/2023 Waste Management	TUCK SHED WASTE REMOVAL	\$	1,994.79
DIRECT DEBIT	12/15/2023 Waste Management	BMGCC WASTE REMOVAL	\$	549.33
TOTAL DIRECT DEBITS \$				99,691.62
CREDIT CARD	12/16/2023 Facebook	ECDEV- SOCIAL MEDIA MARKETING	\$	78.57
CREDIT CARD	12/21/2023 Bloom's and Rooms	ADMIN- SYMPATHY FLOWER ARNGMNT	\$	88.14
CREDIT CARD	12/19/2023 The Purple Bike Cafe	ECDEV- GIFT CARDTOUR VOLUNTEER	\$	30.00
CREDIT CARD	12/19/2023 AMCTO	ADMIN- ACCTS RECIEVABLE POST	\$	632.80
CREDIT CARD	12/20/2023 LCBO	SDCC- LIQUOR PERMIT	\$	1,823.24
CREDIT CARD	12/20/2023 LCBO	SDCC- LIQUOR	\$	0.60
CREDIT CARD	12/18/2023 Cludo Inc	ADMIN- WEBSITE SUBSCRIPTION	\$	2,960.60
CREDIT CARD	12/18/2023 Municipal Finance Officers' Assoc	ADMIN- EMPLOYMENT AD (AR)	\$	310.75
CREDIT CARD	12/19/2023 Total Image II	ADMIN- YEARS OF SRVCE GIFT	\$	50.00
CREDIT CARD	12/18/2023 Sheraton Centre Toronto Hotel	COUNCIL- ACCOMMODATION ROMA	\$	295.86
CREDIT CARD	12/14/2023 McDonald Home Hardware Building Centre	ECDEV- GIFT CARD	\$	50.00
CREDIT CARD	12/18/2023 Municipal World Inc	ADMIN- ACCTS RECIEVABLE POST	\$	508.50
CREDIT CARD	12/18/2023 Ontario Road Builders' Association	PW- DRIV LICENCE REG SEARCH	\$	282.50
TOTAL CREDIT CARD \$				7,111.56
EFT000000007035	12/13/2023 Maureen Agar	BIA EXPENSES	\$	607.70

EFT000000007036	12/13/2023 Allin, Nancy
EFT000000007038	12/13/2023 Artech Signs & Graphics
EFT000000007039	12/13/2023 Barmy Tech
EFT000000007040	12/13/2023 Lissa Berard
EFT000000007041	12/13/2023 Bloom's and Rooms
EFT000000007042	12/13/2023 Municipality of Bluewater
EFT000000007043	12/13/2023 Aaltina Broda
EFT000000007044	12/13/2023 Canadian Red Cross
EFT000000007045	12/13/2023 Coca-Cola Bottling Co
EFT000000007046	12/13/2023 Cochrane's Repairs
EFT000000007047	12/13/2023 Cronin, Taralyn
EFT000000007048	12/13/2023 Brad Dietrich
EFT000000007049	12/13/2023 Charlene Dietrich-Illsley
EFT000000007049	12/13/2023 Charlene Dietrich-Illsley
EFT000000007050	12/13/2023 Elligsen Electric Ltd
EFT000000007051	12/13/2023 Eric Cox Sanitation Equipment & Supplies
EFT000000007051	12/13/2023 Eric Cox Sanitation Equipment & Supplies
EFT000000007051	12/13/2023 Eric Cox Sanitation Equipment & Supplies
EFT000000007051	12/13/2023 Eric Cox Sanitation Equipment & Supplies
EFT000000007052	12/13/2023 Food Basics- Store # 632
EFT000000007052	12/13/2023 Food Basics- Store # 632
EFT000000007052	12/13/2023 Food Basics- Store # 632
EFT000000007052	12/13/2023 Food Basics- Store # 632
EFT000000007052	12/13/2023 Food Basics- Store # 632
EFT000000007052	12/13/2023 Food Basics- Store # 632
EFT000000007052	12/13/2023 Food Basics- Store # 632
EFT000000007053	12/13/2023 Glanville, Lisa
EFT000000007053	12/13/2023 Glanville, Lisa
EFT000000007054	12/13/2023 John Hill
EFT000000007055	12/13/2023 H.O. Jerry (1983) Ltd
EFT000000007055	12/13/2023 H.O. Jerry (1983) Ltd
EFT000000007055	12/13/2023 H.O. Jerry (1983) Ltd
EFT000000007055	12/13/2023 H.O. Jerry (1983) Ltd
EFT000000007056	12/13/2023 Jacobs Consultancy Canada Inc
EFT000000007056	12/13/2023 Jacobs Consultancy Canada Inc
EFT000000007057	12/13/2023 JUTZI WATER TECHNOLOGIES
EFT000000007058	12/13/2023 Kelly Auto Service
EFT000000007058	12/13/2023 Kelly Auto Service
EFT000000007058	12/13/2023 Kelly Auto Service
EFT000000007058	12/13/2023 Kelly Auto Service
EFT000000007058	12/13/2023 Kelly Auto Service
EFT000000007058	12/13/2023 Kelly Auto Service
EFT000000007058	12/13/2023 Kelly Auto Service
EFT000000007058	12/13/2023 Kelly Auto Service

VRC SWIM CLASSES	\$	81.00
bia advertising	\$	90.40
SDCC- STAFF CLOTHING	\$	268.83
pw- holiday napkins	\$	12.41
HEFD- XMAS GARLAND	\$	191.99
HEFD- FIRE CALLS	\$	800.00
ADMIN- CHRISTMAS PARTY DECOR	\$	55.99
VRC- FIRST AID COURSE	\$	20.50
B,GCC VENDING SUPPLIES	\$	1,219.20
GFD- VEHICLE REPAIRS/MAINTENA	\$	398.42
ECDEV- EXPENSES	\$	104.97
CBO TRAVEL MILEAGE	\$	1,385.08
BRUS LIB- CLEANING	\$	490.00
BMD CLEANING	\$	400.00
SDCC- DEHUMIDIFIER R&M	\$	305.10
SDCC- JANITORIAL SUPPLIES	\$	742.26
BMGCC- MISC SUPPLIES	\$	3,270.50
BMGCC- JANITORIAL SUPPLIES	\$	184.56
BMGCC JANITORIAL SUPPLIES	\$	153.57
VECLC GROCERIES	\$	388.92
VECLC GROCERIES	\$	15.66
VECLC GROCERIES	\$	83.09
VECLC GROCERIES	\$	350.46
VECLC GROCERIES	\$	238.84
VECLC GROCERIES	\$	11.41
PW- EMPLOYEE CLOTHING	\$	248.54
PW- CLOTHING ALLOWANCE	\$	151.46
bldg mileage	\$	519.56
HEHC- JANITORIALS	\$	183.41
BMGCC JANITORIAL SUPPLIES	\$	662.98
VRC JANITORIAL SUPPLIES	\$	236.37
VRC JANITORIAL SUPPLIES	\$	110.75
WLF MONITORING	\$	11,198.51
W/WW- HYDRANT FLUSHING	\$	68,368.60
BMGCC- MONTHLY SERVICE FEE	\$	319.63
SFD- TANKER #6 R&M	\$	1,044.01
SFD-PUMPER #1 R&M	\$	880.01
SFD- TANKER #5 R&M	\$	26.35
SFD TANKER #6 R&M	\$	333.35
SFD- SUPPLIES	\$	22.01
SFD- TANKER#5 R&&M	\$	209.40
SFD PUMPER # 2 R&M	\$	84.75

EFT000000007058	12/13/2023 Kelly Auto Service	SFD- TANKER#5 R&M	\$ 47.25
EFT000000007058	12/13/2023 Kelly Auto Service	SFD- TANKER#6 R&M	\$ 519.75
EFT000000007059	12/13/2023 Abram Klassen	Burlap and Plastic Covers	\$ 140.84
EFT000000007060	12/13/2023 Kootenay Murphy Holding Ltd.	HEFD- FIRE PRO CONTRACT	\$ 1,723.82
EFT000000007061	12/13/2023 Kurtis Smith Excavating Inc	PW- BRYAN&AND HOLDBACK RLS	\$ 7,119.00
EFT000000007062	12/13/2023 McCallum, Ken	DRAINAGE SUPER HK MILEAGE	\$ 674.56
EFT000000007062	12/13/2023 McCallum, Ken	DRAINAGE SUPER HE MILEAGE	\$ 398.04
EFT000000007063	12/13/2023 McDonald Home Hardware Building Centre	BMD SUPPLIES	\$ 39.18
EFT000000007063	12/13/2023 McDonald Home Hardware Building Centre	BMD SUPPLIES	\$ 26.63
EFT000000007063	12/13/2023 McDonald Home Hardware Building Centre	BFD SUPPLIES	\$ 33.89
EFT000000007063	12/13/2023 McDonald Home Hardware Building Centre	BLDG FRAMING HAMMER	\$ 75.70
EFT000000007063	12/13/2023 McDonald Home Hardware Building Centre	CRANBROOK HALL TOOLS	\$ 18.07
EFT000000007063	12/13/2023 McDonald Home Hardware Building Centre	HEHC TOOLS	\$ 180.62
EFT000000007063	12/13/2023 McDonald Home Hardware Building Centre	BFD- CLIPS	\$ 9.03
EFT000000007063	12/13/2023 McDonald Home Hardware Building Centre	BMGCC- SUPPLIES	\$ 52.05
EFT000000007064	12/13/2023 Dave Meriam	SDCC- EMPLOYEE EXPENSES	\$ 198.26
EFT000000007065	12/13/2023 Microage Basics	BFD- OFFICE SUPPLIES	\$ 101.69
EFT000000007066	12/13/2023 Moffat & Powell - Seaforth	HEHC- SUPPLIES	\$ 37.71
EFT000000007066	12/13/2023 Moffat & Powell - Seaforth	SDCC- SUPPLIES	\$ 19.33
EFT000000007066	12/13/2023 Moffat & Powell - Seaforth	SDCC SUPPLIES	\$ 35.72
EFT000000007066	12/13/2023 Moffat & Powell - Seaforth	VRC SUPPLIES	\$ 62.13
EFT000000007067	12/13/2023 Kevin Moore	BFD- CLEANING	\$ 200.00
EFT000000007067	12/13/2023 Kevin Moore	BFD- HALL CLEANING	\$ 200.00
EFT000000007068	12/13/2023 MRC Systems Inc	BFD- BATTERIES	\$ 372.84
EFT000000007069	12/13/2023 Liz Murtha	VRC SWIM CLASSES	\$ 432.00
EFT000000007070	12/13/2023 Graham Nesbitt	BMGCC- EQUIPMENT RENTAL	\$ 758.00
EFT000000007071	12/13/2023 Township of North Huron	HEFD- FPO FEES	\$ 3,599.09
EFT000000007071	12/13/2023 Township of North Huron	HEFD- 2ND Q FPO EXPENSES	\$ 5,102.12
EFT000000007072	12/13/2023 North Huron Publishing Inc	HEFD- ADVERTISING	\$ 127.97
EFT000000007072	12/13/2023 North Huron Publishing Inc	HEFD- ADVERTISING	\$ 62.15
EFT000000007072	12/13/2023 North Huron Publishing Inc	BMGCC- ADVERTISING	\$ 222.47
EFT000000007073	12/13/2023 Orkin Canada Corporation	SFD- PEST CONTROL	\$ 56.50
EFT000000007073	12/13/2023 Orkin Canada Corporation	VRC PEST CONTROL	\$ 79.08
EFT000000007073	12/13/2023 Orkin Canada Corporation	HEHC- PEST CONTROL	\$ 89.76
EFT000000007074	12/13/2023 Pete's Paper Clip	BIA GIFT CARD REDEMPTION	\$ 25.00
EFT000000007075	12/13/2023 Postmedia Network Inc.	ECDEV ADVERTISING	\$ 1,130.00
EFT000000007076	12/13/2023 Primitive Creek	BIA GIFT CARD REDEMPTION	\$ 125.00
EFT000000007077	12/13/2023 RCAP Leasing Inc	SDCC FLOOR SCRUBBER	\$ 308.65
EFT000000007078	12/13/2023 Ryan Construction	14th conc drain work	\$ 11,124.85
EFT000000007079	12/13/2023 Sanigear	BFD- SUIT CLEANING	\$ 737.11
EFT000000007080	12/13/2023 Seaforth Animal Hospital	bylaw- dog boarding	\$ 197.75
EFT000000007081	12/13/2023 Seaforth Jewellers	BIA GIFT CARD REDEMPTION	\$ 50.00

EFT000000007081	12/13/2023 Seaforth Jewellers	BIA GIFT CARDS	\$ 25.00
EFT000000007082	12/13/2023 Seaforth Plumbing & Heating	HEHC- LEAK REPAIR	\$ 125.56
EFT000000007082	12/13/2023 Seaforth Plumbing & Heating	VRC- BUILDING R&M	\$ 9,045.65
EFT000000007083	12/13/2023 CANDICE SEULAL	VECLC- FOOD FOR STAFF MEETING	\$ 41.22
EFT000000007084	12/13/2023 Sills Home Hardware	SFD- SUPPLIES	\$ 100.54
EFT000000007084	12/13/2023 Sills Home Hardware	TH/PW- SUPPLIES	\$ 452.11
EFT000000007084	12/13/2023 Sills Home Hardware	SDCC SUPPLIES	\$ 30.14
EFT000000007084	12/13/2023 Sills Home Hardware	HEHC SUPPLIES	\$ 90.31
EFT000000007084	12/13/2023 Sills Home Hardware	VRC SUPPLIES	\$ 20.33
EFT000000007085	12/13/2023 Swan Dust Control Ltd	HEHC MAT RENTAL	\$ 136.46
EFT000000007085	12/13/2023 Swan Dust Control Ltd	HEHC MAT RENTAL	\$ 136.46
EFT000000007086	12/13/2023 Sysco - Southwestern Ontario	VECLC GROCERIES	\$ 548.55
EFT000000007087	12/13/2023 Nancy Whidden	VECLC EMPLOYEEGROCERY EXPENSES	\$ 65.45
EFT000000007088	12/13/2023 Jennette Zimmer	bldg insp nov mileage	\$ 770.66
EFT000000007088	12/13/2023 Jennette Zimmer	BLDG INSP CENTRAL HURON MILEAG	\$ 267.84
EFT000000007088	12/13/2023 Jennette Zimmer	BLDG INSP NOV CH MILEAGE	\$ 404.24
EFT000000007088	12/13/2023 Jennette Zimmer	BLDG INSP OCT MILEAGE HE	\$ 807.24
EFT000000007089	12/13/2023 HICKS MORLEY HAMILTON STEWART STORIE LLP	ADMIN- PROFESSIONAL SERVICES	\$ 160.46
EFT000000007090	12/15/2023 Avon Maitland Dist School Bd	AMDSB PMT	\$ 564,786.00
EFT000000007091	12/18/2023 ALS Canada Ltd	WLF TESTING	\$ 4,065.74
EFT000000007092	12/18/2023 Arbor-aide	PW- TREE REMOVA;	\$ 593.25
EFT000000007093	12/18/2023 Arva Grain Corp	PW- MODULE SAFETY CONTROL	\$ 93.12
EFT000000007094	12/18/2023 Association Of Mun Of Ontario	ADMIN- AMO MEMBERSHIPS	\$ 4,212.40
EFT000000007095	12/18/2023 Ausable Bayfield Conservation	DRINKING WATER RISK MANAGEMENT	\$ 6,981.34
EFT000000007095	12/18/2023 Ausable Bayfield Conservation	2023 SPCL BENEFITING PROJECT	\$ 3,569.40
EFT000000007096	12/18/2023 Bayshore Broadcasting Corp	BIA ADVERTISING	\$ 169.50
EFT000000007097	12/18/2023 Bloom's and Rooms	ADMIN- CHRISTMAS GARLAND	\$ 95.99
EFT000000007098	12/18/2023 Bluewater Recycling Association-MARS	WMGMT- NOVEMBER DISPOSAL	\$ 5,565.84
EFT000000007098	12/18/2023 Bluewater Recycling Association-MARS	WMGMT- DECEMBER AUTOMATED	\$ 24,162.10
EFT000000007099	12/18/2023 Kyler Caldwell	LIFEGUARD CONTRACT REFUND	\$ 375.00
EFT000000007100	12/18/2023 Canadian Red Cross	VRC STANDARD FIRST AID	\$ 184.50
EFT000000007101	12/18/2023 Centra Door North Company Ltd	GPW BUILDING R&M	\$ 259.90
EFT000000007102	12/18/2023 Kelly Clarke	VECLC- EMPLOYEE EXPENSE	\$ 1,114.56
EFT000000007103	12/18/2023 Cochrane's Repairs	PW- VEHICLE UNDERCOATING L3-21	\$ 226.00
EFT000000007104	12/18/2023 ContinulT Corp	ADMIN- EXCHANGE SUBSCRIPTIONS	\$ 591.81
EFT000000007104	12/18/2023 ContinulT Corp	ADMIN- NETWORK SUPPORT	\$ 3,350.45
EFT000000007104	12/18/2023 ContinulT Corp	DRAINAGE-LAPTOP SUPPORT	\$ 281.37
EFT000000007105	12/18/2023 Brenda Dalton	COUNCIL MILEAGE	\$ 42.16
EFT000000007106	12/18/2023 Devereaux Murray	SITE PLAN CONTROL APPLICATION	\$ 386.65
EFT000000007107	12/18/2023 Dianne Diehl	COUNCIL MILEAGE	\$ 148.92
EFT000000007108	12/18/2023 Dietrich Engineering Limited	DILL MD REVIEW	\$ 16,950.00
EFT000000007109	12/18/2023 Direct It Ltd	CBO- SUBSCRIPTION	\$ 2,915.40

EFT000000007110	12/18/2023 Elligsen Electric Ltd	PW- electrical work	\$	1,124.21
EFT000000007111	12/18/2023 EPPS Products	PW- PRESURE WASHER REPAIR	\$	299.11
EFT000000007112	12/18/2023 Excel Business Systems	PW- COPIER SUPPLIES	\$	222.26
EFT000000007112	12/18/2023 Excel Business Systems	BLDG COPIER	\$	61.93
EFT000000007113	12/18/2023 Festival Hydro	PW- STREETLIGHT R&M	\$	4,863.28
EFT000000007114	12/18/2023 Food Basics- Store # 632	VECLC GROCERY	\$	290.30
EFT000000007114	12/18/2023 Food Basics- Store # 632	VECLC GROCERY	\$	294.44
EFT000000007114	12/18/2023 Food Basics- Store # 632	VECLC GROCERY	\$	35.34
EFT000000007115	12/18/2023 Allan Fretz	CRANBROOK HALL SUPPLIES	\$	26.52
EFT000000007115	12/18/2023 Allan Fretz	CRANBROOK HALL BLEACH AND STRI	\$	95.46
EFT000000007116	12/18/2023 Gabel Electric	PW SERVICE CONTRACT	\$	129.95
EFT000000007117	12/18/2023 Georgian Bay Fire & Safety Ltd	VRC FIRE EXTINGUISHER INSPECT	\$	141.70
EFT000000007118	12/18/2023 G. Heard Construction Ltd	PW- SNOW REMOVAL	\$	3,525.60
EFT000000007119	12/18/2023 GIP Paving Inv	ROADS- PAVEMENT PATCHING	\$	1,821.71
EFT000000007120	12/18/2023 GM BluePlan Engineering Limited	PW- B&A SUBDIV WORK	\$	887.05
EFT000000007121	12/18/2023 Headway Engineering	BALFOUR & DRN # 5 MD	\$	7,892.64
EFT000000007121	12/18/2023 Headway Engineering	CLARK & MCTAGGART MD	\$	30,445.21
EFT000000007122	12/18/2023 H.O. Jerry (1983) Ltd	VRC- JANITORIALS	\$	247.59
EFT000000007122	12/18/2023 H.O. Jerry (1983) Ltd	HEHC- JANITORIALS	\$	134.94
EFT000000007122	12/18/2023 H.O. Jerry (1983) Ltd	TH JANITORIALS	\$	188.41
EFT000000007123	12/18/2023 Howes Lawn & Landscape	W/WW SNOW REMOVAL	\$	169.50
EFT000000007123	12/18/2023 Howes Lawn & Landscape	W/WW SNOW REMOVAL	\$	135.60
EFT000000007124	12/18/2023 Doug Hugill	W/WW- HITCH/PIN	\$	83.42
EFT000000007124	12/18/2023 Doug Hugill	W/WW-CLOTHING	\$	186.42
EFT000000007125	12/18/2023 County of Huron	HURON COUNTY 4TH QUARTER LEVY	\$	1,824,052.00
EFT000000007126	12/18/2023 Huron East Senior Hockey Club	CENTS PAYSHARE	\$	355.00
EFT000000007126	12/18/2023 Huron East Senior Hockey Club	SDCC- CENTS PAYSHARE	\$	617.00
EFT000000007126	12/18/2023 Huron East Senior Hockey Club	SDCC CENTS PAYSHARE	\$	138.00
EFT000000007126	12/18/2023 Huron East Senior Hockey Club	SDCC- CENTS PAYSHARE	\$	126.00
EFT000000007126	12/18/2023 Huron East Senior Hockey Club	SDCC- CENTS PAYSHARE	\$	358.00
EFT000000007127	12/18/2023 Huron Transmission & Automotive Repair	ROADS- FLEET UNDERCOATING	\$	2,180.90
EFT000000007128	12/18/2023 Huron Business Services	BRUSS PUC SECRETARIAL SERVICE	\$	282.50
EFT000000007129	12/18/2023 Ideal Supply Inc	PW ST LIGHTS	\$	327.70
EFT000000007129	12/18/2023 Ideal Supply Inc	PW SUPPLIES	\$	655.40
EFT000000007130	12/18/2023 Jacobs Consultancy Canada Inc	W/WW- HYDRANT MAINTANANCE	\$	68,368.60
EFT000000007131	12/18/2023 Jade Equipment Co Ltd	PW RENTAL GRADER	\$	6,215.00
EFT000000007131	12/18/2023 Jade Equipment Co Ltd	PW VEHICLE R&M	\$	5,129.56
EFT000000007132	12/18/2023 Jaydens Mechanical	VAN W- PIPE REPAIR	\$	193.05
EFT000000007133	12/18/2023 JUTZI WATER TECHNOLOGIES	W/WW SUPPLIES	\$	1,055.42
EFT000000007133	12/18/2023 JUTZI WATER TECHNOLOGIES	W/WW SUPPLIES	\$	386.46
EFT000000007134	12/18/2023 Keppel Creek	CBO- BYLAW OFFCIER	\$	2,984.87
EFT000000007135	12/18/2023 KMM Farm Drainage	VIVIAN MD	\$	719.13

EFT000000007136	12/18/2023 Lavis Contracting Co Ltd	PW CULVERT SAND	\$	45.20
EFT000000007137	12/18/2023 Lifesaving Society	VRC- CERTIFICATION	\$	373.95
EFT000000007138	12/18/2023 McDonald Home Hardware Building Centre	TH HR OFFICE RENO	\$	426.99
EFT000000007138	12/18/2023 McDonald Home Hardware Building Centre	BMGCC BAR REPAIR	\$	28.48
EFT000000007138	12/18/2023 McDonald Home Hardware Building Centre	BMGCC BAR REPAIR	\$	2,655.50
EFT000000007138	12/18/2023 McDonald Home Hardware Building Centre	TH HR OFFICE RENO	\$	491.97
EFT000000007138	12/18/2023 McDonald Home Hardware Building Centre	PW TOOLS	\$	31.96
EFT000000007138	12/18/2023 McDonald Home Hardware Building Centre	PW- SUPPLIES	\$	52.32
EFT000000007138	12/18/2023 McDonald Home Hardware Building Centre	W/WW SUPPLIES WINTER VALVES	\$	18.06
EFT000000007138	12/18/2023 McDonald Home Hardware Building Centre	HR OFFICE RENO	\$	876.90
EFT000000007139	12/18/2023 Alvin McLellan	COUNCIL- MILEAGE	\$	95.20
EFT000000007140	12/18/2023 Helen McNaughton	MULTIPLE DEPTS CLEANING	\$	1,114.15
EFT000000007141	12/18/2023 Brad McRoberts	CAO MILEAGE OCT NOV DEC	\$	357.68
EFT000000007142	12/18/2023 Moffat & Powell - Seaforth	PW SUPPLIES	\$	24.85
EFT000000007142	12/18/2023 Moffat & Powell - Seaforth	TH HR OFFICE RENO	\$	51.97
EFT000000007142	12/18/2023 Moffat & Powell - Seaforth	W/WW- MATERIALS	\$	56.22
EFT000000007142	12/18/2023 Moffat & Powell - Seaforth	PW- MARKING PAINT	\$	24.85
EFT000000007142	12/18/2023 Moffat & Powell - Seaforth	TH/BLDG SUPPLIES	\$	50.16
EFT000000007142	12/18/2023 Moffat & Powell - Seaforth	TH HR OFFICE RENO	\$	40.10
EFT000000007142	12/18/2023 Moffat & Powell - Seaforth	th hr office reno	\$	13.66
EFT000000007142	12/18/2023 Moffat & Powell - Seaforth	PW SUPPLIES	\$	20.74
EFT000000007142	12/18/2023 Moffat & Powell - Seaforth	PW TOOLS	\$	36.71
EFT000000007142	12/18/2023 Moffat & Powell - Seaforth	PW SIGNS	\$	28.48
EFT000000007142	12/18/2023 Moffat & Powell - Seaforth	PW SIGNS	\$	95.82
EFT000000007142	12/18/2023 Moffat & Powell - Seaforth	PW SIGNS	\$	28.48
EFT000000007142	12/18/2023 Moffat & Powell - Seaforth	TH OFFICE RENO	\$	46.30
EFT000000007142	12/18/2023 Moffat & Powell - Seaforth	TH OFFICE RENO	\$	22.59
EFT000000007142	12/18/2023 Moffat & Powell - Seaforth	TH OFFICE RENOS	\$	32.31
EFT000000007142	12/18/2023 Moffat & Powell - Seaforth	C4TH SOLAR R&M	\$	21.46
EFT000000007142	12/18/2023 Moffat & Powell - Seaforth	HEHC SUPPLIES	\$	62.20
EFT000000007142	12/18/2023 Moffat & Powell - Seaforth	TH OFFICE RENO	\$	37.28
EFT000000007142	12/18/2023 Moffat & Powell - Seaforth	TH OFFICE RENO	\$	168.27
EFT000000007142	12/18/2023 Moffat & Powell - Seaforth	TH OFFICE RENO SUPPLIES	\$	15.24
EFT000000007142	12/18/2023 Moffat & Powell - Seaforth	TH OFFICE RENO	\$	612.26
EFT000000007142	12/18/2023 Moffat & Powell - Seaforth	TH OFFICE RENOS	\$	29.03
EFT000000007143	12/18/2023 Justin Morrison	COUNCIL MILEAGE	\$	140.35
EFT000000007144	12/18/2023 MRC Systems Inc	BFD- EQUIP R&M	\$	467.54
EFT000000007145	12/18/2023 Newell, Jeff	COUNCIL MILEAGE	\$	68.00
EFT000000007146	12/18/2023 New-Lift Hydraulics	PW-W5-82 R&M	\$	590.01
EFT000000007147	12/18/2023 North Huron Publishing Inc	ADMIN ADVERTISING	\$	84.75
EFT000000007147	12/18/2023 North Huron Publishing Inc	ADMIN- ADVERTISING	\$	124.30
EFT000000007147	12/18/2023 North Huron Publishing Inc	BIA ADVERTISING	\$	127.97

EFT000000007147	12/18/2023 North Huron Publishing Inc	HEFD- ADVERTISING	\$	1,085.93
EFT000000007147	12/18/2023 North Huron Publishing Inc	ecdev advertising	\$	175.15
EFT000000007148	12/18/2023 Ontario One Call	W/WW LOCATES	\$	102.54
EFT000000007149	12/18/2023 Orkin Canada Corporation	HE COMPOST PEST REMOVAL	\$	48.82
EFT000000007149	12/18/2023 Orkin Canada Corporation	SDCC- PEST CONTROL	\$	113.93
EFT000000007149	12/18/2023 Orkin Canada Corporation	VRC PEST CONTROL	\$	79.08
EFT000000007149	12/18/2023 Orkin Canada Corporation	SFD PEST CONTROL	\$	56.50
EFT000000007150	12/18/2023 Jolande Oudshoorn	ADMIN- COURSE REIMBURSEMENT	\$	480.25
EFT000000007152	12/18/2023 Bill Pearson	BRUSS CEM BURIALS	\$	904.00
EFT000000007153	12/18/2023 Pete's Paper Clip	ADMIN- PAPER	\$	169.45
EFT000000007153	12/18/2023 Pete's Paper Clip	VECLC OFFICE SUPPLIES	\$	218.50
EFT000000007153	12/18/2023 Pete's Paper Clip	PW OFFICE SUPPLIES	\$	20.55
EFT000000007153	12/18/2023 Pete's Paper Clip	ADMIN- OFFICE SUPPLIES	\$	140.44
EFT000000007153	12/18/2023 Pete's Paper Clip	ADMIN- ENVELOPES	\$	3.39
EFT000000007153	12/18/2023 Pete's Paper Clip	ADMIN- OFFICE SUPPLIES	\$	58.45
EFT000000007154	12/18/2023 Primitive Creek	BIA GIFT CARD REDEMPTION	\$	100.00
EFT000000007155	12/18/2023 PSD CITYWIDE INC	ADMIN- ASSET MANAGEMENT PLAN	\$	5,169.75
EFT000000007156	12/18/2023 Quality Underground Solutions Inc	PW- CULVERTS	\$	3,333.50
EFT000000007156	12/18/2023 Quality Underground Solutions Inc	W/WW NEW WATER LINE	\$	1,711.95
EFT000000007157	12/18/2023 Radar Auto Parts - Brussels	PW SUPPLIES	\$	23.29
EFT000000007157	12/18/2023 Radar Auto Parts - Brussels	PW T5-17 R&M	\$	89.93
EFT000000007157	12/18/2023 Radar Auto Parts - Brussels	PW- T5-17 PARTS	\$	331.45
EFT000000007157	12/18/2023 Radar Auto Parts - Brussels	PW- SUPPLIES	\$	331.45
EFT000000007157	12/18/2023 Radar Auto Parts - Brussels	PW SUPPLIES	\$	118.58
EFT000000007157	12/18/2023 Radar Auto Parts - Brussels	PW SHOP SUPPLIES	\$	12.88
EFT000000007157	12/18/2023 Radar Auto Parts - Brussels	PW SUPPLIES	\$	1.67
EFT000000007157	12/18/2023 Radar Auto Parts - Brussels	PW QUALISORB BRUSS DIESEL SPIL	\$	62.88
EFT000000007157	12/18/2023 Radar Auto Parts - Brussels	pw supplies	\$	9.10
EFT000000007157	12/18/2023 Radar Auto Parts - Brussels	PW SUPPLIES	\$	67.05
EFT000000007158	12/18/2023 Radar Auto Parts - Clinton	PW SHOP SUPPLIES	\$	19.55
EFT000000007158	12/18/2023 Radar Auto Parts - Clinton	PW T3-23 AIR FILTER	\$	23.52
EFT000000007158	12/18/2023 Radar Auto Parts - Clinton	PW SUPPLIES	\$	83.46
EFT000000007158	12/18/2023 Radar Auto Parts - Clinton	PW G1-16 R&M	\$	64.27
EFT000000007158	12/18/2023 Radar Auto Parts - Clinton	PW- SUPPLIES	\$	327.59
EFT000000007158	12/18/2023 Radar Auto Parts - Clinton	pw supplies	\$	228.01
EFT000000007159	12/18/2023 Rathwell Gravel Inc	PW WINTER SAND	\$	3,874.18
EFT000000007160	12/18/2023 Reegan Rathwell	Lifeguard Contract Refund	\$	375.00
EFT000000007161	12/18/2023 Terri Rau	ADMIN- CONSULTANT FEES	\$	2,602.16
EFT000000007162	12/18/2023 R J Burnside & Associates Ltd	SINCAIR MD	\$	8,288.03
EFT000000007163	12/18/2023 Robert's Farm Equipment Inc	PW- WINTHROP PRESSURE WASHER	\$	85.62
EFT000000007163	12/18/2023 Robert's Farm Equipment Inc	GPW SUPPLIES	\$	55.34
EFT000000007164	12/18/2023 Robinson Fresh Cafe	ADMIN- CHRISTMAS DINNER	\$	3,884.00

EFT000000007165	12/18/2023 Ryan Construction	14TH CONCESSION MD	\$	2,610.30
EFT000000007166	12/18/2023 Ryan Enterprises Truck Repair	PW T5-17 R&M	\$	295.16
EFT000000007166	12/18/2023 Ryan Enterprises Truck Repair	pw vehicle repairs	\$	295.08
EFT000000007166	12/18/2023 Ryan Enterprises Truck Repair	PW- T1-04 R&M	\$	10,645.30
EFT000000007166	12/18/2023 Ryan Enterprises Truck Repair	PW- VEHICLE R&M	\$	237.30
EFT000000007167	12/18/2023 Frank Schaefer	TAX REFUND DOUBLE PMT	\$	450.00
EFT000000007168	12/18/2023 Seaforth Plumbing & Heating	HEHC PLUMBING	\$	134.19
EFT000000007169	12/18/2023 Stericycle ULC	ADMIN- SHREDDING SERVICES	\$	173.10
EFT000000007170	12/18/2023 Sills Home Hardware	TH/PW SUPPLIES	\$	630.03
EFT000000007171	12/18/2023 Sparling's Propane	PW- PROPANE	\$	1,207.96
EFT000000007171	12/18/2023 Sparling's Propane	PW- PROPANE	\$	1,104.90
EFT000000007172	12/18/2023 Swan Dust Control Ltd	SDCC MAT RENTAL	\$	118.14
EFT000000007172	12/18/2023 Swan Dust Control Ltd	TH MAT RENTAL	\$	89.84
EFT000000007173	12/18/2023 Toromont - CAT	PW- W3-15 REPAIRS	\$	572.32
EFT000000007174	12/18/2023 Twins Lawn Care Service	PW- LANDSCAPING	\$	50.85
EFT000000007175	12/18/2023 ULINE CANADA CORPORATION	VRC SLIP GUARD MAT	\$	384.79
EFT000000007176	12/18/2023 Van Driel Excavating Inc	BOYD MD MAINTENANCE	\$	6,292.42
EFT000000007177	12/18/2023 Nancy Whidden	VECLC EMPLOYEE EXPENSES	\$	70.57
EFT000000007177	12/18/2023 Nancy Whidden	VECLC GROCERY	\$	113.64
EFT000000007178	12/18/2023 Rick White	PW EMPLOYEE EXPENSES	\$	169.47
EFT000000007179	12/18/2023 Whites Wearparts Ltd	PW WINTER SUPPLIES	\$	4,610.40
EFT000000007180	12/18/2023 Gloria Wilbee	COUNCIL MILEAGE	\$	73.44
EFT000000007181	12/19/2023 Elgin Contracting & Restoration Ltd	BMGCC RENO PMT CERT 15	\$	463,947.70
EFT000000007182	12/19/2023 Gabel Electric	BMG SERVICE CALL	\$	344.65
EFT000000007183	12/19/2023 GB Architect Inc	BMG RENOVATION	\$	41,158.86
EFT000000007184	12/19/2023 Hollandia Gardens Limited	VRC- EQUIPMENT R&M	\$	517.32
EFT000000007185	12/19/2023 McCallum, Ken	DRAINAGE SUPER MILEAGE HK	\$	770.44
EFT000000007185	12/19/2023 McCallum, Ken	DRAINAGE SUPER EXPENSES	\$	569.93
EFT000000007186	12/19/2023 McDonald Home Hardware Building Centre	W/WW SUPPLIES	\$	16.94
EFT000000007186	12/19/2023 McDonald Home Hardware Building Centre	BMGCC- SUPPLIES	\$	9.67
EFT000000007187	12/19/2023 Moffat & Powell - Seaforth	TH- HR OFFICE RENO	\$	31.13
EFT000000007187	12/19/2023 Moffat & Powell - Seaforth	TH HR OFFICE RENO	\$	70.82
EFT000000007187	12/19/2023 Moffat & Powell - Seaforth	PW- SIGNS	\$	28.48
EFT000000007188	12/19/2023 Resurface Corp	BMG BLADE SHARPENING	\$	152.55
EFT000000007189	12/19/2023 Seaforth Plumbing & Heating	VRC- BUILDING R&M	\$	118.65
EFT000000007190	12/19/2023 Watsons Home Hardware	VECLC- KEY CUTTING	\$	13.51
EFT000000007191	12/19/2023 Greg Wheeler	PW CLOTHING ALLOWANCE	\$	200.00
EFT000000007192	12/19/2023 Whites Wearparts Ltd	PW- SUPPLIES	\$	4,271.40
EFT000000007193	12/19/2023 Work Equipment Ltd	PW- SNOWBLOWER	\$	24,069.00
EFT000000007194	1/3/2024 Cody Longhurst	TAX REFUND	\$	785.00
EFT000000007195	1/5/2024 Huron-Perth Cathol Dist Sch Bd	EDUCATION TAX LEVY	\$	136,279.00
EFT000000007196	1/5/2024 Irvine Graham	TAX PAP REFUND	\$	539.38

EFT000000007197	1/5/2024 McKillop Heights Ltd	Utility Refund	\$	264.00
EFT000000007198	1/8/2024 Black & McDonald Limited	BMGCC- FIRE BOX&OIL SEPARATORS	\$	57,350.89
EFT000000007199	1/9/2024 AMP Security	HEHC- SECURITY SERVICES	\$	2,237.40
EFT000000007199	1/9/2024 AMP Security	BMGCC- SECURITY FEATURES	\$	1,988.80
EFT000000007200	1/9/2024 Artech Signs & Graphics	ECDEV- ADVERTISING	\$	846.09
EFT000000007200	1/9/2024 Artech Signs & Graphics	BMGCC- BUILDING R&M	\$	429.40
EFT000000007201	1/9/2024 Balaklava Audio - 1877449 Ontario Ltd	BMGCC- DEPOSIT FOR AUDIO	\$	37,049.51
EFT000000007202	1/9/2024 Blackburn Media Inc	bia- shop to win advertising	\$	244.08
EFT000000007203	1/9/2024 Bluewater Recycling Association-MARS	WMGMT- JANUARY AUTOMATED 2024	\$	25,231.57
EFT000000007203	1/9/2024 Bluewater Recycling Association-MARS	WMGMT-2024 RECYCLING	\$	76,416.55
EFT000000007203	1/9/2024 Bluewater Recycling Association-MARS	WMGMT- DECEMBER DISPOSAL	\$	6,652.45
EFT000000007203	1/9/2024 Bluewater Recycling Association-MARS	WMGMT- 2023 SERVICE FEE	\$	55.00
EFT000000007204	1/9/2024 Municipality of Bluewater	HEFD- FIRE CALLS	\$	600.00
EFT000000007204	1/9/2024 Municipality of Bluewater	HEFD Q4 FIRE CALLS	\$	27,597.41
EFT000000007204	1/9/2024 Municipality of Bluewater	HEFD FIRE CALL	\$	400.00
EFT000000007204	1/9/2024 Municipality of Bluewater	HEFD FIRE CALLS	\$	400.00
EFT000000007205	1/9/2024 Bluewater Chapter of the Drainage Superintendents	2024 DSO MEMBERSHIP	\$	185.00
EFT000000007206	1/9/2024 B M Ross & Associates Limited	C4TH WWTP BIOSOLID REMOVAL	\$	4,913.03
EFT000000007207	1/9/2024 Cedar Signs	PW SIGNAGE	\$	99.41
EFT000000007207	1/9/2024 Cedar Signs	PW- SIGNAGE	\$	791.43
EFT000000007208	1/9/2024 Cimco Refrigeration London Br	SDCC- EQUIPMENT R&M	\$	2,038.80
EFT000000007209	1/9/2024 ContinulT Corp	ADMIN- MICROSOFT SUBSCRIPTIONS	\$	630.86
EFT000000007209	1/9/2024 ContinulT Corp	SDCC- PRINTER SUPPORT	\$	70.07
EFT000000007209	1/9/2024 ContinulT Corp	ADMIN- NETWORK SUPPORT	\$	3,350.45
EFT000000007210	1/9/2024 Robert Cronin	BFD MILEAGE	\$	13.83
EFT000000007211	1/9/2024 Cronin, Taralyn	ECDEV MILEAGE	\$	93.30
EFT000000007212	1/9/2024 DATASOFT Software Solutions	W/WW VANASTRA R&M	\$	1,230.29
EFT000000007212	1/9/2024 DATASOFT Software Solutions	W/WW VANASTRA R&M	\$	1,168.14
EFT000000007212	1/9/2024 DATASOFT Software Solutions	W/WW C4TH VAN R&M	\$	1,196.39
EFT000000007213	1/9/2024 D. Culbert Ltd	ADMIN- REGISTRY OFFICE SEARCH	\$	5,650.00
EFT000000007214	1/9/2024 Brian Deitner	BFD- MILEAGE	\$	22.28
EFT000000007215	1/9/2024 Delta Power Equipment	PW HOLDBACK RLS	\$	12,000.00
EFT000000007216	1/9/2024 Brad Dietrich	CBO MILEAGE FOR DECEMBER	\$	892.80
EFT000000007217	1/9/2024 Elligsen Electric Ltd	SDCC EQUIPMENT R&M	\$	429.40
EFT000000007218	1/9/2024 Eric Cox Sanitation Equipment & Supplies	SDCC JANITORIALS	\$	485.90
EFT000000007219	1/9/2024 Fab Broadcasting Corp	ECDEV ADVERTISING	\$	276.84
EFT000000007220	1/9/2024 Food Basics- Store # 632	VECLC-GROCERIES	\$	262.58
EFT000000007221	1/9/2024 Allan Fretz	CRANBROOK HALL SNOWBLOWING	\$	406.80
EFT000000007222	1/9/2024 GB Architect Inc	BMGCC RENOVATON ARCHITECT	\$	2,158.30
EFT000000007223	1/9/2024 Christopher Gibson	BFD MILEAGE	\$	201.32
EFT000000007224	1/9/2024 John Hill	BLDG MILEAGE AND CLOTHING	\$	490.89
EFT000000007225	1/9/2024 Toby Hundt	BFD- MILEAGE	\$	56.86

EFT000000007226	1/9/2024 Huron County Road Supervisors Assoc.	PW DRIVER ENTRANCE FEE	\$	200.00
EFT000000007226	1/9/2024 Huron County Road Supervisors Assoc.		\$	675.00
EFT000000007227	1/9/2024 County of Huron	2023 BI-ANNUAL PLANNING FEES	\$	3,070.00
EFT000000007228	1/9/2024 JUTZI WATER TECHNOLOGIES	VRC- CHEMICALS	\$	1,620.42
EFT000000007228	1/9/2024 JUTZI WATER TECHNOLOGIES	VRC CHEMICALS	\$	94.92
EFT000000007229	1/9/2024 Keppel Creek	BYLAW OFFICER FEES	\$	3,684.77
EFT000000007230	1/9/2024 Kurtis Smith Excavating Inc	W/WW NEW HYDRANT AND SEWER R&M	\$	48,364.00
EFT000000007231	1/9/2024 Lavis Contracting Co Ltd	PW- STRUCTURE T19 REPLACEMENT	\$	16,732.63
EFT000000007232	1/9/2024 The Looking Glass	BIA GIFT CARD REDEMPTION	\$	25.00
EFT000000007233	1/9/2024 Robyn McClinchey	VRC- KIDS POOL SLIDE	\$	146.88
EFT000000007234	1/9/2024 McDonald Home Hardware Building Centre	BMGCC- BENCHES	\$	506.62
EFT000000007234	1/9/2024 McDonald Home Hardware Building Centre	BMGCC MOUSE TRAPS	\$	12.98
EFT000000007234	1/9/2024 McDonald Home Hardware Building Centre	BFD SUPPLIES	\$	20.66
EFT000000007234	1/9/2024 McDonald Home Hardware Building Centre	TH HR OFFICE RENO	\$	20.32
EFT000000007234	1/9/2024 McDonald Home Hardware Building Centre	BMD- JANITORIAL SUPPLIES	\$	58.49
EFT000000007234	1/9/2024 McDonald Home Hardware Building Centre	BRUSS LIBRARY SUPPLIES	\$	66.95
EFT000000007234	1/9/2024 McDonald Home Hardware Building Centre	BMGCC- SUPPLIES	\$	10.80
EFT000000007235	1/9/2024 Helen McNaughton	TH CLEANING	\$	891.32
EFT000000007236	1/9/2024 Tanya Merner	vrc- advertising	\$	160.00
EFT000000007237	1/9/2024 Jamie Mitchell	BFD MILEAGE	\$	30.74
EFT000000007238	1/9/2024 Moffat & Powell - Seaforth	TH- HR OFFICE RENO SUPPLIES	\$	129.25
EFT000000007238	1/9/2024 Moffat & Powell - Seaforth	TH HR OFFICE RENO	\$	48.91
EFT000000007238	1/9/2024 Moffat & Powell - Seaforth	TH HR OFFICE RENO	\$	55.92
EFT000000007238	1/9/2024 Moffat & Powell - Seaforth	TH HR OFFICE RENO	\$	7.90
EFT000000007238	1/9/2024 Moffat & Powell - Seaforth	SDCC- SUPPLIES	\$	27.33
EFT000000007238	1/9/2024 Moffat & Powell - Seaforth	SDCC SUPPLIES	\$	96.10
EFT000000007238	1/9/2024 Moffat & Powell - Seaforth	SEAF LIBRARY SUPPLIES	\$	77.16
EFT000000007238	1/9/2024 Moffat & Powell - Seaforth	BLDG- SUPPLIES/TOOLS	\$	15.81
EFT000000007238	1/9/2024 Moffat & Powell - Seaforth	PW OFFICE RENO	\$	34.00
EFT000000007238	1/9/2024 Moffat & Powell - Seaforth	TH HR OFFICE RENO	\$	28.66
EFT000000007238	1/9/2024 Moffat & Powell - Seaforth	TH HR OFFICE RENO	\$	414.88
EFT000000007238	1/9/2024 Moffat & Powell - Seaforth	TH HR OFFICE RENO	\$	34.45
EFT000000007239	1/9/2024 Kevin Moore	BFD HALL CLEANING	\$	200.00
EFT000000007240	1/9/2024 Municipality of Morris-Turnberry	WMGMT-Q4 LANDFILL FEES	\$	5,351.16
EFT000000007241	1/9/2024 Mun Employer Pension Centre On	ADMIN-MEPCO CONTRIBUTION	\$	261.03
EFT000000007242	1/9/2024 Liz Murtha	VRC SWIM CLASSES	\$	297.00
EFT000000007243	1/9/2024 My Broadcasting Corp.	bia ladies night advertising	\$	418.10
EFT000000007244	1/9/2024 Nationwide Imaging	PW- TONER PACKS	\$	4,301.84
EFT000000007246	1/9/2024 North Huron Publishing Inc	BIA ADVERTISING	\$	370.53
EFT000000007246	1/9/2024 North Huron Publishing Inc	HEFD ADVERTISING	\$	163.80
EFT000000007247	1/9/2024 Meghan, O Hara	BFD- MILEAGE	\$	101.43
EFT000000007248	1/9/2024 Orkin Canada Corporation	SFD PEST CONTROL	\$	56.50

EFT000000007248	1/9/2024 Orkin Canada Corporation	HEHC PEST CONTROL	\$	89.76
EFT000000007249	1/9/2024 OWEN SOUND POLICE SERVICE	HEFD- FIRE PAGING SERVICE Q3	\$	8,167.15
EFT000000007249	1/9/2024 OWEN SOUND POLICE SERVICE	HEFD- Q4 FIRE PAGING SERVICE	\$	8,167.15
EFT000000007250	1/9/2024 Pete's Paper Clip	W/WW OFFICE SUPPLIES	\$	103.44
EFT000000007250	1/9/2024 Pete's Paper Clip	PW OFFICE SUPPLIES	\$	2.99
EFT000000007250	1/9/2024 Pete's Paper Clip	PW- OFFICE SUPPLIES	\$	292.52
EFT000000007250	1/9/2024 Pete's Paper Clip	ADMIN- OFFICE SUPPLIES	\$	110.48
EFT000000007250	1/9/2024 Pete's Paper Clip	COUNCIL- OFFICE SUPPLIES	\$	27.11
EFT000000007250	1/9/2024 Pete's Paper Clip	ADMIN- OFFICE SUPPLIES	\$	25.98
EFT000000007250	1/9/2024 Pete's Paper Clip	ADMIN- PAPER	\$	223.71
EFT000000007250	1/9/2024 Pete's Paper Clip	CBO OFFICE SUPPLIES	\$	10.16
EFT000000007251	1/9/2024 Derek Pilatzke	BFD MILEAGE	\$	184.42
EFT000000007252	1/9/2024 Primitive Creek	BIA GIFT CARD REDEMPTION	\$	50.00
EFT000000007253	1/9/2024 PSD CITYWIDE INC	ADMIN-ASSET MANAGEMENT PLAN	\$	5,169.75
EFT000000007254	1/9/2024 Radar Auto Parts - Brussels	BFD- SUPPLIES	\$	6.86
EFT000000007255	1/9/2024 Terri Rau	ADMIN- CONSULTANT FEES	\$	2,602.16
EFT000000007256	1/9/2024 RCAP Leasing Inc	SDCC- FLOOR SCRUBBER RENTAL	\$	303.50
EFT000000007257	1/9/2024 Chris Riley	BFD MILEAGE	\$	184.42
EFT000000007258	1/9/2024 Seaforth Jewellers	BIA GIFT CARD REDEMPTION	\$	25.00
EFT000000007258	1/9/2024 Seaforth Jewellers	BIA GIFT CARD REDEMPTION	\$	25.00
EFT000000007259	1/9/2024 Seebach & Company	ADMIN- AUDITING SERVICES	\$	28,815.00
EFT000000007260	1/9/2024 CANDICE SEULAL	VECLC MILEAGE	\$	99.96
EFT000000007261	1/9/2024 Doug Sholdice	MUTUAL AID-HENSALL	\$	69.16
EFT000000007262	1/9/2024 Stericycle ULC	ADMIN- SHREDDING FEES	\$	223.48
EFT000000007263	1/9/2024 Al Storey	BUCHANAN,DILLON,MOEGY MD	\$	661.00
EFT000000007264	1/9/2024 Sunbelt Rentals of Canada Inc	PW- MARKING PAINT	\$	317.26
EFT000000007265	1/9/2024 Swan Dust Control Ltd	SDCC MAT RENTAL	\$	118.14
EFT000000007265	1/9/2024 Swan Dust Control Ltd	HEHC MAT RENTAL	\$	136.46
EFT000000007265	1/9/2024 Swan Dust Control Ltd	HEHC- MAT RENTAL	\$	136.46
EFT000000007265	1/9/2024 Swan Dust Control Ltd	TH MAT RENTAL	\$	89.84
EFT000000007265	1/9/2024 Swan Dust Control Ltd	TH MAT RENTAL	\$	89.84
EFT000000007266	1/9/2024 Total Image II	BIA GIFT CARD REDEMPTION	\$	100.00
EFT000000007267	1/9/2024 Van Driel Excavating Inc	ALEXANDER DRAIN	\$	6,766.44
EFT000000007268	1/9/2024 Watsons Home Hardware	VECLC- SUPPLIES	\$	49.70
EFT000000007268	1/9/2024 Watsons Home Hardware	TH HR OFFICE SUPPLIES	\$	35.71
EFT000000007269	1/9/2024 Nancy Whidden	VECLC- GROCERIES	\$	54.45
EFT000000007270	1/9/2024 Wighty's Repairs Inc.	PW TREE MAINTENANCE	\$	66.66
EFT000000007271	1/26/2024 Ago Industries Inc	PW CLOTHING ALLOWANCES	\$	305.69
EFT000000007272	1/26/2024 A. J. Stone Company Ltd	HEFD- CLOTHING	\$	15,126.84
EFT000000007273	1/26/2024 Altruck Int'l Truck Centres	BFD VEHICLE R&M	\$	971.81
EFT000000007274	1/26/2024 AMP Security	BMG- CELLULAR COMMUNICATOR	\$	2,733.13
EFT000000007275	1/26/2024 Arcadian Projects	TH- TROUBLESHOOTING TRACKER	\$	1,423.69

EFT000000007276	1/26/2024 Artech Signs & Graphics	BIA- ADVERTISING	\$ 180.80
EFT000000007277	1/26/2024 B M Ross & Associates Limited	PW- WATERMAIN EXP FISHLEIGH	\$ 2,518.34
EFT000000007277	1/26/2024 B M Ross & Associates Limited	PW- EDMOND SEWER INVESTIGATION	\$ 186.68
EFT000000007277	1/26/2024 B M Ross & Associates Limited	PW CONNECTING LINK APPLICATION	\$ 3,831.83
EFT000000007277	1/26/2024 B M Ross & Associates Limited	DRAWING UPDATES BMG RENO	\$ 1,857.72
EFT000000007279	1/26/2024 Canadian Red Cross	VRC- CRC RENEWAL FEE	\$ 170.85
EFT000000007280	1/26/2024 Carson Supply	W/WW- SUPPLIES	\$ 697.32
EFT000000007280	1/26/2024 Carson Supply	W/WW SUPPLIES	\$ 1,556.69
EFT000000007280	1/26/2024 Carson Supply	W/WW SUPPLIES	\$ 196.62
EFT000000007281	1/26/2024 CM Small Engine	BFD- VEHICLE R&M	\$ 719.65
EFT000000007282	1/26/2024 Cochrane's Repairs	PW VEHICLE R&M	\$ 186.10
EFT000000007283	1/26/2024 Comco Fasteners	GPW- SUPPLIES	\$ 444.71
EFT000000007284	1/26/2024 ContinulT Corp	CSD LAPTOP TROUBLESHOOT	\$ 859.14
EFT000000007285	1/26/2024 Dale Pump & Farm Service Ltd	PW- HYDRAULIC HOSE	\$ 60.81
EFT000000007286	1/26/2024 Brenda Dalton	COUNCIL-MILEAGE	\$ 63.24
EFT000000007287	1/26/2024 Dianne Diehl	COUNCIL-MILEAGE	\$ 99.28
EFT000000007288	1/26/2024 Charlene Dietrich-Illsley	BRUSS LIB DEC CLEANING	\$ 580.00
EFT000000007288	1/26/2024 Charlene Dietrich-Illsley	BMD DEC CLEANING	\$ 475.00
EFT000000007289	1/26/2024 Electrical Safety Authority	PW- ST LIGHT INSPECTION	\$ 363.86
EFT000000007290	1/26/2024 Elements of Design	BIA GIFT CARD REDEMPTION	\$ 50.00
EFT000000007291	1/26/2024 Elligsen Electric Ltd	PW ELECTRICAL WORK	\$ 1,319.14
EFT000000007292	1/26/2024 Eric Cox Sanitation Equipment & Supplies	SDCC JANITORIALS	\$ 187.66
EFT000000007292	1/26/2024 Eric Cox Sanitation Equipment & Supplies	VRC JANITORIAL SUPPLIES	\$ 3,536.29
EFT000000007292	1/26/2024 Eric Cox Sanitation Equipment & Supplies	SDCC- JANITORIAL SUPPLIES	\$ 682.58
EFT000000007292	1/26/2024 Eric Cox Sanitation Equipment & Supplies	BMGCC- JANITORIAL SUPPLIES	\$ 686.59
EFT000000007292	1/26/2024 Eric Cox Sanitation Equipment & Supplies	BMGCC- GARBAGE CANS	\$ 2,278.65
EFT000000007293	1/26/2024 ESL Utility & Municipal Prod.	W/WW SUPPLIES	\$ 564.28
EFT000000007294	1/26/2024 Excel Business Systems	CBO- COPIER	\$ 64.57
EFT000000007295	1/26/2024 Gabel Electric	BMGCC- PLUMBING SERVICE CALL	\$ 250.01
EFT000000007295	1/26/2024 Gabel Electric	BMGCC- ELECTRICAL WORK	\$ 542.12
EFT000000007296	1/26/2024 Georgian Bay Fire & Safety Ltd	GFD- EXTINGUISHER INSPECTION	\$ 108.71
EFT000000007297	1/26/2024 G. Heard Construction Ltd	PW- SNOW REMOVAL	\$ 4,203.60
EFT000000007298	1/26/2024 GM BluePlan Engineering Limited	COATES MD IMPROVEMENT	\$ 1,683.70
EFT000000007299	1/26/2024 G McGrath Plumbing & Heating	W/WW SEWER SNAKE	\$ 409.63
EFT000000007300	1/26/2024 H.O. Jerry (1983) Ltd	VRC JANITORIAL EXPENSE	\$ 114.61
EFT000000007301	1/26/2024 Horton Automatics of Canada	HEHC- SLIDING DOOR REPAIR	\$ 3,454.25
EFT000000007302	1/26/2024 County of Huron	ADMIN-CONSULTING SERVICES DEC	\$ 1,982.75
EFT000000007303	1/26/2024 Huron East Senior Hockey Club	SDCC- CENTS PAYSHARE HAMSLAM	\$ 1,804.00
EFT000000007303	1/26/2024 Huron East Senior Hockey Club	SDCC- CENTS BAR PAYSHARE	\$ 349.00
EFT000000007304	1/26/2024 Jacobs Consultancy Canada Inc	W/WW HYDRANT MAINTENANCE JAN	\$ 68,368.60
EFT000000007305	1/26/2024 Jade Equipment Co Ltd	PW- GRADER RENTAL JAN 1-31	\$ 6,215.00
EFT000000007306	1/26/2024 JUTZI WATER TECHNOLOGIES	W/WW-DE CHLORINATING AGENT	\$ 402.73

EFT000000007307	1/26/2024 KTI Limited	W/WW- SUPPLIES	\$	3,242.06
EFT000000007308	1/26/2024 Lavis Contracting Co Ltd	PW ASPHALT	\$	25,681.79
EFT000000007309	1/26/2024 Lifesaving Society	VRC SWIM INSTRUCTOR COURSE	\$	29.55
EFT000000007310	1/26/2024 Lloyd Burns McInnis LLP	C. CLARKE CLAIM	\$	821.82
EFT000000007311	1/26/2024 The Looking Glass	BIA GIFT CARD REDEMPTION	\$	48.00
EFT000000007312	1/26/2024 Nancy Mayhew	VRC CPO COURSE	\$	593.25
EFT000000007313	1/26/2024 McDonald Home Hardware Building Centre	BFD- SUPPLIES	\$	38.40
EFT000000007313	1/26/2024 McDonald Home Hardware Building Centre	PW HAND SOAP	\$	20.89
EFT000000007313	1/26/2024 McDonald Home Hardware Building Centre	PW SUPPLIES	\$	38.37
EFT000000007313	1/26/2024 McDonald Home Hardware Building Centre	BMG- SUPPLIES	\$	56.49
EFT000000007313	1/26/2024 McDonald Home Hardware Building Centre	W/WW SPRAY BOTTLE	\$	8.34
EFT000000007313	1/26/2024 McDonald Home Hardware Building Centre	BMD JANITORIALS	\$	30.48
EFT000000007313	1/26/2024 McDonald Home Hardware Building Centre	TH PW OFFICE RENO	\$	199.49
EFT000000007313	1/26/2024 McDonald Home Hardware Building Centre	TH PW OFFICE RENO	\$	40.59
EFT000000007313	1/26/2024 McDonald Home Hardware Building Centre	TH PW OFFICE RENO	\$	33.90
EFT000000007314	1/26/2024 Alvin McLellan	COUNCIL MILEAGE	\$	190.40
EFT000000007315	1/26/2024 M G M Townsend Tire	PW-L3-21 R&M	\$	45.34
EFT000000007315	1/26/2024 M G M Townsend Tire	PW- VEHICLE R&M	\$	101.78
EFT000000007315	1/26/2024 M G M Townsend Tire	PW VEHICLE R&M	\$	584.21
EFT000000007316	1/26/2024 Microage Basics	BMG OFFICE SUPPLIES	\$	11.29
EFT000000007316	1/26/2024 Microage Basics	BMGCC- OFFICE SUPPLIES	\$	101.23
EFT000000007317	1/26/2024 Midwestern Equipment Ltd	PW- KUBOTA R&M	\$	130.02
EFT000000007318	1/26/2024 M & L Supply	BFD- AIR COMPRESSOR SERVICE	\$	2,230.79
EFT000000007318	1/26/2024 M & L Supply	SFD- AIR FILTER AND COMPRESSOR	\$	1,871.13
EFT000000007318	1/26/2024 M & L Supply	SFD- BOOTS	\$	1,411.19
EFT000000007318	1/26/2024 M & L Supply	HEFD SUPPLIES	\$	2,422.37
EFT000000007318	1/26/2024 M & L Supply	HEFD- CLOTHING	\$	6,620.91
EFT000000007319	1/26/2024 Moffat & Powell - Seaforth	W/WW SUPPLIES	\$	27.05
EFT000000007319	1/26/2024 Moffat & Powell - Seaforth	PW- SIGNS	\$	28.48
EFT000000007319	1/26/2024 Moffat & Powell - Seaforth	PW STAKES	\$	56.22
EFT000000007319	1/26/2024 Moffat & Powell - Seaforth	PW SIGNS	\$	28.48
EFT000000007319	1/26/2024 Moffat & Powell - Seaforth	TH- WATER SOFTENER SALT	\$	76.14
EFT000000007319	1/26/2024 Moffat & Powell - Seaforth	TH PW OFFICE RENO-SCREWS	\$	45.03
EFT000000007319	1/26/2024 Moffat & Powell - Seaforth	TH PW OFFICE RENOS TOOLS	\$	49.81
EFT000000007319	1/26/2024 Moffat & Powell - Seaforth	TH PW OFFICE RENOS	\$	21.45
EFT000000007319	1/26/2024 Moffat & Powell - Seaforth	TH- DE ICING SUPPLIES	\$	17.64
EFT000000007319	1/26/2024 Moffat & Powell - Seaforth	TH- WD40	\$	29.97
EFT000000007320	1/26/2024 Morgan Roz	VRC RENTAL REFUND	\$	157.15
EFT000000007321	1/26/2024 Municipality of Morris-Turnberry	WMGMT- 2023 HE LANDFILL COSTS	\$	9,557.93
EFT000000007322	1/26/2024 Justin Morrison	COUNCIL- MILEAGE	\$	105.26
EFT000000007323	1/26/2024 My Broadcasting Corp.	BIA SHOP TO WIN ADVERTISING	\$	141.25
EFT000000007323	1/26/2024 My Broadcasting Corp.	ECDEV- ADVERTISING	\$	316.40

EFT000000007324	1/26/2024 Newell, Jeff	COUNCIL-MILEAGE	\$	102.00
EFT000000007325	1/26/2024 Robert Nigh	DRAIN BEAVER REMOVAL	\$	1,786.85
EFT000000007326	1/26/2024 Mike Noble	BFD- MILEAGE	\$	56.86
EFT000000007327	1/26/2024 Ontario BIA Association(OBIAA)	2024 OBIAA MEMBERSHIP- TARALYN	\$	281.01
EFT000000007328	1/26/2024 Ontario One Call	w/ww locates	\$	102.54
EFT000000007330	1/26/2024 Orkin Canada Corporation	HE COMPOST SITE PEST RMVL	\$	48.82
EFT000000007330	1/26/2024 Orkin Canada Corporation	SDCC- PEST CONTROL	\$	113.93
EFT000000007330	1/26/2024 Orkin Canada Corporation	HE COMPOST PEST CONTROL	\$	48.82
EFT000000007331	1/26/2024 Pete's Paper Clip	W/WW OFFICE SUPPLIES	\$	46.31
EFT000000007331	1/26/2024 Pete's Paper Clip	PW OFFICE SUPPLIES	\$	24.84
EFT000000007331	1/26/2024 Pete's Paper Clip	ADMIN- FILE FOLDERS	\$	309.88
EFT000000007331	1/26/2024 Pete's Paper Clip	ADMIN- TAPE FOR LABEL MAKER	\$	23.72
EFT000000007332	1/26/2024 Postmedia Network Inc.	PW TENDER ADVERTISING	\$	109.50
EFT000000007333	1/26/2024 Radar Auto Parts - Brussels	PW- SUPPLIES	\$	501.04
EFT000000007333	1/26/2024 Radar Auto Parts - Brussels	W/WW SCADA PHONE	\$	160.78
EFT000000007333	1/26/2024 Radar Auto Parts - Brussels	BFD- DEF FLUID	\$	19.20
EFT000000007333	1/26/2024 Radar Auto Parts - Brussels	PW- SUPPLIES	\$	77.92
EFT000000007333	1/26/2024 Radar Auto Parts - Brussels	PW SUPPLIES	\$	73.44
EFT000000007333	1/26/2024 Radar Auto Parts - Brussels	BFD LIGHTBULBS	\$	1.60
EFT000000007333	1/26/2024 Radar Auto Parts - Brussels	BFD- SUPPLIES	\$	30.61
EFT000000007333	1/26/2024 Radar Auto Parts - Brussels	GFD- SHOP FLOOR CREEPER	\$	122.30
EFT000000007333	1/26/2024 Radar Auto Parts - Brussels	PW- GREASE GUN	\$	69.71
EFT000000007333	1/26/2024 Radar Auto Parts - Brussels	PW- WIPER BLADE FOR TRACKLESS	\$	10.07
EFT000000007333	1/26/2024 Radar Auto Parts - Brussels	PW- WIPER BLADE FOR TRACKLESS	\$	10.07
EFT000000007333	1/26/2024 Radar Auto Parts - Brussels	PW- SUPPLIES	\$	38.96
EFT000000007333	1/26/2024 Radar Auto Parts - Brussels	W/WW- WYPALL TOWELS	\$	50.85
EFT000000007333	1/26/2024 Radar Auto Parts - Brussels	PW SUPPLIES	\$	10.60
EFT000000007333	1/26/2024 Radar Auto Parts - Brussels	PW SUPPLIES	\$	43.03
EFT000000007334	1/26/2024 Radar Auto Parts - Clinton	PW- MISC SUPPLIES	\$	112.72
EFT000000007334	1/26/2024 Radar Auto Parts - Clinton	PW- BREAKAWAY LANYARD	\$	8.92
EFT000000007334	1/26/2024 Radar Auto Parts - Clinton	PW- BREAKAWAY LANYARD	\$	28.32
EFT000000007334	1/26/2024 Radar Auto Parts - Clinton	PW- OILS/GREASE GUN	\$	219.84
EFT000000007334	1/26/2024 Radar Auto Parts - Clinton	PW- OIL/LUBE	\$	167.88
EFT000000007334	1/26/2024 Radar Auto Parts - Clinton	PW- BATTERY	\$	25.40
EFT000000007334	1/26/2024 Radar Auto Parts - Clinton	PW SHOP TOWELS	\$	112.98
EFT000000007335	1/26/2024 RCAP Leasing Inc	SDCC- FLOOR SCRUBBER RENTAL	\$	303.50
EFT000000007336	1/26/2024 Realtax Inc	ADMIN- TAX SALE NOTICES	\$	56.50
EFT000000007336	1/26/2024 Realtax Inc	ADMIN- TAX SALE NOTICES	\$	56.50
EFT000000007336	1/26/2024 Realtax Inc	ADMIN- TAX SALE NOTICES	\$	56.50
EFT000000007336	1/26/2024 Realtax Inc	ADMIN- TAX SALE NOTICES	\$	56.50
EFT000000007337	1/26/2024 Resqtech Systems Inc	SFD- VEHICLE R&M AIR LEAK	\$	2,130.05
EFT000000007338	1/26/2024 Ryan Construction	WALTON DUMP R&M	\$	2,440.80

EFT000000007339	1/26/2024 Ryan Enterprises Truck Repair	PW- VEHICLE R&M	\$ 141.25
EFT000000007339	1/26/2024 Ryan Enterprises Truck Repair	PW- T7-04 R&M	\$ 407.37
EFT000000007339	1/26/2024 Ryan Enterprises Truck Repair	PW- T1-04 R&M	\$ 200.48
EFT000000007339	1/26/2024 Ryan Enterprises Truck Repair	PW- T5-17 R&M	\$ 200.48
EFT000000007339	1/26/2024 Ryan Enterprises Truck Repair	PW- T6-13 R&M	\$ 1,006.71
EFT000000007339	1/26/2024 Ryan Enterprises Truck Repair	BFD- VEHICLE R&M	\$ 450.93
EFT000000007340	1/26/2024 Seaforth Jewellers	BIA GIFT CARDS	\$ 25.00
EFT000000007340	1/26/2024 Seaforth Jewellers	BIA GIFT CARD REDEMPTION	\$ 175.00
EFT000000007341	1/26/2024 Seaforth Plumbing & Heating	SDCC- HEATING SYSTEM R&M	\$ 4,806.35
EFT000000007341	1/26/2024 Seaforth Plumbing & Heating	SDCC- WATER SOFTENER INSTALL	\$ 13,334.00
EFT000000007341	1/26/2024 Seaforth Plumbing & Heating	VRC BUILDING R&M	\$ 323.75
EFT000000007342	1/26/2024 Sills Home Hardware	SFD- JANITORIAL SUPPLIES	\$ 79.04
EFT000000007343	1/26/2024 Sparling's Propane	PW PROPANE BRUSS SHOP	\$ 966.96
EFT000000007343	1/26/2024 Sparling's Propane	BPW PROPANE	\$ 1,110.46
EFT000000007343	1/26/2024 Sparling's Propane	PW PROPANE	\$ 1,418.49
EFT000000007344	1/26/2024 Stinson Equipment Ltd	PW-SUPPLIES	\$ 1,729.59
EFT000000007345	1/26/2024 Stonetown Supply Services Inc	VECLC- JANITORIAL SUPPLIES	\$ 335.32
EFT000000007345	1/26/2024 Stonetown Supply Services Inc	SDCC- JANITORIAL SUPPLIES	\$ 85.51
EFT000000007346	1/26/2024 Swan Dust Control Ltd	HEHC- MAT RENTAL	\$ 136.46
EFT000000007347	1/26/2024 Total Image II	BIA GIFT CARD REDEMPTION	\$ 25.00
EFT000000007348	1/26/2024 Treebelt Services & Machining	W/WW C4TH SPS R&M	\$ 455.39
EFT000000007348	1/26/2024 Treebelt Services & Machining	W/WW C4TH SPS EQUIP R&M	\$ 637.32
EFT000000007349	1/26/2024 Vanastra Community CRC	VANASTRA CRC RENTAL DEC 2023	\$ 150.00
EFT000000007350	1/26/2024 Van Driel Excavating Inc	PW- DEC SNOWPLOWING	\$ 12,358.88
EFT000000007350	1/26/2024 Van Driel Excavating Inc	pw- november snow removal	\$ 8,124.43
EFT000000007351	1/26/2024 Viking Cives Ltd	PW-WO02583-VCL Work	\$ 686.48
EFT000000007352	1/26/2024 Watsons Home Hardware	VRC SUPPLIES	\$ 33.89
EFT000000007352	1/26/2024 Watsons Home Hardware	VRC KEY CUTTING	\$ 6.76
EFT000000007352	1/26/2024 Watsons Home Hardware	VRC VACUUM	\$ 158.18
EFT000000007353	1/26/2024 W D Hopper & Sons Ltd	W- BRUCEFIELD WELL PUMP RPLSMN	\$ 7,957.56
EFT000000007354	1/26/2024 Nancy Whidden	VECLC- TRAVEL TO/FROM GROCERY	\$ 2,165.80
EFT000000007355	1/26/2024 Whites Wearparts Ltd	PW SUPPLIES/TOOLS	\$ 941.29
EFT000000007356	1/26/2024 Wighty's Repairs Inc.	PW- VEHICLE R&M	\$ 570.10
EFT000000007356	1/26/2024 Wighty's Repairs Inc.	PW TREE REMOVAL	\$ 66.66
EFT000000007356	1/26/2024 Wighty's Repairs Inc.	PW VEHICLE R&M	\$ 431.37
EFT000000007357	1/26/2024 Gloria Wilbee	COUNCIL-MILEAGE	\$ 112.88
EFT000000007358	2/9/2024 Maureen Agar	COMMITTEE MEMBER PAY	\$ 458.50
EFT000000007359	2/9/2024 A. J. Stone Company Ltd	HEFD- FOAM	\$ 3,095.07
EFT000000007360	2/9/2024 Allin, Nancy	VRC JANUARY SWIM CLASSES	\$ 108.00
EFT000000007361	2/9/2024 Altruck Int'l Truck Centres	SFD- VEHICLE R&M	\$ 880.08
EFT000000007362	2/9/2024 Artech Signs & Graphics	VRC- SIGNAGE	\$ 339.00
EFT000000007363	2/9/2024 Bayshore Broadcasting Corp	BIA ADVERTISING	\$ 169.50

EFT000000007363	2/9/2024 Bayshore Broadcasting Corp
EFT000000007364	2/9/2024 Municipality Of Central Huron
EFT000000007365	2/9/2024 CentralSquare Canada Software Inc
EFT000000007366	2/9/2024 Coca-Cola Bottling Co
EFT000000007366	2/9/2024 Coca-Cola Bottling Co
EFT000000007366	2/9/2024 Coca-Cola Bottling Co
EFT000000007367	2/9/2024 Comco Fasteners
EFT000000007368	2/9/2024 ContinulT Corp
EFT000000007368	2/9/2024 ContinulT Corp
EFT000000007368	2/9/2024 ContinulT Corp
EFT000000007368	2/9/2024 ContinulT Corp
EFT000000007369	2/9/2024 Cronin, Taralyn
EFT000000007370	2/9/2024 Dale Rentals
EFT000000007371	2/9/2024 Brenda Dalton
EFT000000007372	2/9/2024 D & D Glass & Mirror
EFT000000007373	2/9/2024 Delta Power Equipment
EFT000000007373	2/9/2024 Delta Power Equipment
EFT000000007373	2/9/2024 Delta Power Equipment
EFT000000007374	2/9/2024 Derek McNiece Promotions
EFT000000007375	2/9/2024 Dianne Diehl
EFT000000007376	2/9/2024 Brad Dietrich
EFT000000007377	2/9/2024 Cathy Elliott
EFT000000007378	2/9/2024 Eric Cox Sanitation Equipment & Supplies
EFT000000007378	2/9/2024 Eric Cox Sanitation Equipment & Supplies
EFT000000007379	2/9/2024 Excel Business Systems
EFT000000007380	2/9/2024 Festival Hydro
EFT000000007381	2/9/2024 Robert Fisher
EFT000000007382	2/9/2024 Georgian Bay Fire & Safety Ltd
EFT000000007382	2/9/2024 Georgian Bay Fire & Safety Ltd
EFT000000007382	2/9/2024 Georgian Bay Fire & Safety Ltd
EFT000000007383	2/9/2024 Serina Phelan-Govier
EFT000000007384	2/9/2024 H2OPTS
EFT000000007385	2/9/2024 Headway Engineering
EFT000000007386	2/9/2024 Patti Hendriks
EFT000000007387	2/9/2024 John Hill
EFT000000007388	2/9/2024 H.O. Jerry (1983) Ltd
EFT000000007388	2/9/2024 H.O. Jerry (1983) Ltd
EFT000000007388	2/9/2024 H.O. Jerry (1983) Ltd
EFT000000007388	2/9/2024 H.O. Jerry (1983) Ltd
EFT000000007389	2/9/2024 Paul Hulley
EFT000000007390	2/9/2024 Huron Tractor Ltd
EFT000000007391	2/9/2024 Huron East Senior Hockey Club

BIA ADVERTISING	\$	169.50
DOG CATCHER WAGES/EXPENSES	\$	570.02
ADMIN-2023 YEAR END UPDATE	\$	3,322.20
BMGCC VENDING/BOOTH SUPPLIES	\$	784.24
SDCC VENDING SUPPLIES	\$	422.88
SDCC- VENDING SUPPLIES	\$	813.46
pw- tools/supplies	\$	45.99
ADMIN- REMOTE COMPUTER SUPPORT	\$	5,705.37
ADMIN- NETWORK SUPPORT	\$	169.50
MULTIPLE DEPTS IT SERVICES	\$	985.12
ADMIN- NETWORK SUPPORT	\$	3,350.45
EDO- MILEAGE	\$	62.58
BCEM/PARKS TOILET RENTAL	\$	1,570.70
COUNCIL JANUARY MILEAGE	\$	21.70
SLIBRARY- ENTRANCE DOOR WINDOW	\$	4,712.10
PW- SUPPLIES	\$	133.74
PW- OFFSET LINKS	\$	11.80
PW- G4-19 PARTS	\$	81.63
SFD- KNIVES AND FLASHLIGHTS	\$	391.88
JANUARY 2024 MILEAGE	\$	153.30
CBO- MILEAGE	\$	1,687.70
HE HERITAGE COMMUNITY EXPENSES	\$	366.80
BMGCC- JANITORIAL SUPPLIES	\$	44.07
BMGCC-GARBAGE BAGS	\$	277.19
CBO- COPIER FEES	\$	31.34
OAK ST ST LIGHT BRACKET TRANSF	\$	2,153.02
COUNCIL MILEAGE/EXPENSES	\$	666.81
BFD- FIRE EXTINGUISHER INSP	\$	250.42
GPW- FIRE EXTINGUISHER SAFETYS	\$	415.74
PW- EXTINGUISHER CHECK	\$	766.37
VULNERABLE SECTOR CHECK REFUND	\$	41.00
W/WW WELL R&M	\$	3,047.61
BREWER MD WORK	\$	16,258.98
HERITAGE COMMITTEE MEETING PAY	\$	458.50
BLDG- MILEAGE JANUARY	\$	793.66
VRC JANITORIALS	\$	81.54
HEHC JANITORIALS	\$	352.44
HEHC-PAPER TOWELS/TOILET PAPER	\$	167.36
HEHC-PAPER TOWEL/TOILET PAPER	\$	183.41
SFD- DRIVER MEDICAL	\$	150.00
PW- OIL	\$	156.29
SDCC CENTS PAYSHARE JAN13	\$	214.00

EFT000000007392	2/9/2024 Jaydens Mechanical	W/WW- 40 WELSH R&M	\$	711.90
EFT000000007392	2/9/2024 Jaydens Mechanical	BRUCEFIELD WELL R&M	\$	1,484.30
EFT000000007392	2/9/2024 Jaydens Mechanical	W/WW- SEAFORTH SEWAGE R&M	\$	113.00
EFT000000007393	2/9/2024 JUTZI WATER TECHNOLOGIES	VRC POOL CHEMICALS	\$	1,709.69
EFT000000007393	2/9/2024 JUTZI WATER TECHNOLOGIES	C4TH WTP- DECHLORINATING AGENT	\$	402.73
EFT000000007393	2/9/2024 JUTZI WATER TECHNOLOGIES	BMGCC- MONTHLY SERVICE CONTRAC	\$	319.63
EFT000000007393	2/9/2024 JUTZI WATER TECHNOLOGIES	BMGCC- MONTHLY SERVICE	\$	319.63
EFT000000007393	2/9/2024 JUTZI WATER TECHNOLOGIES	W/WW DECHLORINATING TABLETS	\$	515.28
EFT000000007393	2/9/2024 JUTZI WATER TECHNOLOGIES	W/WW DECHLORINATING TABLETS	\$	386.46
EFT000000007394	2/9/2024 Keppel Creek	CBO- BYLAW FEES	\$	3,055.41
EFT000000007395	2/9/2024 KTI Limited	W/WW SUPPLIES	\$	1,092.56
EFT000000007396	2/9/2024 Lavis Contracting Co Ltd	PW- WINTER SAND	\$	3,517.52
EFT000000007397	2/9/2024 Maitland Valley Conservation A	HOLLAND ANDERSON MD REVIEW	\$	235.00
EFT000000007397	2/9/2024 Maitland Valley Conservation A	COATES MD ALTERATION PERMIT	\$	205.00
EFT000000007398	2/9/2024 Paul McCallum	BUCHANAN,HOEGY,DILLON MD WORK	\$	1,096.10
EFT000000007399	2/9/2024 McCallum, Ken	DRAINAGE SUPER HK MILEAGE	\$	732.90
EFT000000007399	2/9/2024 McCallum, Ken	DRAINAGE SUPER HE MILEAGE/EXPE	\$	995.79
EFT000000007400	2/9/2024 McDonald Home Hardware Building Centre	PW OFFICE RENO	\$	379.68
EFT000000007400	2/9/2024 McDonald Home Hardware Building Centre	BMGCC- SUPPLIES	\$	32.75
EFT000000007400	2/9/2024 McDonald Home Hardware Building Centre	BMG- SCRERWS/WASHERS	\$	10.14
EFT000000007400	2/9/2024 McDonald Home Hardware Building Centre	BMD JANITORIAL SUPPLIES	\$	105.01
EFT000000007400	2/9/2024 McDonald Home Hardware Building Centre	CRANBROOK HALL FLOORING	\$	1,339.50
EFT000000007401	2/9/2024 Alvin McLellan	PW- L7-22 R&M	\$	1,269.60
EFT000000007401	2/9/2024 Alvin McLellan	COUNCIL- MILEAGE AND EXPENSES	\$	444.34
EFT000000007402	2/9/2024 Moffat & Powell - Seaforth	BLDG- SUPPLIES	\$	2,645.48
EFT000000007402	2/9/2024 Moffat & Powell - Seaforth	PW OFFICE RENO	\$	21.20
EFT000000007402	2/9/2024 Moffat & Powell - Seaforth	PW OFFICE RENO	\$	23.44
EFT000000007402	2/9/2024 Moffat & Powell - Seaforth	PW SIGNS	\$	527.03
EFT000000007403	2/9/2024 Justin Morrison	COUNCIL- MILEAGE	\$	72.24
EFT000000007404	2/9/2024 MRC Systems Inc	PW- TECH UPGRADES	\$	3,327.57
EFT000000007405	2/9/2024 Liz Murtha	VRC JANUARY SWIM CLASSES	\$	378.00
EFT000000007406	2/9/2024 Newell, Jeff	COUNCIL-MILEAGE	\$	103.60
EFT000000007407	2/9/2024 Township of North Huron	HEFD- FPO EXPENSES OCT-DEC2023	\$	4,149.87
EFT000000007408	2/9/2024 North Huron Publishing Inc	EDO/ADMIN ADVERTISING	\$	227.98
EFT000000007409	2/9/2024 Orkin Canada Corporation	VRC PEST CONTROL	\$	79.08
EFT000000007409	2/9/2024 Orkin Canada Corporation	HEHC- PEST CONTROL	\$	89.76
EFT000000007410	2/9/2024 Pete's Paper Clip	EDO- LAPTOP RISER	\$	29.81
EFT000000007410	2/9/2024 Pete's Paper Clip	ADMIN- OFFICE SUPPLIES	\$	43.93
EFT000000007410	2/9/2024 Pete's Paper Clip	TH- HR OFFICE SUPPLIES	\$	191.24
EFT000000007410	2/9/2024 Pete's Paper Clip	PW OFFICE SUPPLIES	\$	9.82
EFT000000007410	2/9/2024 Pete's Paper Clip	ADMIN- CHAIR MATS	\$	113.00
EFT000000007410	2/9/2024 Pete's Paper Clip	SDCC- OFFICE SUPPLIES	\$	73.65

EFT000000007410	2/9/2024 Pete's Paper Clip	ADMIN- BATTERIES	\$	48.57
EFT000000007411	2/9/2024 Proliner Utility Products	PW- SAFETY SUPPLIES	\$	689.83
EFT000000007412	2/9/2024 PSD CITYWIDE INC	ADMIN- CITYWIDE SUBSCRIPTION	\$	6,092.09
EFT000000007413	2/9/2024 Quality Underground Solutions Inc	W/WW VAN- SEWER FLUSH	\$	1,333.40
EFT000000007413	2/9/2024 Quality Underground Solutions Inc	W/WW- R&M	\$	2,336.28
EFT000000007414	2/9/2024 Radar Auto Parts - Brussels	PW- G3-95 PARTS	\$	0.84
EFT000000007414	2/9/2024 Radar Auto Parts - Brussels	PW SUPPLIES	\$	85.97
EFT000000007414	2/9/2024 Radar Auto Parts - Brussels	GFD- QUALISORB	\$	209.62
EFT000000007415	2/9/2024 Radar Auto Parts - Clinton	PW GREASE	\$	270.97
EFT000000007415	2/9/2024 Radar Auto Parts - Clinton	PW MISC SUPPLIES	\$	126.36
EFT000000007415	2/9/2024 Radar Auto Parts - Clinton	PW- GREASE	\$	270.97
EFT000000007415	2/9/2024 Radar Auto Parts - Clinton	PW- WASHER FLUID	\$	36.07
EFT000000007416	2/9/2024 Resurface Corp	SDCC- BLADE SHARPENING	\$	203.40
EFT000000007416	2/9/2024 Resurface Corp	SDCC- IMPELLOR	\$	94.47
EFT000000007417	2/9/2024 Georgina Reynolds	REC ADVISORY COMITTEE PAY	\$	275.10
EFT000000007418	2/9/2024 Robert's Farm Equipment Inc	PW- BULK BOLTS AND NUTS	\$	18.76
EFT000000007418	2/9/2024 Robert's Farm Equipment Inc	PW- SUPPLIES	\$	9.32
EFT000000007418	2/9/2024 Robert's Farm Equipment Inc	PW- TOOLS	\$	32.83
EFT000000007418	2/9/2024 Robert's Farm Equipment Inc	PW-CONNECTING LINKS	\$	132.04
EFT000000007419	2/9/2024 Robinson Fresh Cafe	COUNCIL MEETING FOOD FEB 6/24	\$	589.32
EFT000000007420	2/9/2024 Ryan Construction	BAKER MD WORK DEC 12-15	\$	3,977.60
EFT000000007420	2/9/2024 Ryan Construction	CLOSE DRAIN DEC 5-8	\$	5,353.38
EFT000000007420	2/9/2024 Ryan Construction	SILVER CORNERS MD NOV21-DEC5	\$	17,139.28
EFT000000007420	2/9/2024 Ryan Construction	DENMAN HANNA MD WORK	\$	33,758.75
EFT000000007420	2/9/2024 Ryan Construction	WMGMT- WALTON DUMP BACKFILLING	\$	316.40
EFT000000007421	2/9/2024 Ryan Enterprises Truck Repair	BFD-UNIT 5-3 R&M	\$	186.57
EFT000000007422	2/9/2024 Seaforth Jewellers	SFD- 20 YR SERVICE RING	\$	718.68
EFT000000007423	2/9/2024 Seaforth Plumbing & Heating	TH- HEATER R&M	\$	237.30
EFT000000007424	2/9/2024 Stericycle ULC	ADMIN- SHREDDING SERVICES	\$	259.14
EFT000000007425	2/9/2024 Sills Home Hardware	SDCC- SUPPLIES	\$	69.96
EFT000000007425	2/9/2024 Sills Home Hardware	HEHC- SUPPLIES	\$	31.61
EFT000000007426	2/9/2024 John Steffler	COUNCIL- MILEAGE/EXPENSES	\$	529.45
EFT000000007427	2/9/2024 Stonetown Supply Services Inc	VECLC- DISINFECTANT	\$	89.71
EFT000000007428	2/9/2024 Swan Dust Control Ltd	TH- MAT RENTAL	\$	89.84
EFT000000007428	2/9/2024 Swan Dust Control Ltd	TH MAT RENTAL	\$	89.84
EFT000000007428	2/9/2024 Swan Dust Control Ltd	HEHC- MAT RENTAL	\$	136.46
EFT000000007428	2/9/2024 Swan Dust Control Ltd	SDCC MAT RENTAL	\$	118.14
EFT000000007429	2/9/2024 Tas Excavating & Bin Rentals	6TH CONC MD CLEAN OUT	\$	4,271.40
EFT000000007430	2/9/2024 Toromont - CAT	PW- G5-15 R&M	\$	2,098.91
EFT000000007430	2/9/2024 Toromont - CAT	PW- COOLANT	\$	601.16
EFT000000007430	2/9/2024 Toromont - CAT	PW- VEHICLE PARTS	\$	110.29
EFT000000007431	2/9/2024 Total Image II	BIA GIFT CARD REDEMPTION	\$	10.00

EFT000000007432	2/9/2024 Valley Blades Ltd	PW- MISC SUPPLIES	\$	9,965.09
EFT000000007433	2/9/2024 Watsons Home Hardware	VRC SUPPLIES	\$	136.00
EFT000000007434	2/9/2024 Municipality of West Perth	2023 STREETLIGHTS	\$	913.64
EFT000000007435	2/9/2024 Gloria Wilbee	COUNCIL- MILEAGE/EXPENSES	\$	963.92
EFT000000007436	2/9/2024 Work Equipment Ltd	PW- PLOW PARTS	\$	3,210.01
EFT000000007436	2/9/2024 Work Equipment Ltd	PW- CUTTINGEDGE BLADE	\$	460.34
EFT000000007436	2/9/2024 Work Equipment Ltd	PW- PLOW PARTS	\$	1,465.61
EFT000000007437	2/9/2024 VandenHengel Joe	HEFD- EMPLOYEE EXPENSES	\$	126.25
			TOTAL EFT'S	\$ 4,386,951.08

Total Payroll-Pay Periods-24-4, Full-time, Part-time, Monthly Brussels Fire, Seaforth Fire \$ 915,548.16

Total Paid Accounts Payable/Payroll \$ 6,892,251.91

Stacy Grenier

Treasurer, Stacy Grenier

Huron East Administration

To: Mayor MacLellan and Members of Council
From: Brad McRoberts, MPA, P. Eng.
Date: February 20, 2024
Subject: BMGCC Renovation Update #4

Recommendation:

That the Council of the Municipality of Huron East receive for information purposes.

Background:

The Brussels, Morris & Grey Community Centre (BMGCC) Renovation project has been underway since fall of 2022. The following provides a summary of the status of the project from both a construction and financial standpoint as of January 31, 2023 and provides an update from the previous report provided November 7, 2023.

The project has been substantially completed with some final deficiencies, non-contract related items (i.e. signage, furnishings, and the roof replacement outstanding). A soft opening of the new lobby and dressing rooms occurred as part of an Optimist Hockey Tournament on January 26 and 27, 2024 was generally viewed positively.

With the recent mild weather, the roofing has progressed but progress will remain highly subject to weather conditions and may not be fully completed until the Spring. Exterior and interior signage including the donor wall and wayfinding signs are in final stages of review and pricing.

Staff and the fundraising committee are still planning a grand opening event once all the interior work and finishes are completed.

Others Consulted: Elgin Contracting, architect and engineering consultants, building sub-committees members, BMGCC Recreation Manager, CBO, and Building Inspector.

Financial Impacts: Based upon approved and pending change orders to date the \$280,000 contingency for the project has been fully depleted. Approved change orders to date total \$552,430. At the current level the value of change orders represents 7.5% of the overall construction cost which, under the unforeseen conditions of existing structure, is reasonable for a project that involves an addition/renovation. Existing building connection issues are always problematic due to the potential for unknowns from previous construction and alterations. Approximately 80% of the change order

costs are a direct result of unforeseen or unknown issues with the existing conditions. Most, if not all, contract change orders both approved or pending have been accounted for in the estimate above.

We still have fixtures, furnishings and equipment (FFE) to account for that are not included in the original tender. Items that would be included in this consist of:

- New sound system – Cost Approx. \$60,000
- Radiant heat for cold viewing stands - Cost Approx. \$30,000
- Security system – Cost approx. \$20,000
- Wayfinding signage – Cost Approx. \$15,000;
- New kitchen equipment – Cost \$19,730;
- Donor Recognition Wall – Cost Approx. \$15,000;
- Lobby Table & Chairs – Cost to be determined; and
- Miscellaneous equipment and supplies.

Fortunately, the fundraising campaign was successful and portions of those funds will need to be used to offset change orders and FFE purchases above the original contingency fund. The total pledged through the fundraising campaign has exceeded \$2.5 million which is more than \$500,000 above the original commitment of \$2,000,000 (less fundraising costs).

The Huron East share of the project costs were transferred to a 20-year debenture in December of 2023. Staff have submitted progress claims with the Province as part of the grant funding and those transfer payments have been received. The final claim will be submitted when the project is completed.

Signatures:

Brad McRoberts (Original signed)

Brad McRoberts, MPA, P. Eng., CAO

Stacy Grenier (Original Signed)

Stacy Grenier, CPA, Director of
Finance/Treasurer



PLANNING & DEVELOPMENT

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www.huroncounty.ca

To: Mayor McLellan and Members of Huron East Council

From: Shae Stoll, Planner

Date: February 15, 2024

Re: Consent 05-2024

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

Applicant: John Tollenaar

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

Recommendation

That application C05-2024 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 is approximately 147 acres (59.49 ha) consisting of vacant agricultural land. The proposed severed land is approximately 2.85 acres (1.15 ha) consisting of a house and 2 cement silos.

The subject 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**

Recommended for approval by Huron East Council:

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. Residential portion to be severed shown in orange & farmland to be retained shown in blue.



Figure 2. Close up aerial of severed residential parcel (orange outline).



Figure 3. Severance sketch submitted by the applicant. Blue dot denotes well location, purple star denotes location of septic bed.

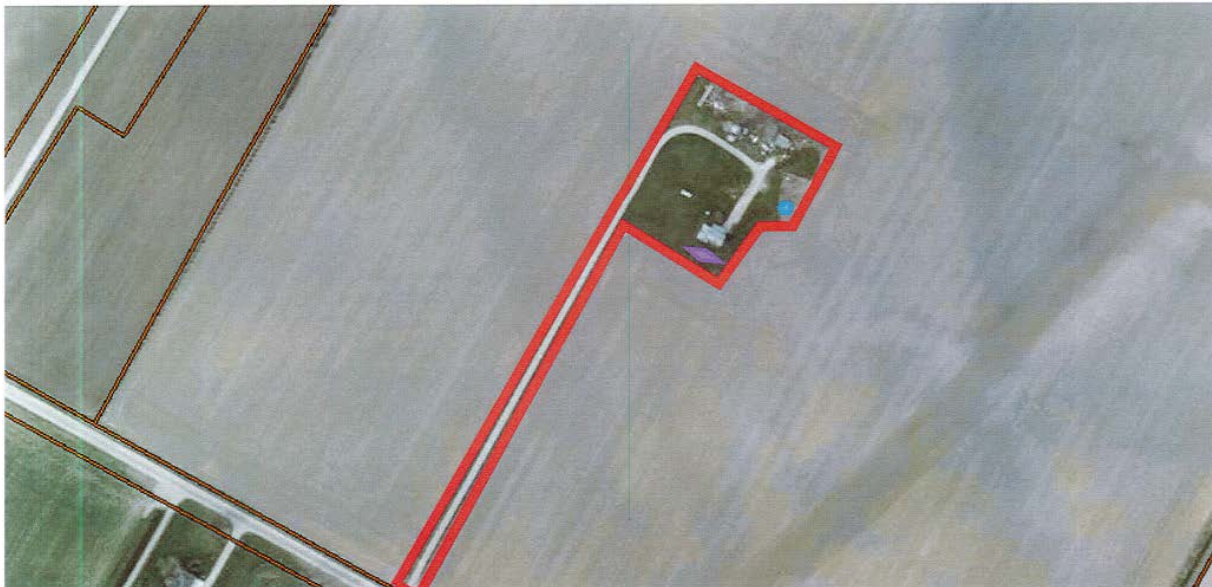


Figure 3. Site photos of subject property. Existing house on the left and existing cement silos on right.



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 area of the severed residential lot is kept a minimal size of 1.15 hectares (2.85 acres) needed for residential purposes and to accommodate the associated servicing of the lot. The house is surplus to another farm dwelling owned by the current owner (Cajan Farms Ltd.) and the proposed severed lot is as regularly shaped as possible so as to coincide with the existing tile drainage for the farmland. 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

Comments were received from MVCA who have no concerns with the proposal.

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 approved with the conditions as follows:

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.
5. If a new entrance for the retained lands is required, that an access/entrance permit be obtained to the

satisfaction of the Municipality or County.

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.

Sincerely,

'Original signed by'

Shae Stoll
Planner

Site inspection: January 30, 2024

Huron East Administration

To: Mayor MacLellan and Members of Council
From: Taralyn Cronin, Economic Development Officer
Date: February 20, 2024
Subject: Huron East Community Improvement Plan

Recommendation:

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

Background:

One of the actions in the Economic Development Strategic Plan to address the first goal of better understanding what economic development entails and collectively working towards Huron East being investment ready, is undertaking an Investment Readiness Action Plan. This includes the development and implementation of a Community Improvement Plan (CIP) that encompasses all of Huron East. Ontario's Planning Act, R.S.O. 1990, contains direction for the creation and delivery of CIPs. Section 28 of the Ontario Planning Act allows municipalities, where there are provisions in its Official Plan relating to community improvement, to designate by By-law a "Community Improvement Project Area" and prepare a "Community Improvement Plan". A CIP aims to leverage private investment to promote revitalization, redevelopment, and enhancement by providing financial incentives to projects within defined community improvement project areas.

The first draft CIP was presented to Council on December 19, 2023. In accordance with Section 28 of the Ontario Planning Act, Council directed staff to plan a public open house regarding the Community Improvement Plan. The Draft CIP was circulated to the Huron East business community and to the Ministry of Municipal Affairs and Housing (MMAH) for comment. Two public open houses were held on January 29th in Brussels and Seaforth to give the community an in-person opportunity to voice their questions and concerns about the Draft CIP. A total of twenty people attended the Open Houses. The majority of attendees at the Brussels Open House voiced their concerns about the poor state of downtown Brussels and were interested to learn more about how the CIP will address the concerns. The discussion at the Seaforth Open House was focused

around what the program application process will look like and details about the Historic Property and Accessibility Improvement Programs.

Based on the feedback from the community and MMAH, changes were made to the Draft CIP, including:

- a new program for agri-business innovation;
- the removal of the Branding, Design and Marketing Grant (design will be an eligible expense in the Façade and Signage Improvement Programs);
- the removal of the Site Design and Study Grant (site studies incorporated into the Planning Application and Building Permit Fee Program);
- the addition of a glossary of terms; and
- more details about the application process.

The amended Draft Community Improvement Plan is attached. Staff recommend that Council adopt the Community Improvement Plan as presented. Once the CIP is adopted, the programs and incentives offered under the CIP each year will be at the discretion of Council, based on recommendations from Municipal staff. Council may also implement a program in response to a development proposal, as seen appropriate.

Others Consulted:

CAO, Clerk, Economic Development Committee, Huron County Planning Department

Financial Impacts:

None at this time.


Attachments:

[Attachment A:](#) Amended Draft Community Improvement Plan

Signatures:



Taralyn Cronin, EDO



Brad McRoberts, MPA, P. Eng., CAO



COMMUNITY IMPROVEMENT PLAN

Municipality of Huron East

Authors: Taralyn Cronin, Huron East Economic Development Officer; and Shae Stoll, County of Huron Planner

February 2024



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- B. Brussels Community Improvement Project Area
- C. Seaforth Community Improvement Project Area
- D. Vanastra Community Improvement Project Area
- E. Glossary

1.0 Introduction

The Municipality of Huron East was incorporated in 2001, following the amalgamation of the former Townships of Grey, McKillop and Tuckersmith, along with the Town of Seaforth and the Village of Brussels. The Municipality's population is distributed among the robust rural landscape and the community's primary development nodes of Seaforth, Brussels, Vanastra as well as the smaller settlement areas of St. Columban, Brucefield, Cranbrook, Walton and Ethel. The Municipality is home to the vibrant, historic downtowns of Seaforth and Brussels, which are comprised of numerous businesses offering a variety of products and services. Huron East also boasts a strong agriculture-based economy and takes pride in supporting its farmers. The industrial sector is an important presence within the community, with three established industrial parks in each of the three primary development nodes.

This Community Improvement Plan (CIP) provides a framework to encourage and support the maintenance and rehabilitation of buildings and properties in Huron East. This CIP draws on the background work of the previous CIPs developed for communities within Huron East as well as various documents and economic development reports relating to community revitalization.

1.1. Purpose of a Community Improvement Plan

Community Improvement Plans are widely used by municipalities across Ontario to focus and initiate change and development in areas of need. A Community Improvement Plan (CIP) aims to leverage private investment to promote revitalization, redevelopment, and enhancement by providing financial incentives to projects within defined community improvement project areas. These areas can be defined as a municipality or an area(s) within a municipality.

This CIP provides key revitalization and improvement strategies for the Municipality of Huron East to stimulate and support growth in the commercial downtown areas, local industries, value-added agricultural facilities, tourism businesses, and commercial businesses across the municipality. It is also intended to support the development of residential units. The Plan defines revitalization goals and objectives for the Municipality based on relevant studies and plans and establishes Financial Incentive Programs to meet these goals and objectives. This Plan takes a long-term approach to the revitalization of Huron East and not all programs may be implemented in a given year. It is anticipated that small, incremental improvements will collectively add up to more significant and visible changes over time.

1.2. Legislative Authority

1.2.1. Planning Act

Ontario's Planning Act, R.S.O. 1990, contains direction for the creation and delivery of CIPs. Section 28 of the Ontario Planning Act allows municipalities, where there are provisions in its Official Plan relating to community improvement, to designate by By-law a "Community Improvement Project Area" and prepare a "Community Improvement Plan".

Section 28(1) of the Planning Act defines community improvement as "the planning or replanning, design or redesign, re-subdivision, clearance, development or redevelopment, construction, reconstruction and rehabilitation, improvement of energy efficiency, or any of them, of a community improvement project area, and the provision of such residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses, buildings, structures, works, improvements or facilities, or spaces therefore, as may be appropriate or necessary".

Section 28 of the Planning Act establishes and defines the term "community improvement project area" as "a municipality or an area within a municipality, the community improvement of which in the opinion of the council is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason" (S. 28(1)). Section 28(2) states that the Municipality may, by by-law, designate all or part of the Municipality as a Community Improvement Project Area (CIPA).

Once a community improvement project area has been designated, a community improvement plan can be prepared for that area. A Municipality may use a community improvement plan to:

- acquire, hold, clear, grade or otherwise prepare land;
- construct, repair, rehabilitate or improve buildings on land acquired or held by the municipality;
- sell, lease or dispose of any land and buildings acquired or held by the municipality; and/or
- make grants or loans to owners and tenants of land and buildings within the community improvement project area to help them pay for the cost of rehabilitating their lands or building.

1.2.2. Provincial Policy Statement (2020)

CIPs help to achieve the Provincial Policy Statement (PPS) objectives of healthy communities, a strong economy, and a clean and safe environment. Community improvement is supported through PPS policies for:

- i. Building strong, healthy communities;

- ii. Providing publicly accessible built and natural settings for recreation;
- iii. Promoting efficient development and a mix of land uses;
- iv. Improving accessibility;
- v. Ensuring that necessary infrastructure and public service facilities are available;
- vi. Promoting regeneration, including the redevelopment of brownfield sites;
- vii. Providing opportunities for economic activities in prime agricultural areas;
- viii. Conserving heritage resources;
- ix. Supporting green design; and,
- x. Encouraging residential intensification.

1.2.3. County of Huron Official Plan

The County Official Plan provides guidance to local municipalities for the development of local official plans. The Community Services section of the Plan (Section 3) recognizes the importance of community services in Huron County and their contribution to a healthy rural community.

As stated in Community Policies and Actions #15:

Local Municipalities are encouraged to develop and/or revise existing Community Improvement Plans to support investment in projects to benefit the community such as downtown revitalization, accessibility and affordable housing.

1.2.4. Huron East Official Plan

The Huron East Official Plan provides policies to guide land use decisions throughout the Municipality. The Huron East CIP must conform to the policies of the Official Plan. The relevant policies related to the preparation of a CIP are discussed below.

a) Goals and Objectives

The Huron East Official plan provides a framework where specific goals and objectives of community improvement are outlined. The following policies below outline community improvement goals and objectives found within the Huron East Official Plan.

Goals (Section 9.6.2):

1. To encourage, support and aid in the co-ordination of private efforts to rehabilitate and/or redevelop property, which will have a positive impact on the well-being of the community, such as downtown revitalization, intensification, heritage preservation, affordable housing, high quality urban design and brownfield requirements;
2. To improve the physical appearance and environmental condition of the community;
3. To foster community pride;
4. To attract business investment and new residents to the Municipality of Huron East;
5. To involve the public in identifying areas needing of community improvement, what deficiencies exist and the improvement and rehabilitation priorities; and

6. To focus on the development and redevelopment of downtown cores.

b) Project Area Selection Criteria

The Official Plan also provides guidance on the selection of community improvement project area by outlining specific criteria for project area selection. Below is a policy found in the Official Plan.

Project Area Selection Criteria (Section 9.6.3.2):

In determining the location of a Community Improvement Project Area and preparation of a Community Improvement Plan, one or more of the following conditions shall exist:

- i. Buildings (including façades), structures, and / or properties which are of heritage or architectural significance in need of preservation, restoration, repair, rehabilitation or redevelopment;
- ii. Built or natural heritage resources in need of preservation or renewal;
- iii. Areas where elements of the natural heritage or parks system present opportunities for municipal improvements that would encourage redevelopment and improved recreational facilities for the community;
- iv. Non-conforming or incompatible land uses or activities;
- v. Deficiencies in physical infrastructure or community facilities and services;
- vi. Lack of public and private parking facilities;
- vii. Areas susceptible to flooding and requiring protection;
- viii. An inadequate mix of housing types;
- ix. Known or perceived environmental contamination (i.e. brownfields);
- x. Poor visual quality, including streetscape and design;
- xi. High industrial or commercial vacancy rates;
- xii. Any other relevant social, economic, or environmental reason; and/or
- xiii. Demonstrated support by residents and taxpayers of the area.

A map showing the Community Improvement Project Area (Municipal boundary) is shown in Appendix A. Maps showing the commercial, industrial and future development project focus areas can be found in Appendices B, C, and D.

2.0 Background Information

A CIP for Downtown Brussels was adopted in 2017. A CIP was also developed for Downtown Seaforth in 2019; however, it was not adopted by Huron East Council. This CIP would seek to repeal the existing Brussels CIP and replace it with a broader, more comprehensive CIP that takes various historic and background reports into account.

2.1. Brussels Community Improvement Plan

A Community Improvement Plan for Downtown Brussels was adopted in 2017, which included a commercial façade improvement grant program focused on the

enhancement and protection of the built environment in the commercial core area. This has been a useful tool in maintaining and promoting the vibrancy of the downtown core of Brussels; however, it is limited in geographic area and is focused primarily on exterior façade improvement. This CIP would apply to the broader area of Huron East with focus areas in the downtown areas of Brussels, Vanastra and Seaforth. Brussels CIP included eligibility requirements and façade renderings, which will be incorporated into the new Façade Improvement Program Guidelines in the Huron East CIP.

The Brussels Community Improvement Background Report included a downtown SWOT report. This report is summarized below.

Strengths

- Maitland River
- Distinctive historic architecture
- Downtown parkette

Weaknesses

- Several buildings lack accessible entries
- Many buildings are not maintained to the same standard as others
- Inconsistent signage
- Lack of streetscape furniture
- Vacant commercial buildings
- Original architectural detailing altered on some buildings

Opportunities

- Available commercial space
- Wide sidewalks can accommodate streetscape improvements
- Large brick walls great for murals
- Improvements to accessibility is possible
- Opportunity to restore original architectural character of buildings
- Streetscape through rehabilitation, cleaning and maintenance

Threats

- Derelict, perhaps unsafe buildings
- Poorly-maintained building facades that are visually unappealing and may discourage shoppers
- Residential uses migrating into the frontage of commercial land uses

Based on the background research done for the Brussels Community Improvement, it was concluded that Brussels' critical needs are: improvement of the visual state of buildings; support for the creation of a barrier-free pedestrian environment; and

improvement of pedestrian safety and public realm aesthetics. These needs are still relevant and there are programs included in this new Plan to address all of the critical needs identified when the Brussels CIP was developed.

2.2. Seaforth Community Improvement Plan

The Seaforth CIP was developed in 2019 with the intention of addressing the needs of the Seaforth Heritage Conservation District and encouraging property owners to enhance and maintain the heritage features of Seaforth's Main Street. The CIP mentions that the historical and cultural value Seaforth's main street is highly recognized by the 1984 Seaforth Heritage Conservation District Plan, the Huron East Heritage Committee and its Municipal Council; however, there is a lack of clear and stringent guidelines for private property owners on taking the proper steps for restoration on the buildings. Many of the buildings within the Seaforth Main Street incorporate details of Victorian architecture. In some cases though, the building restoration has not been well-maintained over the years.

As mentioned previously, the Seaforth CIP was not adopted by the Huron East Council. The document does, however, highlight the importance of preserving the historic buildings that line the main street and describe how incentive programs can encourage property owners to properly maintain their historic buildings.

2.3. Seaforth Heritage Conservation and Revitalization Reports

Seaforth's historic downtown buildings are a great asset to the community and the importance of preserving Seaforth's heritage is evident in several reports.

The Heritage Conservation District Plan (HCDP) for Main Street Seaforth was enacted in 1984 to ensure the long-term viability, preservation and enhancement of the historic town centre. One of the main objectives of this plan is to guide future development to ensure the intrinsic heritage qualities of the area are preserved and enhanced. The plan reflects the prosperity of Seaforth in the late 19th century. In 2009, a Seaforth Heritage Conservation District Study was conducted to assess the effectiveness of the Seaforth HCDP. The study concluded the Seaforth HCDP is a valued tool by residents that has been effective in retaining and restoring heritage elements and protecting the small-town atmosphere of Seaforth; however some improvements and updates would be beneficial.

In 1986, The Town of Seaforth, in partnership with the BIA, entered into a three year agreement with the Heritage Canada Foundation to initiate and implement a Main Street Canada project. This project took a four point approach: organization, marketing, commercial and economic development, and design. As part of the program, a full-time Main Street Coordinator was hired and provided direction to the newly established Economic Development Committee and the Local Architectural Conservation Advisory Committee (LACAC). The LACAC made a commitment to provide historic design

guidance to property owners downtown. This project also focused on improving communication and marketing efforts, attracting businesses, and improving downtown landscaping. Improving the appearance and image of downtown Seaforth through increased signage, façade improvements and streetscaping was also the goal of the 1987 Downtown Improvement Strategy for Town of Seaforth.

A Seaforth Streetscape Study was completed in 1988. The goal of the study was to:

Prepare a Master Plan proposal for the redevelopment of the Seaforth Streetscape and Environs based on a theme of recapturing the character, quality and richness of the street at the turn of the century, which encourages the development of these intrinsic characteristics as a vehicle for the rejuvenation of the downtown core as a progressive and viable economic entity.

A number of historic photographs are presented in the study report with explanations of how historic elements can be incorporated into the present day streetscape. Suggestions of street furniture that would complement the 19th century downtown are also given. A detailed analysis of the downtown was conducted at the time of study, and it is interesting to note that many of the suggestions provided to improve specific areas of the downtown are still relevant today.

In 2017, the Seaforth Main Street Revitalization Report provided an update to the original Seaforth Streetscape Master Plan. Recommendations for downtown revitalization include:

- Adding landscape features (trees, greenery, planters, etc.);
- Rejuvenating buildings;
- Adding pedestrian amenities (parks, patios, street furniture, etc.);
- Preserving and enhancing historic character;
- Increasing signage;
- Improving lighting;
- Undertaking façade treatments (re-pointing brick, fresh paint, mural, etc.); and
- Enhancing back alley spaces.

A building pathology report was conducted in Seaforth in 2018. The report detailed various components of building facades for many historic Main Street buildings and highlighted areas that need cosmetic or structural repairs or restoration. The purpose of this report was to provide detailed evaluation of the exterior state of various historic buildings in efforts to preserve and restore heritage components of the Main Street. The report is helpful to the Municipality and building owners in assessing repair needs and may provide a basis for prioritizing future building improvements.

Financial-incentive programs included in this Plan address the needs identified in these plans and reports.

2.4. Business Retention and Expansion (BR+E) Studies

Business Retention & Expansion Studies have been completed for both Vanastra (2013) and Brussels (2011). These reports highlight various priority areas for supporting the local business community and ensuring sustainable business growth. Community appearance, signage, heritage development, small business support and downtown core revitalization were cited as prominent priority areas. To encourage growth, the need for greater access to government grants was mentioned in the Brussels BR+E Final Report.

2.5. Brussels Community Research and Reports

A business and household survey were completed as part of the Brussels Community Economic Development Strategy in 1991. Forty-five (45) out of fifty (50) people from the Brussels business community responded to the business survey. The majority (95 percent) stated that improvements were needed to the core commercial area. Suggestions to improve the downtown included: store front improvements; cleaning up empty buildings; adding streetscape furniture; and increasing beautification efforts. The overwhelming majority of respondents (97.6 percent) stated that industrial/commercial development was also needed.

For the household survey, three hundred forty (340) out of approximately three hundred ninety-five (395) surveys were returned. Results showed that 93.8 percent of respondents believed that core commercial area improvements were needed and the most popular suggestion on how to do this was through store front improvements. A suggestion was made in the survey to offer incentives to attract industry to vacant lots.

The needs identified in these surveys are still relevant. A Façade Improvement Program was implemented in Brussels in 2017; however, there were no applications received. Verbal reports from the business community suggest that there was no uptake on the grants available because business owners either were not aware of the program or did not feel that the amount of funding available was worth their time and financial investment. Only having one program available also limits the scope of improvements. This will be taken into consideration when program guidelines are developed under this Plan.

The Brussels Streetscape Master Plan (2013) describes the existing Brussels downtown streetscape as very basic and lists the following challenges:

- High street lights give area a highway feel;
- Wide lanes create unstructured downtown;
- Lack of crosswalks; and
- Lack of greenery and colour throughout most of the year.

To address these challenges, the goals of the Master Plan are to make recommendations to:

- Improve storefront improvement projects;
- Maintain historically and culturally significant sites, such as the post office and library; and
- Generate more human activity and traffic within a new vibrant, walkable, sustainable and aesthetically pleasing downtown core.

A conceptual diagram is included in the Plan, which illustrates what Downtown Brussels could look like with improvements to the streetscape. Improvements such as new streetlights, sidewalk treatments, landscaping, enhanced parkette and streetlight decorations. Some improvements have been made to date, such as sidewalk treatments, and adding street furniture and streetlight decorations. A new mural has also been painted on the wall of a building facing the parkette. The poor conditions of some of the downtown buildings and unattractive facades still plague Downtown Brussels. Incentives are needed to encourage property owners to invest in these dilapidated buildings.

2.6. Vanastra Community Research and Reports

Over the years, Vanastra has struggled with its image. As a former top-secret air force base and military installation, Vanastra is a very unique community. Following the closure of the base in 1971, many of the military buildings fell into disrepair. A community survey was completed as part of the Vanastra Community Economic Development Strategy in 1991, and 69% of respondents (63 out of 240 respondents) said Vanastra had a problem with its image. Among the suggestions to improve the community's image were to: "clean-up the place"; develop vacant properties; and tear down unsafe buildings. A negative image and lack of community identity were concerns raised again through the BR+E Study in 2013.

A report entitled "Putting Vanastra on the Map: Community Guidelines and Policy Recommendations" was published in 2013 recommending strategies for revitalization based on the six priority areas identified in the Vanastra BR+E Final Report. Section 4 of the report, outlines the rationale for developing a Community Improvement Plan for Vanastra and recommendations for the types of programs to include. A key issue raised in the BR+E study, was the large number of derelict buildings in the community. The report suggests that financial incentives offered through a CIP, encourages private investment, which aids in the rebuilding of a community. A benefit of a CIP as well, is that you can support mixed-use development. Given the community's history as a military base, there is an existing mix of residential, industrial and commercial uses. The following financial incentive programs were recommended in the "Putting Vanastra on the Map" report:

- i. Façade Improvement Program
- ii. Professional Fees Assistance Program (or Site Design and Study Program)
- iii. Tax Increment Equivalent Grants
- iv. Brownfield Financial Tax Incentive Program

- v. Development Charges Rebate Grant Program
- vi. Heritage Property Tax Relief

The community of Vanastra was not included in the Brussels or Seaforth CIP. Both the Vanastra Community Economic Development Strategy and the Putting Vanastra on the Map justify the need for a CIP that encompasses Vanastra.

2.7. Economic Development Strategic Plans

There are currently two strategic plans in place that guide economic and community development activities in Huron East. Seaforth has an active Business Improvement Area (BIA), which encompasses a large section of downtown Seaforth. Brussels has a business group; however, at the present time, they only coordinate marketing activities. Despite having a large industrial sector, Vanastra does not currently have a business group.

The purpose of the Seaforth BIA is to 1) revitalize and maintain a dynamic local neighbourhood and 2) promote the area as a business or shopping destination. The Seaforth BIA Strategic Plan (2022-2026) provides the following strategic directions and goals relevant to community improvement:

1. Physical Enhancements

- create better directional parking, and information/street signage
- improve downtown's main corner (vacant lot)
- work with heritage committee on guidelines for businesses;
- improve façades
- celebrate our history

2. Infrastructure Enhancements and Event Planning

- create shaded/attractive parkette area at BIA Centre
- improve and maintain back-alleys (posters, murals, colour, greenery, garbage cans, etc.)
- 'Green up' Seaforth downtown
- Emphasize heritage (e.g. install heritage blade building signs using old banner tops from Goderich Street and restore heritage colours to BIA identity)

Huron East's 2022-2027 Economic Development Strategic Plan was developed to produce actionable items that focus on both the long and short term needs for local development conducive to supporting its current businesses as well as attracting new and diverse businesses. Part of the updated plan involved thorough staff and stakeholder consultation as well as data analysis that helped formulate three key strategic goals for Huron East:

- I. Better understand what economic development entails and collectively work towards Huron East being investment ready;
- II. Effectively build positive relationships through productive communication and engaged collaboration with the business community and various levels of government;
- III. Build a Huron East business retention program that supports local business.

Actions to address these goals, which relate to community development are:

- Develop and implement a Huron East Community Improvement Plan that encompasses all of Huron East and includes all relevant legislatively permitted community improvement planning tools relevant to both the urban and rural areas. The following planning tools are examples of financial incentive programs that contribute toward improving one or more of the following areas:
 - Agriculture: to increase agricultural use and increased agri-tourism (i.e., tax increment financing, building and land improvement, etc.)
 - Industrial/employment: to provide opportunities for land development, redevelopment of brownfields, etc. (i.e., tax increment financing, vacant lands tax assistance, building permit and planning application fee, etc.)
 - Downtown improvement: revitalization (façade improvements; signage and property improvements, etc.)
- Consider opportunities to support local businesses by developing, promoting or encouraging increases in the local labour force through strategies such as affordable housing, government programs, attraction and retention of residents, etc.
- Strengthening downtown commercial cores (for example, in Brussels, work with the main street building owners to revert the residential spaces on the ground floor to commercial space to provide space to attract retail and service)
- Increasing tourism (for example, implementing the Huron County gateway and wayfinding signage program in Huron East)
- Strengthening the Agriculture Sector

Direction for support to local businesses and strengthening the economic base is also seen from the County level. The Huron County 2022-2025 Economic Development Strategic Plan identifies inclusion of everyone in the rural economy, collaboration with partners such as Municipalities, effective communication and sustaining a thriving business community as its primary strategic goals. From these goals, the plan outlines various objectives for success. Developing a municipal wide CIP serves to address the goal of inclusion by enabling diverse community members and businesses to fully participate in the community and access funding opportunities. The CIP also encourages the sustainability of the local economy through funding opportunities that seek to support businesses to grow and start and invest in a thriving local economy.

2.8. Other Relevant Studies and Plans

There are two other studies and plans that have been undertaken in Huron East, which relate to community improvement and the importance of encouraging private sector investment and revitalization efforts.

Facilitating an inclusive and accessible built environment for all community members has been an emerging priority in recent years. In a 2004 Huron East Community Survey (199 respondents), 90% of residents supported an effort for more retail/commercial/industrial development in Huron East. “Offering tax incentives to start-ups” was mentioned as a way to do that. When asked what the most important things are that would improve the downtown areas of Seaforth and Brussels, one hundred five (105) respondents said, “more shops providing variety”; ninety five (95) said, “dress up empty store fronts; and seventy six (76) said, “clean up messy properties”.

In 2015, the Municipality initiated an Age-Friendly Action Plan that highlighted the community’s strengths and weaknesses in various domains related to accessibility and building barrier free communities. The report concluded several recommendations that could be implemented to improve the accessibility and age-friendly design throughout the community. Recommendations that support the need for a more comprehensive CIP include:

- Improving outdoor spaces and public buildings by remove barriers and improving walkability to create a more pedestrian and age friendly environment; and
- Addressing housing needs by: improving access and availability of affordable housing; placing emphasis on the importance of secondary suites; further developing housing affordability programs and grants; improving options for implementing accessibility modifications for existing homes.

3.0 Goals and Objectives

The goals of this CIP have been developed based on the comprehensive review of plans and reports and input from the public, staff and Council. Program applications will be reviewed against the goals of the CIP. Preference will be given to those projects which meet the goals of the Plan.

This CIP has the following goals:

1. To stimulate private investment through the use of municipal financial incentive programs.
2. To improve the physical appearance and economic health of the downtown commercial areas.
3. To encourage the maintenance and preservation of designated historic buildings and historically significant properties.
4. To promote the development, redevelopment or conversion of vacant or underutilized properties.

5. To support new business start-ups and expansions to existing businesses.
6. To retain and support existing businesses.
7. To encourage value-added agricultural activities and on-farm diversified uses.
8. To increase the supply of attainable housing, multi-unit housing and rental units.
9. To encourage energy conservation and support sustainable initiatives.
10. To create employment opportunities.

Financial incentives (including incremental tax rebates) may be offered to private landowners or commercial/industrial tenants to assist them in improving their buildings and properties. These may change from year to year, at Council's discretion, based on budget priorities and feedback about the CIP programs from municipal staff and stakeholders.

4.0 Community Improvement Project Area

As recommended in the Huron East Economic Development Strategic Plan (2022-2027), and supported by the background research to the Plan, the Huron East Community Improvement Project Area includes all lands within the municipal boundary. The Project Area is shown in Schedule A of the consolidated Municipality of Huron East Official Plan 2023, and provided in Appendix A of this CIP.

The programs authorized in this CIP may be carried out within the CIP project area. The settlement areas of Brussels and Seaforth each have defined Commercial Focus Areas (delineated in red), Industrial Areas (delineated in purple) and Future Development Areas (delineated in yellow), as shown in Appendix B and C. The settlement area of Vanastra includes a defined Commercial/Industrial Focus Area (delineated in green), shown in Appendix D. These areas may be prioritized for certain programs.

5.0 Community Improvement Programs

5.1. The Façade Improvement Grant (Financial Incentive-Based Program)

The purpose of the Façade Improvement Grant is to cover a portion of the project costs for exterior improvements to the public-facing facades of existing commercial and industrial buildings. Agriculture properties which are open to the visiting public and which represent value added agricultural activity (e.g. farm retail outlet) may be eligible.

This grant is intended to encourage commercial, industrial and agricultural property owners and tenants to revitalize, rehabilitate and restore building facades. Façade improvements must fit with the character of the community and meet heritage requirements, where applicable. Where all eligibility requirements are fulfilled, a Façade Improvement Grant may be provided for up to 50% of the eligible project costs. This program may be used in conjunction with the Municipality's Heritage Designated Property Tax Reduction and Loan Program.

5.2. Signage Improvement Grant (Financial Incentive-Based Program)

The purpose of the Signage Improvement Grant is to cover a portion of the project costs for exterior improvements to the public-facing signage of existing buildings. Agriculture properties which are open to the visiting public and which represent value added agricultural activity (e.g. farm retail outlet) may be eligible. Signage improvements must fit with the character of the community and meet heritage requirements, where applicable.

This grant is intended to encourage commercial, industrial and agricultural property owners and tenants to install clear and effective storefront signage, which is important in communicating the products and/or services a business offers. Where all eligibility requirements are fulfilled, a Signage Improvement Grant may be provided for up to 50% of the eligible project costs.

5.3. Property Improvement Grant (Financial Incentive-Based Program)

The purpose of the Property Improvement Grant is to cover a portion of the project costs for exterior improvements to the publically visible and used portions of a property. This may include, but is not limited to: landscaping; improvements to parking areas; fencing; and Low Impact Development (LID), which are practices dealing with stormwater by mimicking natural water cycles. Agriculture properties which are open to the visiting public and which represent value added agricultural activity (e.g. farm retail outlet) may be eligible.

This grant is intended to encourage commercial and industrial property owners and tenants to create an inviting entrance to encourage both vehicular and pedestrian traffic to stop and discover what a business has to offer. Where all eligibility requirements are fulfilled, a Property Improvement Grant may be provided for up to 50% of the eligible project costs.

5.4. Agri-Business Innovation Grant (Financial Incentive-Based Program)

The purpose of the Agri-Business Innovation Grant is to cover a portion of the project costs related to the implementation of new value-added agricultural activities and innovative technologies. Properties zoned for agricultural purposes may be eligible.

This grant is intended to encourage agricultural property owners and tenants to diversify their on-farm offerings and expand into new markets. Where all eligibility requirements are fulfilled, an Agri-Business Innovation Grant may be provided for up to 50% of the eligible project costs.

5.5. Sidewalk Café and Outdoor Patio Grant (Financial Incentive-Based Program)

The Sidewalk Café and Outdoor Patio Grant may be available to eligible applicants to assist with the physical improvement and beautification of seasonal outdoor sidewalk café spaces and permanent outdoor patios. The grant is intended to promote a lively and vibrant streetscape in the downtown cores and support the establishment of restaurant patio space in other areas, where permitted and appropriate. Where all eligibility requirements are fulfilled, a Sidewalk Café and Outdoor Patio Grant may be provided for up to 50% of the eligible project costs.

5.6. Historic Property Improvement Grant (Financial Incentive-Based Program)

The purpose of the Historic Property Improvement Grant is to encourage the conservation of historic buildings and properties in the Municipality designated under Part IV of the Ontario Heritage Act or buildings and properties recognized as being historically significant. This grant provides incentives for owners of historic properties to renovate or refurbish the properties in a manner that is consistent with and complementary to the heritage character. Where all eligibility requirements are fulfilled, a Historic Property Improvement Grant may be provided for up to 50% of the eligible project costs.

All proposed improvements must be approved by the Huron East Heritage Committee. The design of improvements should be based on historical documentation and primarily be intended to restore or preserve the property's heritage attributes. Adaptive re-use of heritage properties is also encouraged to ensure the long-term viability of these historically significant properties. This program may be used in conjunction with the Municipality's Heritage Designated Property Tax Reduction and Loan Program.

5.7. Accessibility Improvement Grant (Financial Incentive-Based Program)

Removing barriers and improving overall accessibility of our communities is of great importance to the Municipality of Huron East. The purpose of the Accessibility Improvement Grant is to cover a portion of the costs of improving the experience and accessibility of properties within Huron East, to remove exterior and interior barriers to the public and comply with provincial accessibility laws and standards, with the aim of helping to make Huron East a community for people of all ages and abilities. Designing for accessibility not only helps people with disabilities, it also improves access for others including seniors, families with young children, delivery drivers, and patrons.

It is intended that any improvements considered under this program will meet or exceed the requirements of the Accessibility for Ontarians with Disabilities Act and the Ontario Building Code. Accessibility projects can include the installation of ramps, elevators, lifts, automatic door openers, or any other improvements that improve accessibility and remove barriers, as approved by the Municipality. Where all eligibility requirements are

fulfilled, an Accessibility Improvement Grant may be provided for up to 50% of the eligible project costs.

5.8. Environmental Stewardship and Energy Efficiency Grant (Financial Incentive-Based Program)

Not only does energy efficiency save money and increase the resilience and reliability of the electric grid, it also provides environmental, social, and physical benefits to the health of a community. The purpose of the Environment Stewardship and Energy Efficiency Program is to assist commercial and industrial property owners with improving their energy efficiency and conservation measures. Where all eligibility requirements are fulfilled, an Environmental Stewardship and Energy Efficiency Grant may be provided for up to 50% of the eligible project costs.

This program supports the following projects:

- I. Construction of new green buildings that meet LEED (Leadership in Energy and Environmental Design) certification standards;
- II. Retrofit of existing buildings for energy efficiency and resource conservation (i.e. replacement of lighting, doors, windows, insulation, heating, etc. and installation of low-flush toilets, grease trap, etc.); and,
- III. Alternative energy generating sources (i.e. rooftop solar panels).

5.9. Vacant and Underutilized Properties Conversion/Expansion Grant (Financial Incentive-Based Program)

The purpose of the Vacant and Underutilized Properties Conversion/Expansion Grant is to encourage the conversion and revitalization of vacant and/or underutilized commercial, industrial, agricultural or institutional properties in Huron East. Where all eligibility requirements are fulfilled, a Vacant and Underutilized Properties Conversion/Expansion Grant may be provided for up to 50% of the eligible project costs.

This program may be available to eligible property owners to assist with:

- I. Conversion of an existing vacant upper storey space or ground floor space into a rental dwelling unit(s) provided that the project meets the provisions of the Huron East Zoning By-law;
- II. Conversion of an existing storefront into a permitted and more suitable commercial space (e.g. retail to restaurant use) in accordance with Huron East's Official Plan and Zoning By-law;
- III. Conversion of non-conforming or vacant building space into a new permitted commercial, mixed use or other eligible uses;
- IV. Expansions of existing commercial uses to increase the gross floor area within the footprint of the existing building;

- V. Re-purpose agricultural buildings to support value-added agricultural facilities, or on-farm diversified uses, such as agri-tourism;
- VI. New industrial development;
- VII. New commercial development; and,
- VIII. Remediation of a brownfield site.

5.10. Building Improvement Grant (Financial Incentive-Based Program)

The Building Improvement Grant may be available to eligible applicants to assist with improvements to existing buildings that may otherwise be considered cost prohibitive. This incentive targets private sector investment in interior building renovations or building expansions which are intended to improve the viability of older commercial or industrial (employment) buildings. Where all eligibility requirements are fulfilled, a Building Improvement Grant may be provided for up to 50% of the eligible project costs.

The Municipality of Huron East recognizes that there are buildings in our settlement areas that are in need of significant repairs in order to bring them up to Building Code and have them available for lease. It is important to have building stock available in our commercial and industrial areas for potential investors. This program is intended to support improvements to private property to meet the current Building Code and to provide for safe and usable eligible uses. The purpose of the Program is to offer incentives to private commercial and industrial property owners that propose significant projects that substantially renovate, restore, improve and update a prominent building or structure and accomplish more than one of the following:

- I. Address structural and life safety issues to create usable and efficient floor space;
- II. Improve property standards or preserve architectural significance; and/or,
- III. Preserve or enhance employment opportunities.

5.11. Major Redevelopment Tax Increment Equivalent Grant (Financial Incentive-Based Program)

The purpose of the Major Redevelopment Tax Increment Equivalent Grant (TIEG) is to stimulate investment by effectively deferring part of the increase in property taxation because of building and property redevelopment or rehabilitation, and retrofit works for commercial and/or industrial properties.

This Tax Increment Equivalent Grant (TIEG) program provides tax assistance to private land owners in order to encourage private sector investment in properties and buildings. The TIEG program will provide tax assistance equal to all or a portion of the municipal property tax increase (increment) following the completion of a project owned by a private land owner that has resulted in an increase in the assessed property value.

The time period for the TIEG program is subject to Council's discretion up to a maximum of 10 years per project, or until eligible remediation and redevelopment costs

have been offset, whichever comes first. It is the intention of the Municipality of Huron East to provide the TIEG program for the following:

- I. Remediation purposes to assist in bringing existing buildings up to current Ontario Building Code standards;
- II. Accessibility enhancements to downtown and commercial businesses for wheelchair accessible entrances and ramps;
- III. Development or redevelopment of a vacant property for commercial, retail, office, industrial or a mix of uses; and
- IV. Adaptive reuse of a property to suit a new commercial, retail, office, industrial or a mix of uses.

5.12. Start-up Space Leasehold Improvement Grant (Financial Incentive-Based Program)

The Municipality of Huron East recognizes the importance of supporting business start-ups to drive economic growth, create jobs and foster innovation. The purpose of the Start-up Space Leasehold Improvement Program is to assist new businesses and start-up companies to 'set-up-shop' by providing grants towards permanent leasehold improvements to commercial or mixed use spaces that increase the marketability of the property and commercial rental units. Where all eligibility requirements are fulfilled, a Start-up Space Leasehold Improvement Grant may be provided for up to 50% of the eligible project costs.

5.13. Planning Application, Building Permit Fee and Site Study Grant (Financial Incentive-Based Program)

The Planning Application, Building Permit Fee and Site Study Grant may be available to eligible applicants to offset the costs associated with planning and building fees and applicable related site studies required by the Municipality. Where all eligibility requirements are fulfilled, a Planning Application, Building Permit Fee and Site Study Grant may be provided for up to 50% of the eligible project costs.

This program is intended to help encourage new development efforts by reducing regulatory costs associated with major improvements to private properties. The planning and building permit fee rebate program offers rebates on required fees including the Municipality's planning application fees, associated study requirements related to planning applications and/or building permit fees, where a building permit is required for a construction project. Study requirements associated with planning applications include background and feasibility studies including but not limited to nitrate studies, archaeology assessments, functional servicing reports and compatibility studies. Fee reductions may apply to the following application types:

- I. Site Plan Approval;
- II. Minor Variance;

- III. Severance;
- IV. Rezoning;
- V. Municipality of Huron East Official Plan Amendment;
- VI. Required studies associated with planning applications;
- VII. Demolition Permit;
- VIII. Building Permit; and
- IX. Sign Permit

5.14. Residential Conversion, Rehabilitation and Intensification Grant (Financial Incentive-Based Program)

The Residential Conversion, Rehabilitation and Intensification Grant aims to support existing residential units and increase the number of residential units available in and around the Downtown of the urban centres. This grant provides an opportunity to property owners who wish to convert/rehabilitate/intensify their properties for residential purposes.

The program is intended to focus on the Downtown of the urban centres and mixed-use zone (i.e. commercial/ residential) to promote the conversion of existing vacant buildings for new residential units or to increase the occupancy of existing units. Where all eligibility requirements are fulfilled, a Residential Conversion, Rehabilitation and Intensification Grant may be provided for up to 50% of the eligible project costs.

5.15. Rental Housing Grant (Financial Incentive-Based Program)

The purpose of the Rental Housing Grant is to create a wider range of affordable and attainable rental housing options in Huron East by increasing the number of residential units available for rent throughout the settlement areas. Residential units which are intended for rent and are structurally sound may be eligible for financial assistance with:

- I. Renovation or improvement of an existing unit related to exterior/functional design
- II. Construction of new residential rental units

Property owners providing new or improved affordable and attainable rental housing accommodations may be eligible for this grant. Where all eligibility requirements are fulfilled, a Rental Housing Grant may be provided for up to 50% of eligible project costs.

5.16. Additional Residential Unit Grant (Financial Incentive-Based Program)

The Additional Residential Unit Grant is intended to provide financial assistance in support of establishing a new Additional Residential Unit. Through this grant the Municipality will encourage further diversification of the housing base allowing for more attainable options, where appropriate, and providing the increased availability of rental housing accommodation. Where all eligibility requirements are fulfilled, the Additional

Residential Unit Grant may be provided to cover up to 50% of eligible project construction costs.

The Additional Residential Unit Program provides a one-time grant to help offset project costs for the construction of an:

- I. interior accessory apartment dwelling unit within an existing principal dwelling unit or as an addition thereto; or,
- II. exterior accessory apartment dwelling unit within an existing or new detached accessory structure.

This grant is intended to support a greater mix and size of housing types in Huron East, and the increased availability of attainable and affordable housing accommodation.

5.17. Publicly Accessible Private Spaces and Public Art Grant (Financial Incentive-Based Program)

The Publicly Accessible Private Spaces and Public Art Grant may be available to eligible applicants to assist with the permanent installation of Publicly Accessible Private Spaces and outdoor artworks on private property.

The grant is intended to promote a vibrant streetscape in the settlement areas of Huron East and encourage the creation of spaces that enhance the pedestrian experience, and complement the public network of parks, trails, community gardens and public art. Where all eligibility requirements are fulfilled, the Publicly Accessible Private Spaces and Public Art Grant may be provided to cover up to 50% of eligible project construction costs.

5.18. Streetscape Beautification, Signage and Landscaping Improvement (Municipal-Driven and Financial Incentive-Based Program)

The Municipality of Huron East recognizes the importance of creating functional and vibrant spaces in our communities, which foster local pride and create a welcoming environment for visitors. The Municipality partners with community groups on streetscape beautification efforts, including the installation of street furniture (waste receptacles, benches, planters, pole decorations, etc.), and the maintenance of flower beds.

The purpose of this program is to support streetscape beautification efforts and other community improvements, such as sidewalk and lane treatments, parking and signage, which strengthen community identity. Where all eligibility requirements are fulfilled, funding may be available to community organizations or private individuals through the Streetscape Beautification, Signage and Landscaping Improvement Program to encourage improvements on publically owned property.

5.19. Public Space, Parks and Recreation Works (Municipal-Driven and Financial Incentive-Based Program)

The Municipality of Huron East recognizes the importance of enhancing and preserving our public spaces, parks and recreational areas as they generate economic, environmental and social benefits for our communities. The Municipality partners with community groups to improve our public spaces, parks and recreational areas.

The purpose of this program is to support enhancements to our public spaces, parks and recreational areas that benefit the community. Where all eligibility requirements are fulfilled, funding may be available to community organizations or private individuals through the Public Space, Parks and Recreation Works Program to encourage improvements on publically owned property.

6.0 Implementation

By offering financial incentive-based programs, we anticipate invoking positive change in our rural communities through a public-private collaborative effort. The municipal-driven and financial incentive-based programs described in Section 5.0 of this Plan are funded by the Municipality of Huron East with current and/or potential funding from the Ontario Ministry of Agriculture Food and Rural Affairs, Ministry of Tourism and Culture, Regional Tourism Organization 4, County of Huron, or similar. The programs are funded by municipal budget allocations, reviewed annually on an as-required basis.

The CIP shall remain in effect until Council amends or repeals the by-law. Amendments to the CIP may be required to: modify the geographic area (i.e., the Community Improvement Project Area) to which Financial Incentive Programs apply; change the eligibility requirements of a program included in the CIP; or add a new municipal driven or financial-incentive program. Such amendments require pre-consultation with the Ministry of Municipal Affairs and Housing. An amendment to the Huron East CIP will not be required to discontinue or cancel any of the programs identified. The CIP will be reviewed by the Economic Development Officer on an annual basis to ensure the Plan is meeting the needs of the community.

Programs and incentives offered under the CIP may vary from year to year at the discretion of Council, based on recommendations from Municipal staff. The programs in this CIP will be administered through Huron East Council, through an established CIP Committee overseen by the CIP Administrator (Economic Development Officer). Program guidelines affirming eligibility requirements and application forms will be established by the CIP Administrator once funding is allocated to a Program. Programs may prioritize focus areas as shown in Appendices B, C and D.

6.1. Application Process and Submission Requirements

Applications for financial incentives may be received on a first come, first served basis to the limit of the available funding for that year in accordance with any administrative

rules governing this and other grant or loan programs. Alternatively, Council may establish an annual/semi-annual deadline for the submission of applications and all applications will be received and evaluated in accordance with this deadline. The CIP Administrator will review all applications and supporting materials and may conduct a site visit to ensure that proposed projects meet general eligibility requirements and that submissions are complete. Applicants will be notified if their submission is incomplete or ineligible. The CIP Committee will evaluate complete applications in accordance with program guidelines and a recommendation will be made to Council, if necessary, with respect to the approval or refusal of an application. The CIP Administrator will notify applicants of Council's decision.

For applications that are approved, a Financial Incentive Program Agreement will be prepared and executed between the Municipality and successful applicant. Any program commitments may be cancelled if work is not completed by the completion date indicated in the Financial Incentive Program Agreement. The CIP Committee may grant an extension for community improvement projects following receipt of a written request by the applicant setting out the reasons for the extension and providing a new date of completion.

In cases where the CIP Committee refuses an application for financial incentives, all applicants will have the right to appeal the decision to Huron East Council. If a decision is appealed, a staff report will be prepared for Council detailing the Committee's decision. The applicant can appear at Council to detail their appeal.

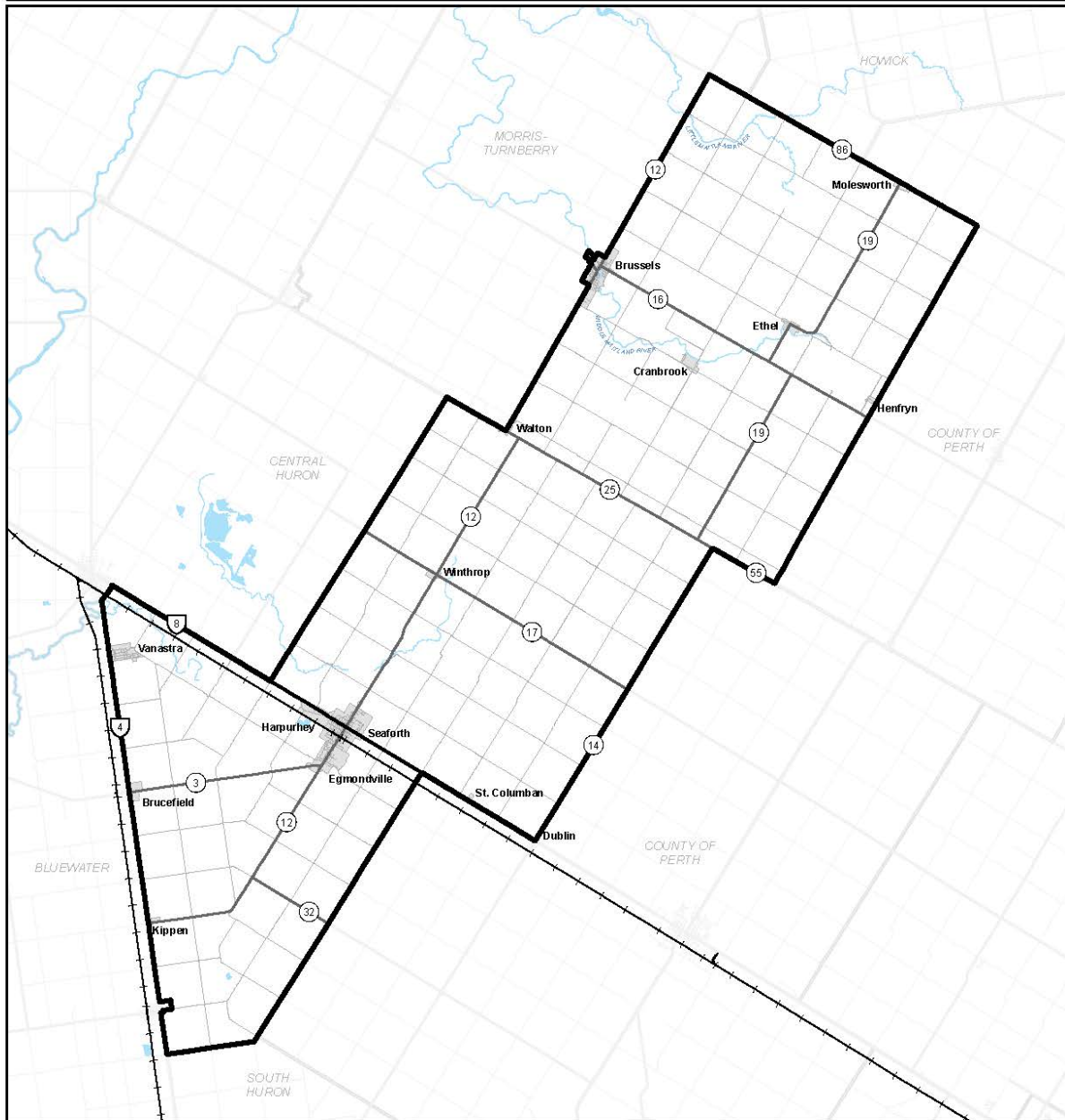
7.0 Conclusion

This CIP is a Municipal-wide planning document that is focused on improving Huron East's local economic base. Through implementation of this Plan, the Municipality of Huron East is demonstrating that it is highly committed to encouraging local investment, revitalization and beautification, and working with property owners and tenants to support economic development.

Property owners and tenants who are interested in any of the programs identified in this CIP or who require additional information should contact the Municipality of Huron East's Economic Development Officer.

Appendix A

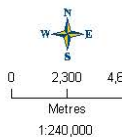
Municipality of Huron East Community Improvement Project Area



Produced by the County of Huron GIS Services with data supplied under License by Members of the Ontario Geospatial Data Exchange, MVCA, ABCA, SVCA, UTRCA and MNR&F. Orthorectified flown in 2020.

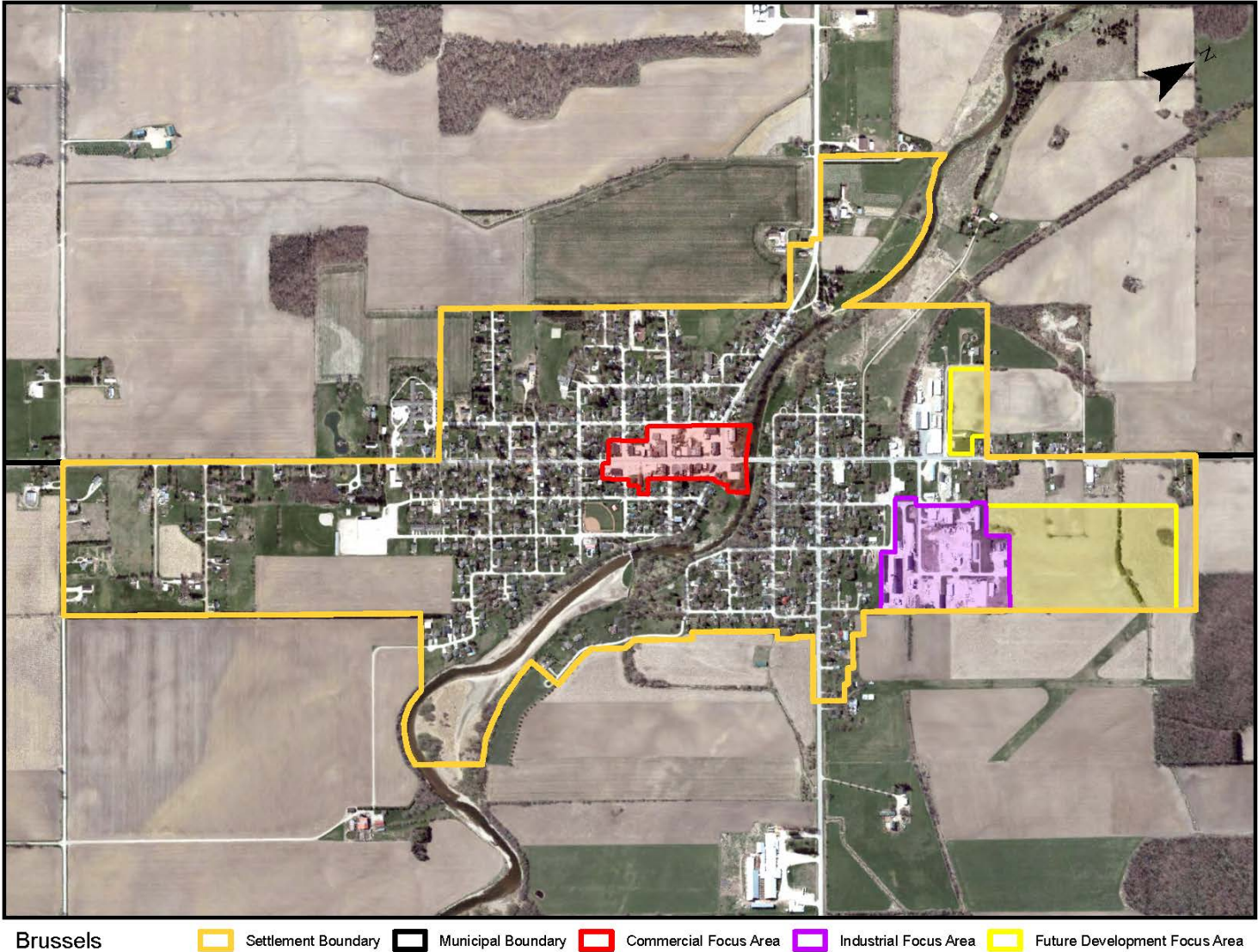
This map is illustrative only. Do not rely on it as a precise indicator of routes, feature locations, nor as a guide to navigation. Copyright © King's Printer 2023.

Last Modified 2023-12-12

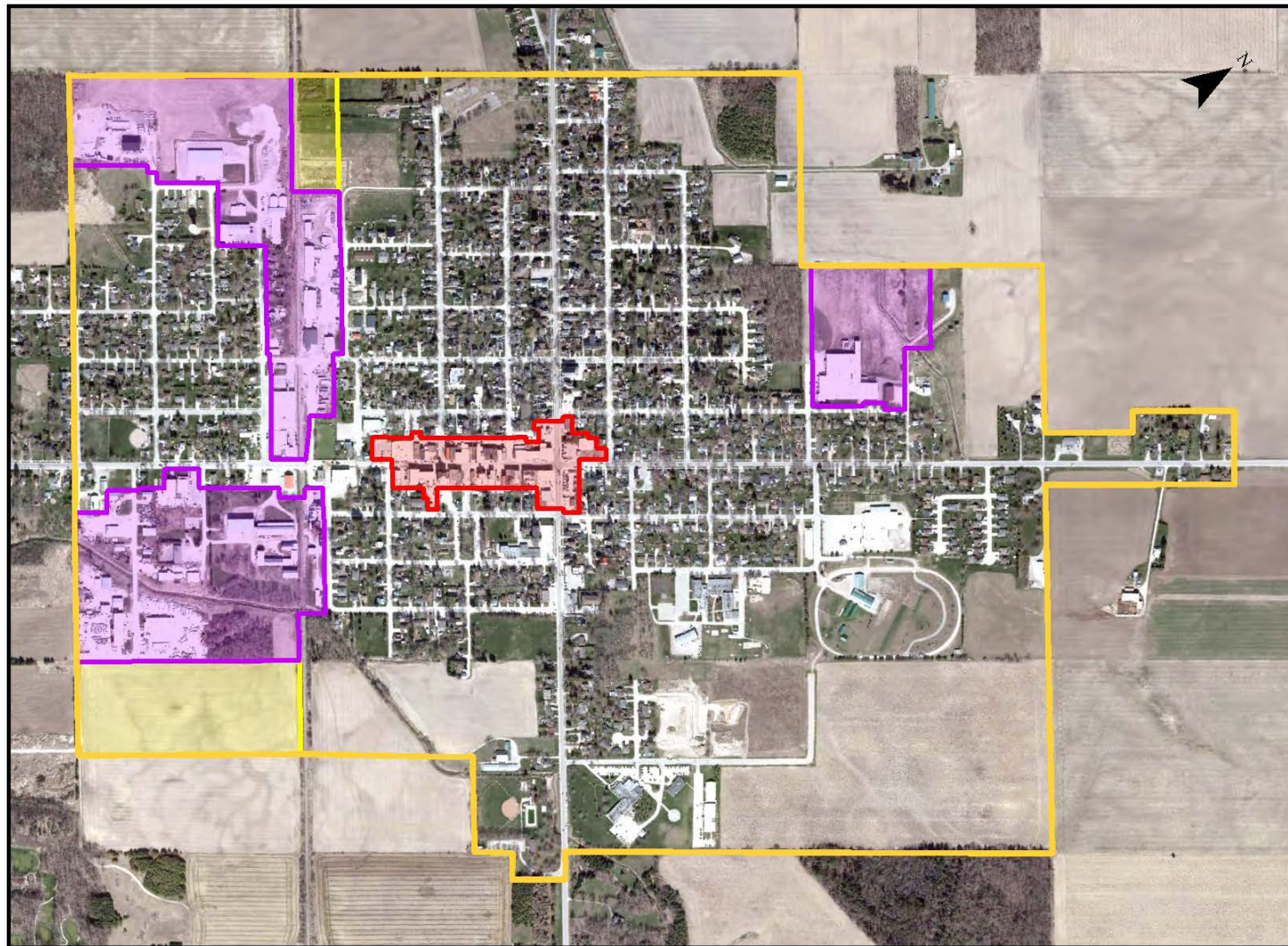


- Provincial Highway
- County Road
- Municipal Road
- Railroad
- Waterbody
- Municipal Boundary
- Community Improvement Project Area

Appendix B



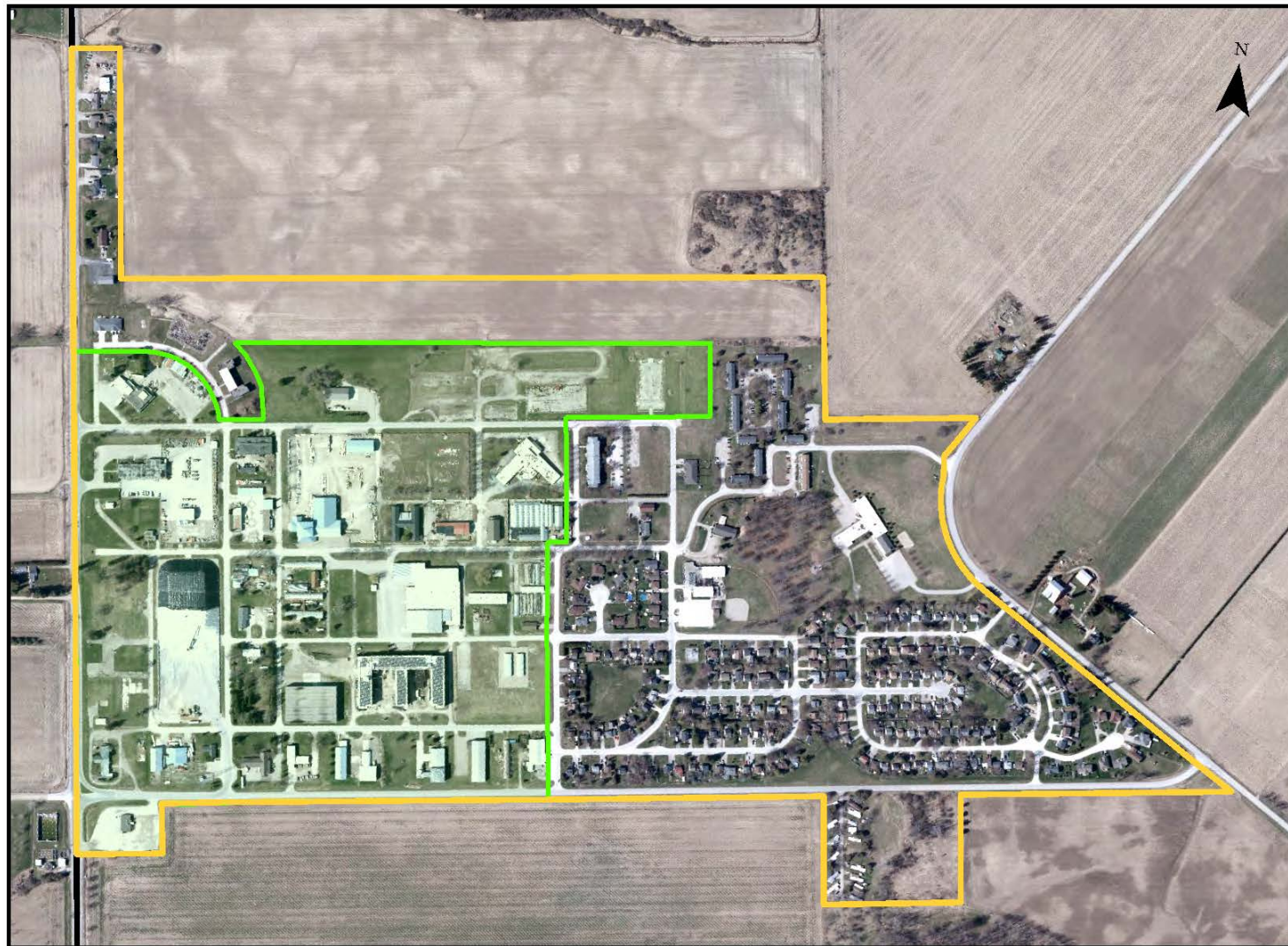
Appendix C



Seaforth

Settlement Boundary Municipal Boundary Commercial Focus Area Industrial Focus Area Future Development Focus Area

Appendix D



Vanastra

Settlement Boundary Municipal Boundary Commercial/Industrial Focus Area

Appendix E

Glossary

Adaptive reuse: means the recycling of a building and/or structure usually for a new function, such as the use of a former industrial building for residential purposes.

Additional Residential unit: means an accessory dwelling unit with its own kitchen, sanitary facilities and bedroom(s)/sleeping area in a single detached dwelling, semi-detached, rowhouse or accessory building to a single detached dwelling, converted dwelling, semi-detached dwelling, triplex, quadraplex or rowhouse.

Affordable housing: for the purposes of this CIP, affordable is referred to in the case of rental housing and means the least expensive of:

- a unit for which the rent does not exceed 30 percent of gross annual household income for low- and moderate-income households; or
- a unit for which the rent is at or below the average market rent of a unit in the regional market area.

Attainable housing: for the purposes of this CIP, attainable means, an individual making the Living Wage spending not more than 30% of their income on housing. The Living Wage is identified based upon the most current Living Wage determined by the United Way Perth-Huron's (UWPH) Social Research and Planning Council (SRPC). During the lifespan of this CIP, should the Province, County of Huron or the Municipality of Huron East determine another definition of 'Attainable', that definition will supersede the above.

Brownfield: means undeveloped or previously developed properties that are vacant, under-utilized, unsafe, unproductive, or abandoned where redevelopment is complicated by real or perceived environmental contamination. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.

Community Improvement Plan (CIP) Administrator: means a staff member appointed by Municipal Council (which in many cases is the Economic Development Officer) who is responsible for managing the day-to-day responsibilities of the CIP, including undertaking pre-consultation meetings with potential applicants for financial incentives and coordinating application submission process.

Community Improvement Project Area (CIPA) is an area of the Municipality, as defined through a separate by-law, to which the Community Improvement Plan applies. The CIPA can be amended independently of the Community

Improvement Plan; however, a CIPA must be defined and enacted by by-law in order for the programs, policies and strategies of this Plan to be activated, utilized and implemented.

Eligible Applicant: means someone who meets all the general and program specific requirements of the financial incentive programs and prepares and submits an application for a grant or loan that is in accordance with the specific requirements of the program, as outlined in this Plan. The CIP Administrator reserves the right to determine whether an applicant is eligible for the financial incentive programs.

Eligible Project Costs: means costs related to environmental site assessment, environmental remediation, development, redevelopment, construction and reconstruction of lands and buildings for rehabilitation purposes or for the provision of energy efficient uses, buildings, structures, works, improvements, or facilities.

Financial Incentive Program Agreement: is an agreement made between the Municipality and a successful applicant outlining the terms and payment of the grant and other relevant conditions. The agreement will be signed by the applicant and the Municipality.

Living Wage: refers to the Living Wage calculation published by Perth-Huron United Way. The calculation for Perth-Huron adheres to the principles and methodology developed by the Canadian Living Wage Framework as adopted by the Ontario Living Wage Network. Based on a 35-hour work week, the calculation* is determined using local data and considers the living expenses of a weighted average of family types including a family of four, a single parent family, and a single individual. Annual family expenses include food, childcare, clothing and footwear, shelter, communications, insurance, transportation, and parent education. Expenses such as debt repayment, home ownership, and savings for children's education or retirement are not factored in.

Mixed-Use: means any combination of commercial uses (retail, personal services, restaurants, etc.), offices, institutional uses and/or residential uses, provided that there are commercial uses at grade.

Municipality: means the Municipality of Huron East.

Redevelopment: means the creation of new units, uses or lots on previously developed land in existing communities, including brownfield sites, as defined in the County Official Plan.

Tax Increment: means an increase in taxes, which is calculated by subtracting the Township portion of property taxes before assessment from the Township portion of the property taxes after reassessment. The Tax Increment does not

include any increase/decrease in Township taxes due to a general tax increase/decrease or a change in assessment for any other reason.

Vacant or underutilized (land and/or buildings): means developable land within a district that would otherwise qualify as substantially developed land, but which contains land, buildings, and/or structures that are not being used to their full potential and may potentially be developed, recycled, or converted into a better, more compatible use, such as a residential or Mixed-use development. Part or all of a parcel of land shall be considered vacant and/or underutilized if it is no longer necessary to support the current use, based on factors including but not limited to current and projected employment levels, vacancy rates, and parking demand.

Huron East Administration

To: Mayor MacLellan and Members of Council
From: Taralyn Cronin, Economic Development Officer
Date: February 20, 2024
Subject: Application to the 2024 Rural Economic Development Fund

Recommendation:

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

Background:

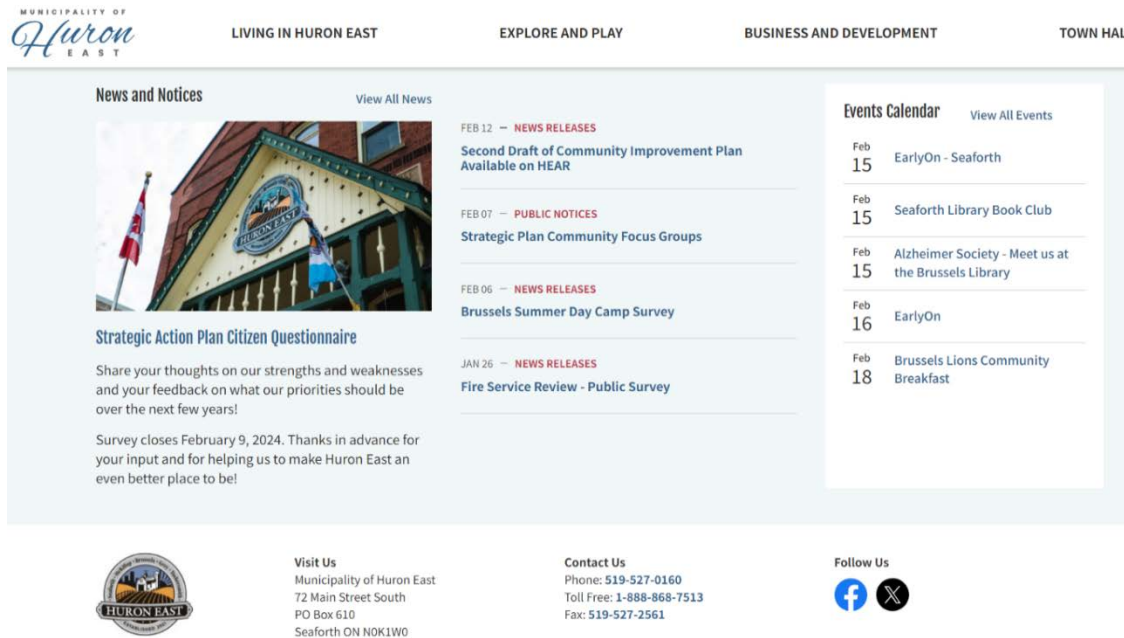
The Rural Economic Development (RED) Fund is usually offered once a year through the Ontario Ministry of Agriculture, Food and Rural Affairs to support economic development initiatives in rural communities. In 2023, Huron East was successful in obtaining a RED grant towards the development of promotional videos and photography. Under the Economic Diversification and Competitiveness Stream, we have the opportunity to apply for another collaborative marketing and outreach project.

Pending 2024 Budget approval, we plan to install new wayfinding signage across Huron East starting this year. These signs will require a header design, which reflects the look and feel, or brand, of Huron East. Staff believe that Huron East is in need of a new look, and a current brand, as we move towards working together as one community. Staff want to ensure that if changes to the municipal logo and colours are imminent, these changes are made before a significant investment is made in signage.

Improving communications, both internally and externally, has been identified as a priority for Huron East through various reports, surveys and discussions. The Service Delivery Review completed in September 2022, identified “communications” as an area that was operating behind the targeted service level. The need for a Communications Plan was also mentioned in the Review. More recently at the Strategic Planning session for Council and Senior Management Staff held on February 6th, effective and clear communication was mentioned several times as an area that needs improvement, as was the need for re-branding. Over the past six months, steps have been taken to improve communications, including the development of a Communications Coordinator role. One challenge that staff are experiencing is the lack of guidelines regarding the delivery, branding and presentation of a message.

The current Huron East logo was created at the time of amalgamation and staff have been unable to locate an accompanying usage guide. Therefore, variations of the logo have been applied to print and electronic materials over the past twenty plus years because there are no guidelines. When the current website was developed, a new image for Huron East was introduced, which coincides with the Huron East logo on every page of our website. The images on our homepage are shown in Figure 1 below.

Figure 1: Huron East Homepage



This inconsistency is also seen in signage across Huron East. Signage guidelines were created in 2004 using the Huron East logo; however, community signs, such as the ones you see in Walton and Henfryn (see Figure 2 and 3), do not follow these guidelines and were not created using the same font and logo variation.

Figure 2: Walton Sign



Figure 3: Henfryn Sign



Moving forward, staff would recommend Huron East's branding and message delivery to be consistent. The need for consistent messaging and signage, was also mentioned by Roger Brooks, who is a community branding and destination marketing expert, when he visited Huron County in 2022. Staff recommend applying to the Rural Economic Development Fund to hire a graphic designer to re-brand Huron East, which would include the creation of:

1. A unique corporate brand identity;
2. Wording that depicts the "feeling" of Huron East;
3. A new logo for the municipality, finished art, templates etc.; and
4. Guidelines for implementation.

The grant application would also include the cost of changing the logo and colours on the Huron East website, which is hosted by GHD. Branding has recently been completed for the communities of Seaforth, Vanastra and Brussels, so there is no need to re-visit the branding of our largest settlement areas. Part of the intent of re-branding Huron East is to incorporate the existing brands of our communities. Staff believe that now is the time for a Huron East re-branding exercise as we are in the process of establishing our priorities for the next 5-10 years through strategic planning.

Others Consulted:

CAO, Economic Development Committee

Financial Impacts:

Based on quotes provided by hcreates and GHD, the project is expected to cost between \$11,000 and \$16,000. If the application is successful, the RED fund would cover 50% of the project costs.

Signatures:

Taralyn Cronin
 Taralyn Cronin, EDO

Brad McRoberts
 Brad McRoberts, MPA, P. Eng., CAO

Huron East Administration

To: Mayor MacLellan and Members of Council
From: Taralyn Cronin, Economic Development Officer
Date: February 20, 2024
Subject: Application to the Regional Tourism Organization 4

Recommendation:

That Council support the application to the Regional Tourism Organization (RTO) 4 Partnership Funding Program for wayfinding signage.

Background:

RTO4 is currently accepting applications to the 2024 Partnership Program. There are three funding streams this year:

- Signage and Wayfinding
- Tourism Development Research
- Digital Storytelling: Creation & Promotion

An action item under Goal 3, build a Huron East business retention program that supports local business, in the Economic Development Strategic Plan, is “increasing tourism”. An action to increase tourism is to “implement the Huron County gateway and wayfinding signage program in Huron East”. Staff would like to apply to the RTO4 Signage and Wayfinding funding stream to begin implementing a wayfinding signage program in Huron East following the Huron County Wayfinding System Signage Guidelines. The premises for using the Huron County guidelines is so that tourism signage is unified across the County. The Municipality of Bluewater installed town/village entry signs following the guidelines in 2023. The guidelines are attached.

The Huron East Wayfinding Signage Program will be implemented in phases. The 2024 Partnership Program provides matching funds up to \$35,000. Staff have included \$25,000 in the 2024 Draft Budget and we are anticipating some financial support from Huron County. Based on early estimates, we could purchase and install gateway signs at all our main entry points to the municipality and sign some of the town/village entrances, with a total budget of \$75,000. Staff will be exploring future funding opportunities for additional signage including directional, parks and trail signs.

Others Consulted:

CAO, Economic Development Committee, Huron County Economic Development Department

Financial Impacts:

Based on a quote provided by Artech Signs and Graphics, Phase 1 of the Wayfinding Signage Program is expected to cost between \$75,000 and \$114,000. The cost depends on the size of sign we choose for our municipal gateway signs and the number of town/village entry signs we purchase. If the application is successful, the RTO4 Partnership Funding Program would cover 50% of the project costs up to \$70,000.

Attachments:

[Attachment A](#): Huron County Wayfinding System Signage Guidelines

Signatures:

Taralyn Cronin

Taralyn Cronin, EDO

Brad McRoberts

Brad McRoberts, MPA, P. Eng., CAO

Huron County Wayfinding System

SIGNAGE DESIGN INTENT
23 APRIL 2019



FORM:MEDIA is a full-service design firm specializing in wayfinding and identity signage, interpretive planning and design, branding, and digital multimedia. For more than 20 years, major clients throughout the Atlantic provinces, across Canada, and abroad have commissioned Form:Media to solve complex problems while providing world-class service. Form:Media is owned by principal Rob LeBlanc and managed by John deWolf. Our studio unites communication designers, web and new media specialists, exhibit designers, interior designers, writers, and 3D animation experts. Together with our sister company, Ekistics, we co-operate with architects, landscape architects, urban planners, and civil engineers under one roof.

Our work spans master planning and feasibility studies, interpretive planning and design, landscape interpretation, programming, signage and wayfinding, detailed exhibit design including content development, writing, graphic design, interior design, community and stakeholder consultation, and three-dimensional design for interior and exterior applications.

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RELEASE
V1—12 Dec 2018
V2—4 Feb 2019
V3—9 Apr 2019
V4—23 Apr 2019

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1.0 Fabrication

WORKMANSHIP

All workmanship must be square and true with a high finish quality. The contractor must inspect all raw materials for defects prior to fabrication.

All work shall be done by workers skilled in each section of the work, to quality standards set by each industry, authority, or trade guild. Unless noted otherwise, the highest quality standards set by each industry, authority, or trade guild must govern the work.

Minimize, to the greatest extent possible, damage to adjacent or underlying surfaces during demolition, removal, or relocation of existing items.

ENGINEERING

The contractor must produce structural engineer-stamped drawings for all sign types before fabrication. The client must sign-off on all shop drawings before they are stamped.

RESPONSIBILITY

Where an industry or government standard does not exist, materials and systems must be installed in accordance with manufacturer's instructions and recommendations.

Responsibility for defects in materials, fabrication or finishing will be assumed by the contractor. Any product deficiencies which arise from transportation or installation remain the responsibility of the contractor.

Shop drawings and details must be submitted to the client for approval prior to fabrication.

Samples for each material and fabrication method must be supplied to the client for review and approval, including but not limited to hardware, post, panels, paint, and applied graphics.

All copy and artwork must be proofread and approved by client before printing. All measurements and site conditions will need to be verified by the contractor.

MATERIAL SPECIFICATIONS

All materials supplied by the contractor must be new materials complying with the relevant standards as specified, or as normally applicable to the work where specific standards are not stated.

ALTERATIONS TO SPECIFICATIONS

Signs must be fabricated as specified in this document, unless substitutions are highlighted and client-approved in shop drawings. A sample and documentation must be provided to the client, and the client must provide written approval before fabrication.

PERMITTING AND COORDINATION

Contractor must apply for permits for all sign installations, and abide by provincial and municipal legislation.

Fabrication and installation must be coordinated with municipal and provincial authorities, where applicable.

INSTALLATION SPECIFICATIONS

Where signs are being installed in public rights-of-way, it is the fabricator's responsibility to ensure that engineering requirements are followed.

We have attempted to integrate relevant Ontario Traffic Manual guidelines for sign placement in this document where applicable. Where there are discrepancies between the guidelines in this document and the OTM, the OTM shall prevail.

1.1 Typography

Only two typefaces are used throughout the Huron County wayfinding system, both available from [Hoefler & Co.](#)

If the sign fabricator does not have the fonts, it is their responsibility to purchase them.

Font substitutions are not permitted.

KNOCKOUT NO. 29 JUNIOR LITEWEIGHT

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
0123456789

KNOCKOUT NO. 28 JUNIOR FEATHERWEIGHT

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
0123456789

1.2 Destination nomenclature

GENERAL GUIDELINES

Careful consideration should be given to destination names that are included on wayfinding signage. If possible, standard names should be agreed upon and used consistently throughout the region.

Some factors that should be considered when assigning a name for use on a sign are:

- Will the name fit on the sign?
- Is the name one that is commonly used and understood by the public?
- Is the name concise and easily understood by a first-time visitor?
- Will the name fit on one-line directional signs?
- If the name is long can it be abbreviated without sacrificing comprehension?
- Will the name remain the same for a long period of time?

GENERIC DESTINATIONS

To ensure consistency in the region, use the following generic destination names wherever possible. Unless there are multiple unique destination names which require differentiation (e.g. multiple marinas near to each other) generic destination names are preferred for brevity.

This list is partial and may be added to as required.

- Airport
- Arena or Sports Complex
- Beach
- Campground
- Community Centre
- Downtown
- Gallery
- Marina
- Museum
- Library
- Park
- Trail
- Theatre
- Visitor Centre

1.3 Symbols

Several signs in the Huron County wayfinding system require the addition of pictograms representing the activity visitors are being directed to. Pictograms should be selected from the TAC *Recommended Information Sign Symbols for Canada* set.

Shown below is a recommended subset of tourism destination icons for Huron. Other TAC pictograms may be added as required. If a required symbol doesn't exist in the TAC set, a new one may be designed to match.



1.4 Regulatory symbols

On interpretive and trail signs, it may be required to indicate activities or behaviour which is prohibited. The pictogram set here may be used for such cases.

These icons should never be applied to directional signs.



1.5 Position—highway signs

HORIZONTAL CLEARANCE

In rural areas (where roads do not have curbs), signs should be installed 2–4 m from the outside edge of the outer traffic lane.

In urban areas (anywhere with a curb), signs should

be installed 30 cm to 2 m from the curb line.

Highway signs should never be installed in such a way as to block pedestrian or active transportation pathways.

VERTICAL CLEARANCE

In rural areas (with few pedestrians and no raised curbs) the bottom edge of the principal sign panel should be 1.5–2.5 m above the roadbed.

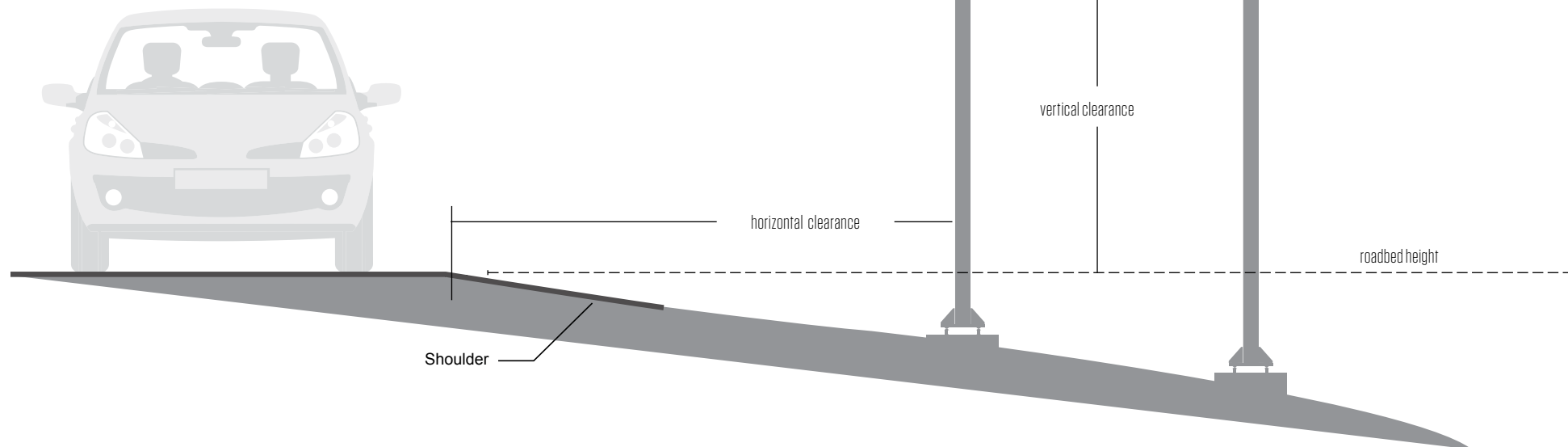
In areas with few pedestrians but raised curbs, the bottom edge of the principal sign panel should be

1.5–2.5 m above the curb.

In areas with pedestrians, the bottom edge of all sign panels (including tab panels) should be 2–3 m above the curb.

See Ontario Traffic Manual book 1B p.35 for further details.

RURAL EXAMPLE



1.6 Position—urban signs

CLEAR WIDTH

Sign footings must never block sidewalks or pathways. For accessibility, the base of installed signs must allow a clear, unobstructed path of 1500 mm or wider (per Accessibility for Ontarians with Disabilities Act—Design for Public Spaces Standards, or DPSS).

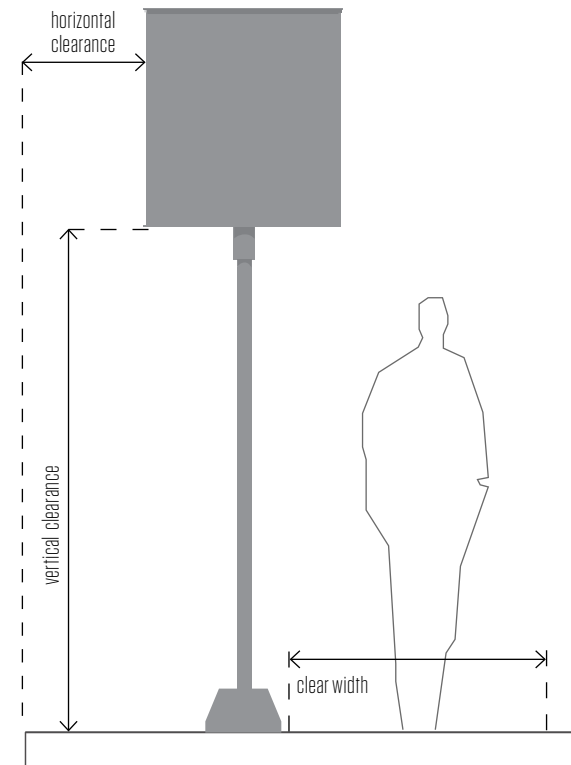
HORIZONTAL CLEARANCE

Generally, signs should be installed at least 500 mm from outer edge of the panel to the curb line, to ensure the signs are not clipped by motor vehicles. Naturally, this does not apply for signs installed on trails.

VERTICAL CLEARANCE

If the sign hangs over a trail or sidewalk, the bottom edge of the sign panel must be at or higher than 2100 mm above grade (DPSS).

URBAN EXAMPLE



2.0 Sign family

On the following pages are each of the sign types in the system.





2.1 Sign types—highway

H1a—Gateway ID (existing structure)

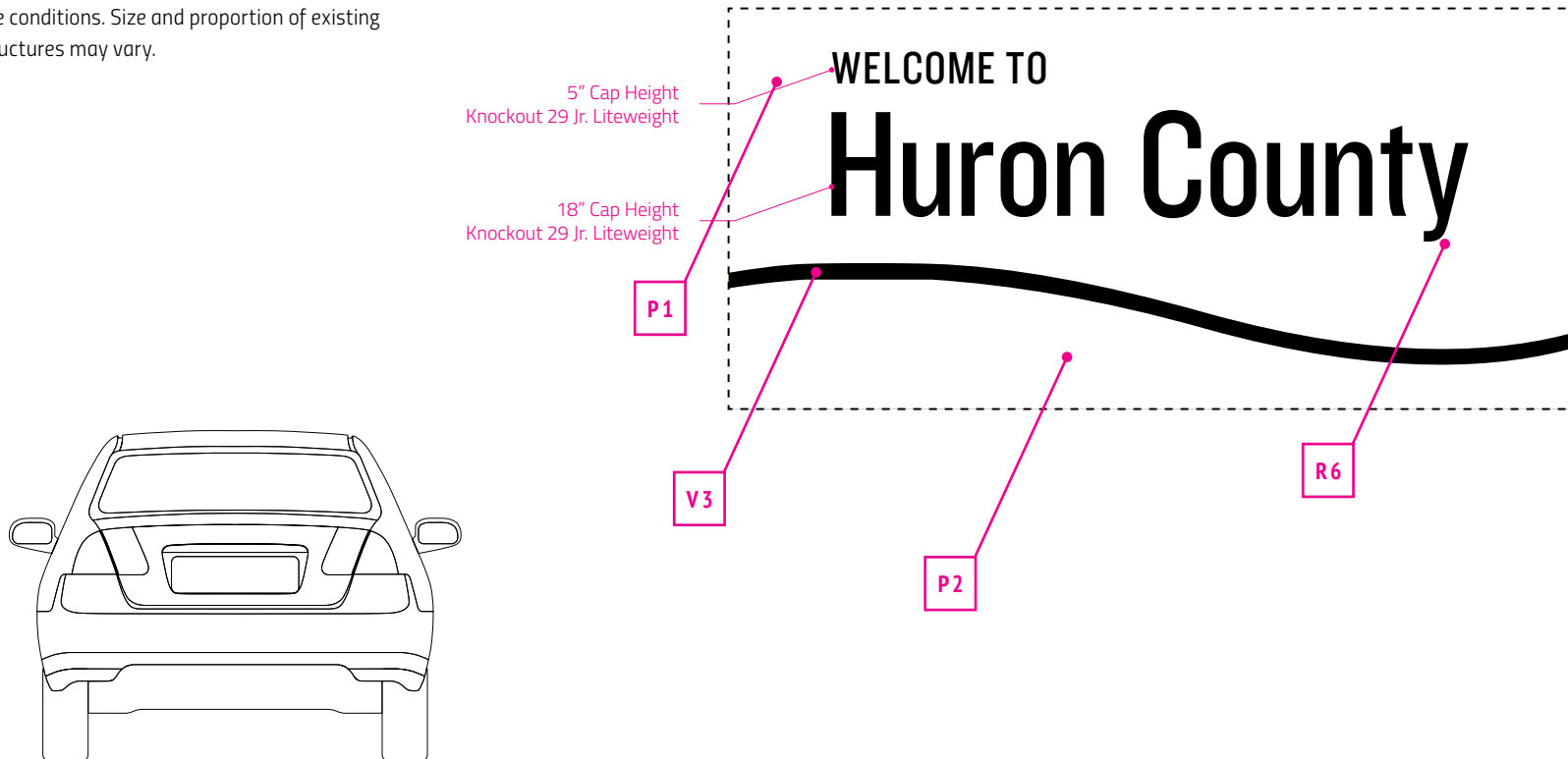
DESCRIPTION

Identifies and brands the region at entry points. Installed on major high-speed roads at or near the county's boundary, perpendicular to the path of travel.

This variant is a re-skinning only—new artwork—to be applied to existing sign structure and substrate. For new constructions, refer to "H1b" on page 16.

Artwork will need to be sized depending on site conditions. Size and proportion of existing structures may vary.

Front (facing traffic)



Example of existing sign



2.1 Sign types—highway

H1b—Gateway ID (new structure)

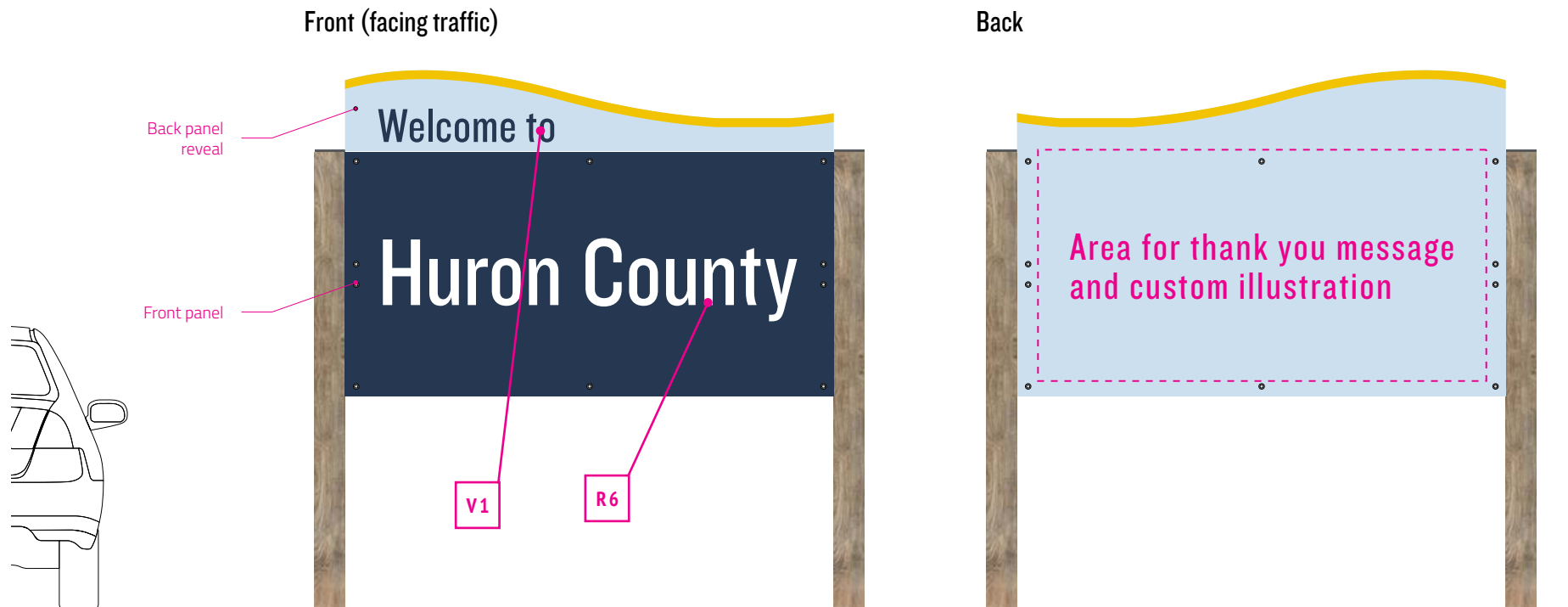
DESCRIPTION

Identifies and brands the region at entry points. Installed on major high-speed roads at or near the county's boundary, perpendicular to the path of travel.

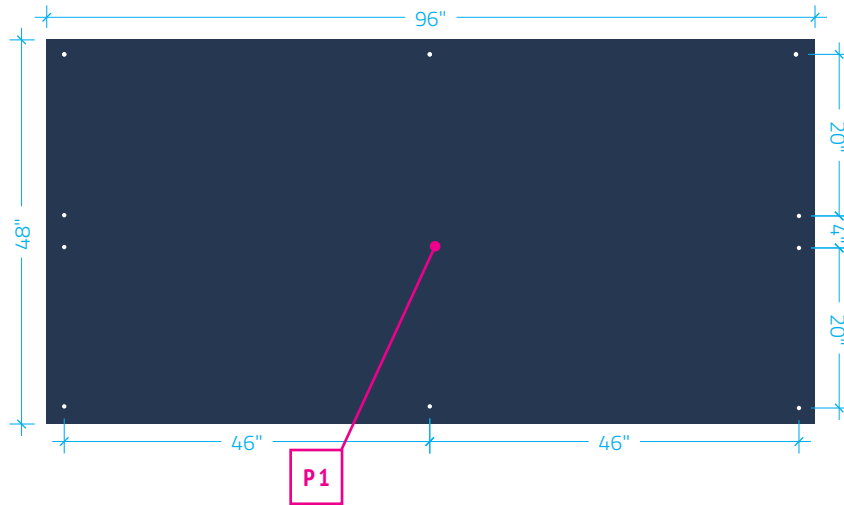
This variant is a fully new sign structure, to replace existing regional gateway signs.

STRUCTURE

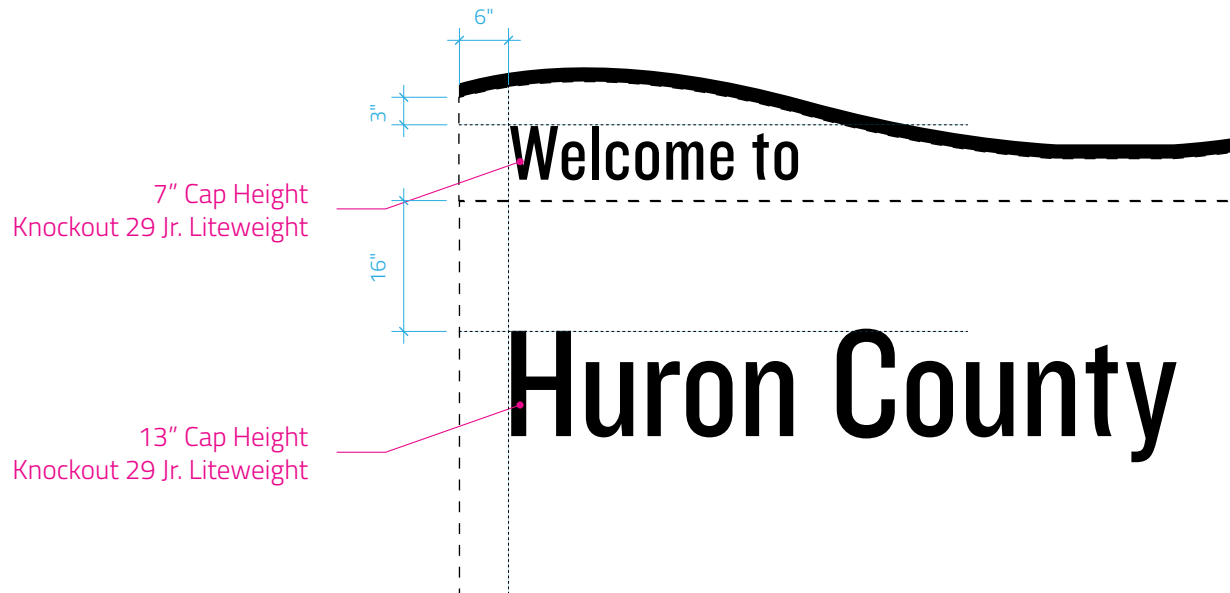
For structure and post specifications, see "Sign assembly for H1b, H2" on page 54.



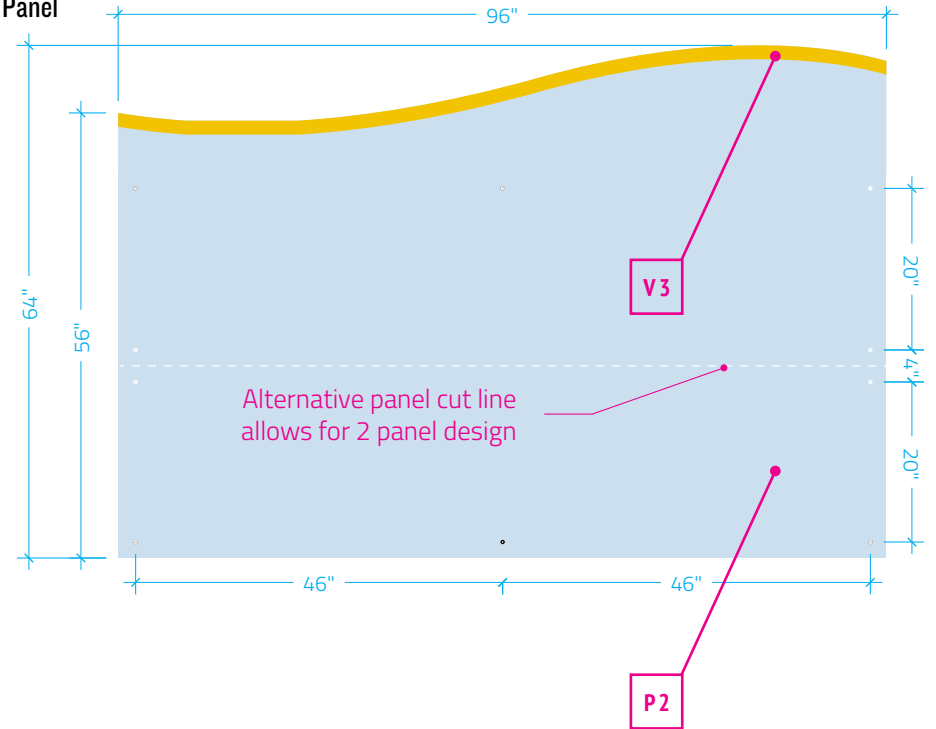
Front Panel



Front Panel



Back Panel



2.1 Sign types—highway

H2—High-speed directional

DESCRIPTION

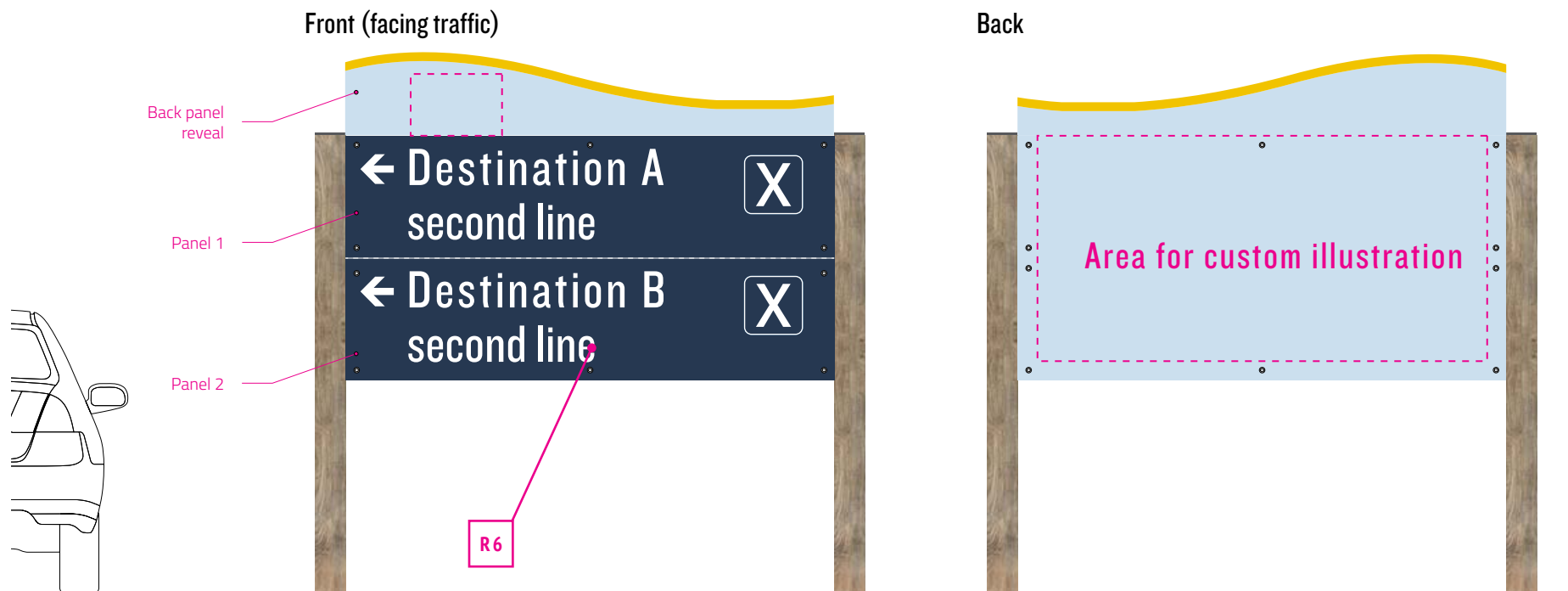
Directs vehicles to major destinations and communities, for high-speed environments: 80 km/h.

Must be installed perpendicular with the path of travel, at least 100 m from the intersection or decision point to which it refers. The sign must always be installed in advance of the decision point to which it refers, to give drivers time to react.

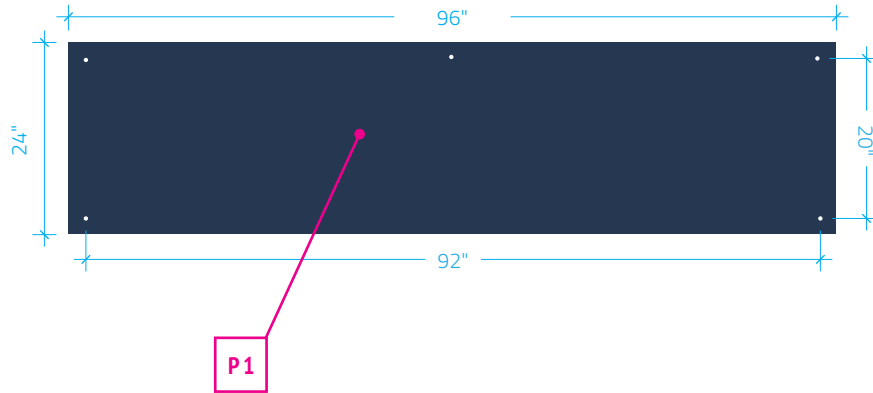
Maximum message load is two destinations per sign. If more destinations are required, use extra signs and space by at least 100m.

STRUCTURE

For structure and post specifications, see "Sign assembly for H1b, H2" on page 54.



Front Panel

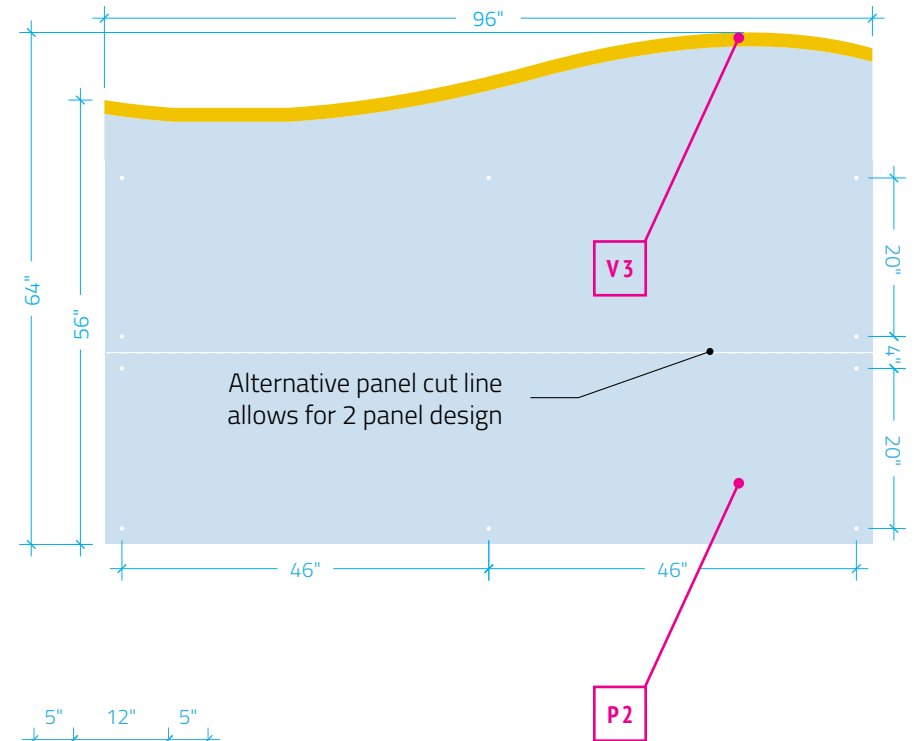


Front Panel

7" Cap Height
Knockout 29 Jr. Liteweight



Back Panel



2.1 Sign types—highway

H3—Medium-speed directional

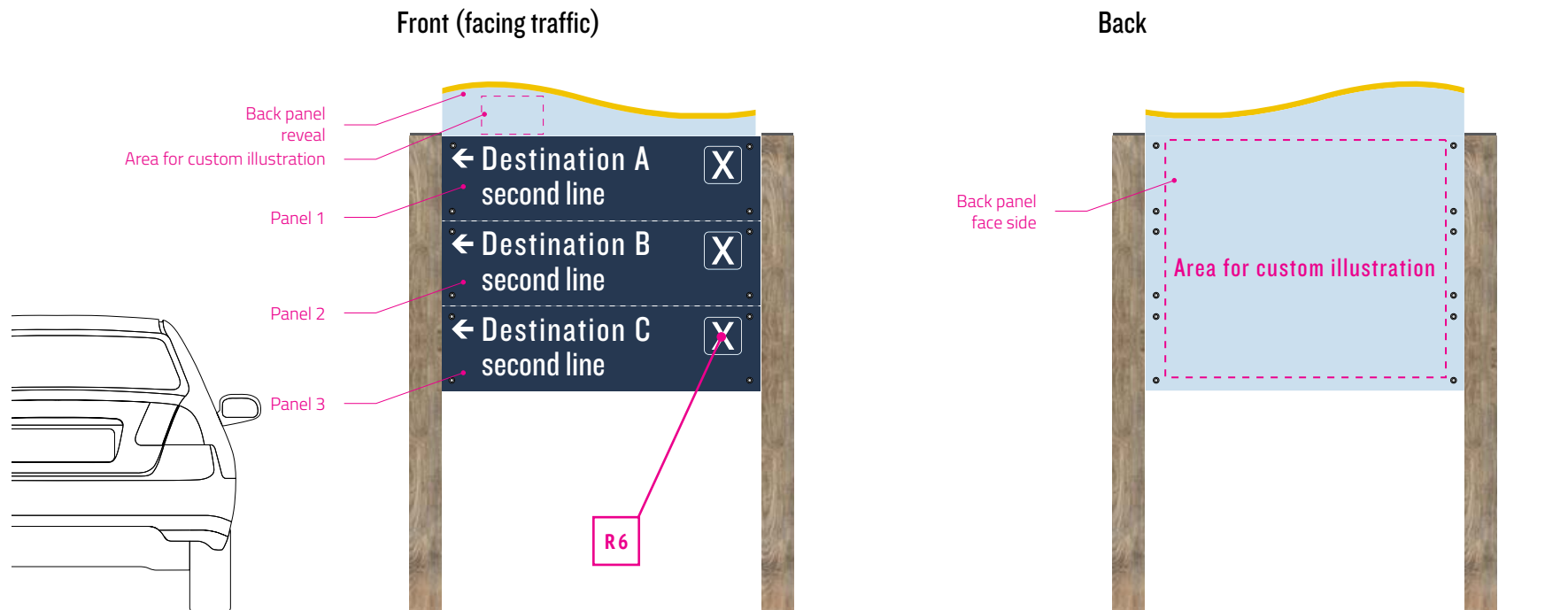
DESCRIPTION

Directs visitors to major destinations and communities, for medium-speed environments: 60–80 km/h. Must be installed perpendicular with the path of travel, 100m from the intersection or decision point to which it refers. The sign must always be installed in advance of the decision point to which it refers, to give drivers time to react.

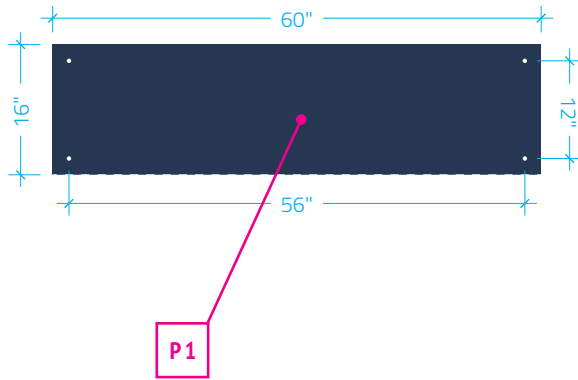
Maximum message load is three destinations per sign. If more destinations are required, use extra signs and space by at least 75m.

STRUCTURE

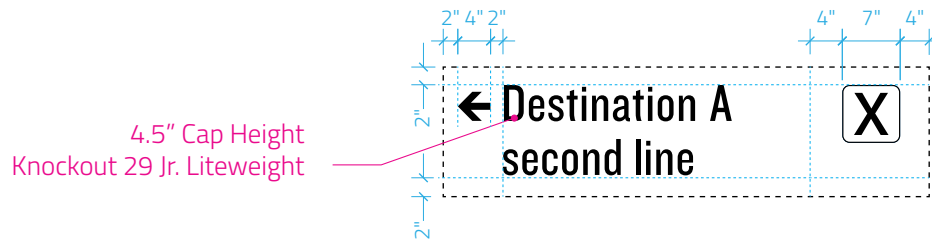
For structure and post specifications, see “Sign assembly for H3, H4, H5, H7” on page 55.



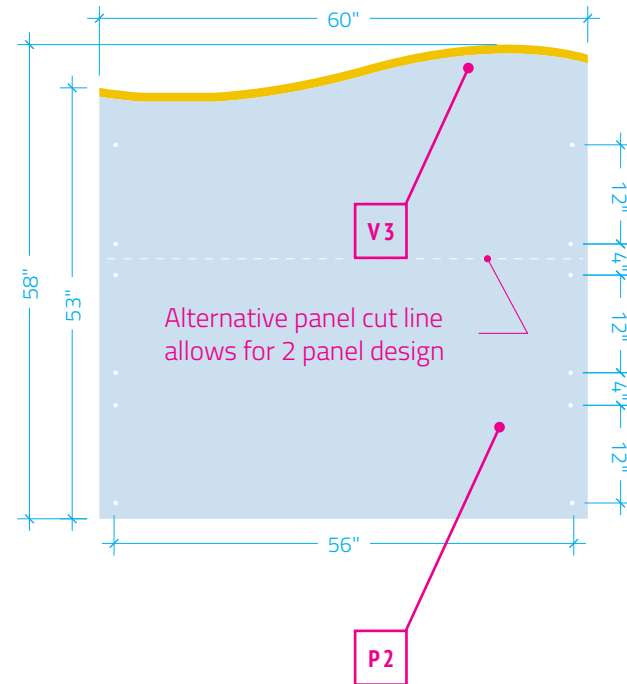
Front Panel



Front Panel



Back Panel



2.1 Sign types—highway

H4—Community ID

DESCRIPTION

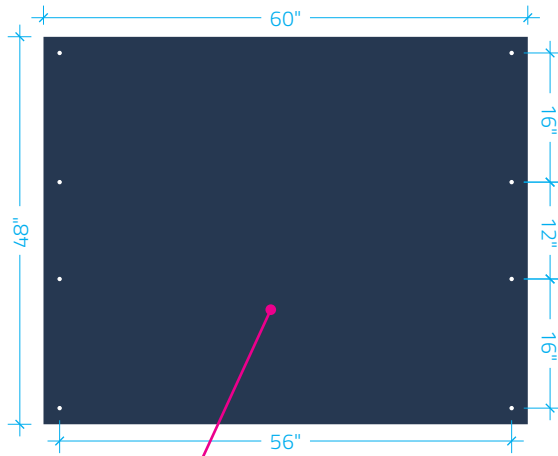
Identifies and signals arrival at “sub-administrative” communities, such as Bayfield, Blyth, or at the Town of Goderich.

STRUCTURE

For structure and post specifications, see “Sign assembly for H3, H4, H5, H7” on page 55.

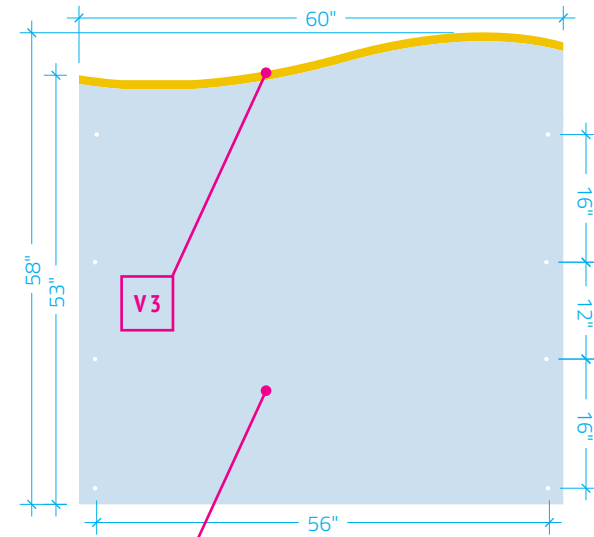


Front Panel



P1

Back Panel



P2

V3

Front Panel

4.5" Cap Height
Knockout 29 Jr. Liteweight

8" Cap Height
Knockout 29 Jr. Liteweight



2.1 Sign types—highway

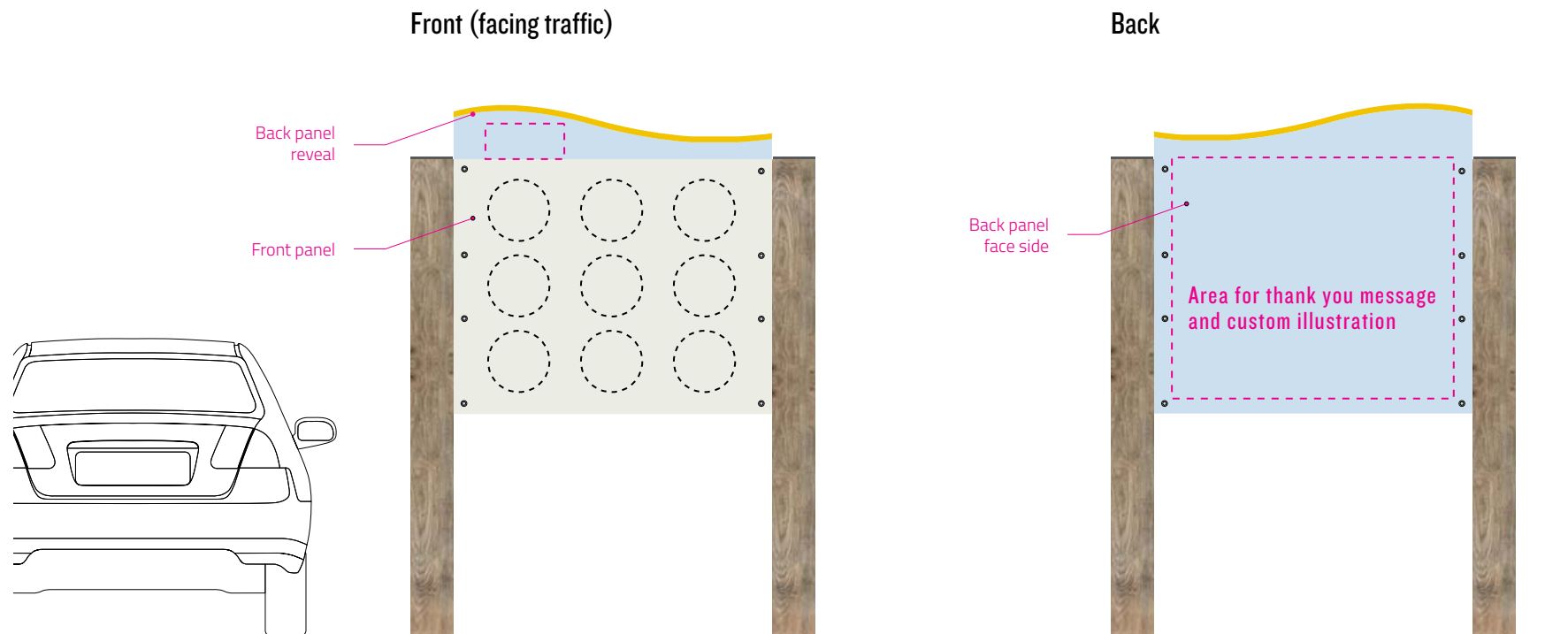
H5—Service Clubs

DESCRIPTION

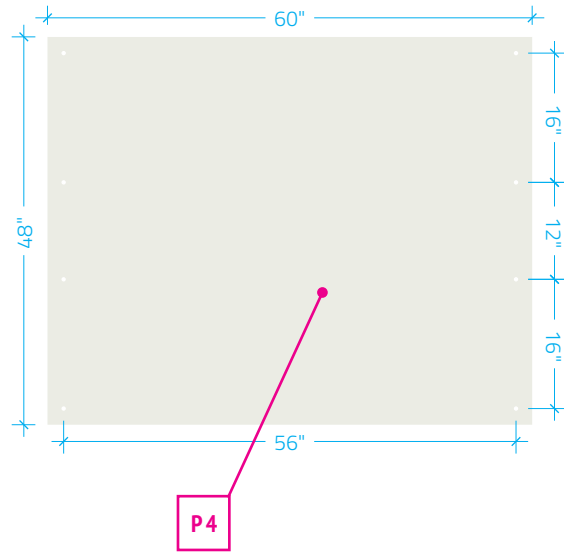
For displaying service club logos; should be installed in conjunction with a H4 (community ID sign). This sign should follow a H4, separated by 10–20 metres.

STRUCTURE

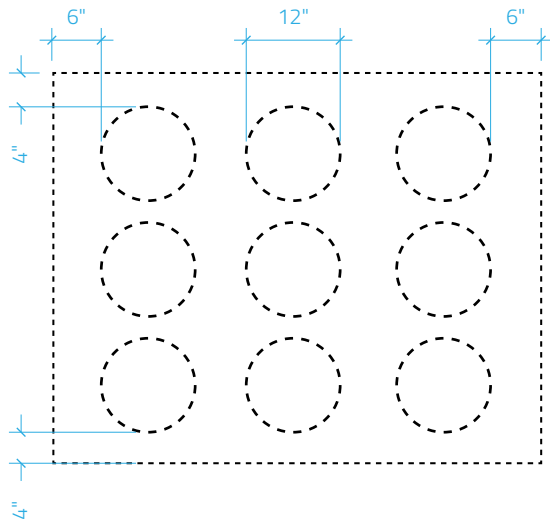
For structure and post specifications, see “Sign assembly for H3, H4, H5, H7” on page 55.



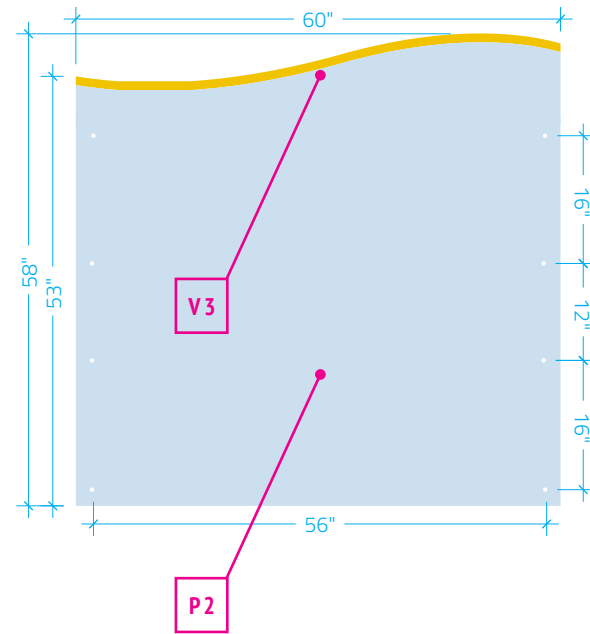
Front Panel



Front Panel



Back Panel



2.1 Sign types—highway

H6—Event Directional Permanent

DESCRIPTION

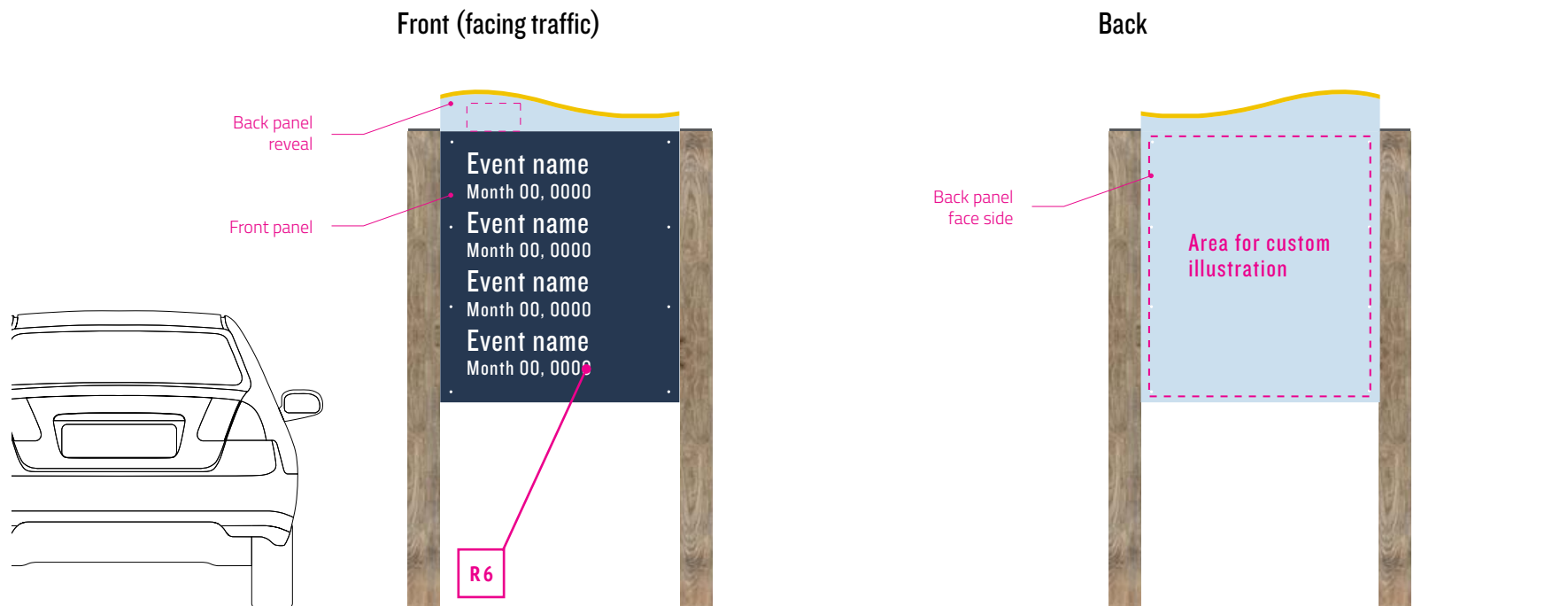
A permanent sign with changeable messaging, to direct visitors to major events, such as music festivals.

Sign is installed perpendicular with the path of travel on highways. Not appropriate for urban areas.

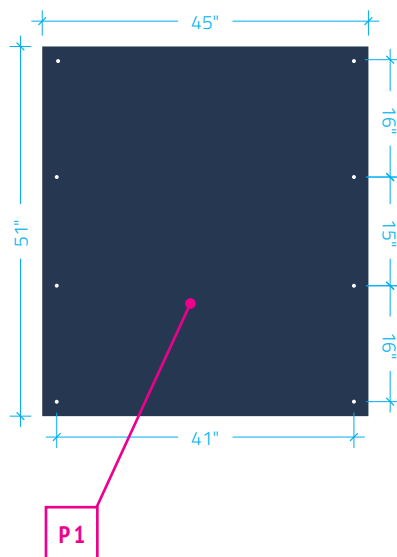
This type should be updated annually, or seasonally depending on client needs. When no current messaging applies, employ a placeholder tourism marketing panel—don't leave the sign out of date or blank.

STRUCTURE

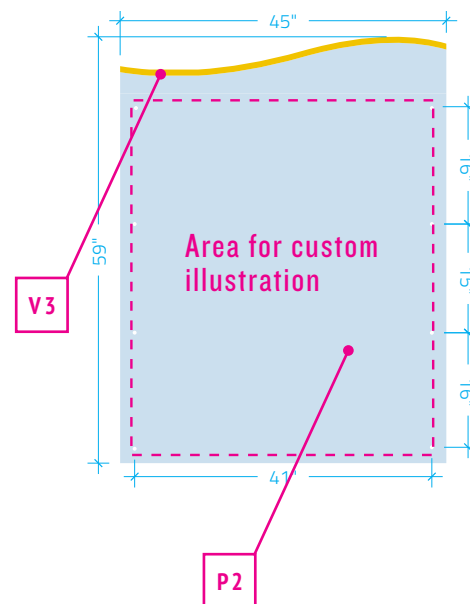
For structure and post specifications, see "Sign assembly for H6, U4" on page 56.



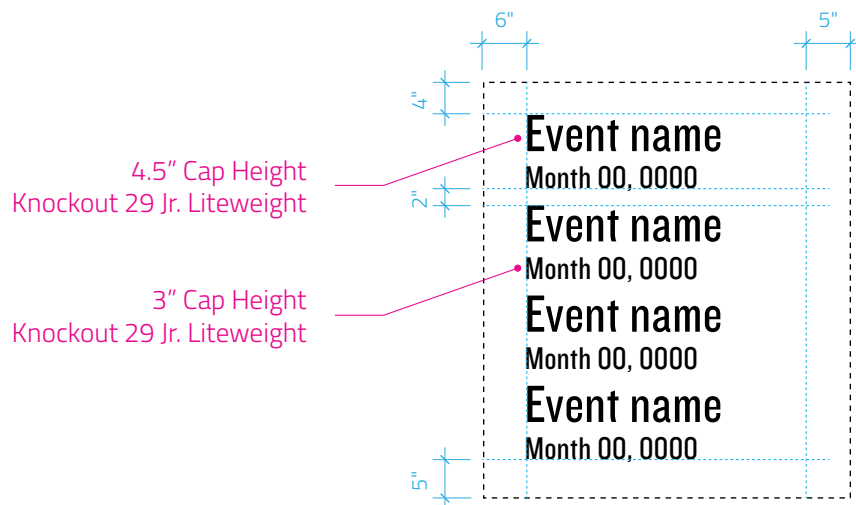
Front Panel



Back Panel



Front Panel



2.1 Sign types—highway

H7—Destination ID

DESCRIPTION

Identifies and signals arrival at a destination, at a scale appropriate to highway speeds.

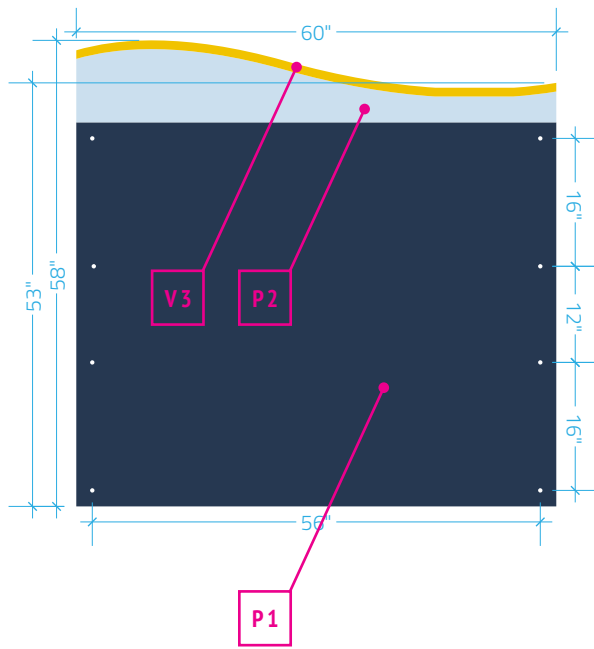
Sign is installed perpendicular with the path of travel, generally also perpendicular with the building facade.

STRUCTURE

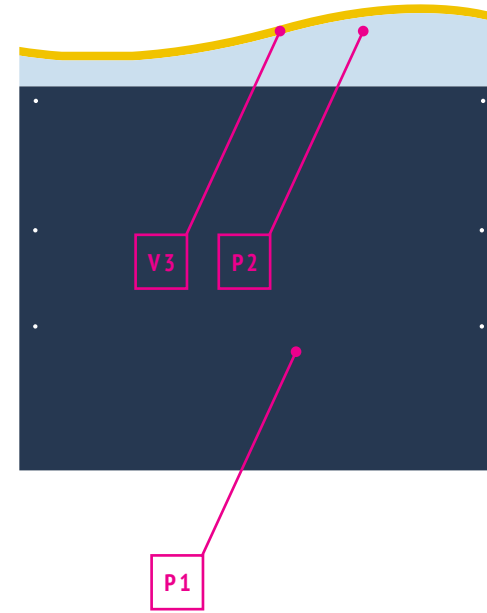
For structure and post specifications, see "Sign assembly for H3, H4, H5, H7" on page 55.



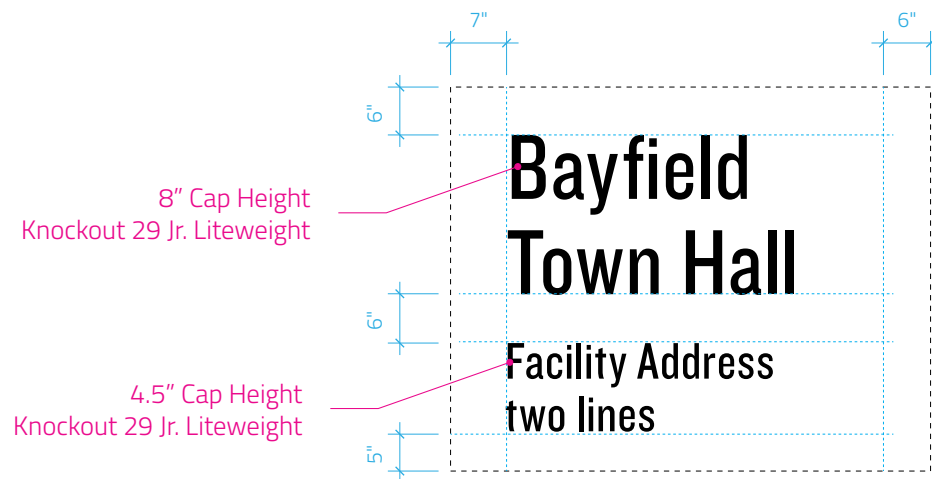
Front Panel



Back Panel



Front Panel



2.1 Sign types—highway

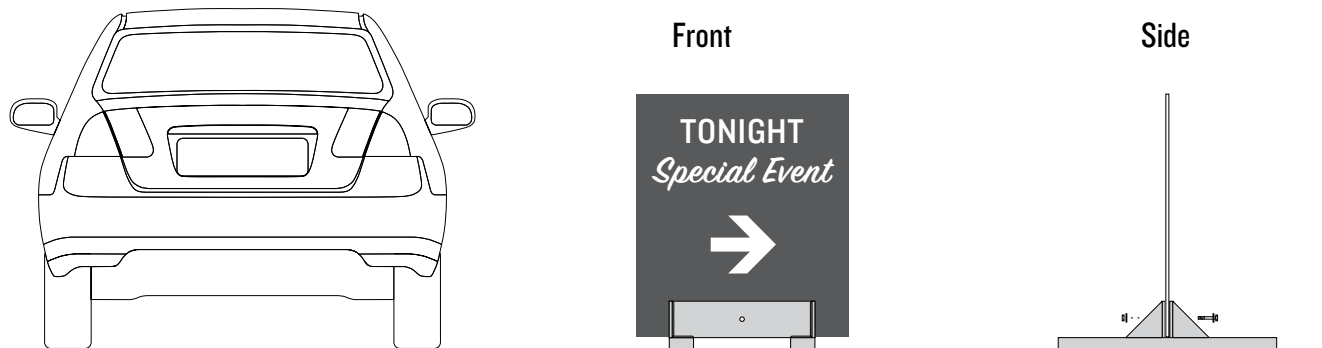
H8—Event Directional Temporary

DESCRIPTION

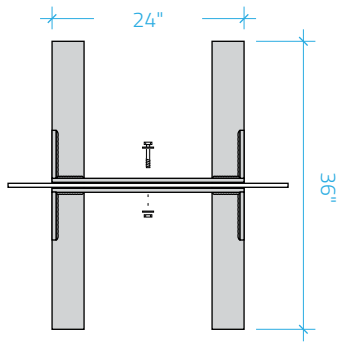
A temporarily-mounted sign base, available for rent to event promoters from the municipality.

Sign is only temporarily put in place. It should be put in place 2–3 weeks before and should be removed following the event which it advertises. Must be placed perpendicular to the path of travel. This sign must not be placed in vehicle lanes, and must never block pedestrian or cycling pathways.

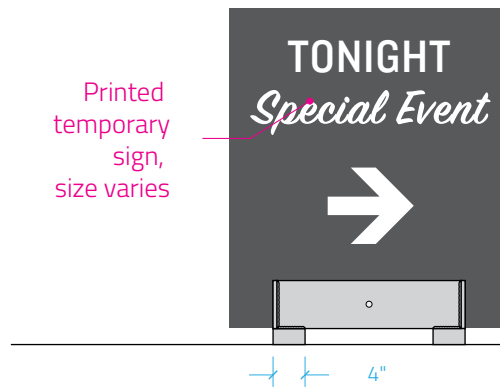
This sign type requires detailed artwork design before implementation, including the development of content.



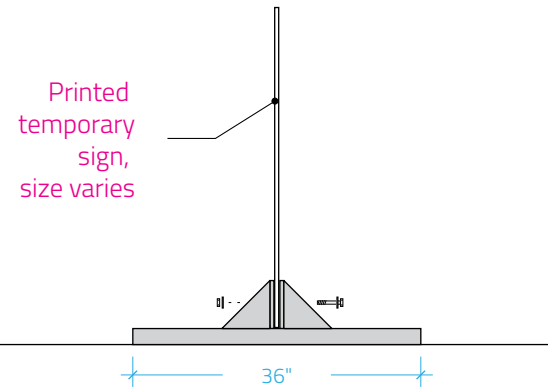
Top



Front



Side



2.2 Sign types—Urban

U1—Low-speed directional

DESCRIPTION

Directs visitors to destinations within urban areas, at traffic speeds less than 60 km/h. While the sign is sized for low-speed vehicular traffic, it should also be usable by people on foot or bicycle.

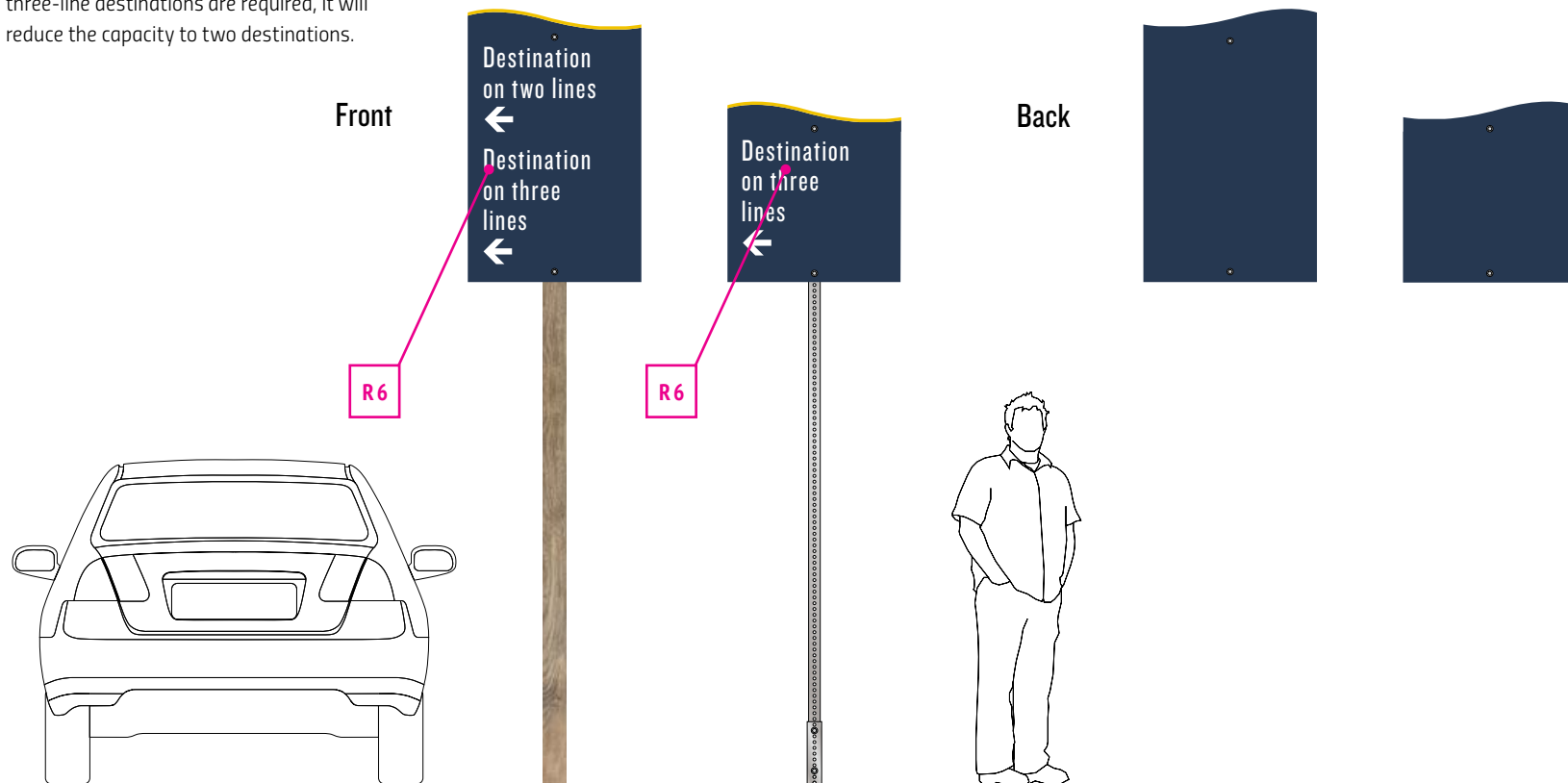
May be affixed to existing or new posts.

Maximum message load for the tall sign is three one-line destinations. If two- and three-line destinations are required, it will reduce the capacity to two destinations.

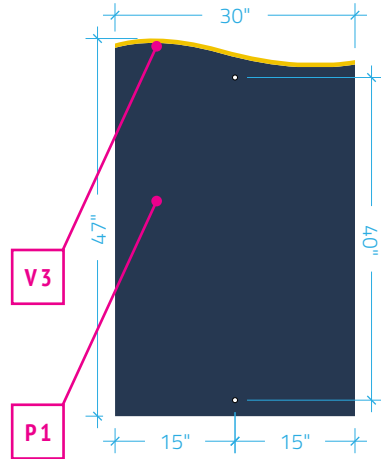
Maximum message load for the short sign is two one-line destinations. If two- and three-line destinations are required, it will reduce to one destination.

STRUCTURE

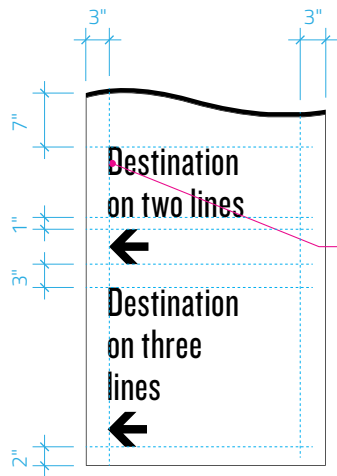
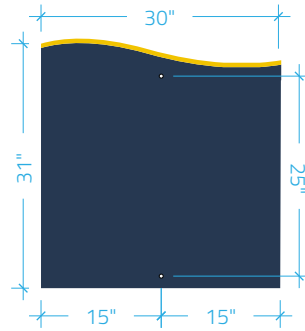
Sign is face-bolted to the post using galvanized bolts. For post specifications, see "Post construction" on page 52.



Panel A



Panel B



4" Cap Height
Knockout 29 Jr. Liteweight

2.2 Sign types—Urban U2—Parking

DESCRIPTION

Identifies public parking lots to people in vehicles.

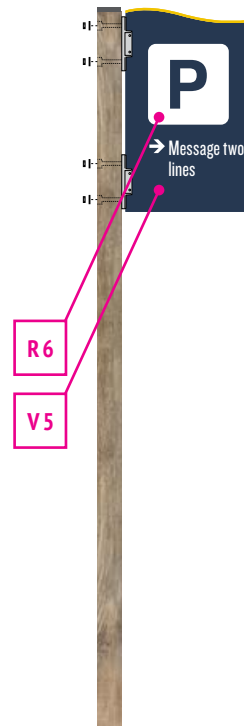
Install at the entrance to public municipal parking lots, perpendicular to the path of travel of the adjacent roadway.

The regulatory text and directional arrow are optional, depending on the installation context.

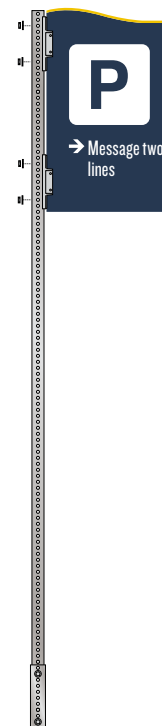
STRUCTURE

For structure and post specifications, see “Sign assembly using brackets” on page 57.

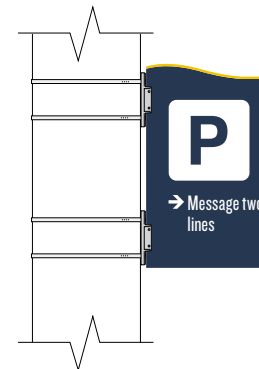
Side A



Blade on wood post

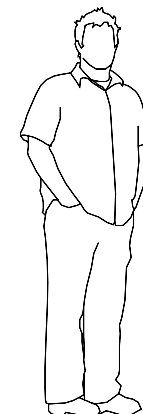


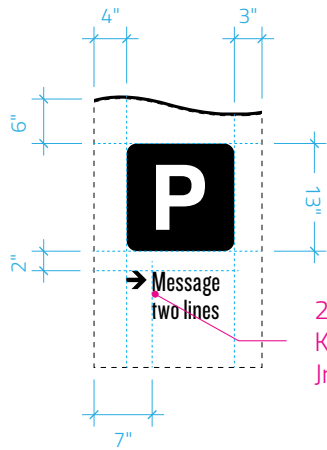
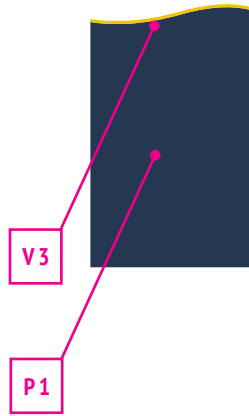
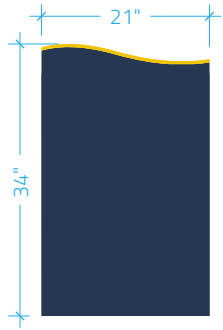
Blade metal post



Blade on existing structure

Side B





2.5" Cap Height
Knockout 28
Jr. Featherweight

2.2 Sign types—Urban

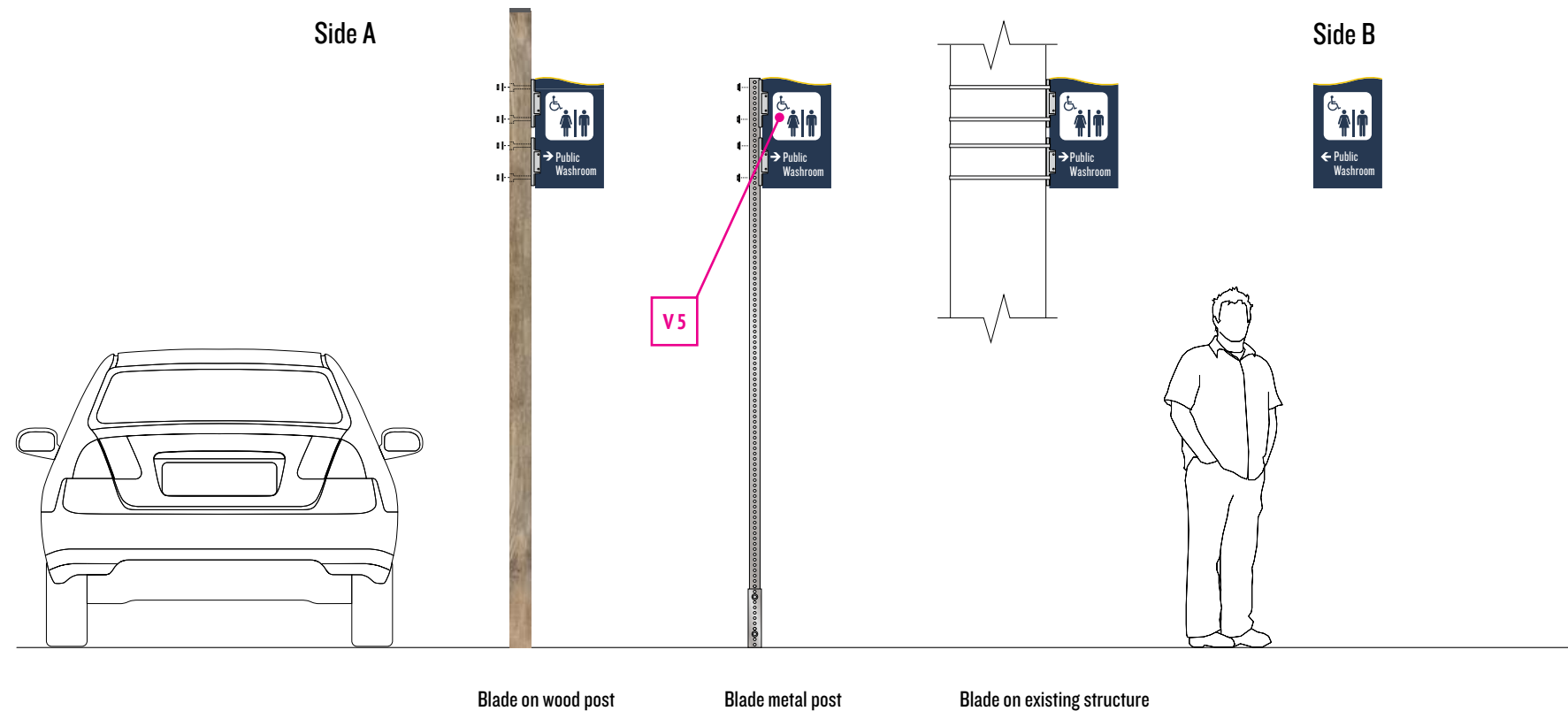
U3—Public Washroom

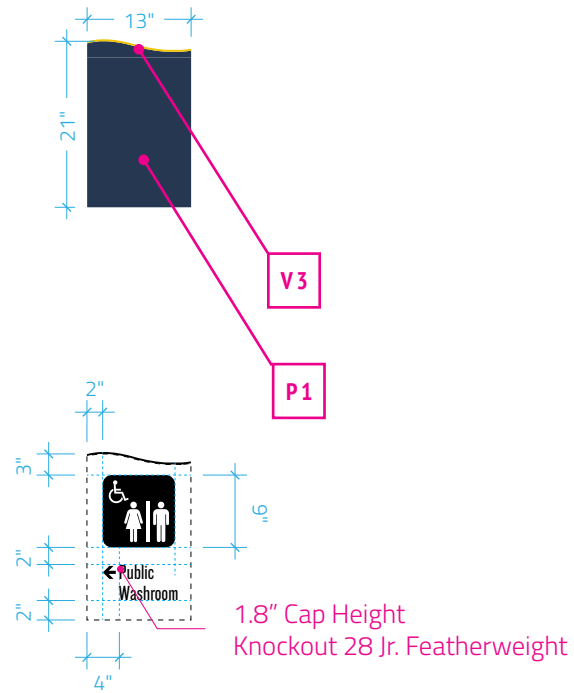
DESCRIPTION

A small sign to direct visitors to nearby public washrooms in urban areas.

STRUCTURE

For structure and post specifications, see “Sign assembly using brackets” on page 57.





2.2 Sign types—Urban

U4—Marketing Kiosk

DESCRIPTION

A large sign set with various information of interest to visitors.

May contain such things as:

- regional and local maps,
- listings of local businesses, and
- interpretive information.

This sign type requires detailed artwork design before implementation, including the development of content and cartographic standards.

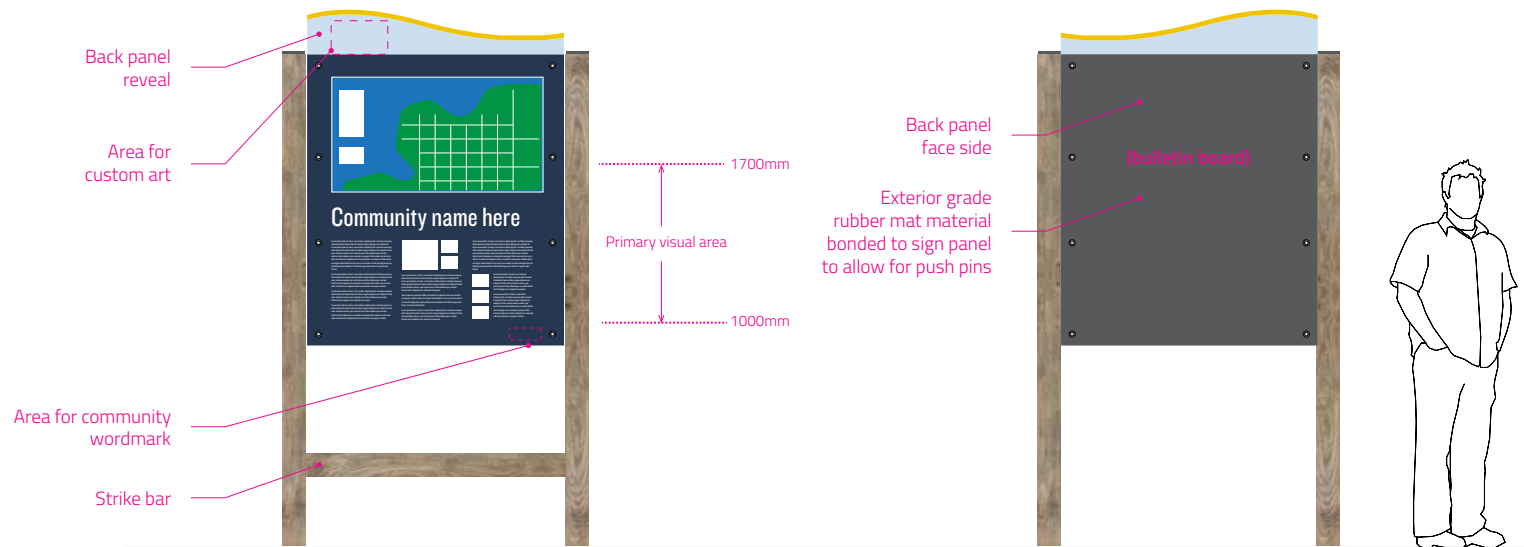
For accessibility, the primary information of the sign (text, images, maps) should be between 1000–1700 mm above grade. Large headings and information intended to be seen from a distance may be higher.

STRUCTURE

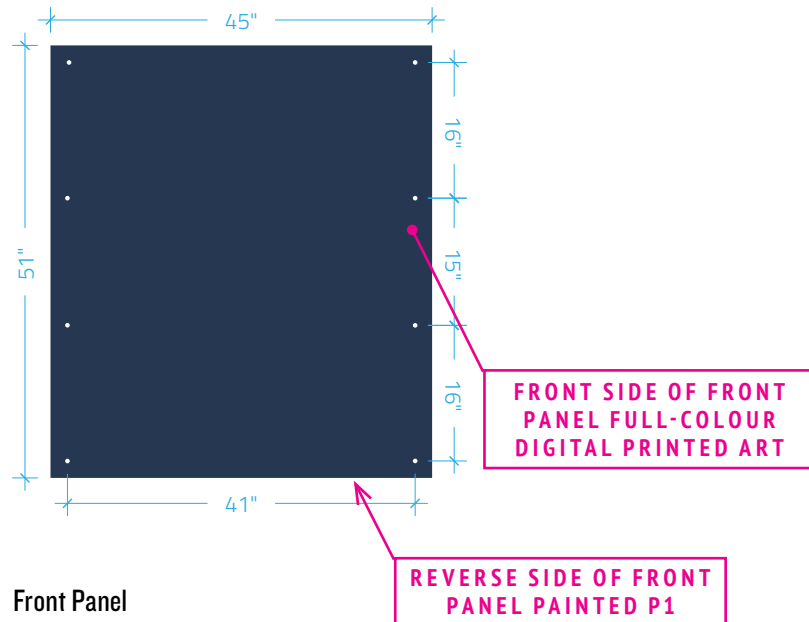
For structure and post specifications, see “Sign assembly for H6, U4” on page 56.

Front

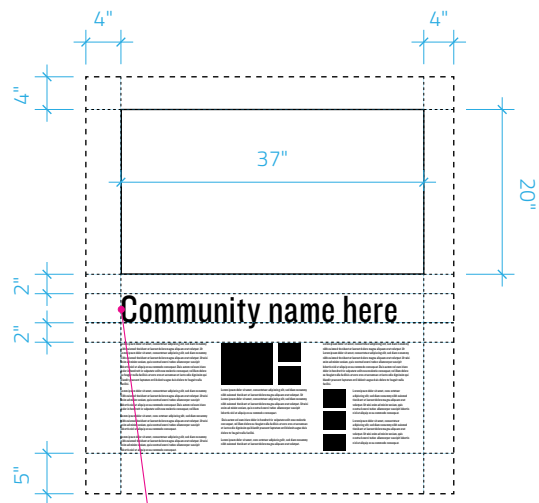
Back



Front Panel

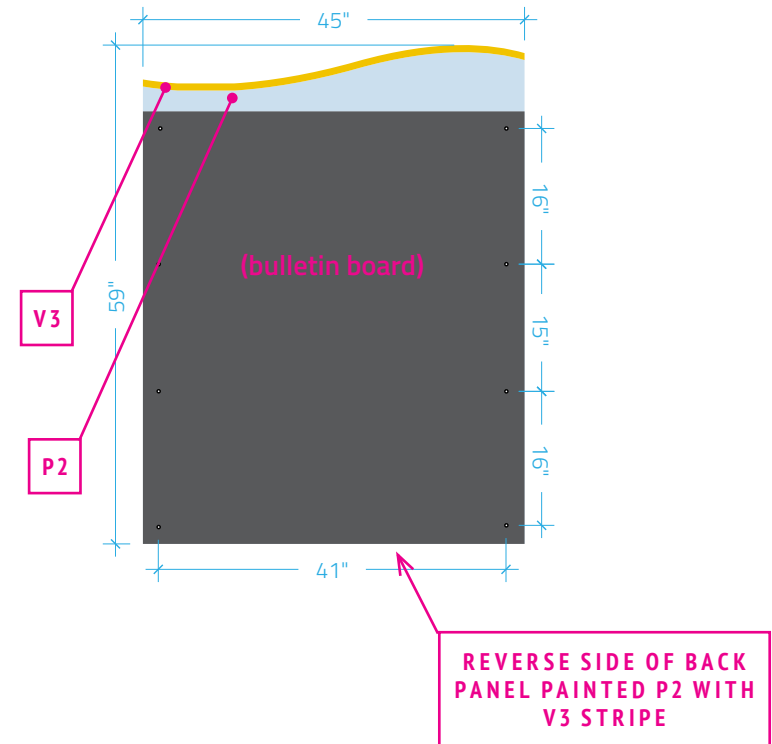


Front Panel



3" Cap Height
Knockout 29 Jr. Liteweight

Back Panel



2.2 Sign types—Urban

U5—Non-vehicular Directional

DESCRIPTION

A pedestrian-scale sign to direct people in urban areas to destinations within short walking distances (50–400m).

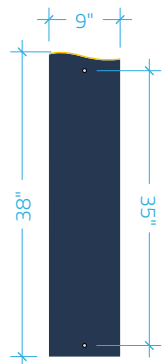
Should be installed parallel to the pedestrian path of travel, and must not obstruct the clear walkway area.

This sign type requires detailed artwork design before implementation, including the development of content and cartography.

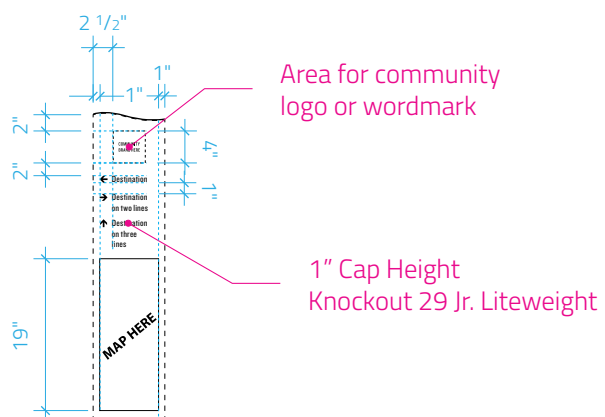
STRUCTURE

Sign is face-bolted to the post using galvanized bolts. For post specifications, see "Post construction" on page 52.





Front Panel



2.2 Sign types—Urban U6—Trail Access

DESCRIPTION

Identifies a point of access for multiple purposes: fishing or portage routes, small parks, or other civic amenities.

Sign may carry 1 or 2 pictograms identifying primary uses of the site. Pictograms should be selected from the TAC

Recommended Information Sign

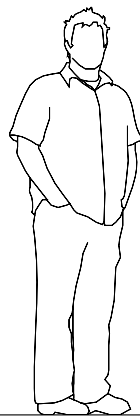
Symbols for Canada set of symbols.

Sign should be installed perpendicular with the path of pedestrian travel, with the flag facing the main roadway.

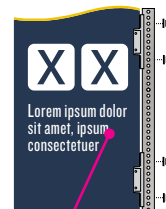
STRUCTURE

For structure and post specifications, see “Sign assembly using brackets” on page 57.

Side A



Blade wood post

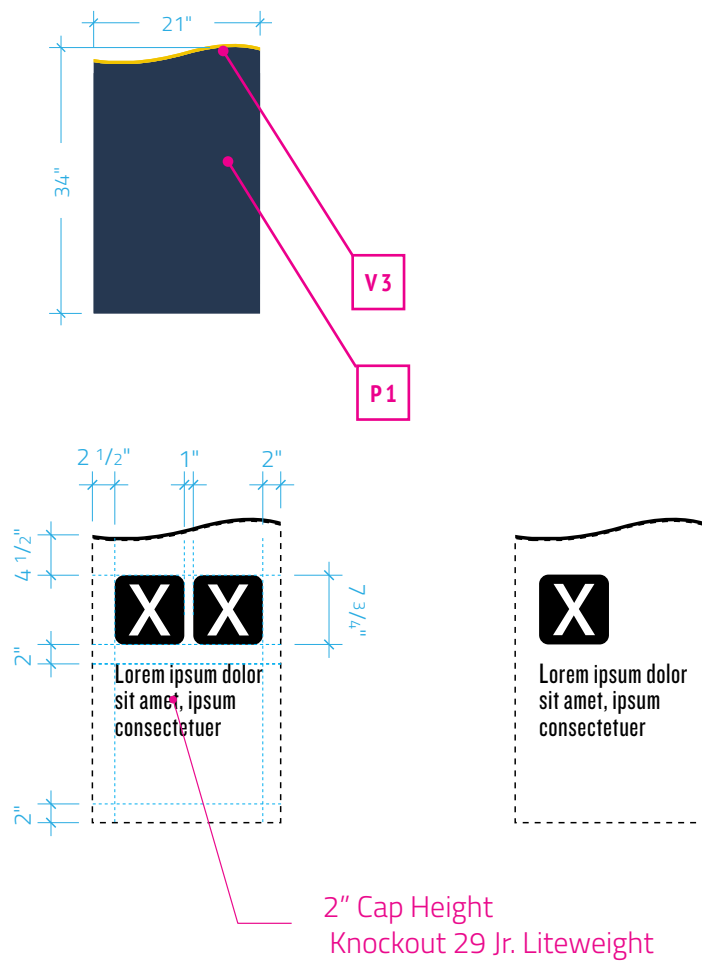


R 6

Blade metal post

Side B





2.2 Sign types—Urban U7—Trail Access

DESCRIPTION

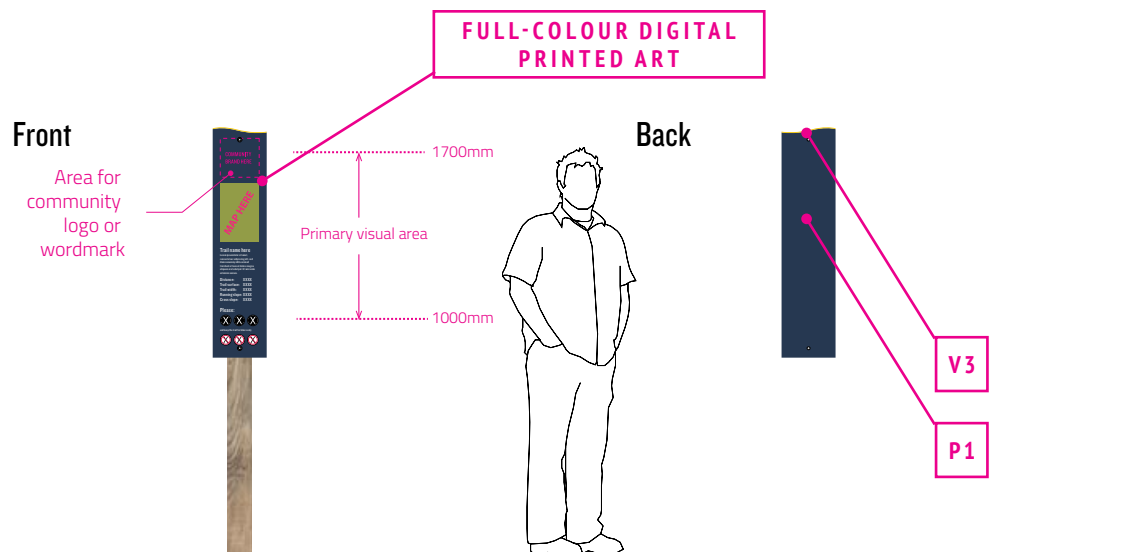
Identifies an active transportation or wilderness trail. Communicates trail details (e.g. trail slope, surface) for AODA compliance, as well as any regulatory information (e.g. no ATVs).

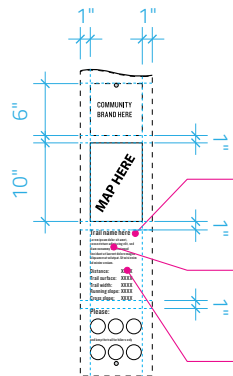
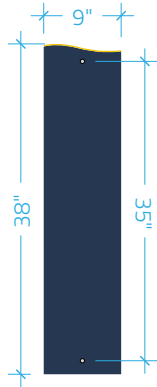
Install at trailheads (main access points) to a public trail. Should there be a parking lot associated with the trailhead, this sign should be mounted at the entrance to the trail, not the entrance to the parking lot (select U2 or U6 depending on the context).

This sign type requires detailed artwork design before implementation, including the development of content.

STRUCTURE

Sign is face-bolted to the post using galvanized bolts. For post specifications, see "Post construction" on page 52.





1" Cap Height
Knockout 29 Jr. Liteweight

.34" Cap Height
Knockout 29 Jr. Liteweight

.5" Cap Height
Knockout 29 Jr. Liteweight

2.2 Sign types—Urban

U8—Trail Blazer

DESCRIPTION

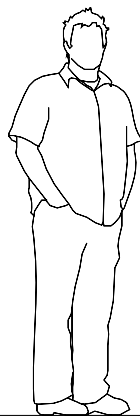
Small sign to appear periodically on a trail (every 500 m or 1 km) to affirm the user remains on the right route.

Should be installed parallel with the path of travel, and must not obstruct the clear walkway area.

STRUCTURE

For structure and post specifications, see “Sign assembly using brackets” on page 57.

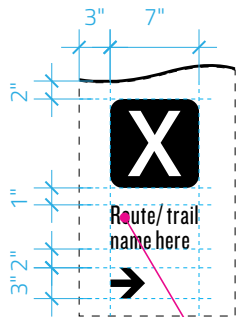
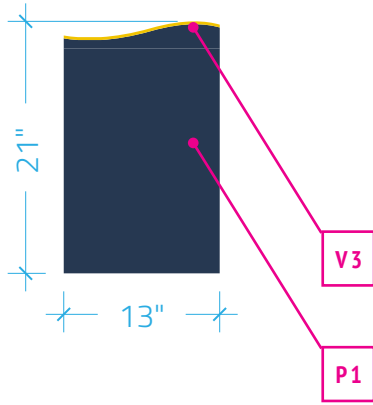
Side A



Side B



V5



2" Cap Height
Knockout 29 Jr. Liteweight

2.2 Sign types—Urban

U9—Interpretive Signs

DESCRIPTION

A free-standing interpretive sign to point out interesting local history, culture, or natural features to visitors.

Should be installed near the place, building, or object it is interpreting. Orient so the sign face is parallel with the adjacent pedestrian path of travel (sidewalk or trail).

This sign type requires detailed artwork design before implementation, including the development of content.

STRUCTURE

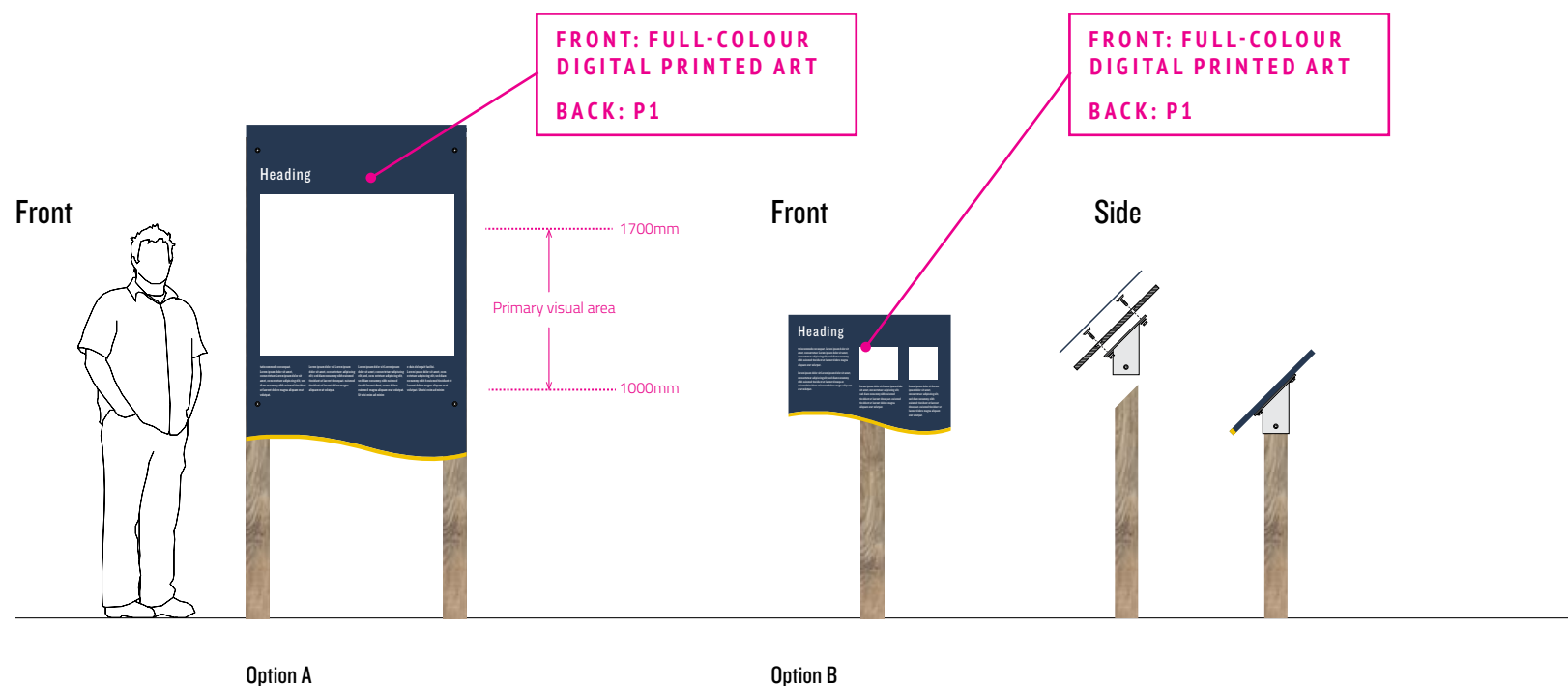
For post specifications, see “Post construction” on page 52.

BEST PRACTICES

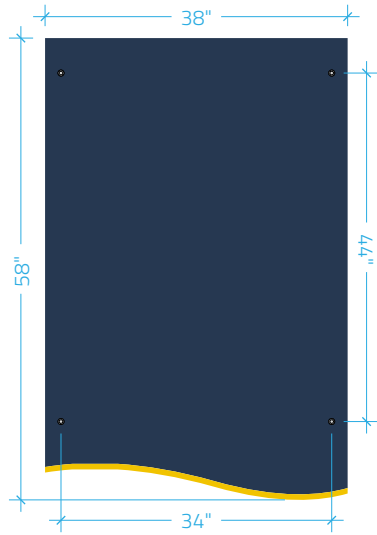
While this is not a completed graphic layout, some best practices apply to any interpretive layouts designed for this sign type. The aim is to make the panel as legible as possible for those with visual impairments, as well as for people who will be viewing from various angles and heights (e.g. people in wheelchairs, children).

The following are sensible guidelines to follow when preparing artwork for this sign:

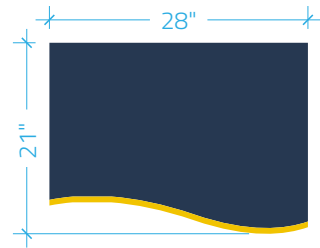
- No primary text should be lower than 1000mm or higher than 1700mm above grade.
- Columns should be maximum 60 characters wide.
- Body text should be left-aligned.
- Primary text should have a capital-letter height of at least .25" (6mm, generally \geq 24pt).
- All text should use a high colour contrast against its background.
- Don't overprint text over photographs or other images (this decreases contrast, and thus legibility considerably).
- Use a simple, clear typeface for body text. Do not use cursive or ornamented typefaces.
- Knockout 29 (Junior Liteweight) is specified throughout this sign system, and is a good default choice for headings on this sign type. Depending on the sign's interpretive content, other typefaces may be appropriate. Nevertheless, legibility must always come first.



Option A

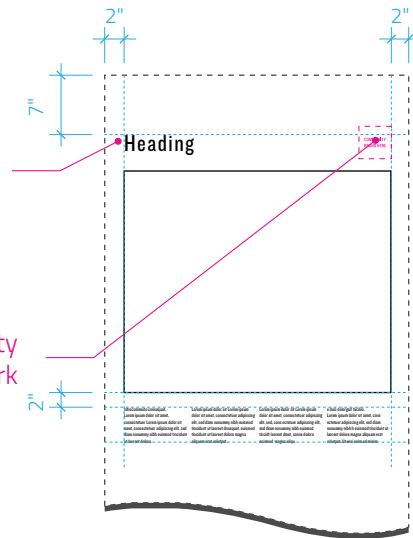


Option B



2" Cap Height
Knockout 29 Jr. Liteweight

Area for community
logo or wordmark



COLOUR PALETTE

SIGNAGE

The colours for this project were derived from the Huron County Brand Standards Guide (2007). The colours specified in this document have been modified for use on environmental signage to optimize contrast and improve legibility.

LEGEND

- D direct to substrate/digital
- P paint
- V vinyl
- S substrate
- R reflective

	<div>1</div> <div>DARK BLUE</div>	<div>2</div> <div>LIGHT BLUE</div>	<div>3</div> <div>GOLD</div>
PAINT	P1 HURON BLUE SUPPLIER Matthews NAME: Innsbruck Blue NUMBER: MP4979	P2 HURON LT BLUE SUPPLIER Matthews NAME: Berries NUMBER: MP5783	P3 HURON YELLOW SUPPLIER Matthews NAME: Centennial Gold NUMBER: MP1393
DIGITAL	D1 HURON BLUE PROCESS: 91C 74M 34Y 27K NOTE: for direct to substrate or digital output, colour match to P1.	D2 HURON LT BLUE PROCESS: 34C 13M 17Y 0K NOTE: for direct to substrate or digital output, colour match to P2.	D3 HURON YELLOW PROCESS: 8C 23M 95Y 0K NOTE: for direct to substrate or digital output, colour match to P3.
VINYL	V1 HURON BLUE SUPPLIER: 3M NAME: Sapphire Blue	V2 HURON LT BLUE SUPPLIER: 3M NAME: Robin Egg Blue 7725-86, 7125-86	V3 HURON YELLOW SUPPLIER: 3M NAME: Sunflower

PAINT	<div> <div>4</div> <div>PALE BLUE/GREY*</div> </div> <p>P4 HURON PALE BLUE SUPPLIER: Matthews NAME: Skylight NUMBER: MP2983</p>	<div> <div>5</div> <div>WHITE</div> </div> <p>N/A</p>	<div> <div>6</div> <div>REFLECTIVE WHITE</div> </div> <p>N/A</p>
	<div>D4 HURON PALE BLUE</div> <div>PROCESS 7C 4M 9Y 0K</div> <div>NOTE: for direct to substrate or digital output, colour match to P1.</div>	N/A	N/A
	<div>V4 HURON PEARL GRAY</div> <div>SUPPLIER: 3M</div> <div>NAME: Pearl Gray 7725-46, 7125-11</div>	<div>V5 HURON WHITE</div> <div>SUPPLIER: 3M</div> <div>NAME: White</div>	<div>R6 HURON REFLECTIVE WHITE</div> <div>SUPPLIER: 3M</div> <div>NAME: 3M 3260s Reflective 280</div>

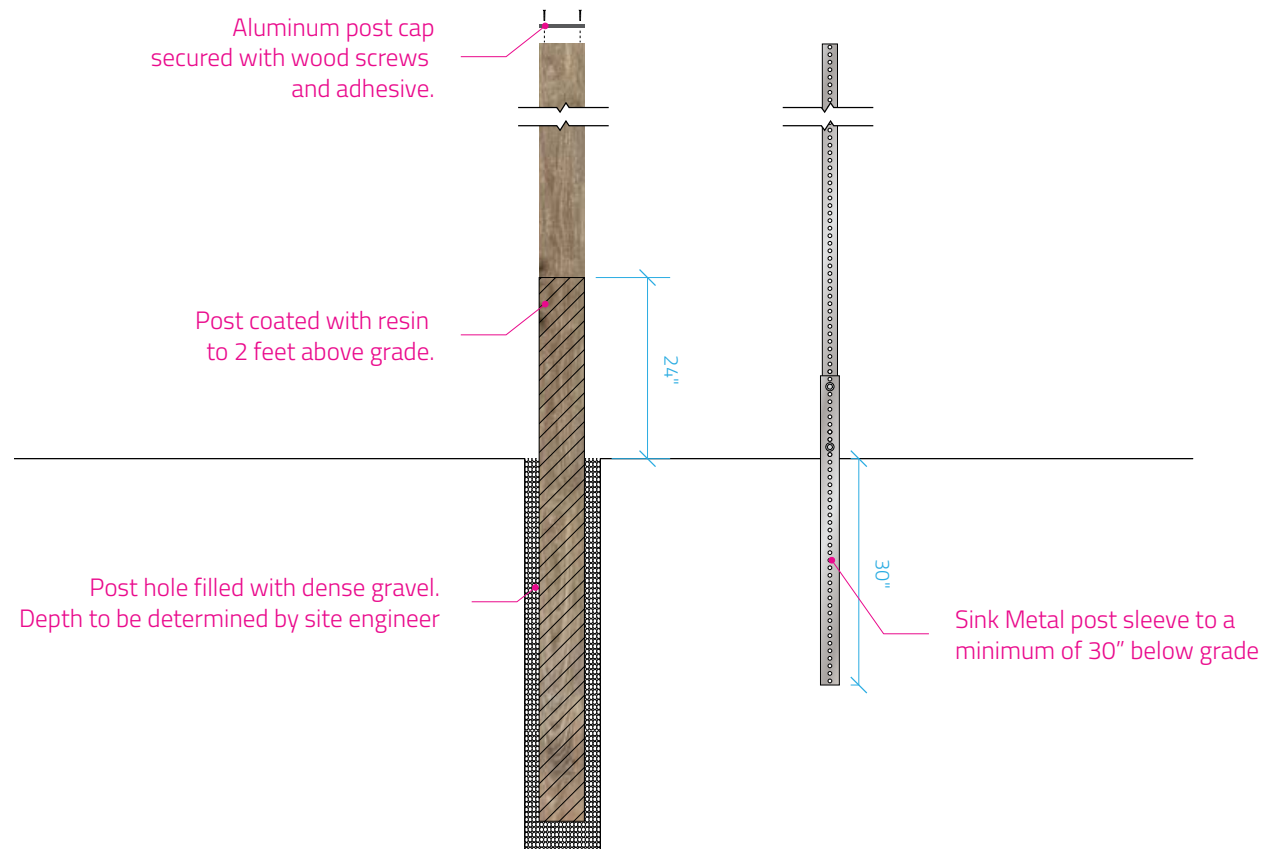
*Grey is selected if using vinyl instead of paint. There is no equivalent pale blue in 3M vinyl.

4.0 Post construction

DESCRIPTION

Signs use either a wooden post or a telescoping metal post.

Wooden post should be of a rot resistant variety such as cedar or hemlock.



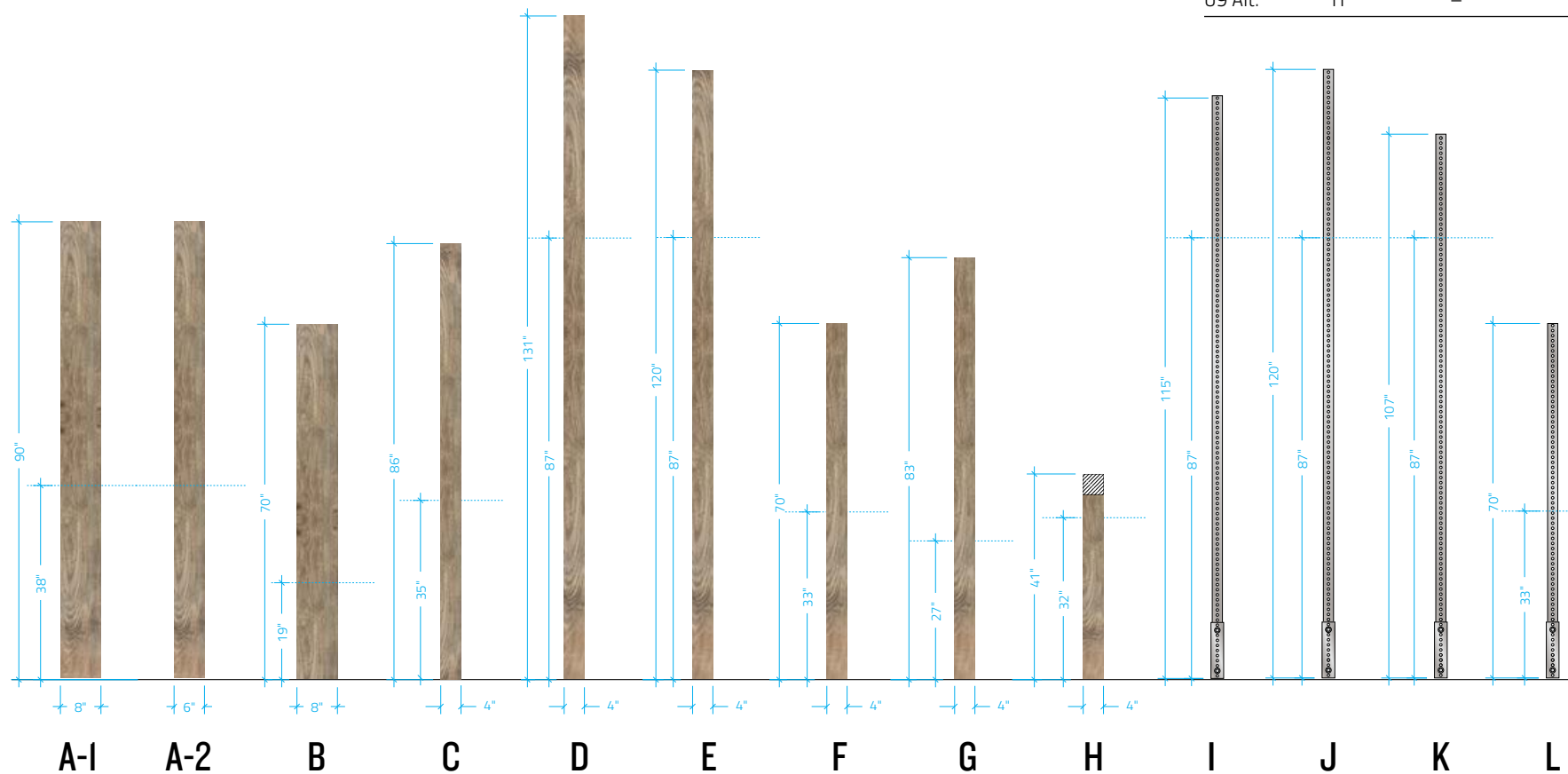
4.1 Post dimensions

DESCRIPTION

Sign post diagram showing post top distance to grade and sign panel bottom distance to grade.

Full post height depends on site conditions.

Sign type	Wood post	Metal post	Sign type	Wood post	Metal post
H1b	A-2	–	U1	D	I
H2	A-2	–	U2	D	J
H3	A-2	–	U3	E	K
H4	A-1	–	U4	C	–
H5	A-1	–	U5	F	L
H6	A-2	–	U6	D	J
H7	A-1	–	U7	F	–
			U8	E	–
			U9	G	–
			U9 Alt.	H	–



4.2 Sign assembly for H1b, H2

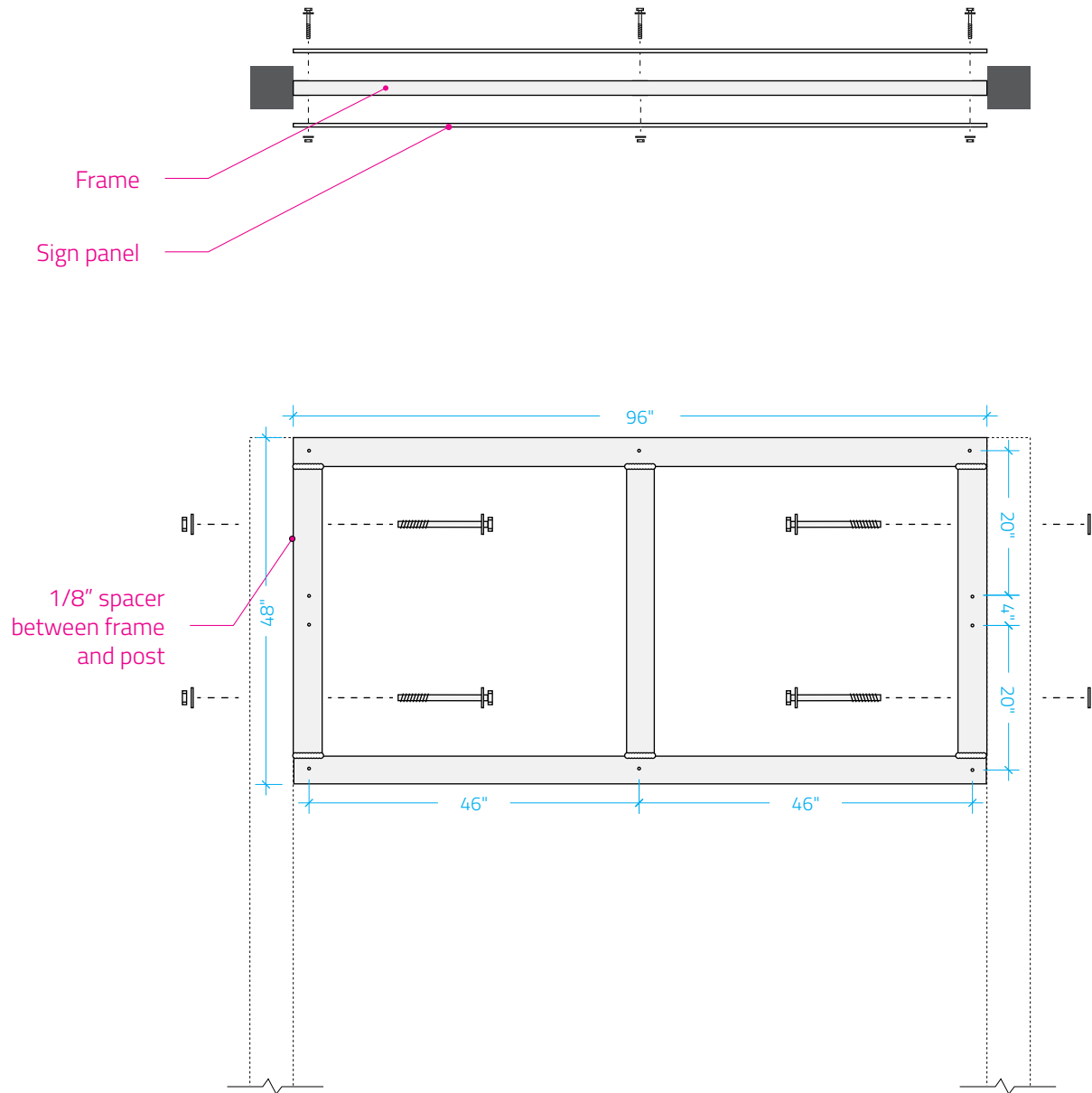
DESCRIPTION

Sign assembly consists of a metal frame constructed of welded 2"x 4" aluminum to which two composite aluminum sign faces are bolted.

Frames are bolted to wooden posts.

Use galvanized bolts and washers.

Use neoprene washers wherever steel bolts contact aluminum.



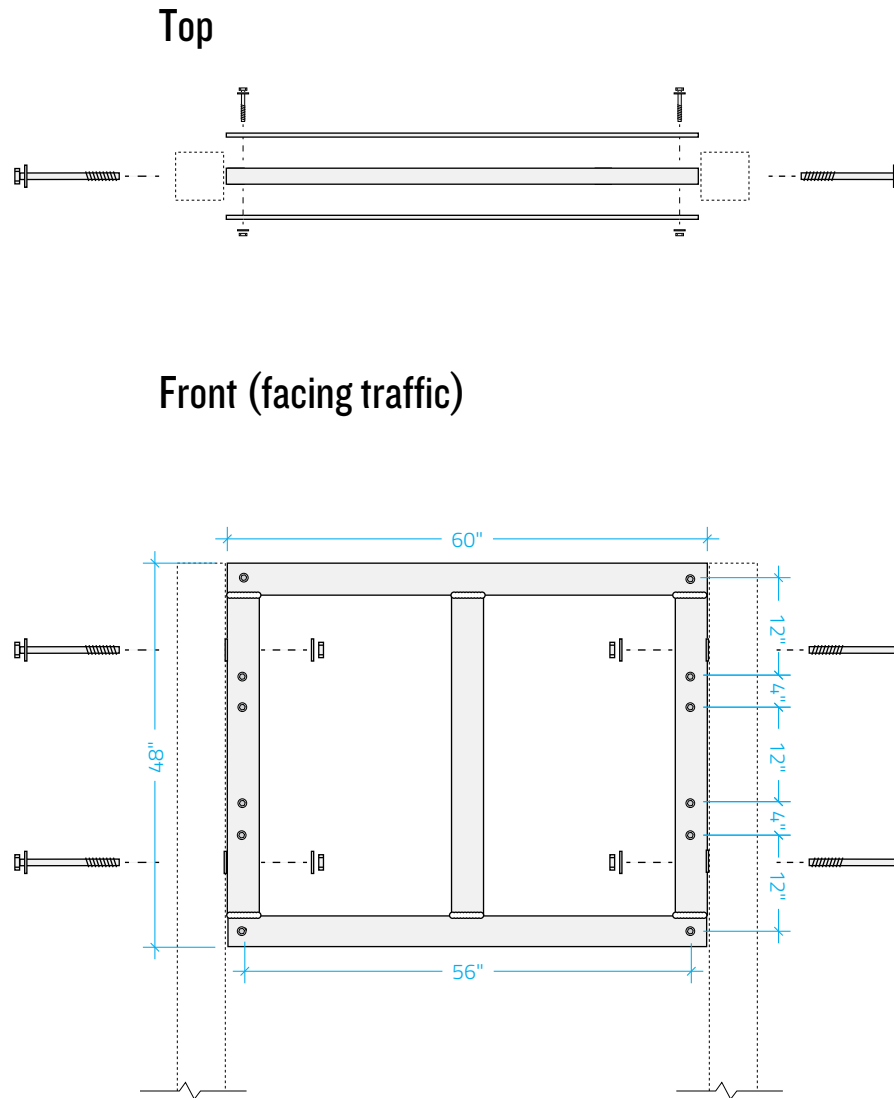
4.3 Sign assembly for H3, H4, H5, H7

DESCRIPTION

Sign assembly consists of a metal frame constructed of welded 2"x 4" aluminum to which two composite aluminum sign faces are bolted.

Frames are bolted to wooden posts.

Use galvanized bolts and washers. Use neoprene washers wherever steel bolts contact aluminum.



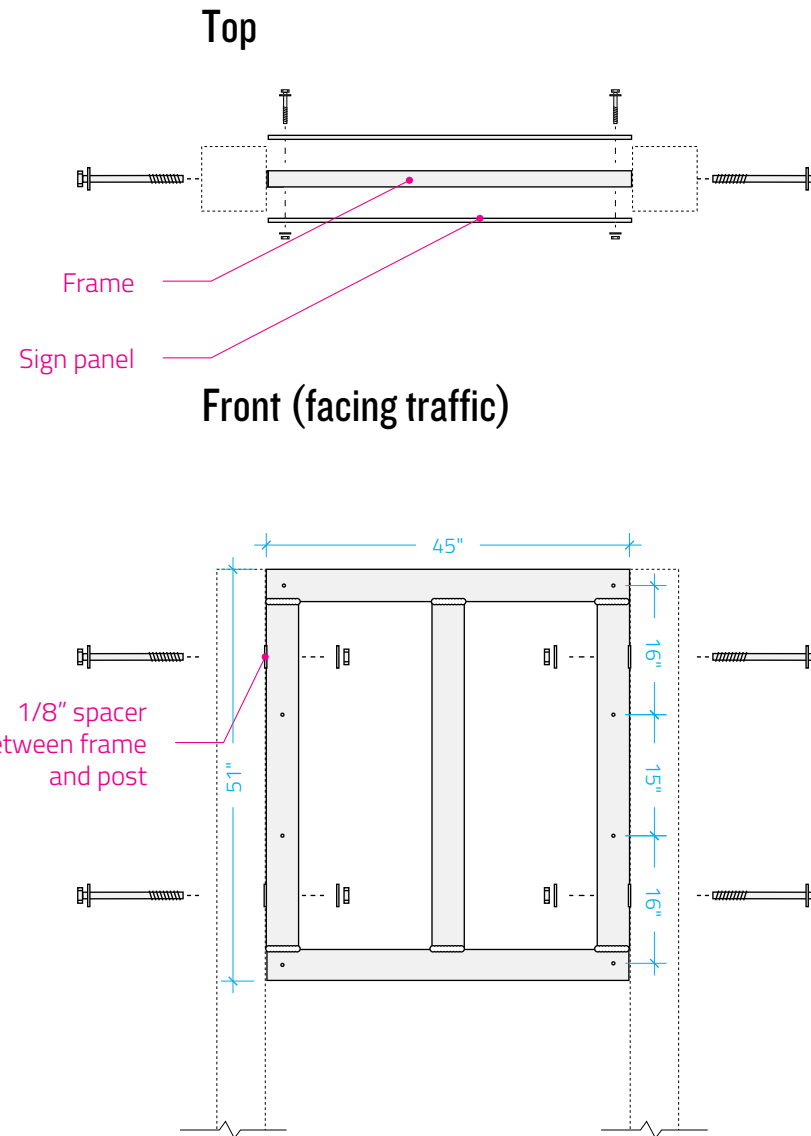
4.4 Sign assembly for H6, U4

DESCRIPTION

Sign assembly consists of a metal frame constructed of welded 2"x 4" aluminum to which two composite aluminum sign faces are bolted.

Frames are bolted to wooden posts.

Use galvanized bolts and washers. Use neoprene washers wherever steel bolts contact aluminum.



4.5 Sign assembly using brackets

DESCRIPTION

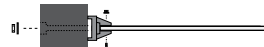
Attach blade signs to posts using SYCA SU 10 cast aluminum bracket.

Use solid aluminum blades.

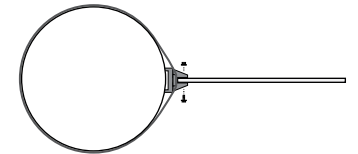
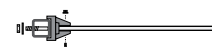
Use galvanized bolts and washers.

Use neoprene washers wherever aluminum contacts steel.

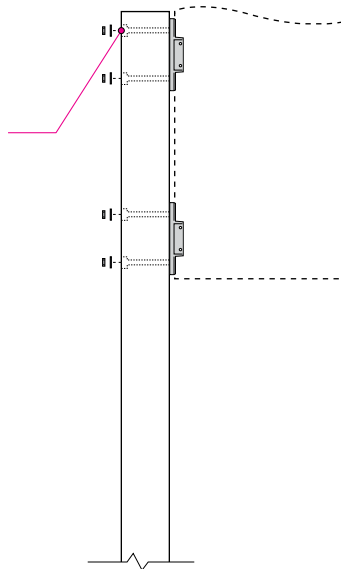
Top



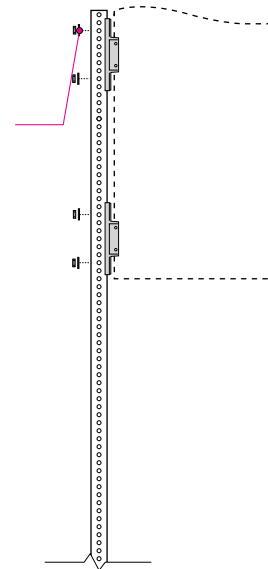
Sign blade is drilled and bolted to bracket.



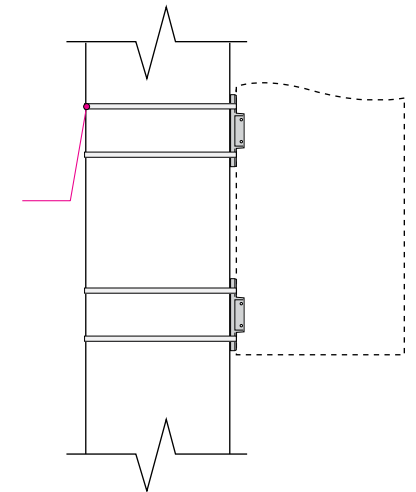
Bracket attached to wooden post using bolts. Nuts are recessed.



Bracket attached to metal post using bolts.



Use straps to attach bracket to concrete posts



5.0 Custom community illustrations

PROGRAM

Several sign types include space for custom illustrations. Using silhouetted architecture or other iconic symbols placed in layered artwork, each illustration will highlight elements of the regional and local identities.

We deliberately balance the regional with the local—while each community's artwork will be different, the style must be the same across the region to ensure the harmony of the system.

Each community involved in the project should get a single set of illustrations which enhance the image of place. For each, there is an iconic element—a work of architecture (e.g. an iconic building), a context-appropriate symbol of recreation (e.g. a hiker or swimmer)—and an illustration that adds context—the iconic building is located on a street along other buildings, the town is surrounded by farmland, etc.

The region should also have at least one illustration, but ideally 2–3 illustrations that can appear in different locations. These illustrations are generic in nature, but support the notion of the many offerings of the region (lake, farmland, etc.)

PROCESS

The style should be developed by a single illustrator, either all at once, or in batches.

Huron County should guide communities through the process, but not rehash already completed brand development for each place—existing brands may provide source material for this process.

The illustrations in this program should not use any existing community brand verbatim.



STYLE SUGGESTIONS

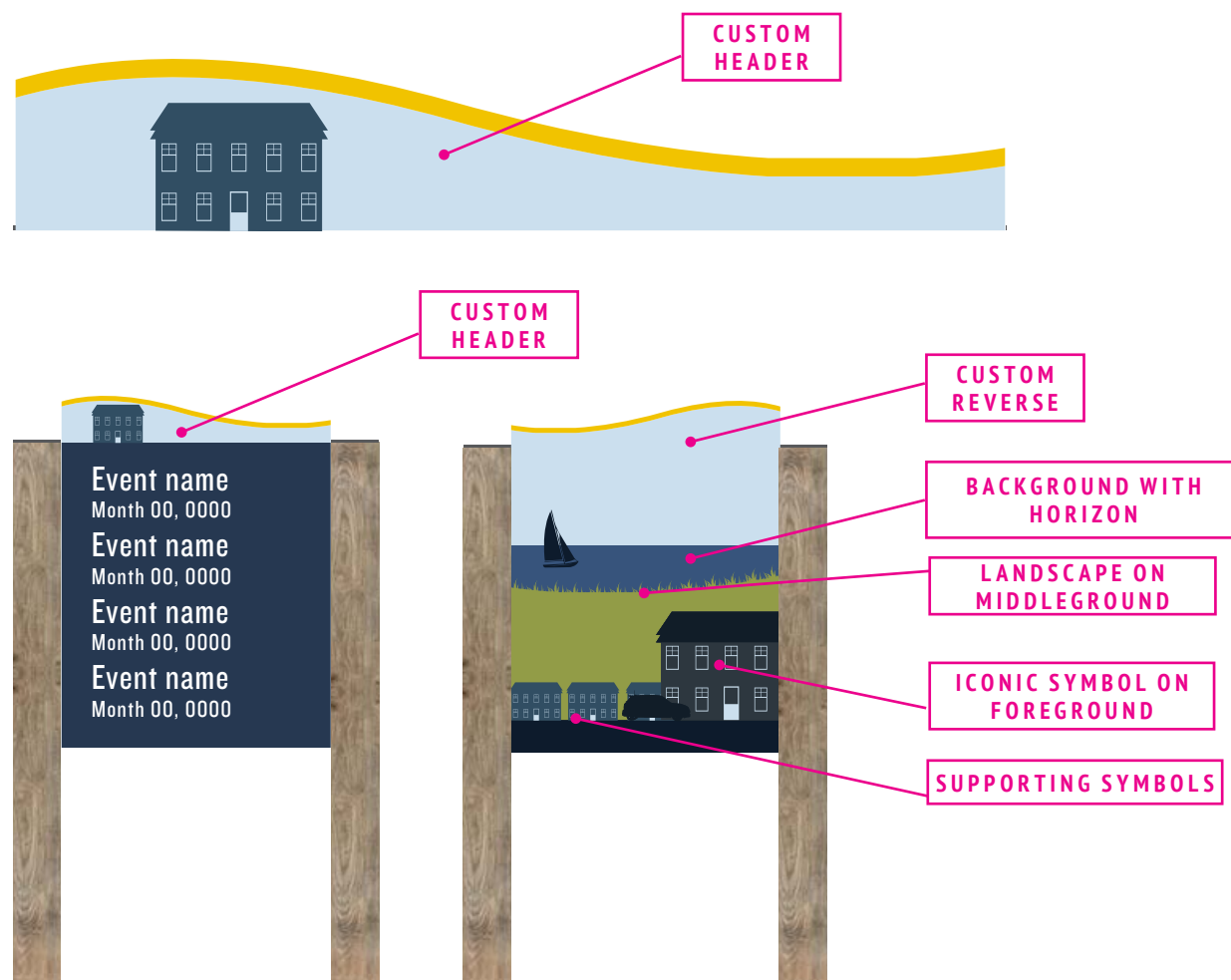
These signs will be seen from a moving vehicle, often at high speed. Therefore, all graphics must be as simple as possible to get the idea across.

Some signs receive a custom header, and some have both a custom header, and a custom reverse.

Colour palette must be based on those used elsewhere in this package, see “Colour” on page 50.

Custom headers should have single, silhouetted iconic symbol on a light blue background. Symbols should be dark-on-light (2-colour) only. The symbol itself should not employ perspective (i.e. it should be a simple elevation).

The custom reverse artwork uses the same iconic symbol as the custom header, with layers representing middle and background. The foreground may have supporting contextual elements. Middleground can show an appropriate landscape, such as farmland, and the background may show further landscape or Lake Huron, employing the horizon-line.



Huron East Public Works

To: Mayor MacLellan and Members of Council
From: Barry Mills, Director of Public Works
Date: February 20, 2024
Subject: Tender Approval for Road Reconstruction and Bridge Repairs

Recommendation:

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 M13 on Canada Company Road.

Background:

Tenders are ready to issue for road reconstruction on Sports Drive, Brussels as well as Bridge Reconstruction on M-28 and M-13.

Sports Drive

For the 2024 construction season, Sports Drive from Turnberry Street to Flora Street (approximately 350 metres) will receive upgrades that include water main and storm main replacements together with new sidewalks, curbs, gutters and the addition of private sanitary drain connections.



Figure 1: Sports Drive, Brussels

M-28 Bridge – Canada Company Road

The repairs proposed for M-28 on Canada Company Road include removing and replacing the deteriorated concrete at the deck edges, constructing reinforced concrete footing struts and installation of new erosion protection in front of the abutment walls. This project is expected to take 5 weeks.

M-13 Bridge – Canada Company Road

Similar to the M-28, the repairs proposed for M-13 on Canada Company Road include removing and replacing the deteriorated concrete at the deck edges, constructing reinforced concrete footing struts and installation of new erosion protection in front of the abutment walls. This project is also expected to take 5 weeks.



Figure 2: Canada Company Road Bridges

Comments:

These capital projects were included in the projected 2024 capital budget. By tendering the Sports Drive reconstruction project as well as the M-28 and M-13 bridge repair projects now, the Municipality will be in a more advantageous position to attract competitive bids from contractors who are starting to fill their schedule for the 2024 construction season.

Others Consulted:

Brad McRoberts, CAO

Stacy Grenier, Director of Finance/Treasurer

Financial Impacts:

Tenders have been included in the 2024 proposed budget and the capital projects are being fully funded from dedicated reserves. As such they will not have any impact on the final tax levy.

Signatures

Barry Mills
Barry Mills, Public Works Manager

Brad McRoberts
Brad McRoberts, MPA, P. Eng, CAO

Stacy Grenier
Stacy Grenier, Director of Finance/Treasurer

The Corporation
of the
Municipality of Huron East
By-law No. 013 for 2024

Being a By-law to Designate a Community Improvement
Project Area for the Municipality of Huron East and Repeal
By-law 40-2017

Whereas, Section 28(2) of the Planning Act, R.S.O. 1990, c.P.13 as amended, where there is an Official Plan in effect in a local municipality that contains provisions relating to community improvement in the municipality, Council may, by by-law, designate the whole or any part of the municipality or any part of the municipality covered by such an official plan as a community improvement project area;

And Whereas the Council of the Corporation of the Municipality of Huron East has adopted an Official Plan which covers all of the land within its boundaries and which contains provisions relating to community improvement;

And Whereas, Section 28(1) of the Planning Act defines a community improvement project area as a municipality or area within a municipality, the community improvement of which in the opinion of the Council is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason;

And Whereas the Council of the Corporation of the Municipality of Huron East deems it desirable to designate lands illustrated in Schedule “A” as a Community Improvement Project Area;

Now Therefore the Council of the Corporation of the Municipality of Huron East pursuant to Section 28(2) of the Planning Act, R.S.O. 1990, **Enacts as Follows:**

- 1. That the Municipality of Huron East Community Improvement Project Area, attached to as Schedule “A” and forming part of this By-law is hereby adopted.
- 2. That By-law 40-2017, Being a By-law to designate Locations in the Village of Brussels as a Community Improvement Project Area is hereby repealed.
- 3. That this By-law come into full force and effect on the final day of passing thereof.

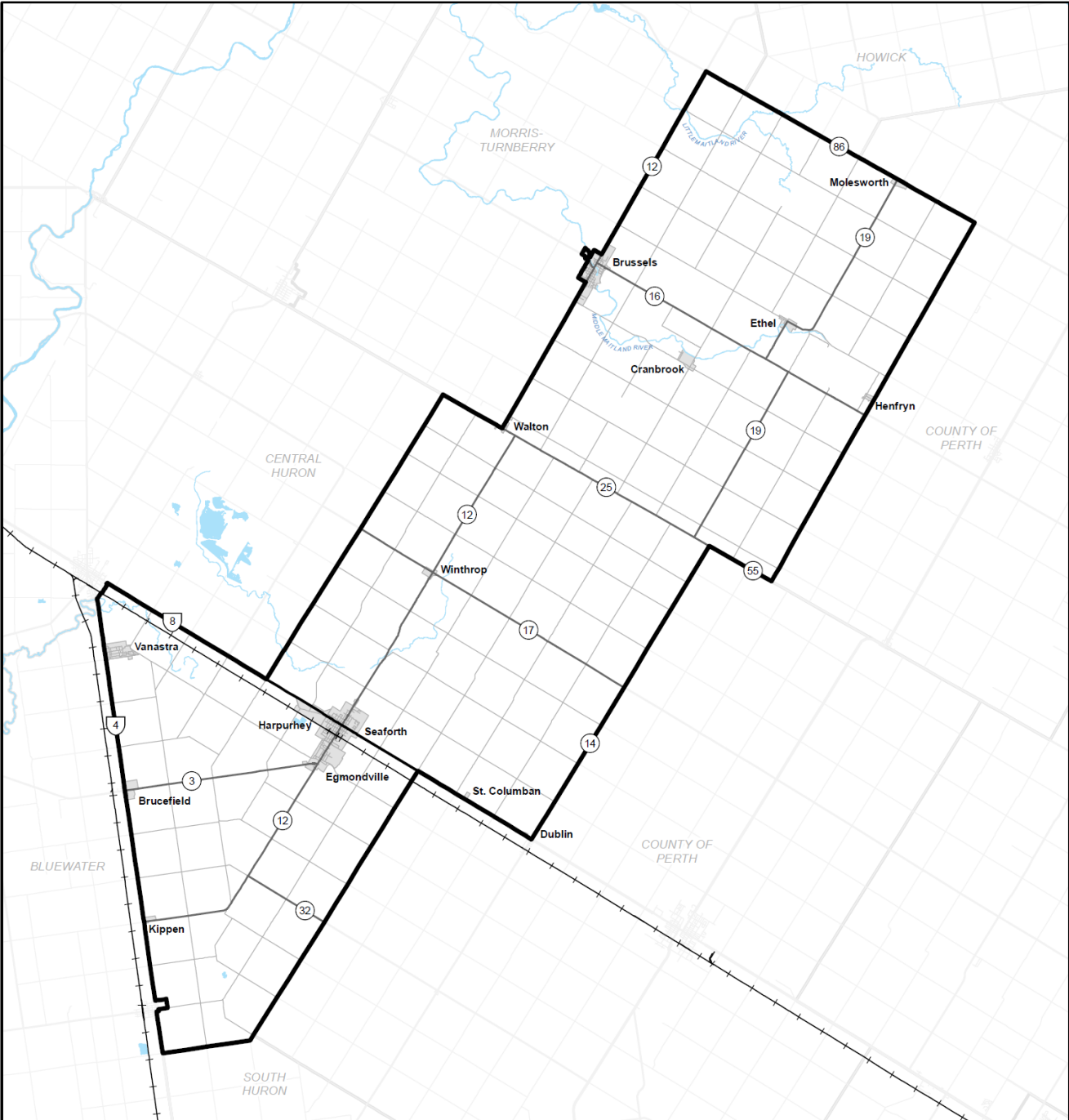
Read a first and second time this 20th day of February 2024.


Read a third time and finally passed this 20th day of February 2024.

Bernie MacLellan, Mayor

Jessica Rudy, Clerk

Schedule A
Municipality of Huron East
Community Improvement Project Area

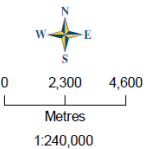




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This map is illustrative only. Do not rely on it as a precise indicator of routes, feature locations, nor as a guide to navigation. Copyright © King's Printer 2023.

Last Modified 2023-12-12



0 2,300 4,600
Metres
1:240,000

- Provincial Highway
- County Road
- Municipal Road
- Railroad
- Waterbody
- Municipal Boundary
- Community Improvement Project Area

The Corporation
of the
Municipality of Huron East
By-law No. 014 for 2024

Being a By-law to Adopt a Community Improvement Plan
for the Municipality of Huron East and Repeal By-law 41-
2017

Whereas By-law 013-2024, Being a By-law to Designate a Community Improvement Project Area for the Municipality of Huron East, was passed by Council of the Corporation of the Huron East pursuant to its authority under Section 28(2) of the Planning Act, R.S.O. 1990, cP.13, as amended;

And Whereas, the Council of the Municipality of Huron East has provided for the preparation of the Municipality of Huron East Community Improvement Plan, pursuant to its authority under Section 28(4) of the Planning Act;

And Whereas, the Community Improvement Plan conforms to the Municipality of Huron East Official Plan;

And Whereas, the Council of the Municipality of Huron East held a Public Meeting with respect to the Community Improvement Plan on January 29, 2024, pursuant to its authority under Sections 17 of the Planning Act;

Now Therefore the Council of the Corporation of the Municipality of Huron East, pursuant to its authority under Sections 17 and 28 of the Planning Act, **Enacts as Follows:**

1. That the Municipality of Huron East Community Improvement Plan, consisting of the attached explanatory texts and maps is adopted and is attached hereto as Schedule ‘A’ to this By-law.
2. That By-law 41-2017, Being a By-law to Adopt the Brussels Community Improvement Plan is hereby repealed.
3. That this By-law come into full force and effect on the final day of passing thereof.

Read a first and second time this 20th day of February 2024.

Read a third time and finally passed this 20th day of February 2024.

Bernie MacLellan, Mayor

Jessica Rudy, Clerk



COMMUNITY IMPROVEMENT PLAN

Municipality of Huron East

Authors: Taralyn Cronin, Huron East Economic Development Officer; and Shae Stoll, County of Huron Planner

February 2024



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- B. Brussels Community Improvement Project Area
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- E. Glossary

1.0 Introduction

The Municipality of Huron East was incorporated in 2001, following the amalgamation of the former Townships of Grey, McKillop and Tuckersmith, along with the Town of Seaforth and the Village of Brussels. The Municipality's population is distributed among the robust rural landscape and the community's primary development nodes of Seaforth, Brussels, Vanastra as well as the smaller settlement areas of St. Columban, Brucefield, Cranbrook, Walton and Ethel. The Municipality is home to the vibrant, historic downtowns of Seaforth and Brussels, which are comprised of numerous businesses offering a variety of products and services. Huron East also boasts a strong agriculture-based economy and takes pride in supporting its farmers. The industrial sector is an important presence within the community, with three established industrial parks in each of the three primary development nodes.

This Community Improvement Plan (CIP) provides a framework to encourage and support the maintenance and rehabilitation of buildings and properties in Huron East. This CIP draws on the background work of the previous CIPs developed for communities within Huron East as well as various documents and economic development reports relating to community revitalization.

1.1. Purpose of a Community Improvement Plan

Community Improvement Plans are widely used by municipalities across Ontario to focus and initiate change and development in areas of need. A Community Improvement Plan (CIP) aims to leverage private investment to promote revitalization, redevelopment, and enhancement by providing financial incentives to projects within defined community improvement project areas. These areas can be defined as a municipality or an area(s) within a municipality.

This CIP provides key revitalization and improvement strategies for the Municipality of Huron East to stimulate and support growth in the commercial downtown areas, local industries, value-added agricultural facilities, tourism businesses, and commercial businesses across the municipality. It is also intended to support the development of residential units. The Plan defines revitalization goals and objectives for the Municipality based on relevant studies and plans and establishes Financial Incentive Programs to meet these goals and objectives. This Plan takes a long-term approach to the revitalization of Huron East and not all programs may be implemented in a given year. It is anticipated that small, incremental improvements will collectively add up to more significant and visible changes over time.

1.2. Legislative Authority

1.2.1. Planning Act

Ontario's Planning Act, R.S.O. 1990, contains direction for the creation and delivery of CIPs. Section 28 of the Ontario Planning Act allows municipalities, where there are provisions in its Official Plan relating to community improvement, to designate by By-law a "Community Improvement Project Area" and prepare a "Community Improvement Plan".

Section 28(1) of the Planning Act defines community improvement as "the planning or replanning, design or redesign, re-subdivision, clearance, development or redevelopment, construction, reconstruction and rehabilitation, improvement of energy efficiency, or any of them, of a community improvement project area, and the provision of such residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses, buildings, structures, works, improvements or facilities, or spaces therefore, as may be appropriate or necessary".

Section 28 of the Planning Act establishes and defines the term "community improvement project area" as "a municipality or an area within a municipality, the community improvement of which in the opinion of the council is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason" (S. 28(1)). Section 28(2) states that the Municipality may, by by-law, designate all or part of the Municipality as a Community Improvement Project Area (CIPA).

Once a community improvement project area has been designated, a community improvement plan can be prepared for that area. A Municipality may use a community improvement plan to:

- acquire, hold, clear, grade or otherwise prepare land;
- construct, repair, rehabilitate or improve buildings on land acquired or held by the municipality;
- sell, lease or dispose of any land and buildings acquired or held by the municipality; and/or
- make grants or loans to owners and tenants of land and buildings within the community improvement project area to help them pay for the cost of rehabilitating their lands or building.

1.2.2. Provincial Policy Statement (2020)

CIPs help to achieve the Provincial Policy Statement (PPS) objectives of healthy communities, a strong economy, and a clean and safe environment. Community improvement is supported through PPS policies for:

- i. Building strong, healthy communities;

- ii. Providing publicly accessible built and natural settings for recreation;
- iii. Promoting efficient development and a mix of land uses;
- iv. Improving accessibility;
- v. Ensuring that necessary infrastructure and public service facilities are available;
- vi. Promoting regeneration, including the redevelopment of brownfield sites;
- vii. Providing opportunities for economic activities in prime agricultural areas;
- viii. Conserving heritage resources;
- ix. Supporting green design; and,
- x. Encouraging residential intensification.

1.2.3. County of Huron Official Plan

The County Official Plan provides guidance to local municipalities for the development of local official plans. The Community Services section of the Plan (Section 3) recognizes the importance of community services in Huron County and their contribution to a healthy rural community.

As stated in Community Policies and Actions #15:

Local Municipalities are encouraged to develop and/or revise existing Community Improvement Plans to support investment in projects to benefit the community such as downtown revitalization, accessibility and affordable housing.

1.2.4. Huron East Official Plan

The Huron East Official Plan provides policies to guide land use decisions throughout the Municipality. The Huron East CIP must conform to the policies of the Official Plan. The relevant policies related to the preparation of a CIP are discussed below.

a) Goals and Objectives

The Huron East Official plan provides a framework where specific goals and objectives of community improvement are outlined. The following policies below outline community improvement goals and objectives found within the Huron East Official Plan.

Goals (Section 9.6.2):

1. To encourage, support and aid in the co-ordination of private efforts to rehabilitate and/or redevelop property, which will have a positive impact on the well-being of the community, such as downtown revitalization, intensification, heritage preservation, affordable housing, high quality urban design and brownfield requirements;
2. To improve the physical appearance and environmental condition of the community;
3. To foster community pride;
4. To attract business investment and new residents to the Municipality of Huron East;
5. To involve the public in identifying areas needing of community improvement, what deficiencies exist and the improvement and rehabilitation priorities; and

6. To focus on the development and redevelopment of downtown cores.

b) Project Area Selection Criteria

The Official Plan also provides guidance on the selection of community improvement project area by outlining specific criteria for project area selection. Below is a policy found in the Official Plan.

Project Area Selection Criteria (Section 9.6.3.2):

In determining the location of a Community Improvement Project Area and preparation of a Community Improvement Plan, one or more of the following conditions shall exist:

- i. Buildings (including façades), structures, and / or properties which are of heritage or architectural significance in need of preservation, restoration, repair, rehabilitation or redevelopment;
- ii. Built or natural heritage resources in need of preservation or renewal;
- iii. Areas where elements of the natural heritage or parks system present opportunities for municipal improvements that would encourage redevelopment and improved recreational facilities for the community;
- iv. Non-conforming or incompatible land uses or activities;
- v. Deficiencies in physical infrastructure or community facilities and services;
- vi. Lack of public and private parking facilities;
- vii. Areas susceptible to flooding and requiring protection;
- viii. An inadequate mix of housing types;
- ix. Known or perceived environmental contamination (i.e. brownfields);
- x. Poor visual quality, including streetscape and design;
- xi. High industrial or commercial vacancy rates;
- xii. Any other relevant social, economic, or environmental reason; and/or
- xiii. Demonstrated support by residents and taxpayers of the area.

A map showing the Community Improvement Project Area (Municipal boundary) is shown in Appendix A. Maps showing the commercial, industrial and future development project focus areas can be found in Appendices B, C, and D.

2.0 Background Information

A CIP for Downtown Brussels was adopted in 2017. A CIP was also developed for Downtown Seaforth in 2019; however, it was not adopted by Huron East Council. This CIP would seek to repeal the existing Brussels CIP and replace it with a broader, more comprehensive CIP that takes various historic and background reports into account.

2.1. Brussels Community Improvement Plan

A Community Improvement Plan for Downtown Brussels was adopted in 2017, which included a commercial façade improvement grant program focused on the

enhancement and protection of the built environment in the commercial core area. This has been a useful tool in maintaining and promoting the vibrancy of the downtown core of Brussels; however, it is limited in geographic area and is focused primarily on exterior façade improvement. This CIP would apply to the broader area of Huron East with focus areas in the downtown areas of Brussels, Vanastra and Seaforth. Brussels CIP included eligibility requirements and façade renderings, which will be incorporated into the new Façade Improvement Program Guidelines in the Huron East CIP.

The Brussels Community Improvement Background Report included a downtown SWOT report. This report is summarized below.

Strengths

- Maitland River
- Distinctive historic architecture
- Downtown parkette

Weaknesses

- Several buildings lack accessible entries
- Many buildings are not maintained to the same standard as others
- Inconsistent signage
- Lack of streetscape furniture
- Vacant commercial buildings
- Original architectural detailing altered on some buildings

Opportunities

- Available commercial space
- Wide sidewalks can accommodate streetscape improvements
- Large brick walls great for murals
- Improvements to accessibility is possible
- Opportunity to restore original architectural character of buildings
- Streetscape through rehabilitation, cleaning and maintenance

Threats

- Derelict, perhaps unsafe buildings
- Poorly-maintained building facades that are visually unappealing and may discourage shoppers
- Residential uses migrating into the frontage of commercial land uses

Based on the background research done for the Brussels Community Improvement, it was concluded that Brussels' critical needs are: improvement of the visual state of buildings; support for the creation of a barrier-free pedestrian environment; and

improvement of pedestrian safety and public realm aesthetics. These needs are still relevant and there are programs included in this new Plan to address all of the critical needs identified when the Brussels CIP was developed.

2.2. Seaforth Community Improvement Plan

The Seaforth CIP was developed in 2019 with the intention of addressing the needs of the Seaforth Heritage Conservation District and encouraging property owners to enhance and maintain the heritage features of Seaforth's Main Street. The CIP mentions that the historical and cultural value Seaforth's main street is highly recognized by the 1984 Seaforth Heritage Conservation District Plan, the Huron East Heritage Committee and its Municipal Council; however, there is a lack of clear and stringent guidelines for private property owners on taking the proper steps for restoration on the buildings. Many of the buildings within the Seaforth Main Street incorporate details of Victorian architecture. In some cases though, the building restoration has not been well-maintained over the years.

As mentioned previously, the Seaforth CIP was not adopted by the Huron East Council. The document does, however, highlight the importance of preserving the historic buildings that line the main street and describe how incentive programs can encourage property owners to properly maintain their historic buildings.

2.3. Seaforth Heritage Conservation and Revitalization Reports

Seaforth's historic downtown buildings are a great asset to the community and the importance of preserving Seaforth's heritage is evident in several reports.

The Heritage Conservation District Plan (HCDP) for Main Street Seaforth was enacted in 1984 to ensure the long-term viability, preservation and enhancement of the historic town centre. One of the main objectives of this plan is to guide future development to ensure the intrinsic heritage qualities of the area are preserved and enhanced. The plan reflects the prosperity of Seaforth in the late 19th century. In 2009, a Seaforth Heritage Conservation District Study was conducted to assess the effectiveness of the Seaforth HCDP. The study concluded the Seaforth HCDP is a valued tool by residents that has been effective in retaining and restoring heritage elements and protecting the small-town atmosphere of Seaforth; however some improvements and updates would be beneficial.

In 1986, The Town of Seaforth, in partnership with the BIA, entered into a three year agreement with the Heritage Canada Foundation to initiate and implement a Main Street Canada project. This project took a four point approach: organization, marketing, commercial and economic development, and design. As part of the program, a full-time Main Street Coordinator was hired and provided direction to the newly established Economic Development Committee and the Local Architectural Conservation Advisory Committee (LACAC). The LACAC made a commitment to provide historic design

guidance to property owners downtown. This project also focused on improving communication and marketing efforts, attracting businesses, and improving downtown landscaping. Improving the appearance and image of downtown Seaforth through increased signage, façade improvements and streetscaping was also the goal of the 1987 Downtown Improvement Strategy for Town of Seaforth.

A Seaforth Streetscape Study was completed in 1988. The goal of the study was to:

Prepare a Master Plan proposal for the redevelopment of the Seaforth Streetscape and Environs based on a theme of recapturing the character, quality and richness of the street at the turn of the century, which encourages the development of these intrinsic characteristics as a vehicle for the rejuvenation of the downtown core as a progressive and viable economic entity.

A number of historic photographs are presented in the study report with explanations of how historic elements can be incorporated into the present day streetscape. Suggestions of street furniture that would complement the 19th century downtown are also given. A detailed analysis of the downtown was conducted at the time of study, and it is interesting to note that many of the suggestions provided to improve specific areas of the downtown are still relevant today.

In 2017, the Seaforth Main Street Revitalization Report provided an update to the original Seaforth Streetscape Master Plan. Recommendations for downtown revitalization include:

- Adding landscape features (trees, greenery, planters, etc.);
- Rejuvenating buildings;
- Adding pedestrian amenities (parks, patios, street furniture, etc.);
- Preserving and enhancing historic character;
- Increasing signage;
- Improving lighting;
- Undertaking façade treatments (re-pointing brick, fresh paint, mural, etc.); and
- Enhancing back alley spaces.

A building pathology report was conducted in Seaforth in 2018. The report detailed various components of building facades for many historic Main Street buildings and highlighted areas that need cosmetic or structural repairs or restoration. The purpose of this report was to provide detailed evaluation of the exterior state of various historic buildings in efforts to preserve and restore heritage components of the Main Street. The report is helpful to the Municipality and building owners in assessing repair needs and may provide a basis for prioritizing future building improvements.

Financial-incentive programs included in this Plan address the needs identified in these plans and reports.

2.4. Business Retention and Expansion (BR+E) Studies

Business Retention & Expansion Studies have been completed for both Vanastra (2013) and Brussels (2011). These reports highlight various priority areas for supporting the local business community and ensuring sustainable business growth. Community appearance, signage, heritage development, small business support and downtown core revitalization were cited as prominent priority areas. To encourage growth, the need for greater access to government grants was mentioned in the Brussels BR+E Final Report.

2.5. Brussels Community Research and Reports

A business and household survey were completed as part of the Brussels Community Economic Development Strategy in 1991. Forty-five (45) out of fifty (50) people from the Brussels business community responded to the business survey. The majority (95 percent) stated that improvements were needed to the core commercial area. Suggestions to improve the downtown included: store front improvements; cleaning up empty buildings; adding streetscape furniture; and increasing beautification efforts. The overwhelming majority of respondents (97.6 percent) stated that industrial/commercial development was also needed.

For the household survey, three hundred forty (340) out of approximately three hundred ninety-five (395) surveys were returned. Results showed that 93.8 percent of respondents believed that core commercial area improvements were needed and the most popular suggestion on how to do this was through store front improvements. A suggestion was made in the survey to offer incentives to attract industry to vacant lots.

The needs identified in these surveys are still relevant. A Façade Improvement Program was implemented in Brussels in 2017; however, there were no applications received. Verbal reports from the business community suggest that there was no uptake on the grants available because business owners either were not aware of the program or did not feel that the amount of funding available was worth their time and financial investment. Only having one program available also limits the scope of improvements. This will be taken into consideration when program guidelines are developed under this Plan.

The Brussels Streetscape Master Plan (2013) describes the existing Brussels downtown streetscape as very basic and lists the following challenges:

- High street lights give area a highway feel;
- Wide lanes create unstructured downtown;
- Lack of crosswalks; and
- Lack of greenery and colour throughout most of the year.

To address these challenges, the goals of the Master Plan are to make recommendations to:

- Improve storefront improvement projects;
- Maintain historically and culturally significant sites, such as the post office and library; and
- Generate more human activity and traffic within a new vibrant, walkable, sustainable and aesthetically pleasing downtown core.

A conceptual diagram is included in the Plan, which illustrates what Downtown Brussels could look like with improvements to the streetscape. Improvements such as new streetlights, sidewalk treatments, landscaping, enhanced parkette and streetlight decorations. Some improvements have been made to date, such as sidewalk treatments, and adding street furniture and streetlight decorations. A new mural has also been painted on the wall of a building facing the parkette. The poor conditions of some of the downtown buildings and unattractive facades still plague Downtown Brussels. Incentives are needed to encourage property owners to invest in these dilapidated buildings.

2.6. Vanastra Community Research and Reports

Over the years, Vanastra has struggled with its image. As a former top-secret air force base and military installation, Vanastra is a very unique community. Following the closure of the base in 1971, many of the military buildings fell into disrepair. A community survey was completed as part of the Vanastra Community Economic Development Strategy in 1991, and 69% of respondents (63 out of 240 respondents) said Vanastra had a problem with its image. Among the suggestions to improve the community's image were to: "clean-up the place"; develop vacant properties; and tear down unsafe buildings. A negative image and lack of community identity were concerns raised again through the BR+E Study in 2013.

A report entitled "Putting Vanastra on the Map: Community Guidelines and Policy Recommendations" was published in 2013 recommending strategies for revitalization based on the six priority areas identified in the Vanastra BR+E Final Report. Section 4 of the report, outlines the rationale for developing a Community Improvement Plan for Vanastra and recommendations for the types of programs to include. A key issue raised in the BR+E study, was the large number of derelict buildings in the community. The report suggests that financial incentives offered through a CIP, encourages private investment, which aids in the rebuilding of a community. A benefit of a CIP as well, is that you can support mixed-use development. Given the community's history as a military base, there is an existing mix of residential, industrial and commercial uses. The following financial incentive programs were recommended in the "Putting Vanastra on the Map" report:

- i. Façade Improvement Program
- ii. Professional Fees Assistance Program (or Site Design and Study Program)
- iii. Tax Increment Equivalent Grants
- iv. Brownfield Financial Tax Incentive Program

- v. Development Charges Rebate Grant Program
- vi. Heritage Property Tax Relief

The community of Vanastra was not included in the Brussels or Seaforth CIP. Both the Vanastra Community Economic Development Strategy and the Putting Vanastra on the Map justify the need for a CIP that encompasses Vanastra.

2.7. Economic Development Strategic Plans

There are currently two strategic plans in place that guide economic and community development activities in Huron East. Seaforth has an active Business Improvement Area (BIA), which encompasses a large section of downtown Seaforth. Brussels has a business group; however, at the present time, they only coordinate marketing activities. Despite having a large industrial sector, Vanastra does not currently have a business group.

The purpose of the Seaforth BIA is to 1) revitalize and maintain a dynamic local neighbourhood and 2) promote the area as a business or shopping destination. The Seaforth BIA Strategic Plan (2022-2026) provides the following strategic directions and goals relevant to community improvement:

1. Physical Enhancements

- create better directional parking, and information/street signage
- improve downtown's main corner (vacant lot)
- work with heritage committee on guidelines for businesses;
- improve façades
- celebrate our history

2. Infrastructure Enhancements and Event Planning

- create shaded/attractive parkette area at BIA Centre
- improve and maintain back-alleys (posters, murals, colour, greenery, garbage cans, etc.)
- 'Green up' Seaforth downtown
- Emphasize heritage (e.g. install heritage blade building signs using old banner tops from Goderich Street and restore heritage colours to BIA identity)

Huron East's 2022-2027 Economic Development Strategic Plan was developed to produce actionable items that focus on both the long and short term needs for local development conducive to supporting its current businesses as well as attracting new and diverse businesses. Part of the updated plan involved thorough staff and stakeholder consultation as well as data analysis that helped formulate three key strategic goals for Huron East:

- I. Better understand what economic development entails and collectively work towards Huron East being investment ready;
- II. Effectively build positive relationships through productive communication and engaged collaboration with the business community and various levels of government;
- III. Build a Huron East business retention program that supports local business.

Actions to address these goals, which relate to community development are:

- Develop and implement a Huron East Community Improvement Plan that encompasses all of Huron East and includes all relevant legislatively permitted community improvement planning tools relevant to both the urban and rural areas. The following planning tools are examples of financial incentive programs that contribute toward improving one or more of the following areas:
 - Agriculture: to increase agricultural use and increased agri-tourism (i.e., tax increment financing, building and land improvement, etc.)
 - Industrial/employment: to provide opportunities for land development, redevelopment of brownfields, etc. (i.e., tax increment financing, vacant lands tax assistance, building permit and planning application fee, etc.)
 - Downtown improvement: revitalization (façade improvements; signage and property improvements, etc.)
- Consider opportunities to support local businesses by developing, promoting or encouraging increases in the local labour force through strategies such as affordable housing, government programs, attraction and retention of residents, etc.
- Strengthening downtown commercial cores (for example, in Brussels, work with the main street building owners to revert the residential spaces on the ground floor to commercial space to provide space to attract retail and service)
- Increasing tourism (for example, implementing the Huron County gateway and wayfinding signage program in Huron East)
- Strengthening the Agriculture Sector

Direction for support to local businesses and strengthening the economic base is also seen from the County level. The Huron County 2022-2025 Economic Development Strategic Plan identifies inclusion of everyone in the rural economy, collaboration with partners such as Municipalities, effective communication and sustaining a thriving business community as its primary strategic goals. From these goals, the plan outlines various objectives for success. Developing a municipal wide CIP serves to address the goal of inclusion by enabling diverse community members and businesses to fully participate in the community and access funding opportunities. The CIP also encourages the sustainability of the local economy through funding opportunities that seek to support businesses to grow and start and invest in a thriving local economy.

2.8. Other Relevant Studies and Plans

There are two other studies and plans that have been undertaken in Huron East, which relate to community improvement and the importance of encouraging private sector investment and revitalization efforts.

Facilitating an inclusive and accessible built environment for all community members has been an emerging priority in recent years. In a 2004 Huron East Community Survey (199 respondents), 90% of residents supported an effort for more retail/commercial/industrial development in Huron East. “Offering tax incentives to start-ups” was mentioned as a way to do that. When asked what the most important things are that would improve the downtown areas of Seaforth and Brussels, one hundred five (105) respondents said, “more shops providing variety”; ninety five (95) said, “dress up empty store fronts; and seventy six (76) said, “clean up messy properties”.

In 2015, the Municipality initiated an Age-Friendly Action Plan that highlighted the community’s strengths and weaknesses in various domains related to accessibility and building barrier free communities. The report concluded several recommendations that could be implemented to improve the accessibility and age-friendly design throughout the community. Recommendations that support the need for a more comprehensive CIP include:

- Improving outdoor spaces and public buildings by remove barriers and improving walkability to create a more pedestrian and age friendly environment; and
- Addressing housing needs by: improving access and availability of affordable housing; placing emphasis on the importance of secondary suites; further developing housing affordability programs and grants; improving options for implementing accessibility modifications for existing homes.

3.0 Goals and Objectives

The goals of this CIP have been developed based on the comprehensive review of plans and reports and input from the public, staff and Council. Program applications will be reviewed against the goals of the CIP. Preference will be given to those projects which meet the goals of the Plan.

This CIP has the following goals:

1. To stimulate private investment through the use of municipal financial incentive programs.
2. To improve the physical appearance and economic health of the downtown commercial areas.
3. To encourage the maintenance and preservation of designated historic buildings and historically significant properties.
4. To promote the development, redevelopment or conversion of vacant or underutilized properties.

5. To support new business start-ups and expansions to existing businesses.
6. To retain and support existing businesses.
7. To encourage value-added agricultural activities and on-farm diversified uses.
8. To increase the supply of attainable housing, multi-unit housing and rental units.
9. To encourage energy conservation and support sustainable initiatives.
10. To create employment opportunities.

Financial incentives (including incremental tax rebates) may be offered to private landowners or commercial/industrial tenants to assist them in improving their buildings and properties. These may change from year to year, at Council's discretion, based on budget priorities and feedback about the CIP programs from municipal staff and stakeholders.

4.0 Community Improvement Project Area

As recommended in the Huron East Economic Development Strategic Plan (2022-2027), and supported by the background research to the Plan, the Huron East Community Improvement Project Area includes all lands within the municipal boundary. The Project Area is shown in Schedule A of the consolidated Municipality of Huron East Official Plan 2023, and provided in Appendix A of this CIP.

The programs authorized in this CIP may be carried out within the CIP project area. The settlement areas of Brussels and Seaforth each have defined Commercial Focus Areas (delineated in red), Industrial Areas (delineated in purple) and Future Development Areas (delineated in yellow), as shown in Appendix B and C. The settlement area of Vanastra includes a defined Commercial/Industrial Focus Area (delineated in green), shown in Appendix D. These areas may be prioritized for certain programs.

5.0 Community Improvement Programs

5.1. The Façade Improvement Grant (Financial Incentive-Based Program)

The purpose of the Façade Improvement Grant is to cover a portion of the project costs for exterior improvements to the public-facing facades of existing commercial and industrial buildings. Agriculture properties which are open to the visiting public and which represent value added agricultural activity (e.g. farm retail outlet) may be eligible.

This grant is intended to encourage commercial, industrial and agricultural property owners and tenants to revitalize, rehabilitate and restore building facades. Façade improvements must fit with the character of the community and meet heritage requirements, where applicable. Where all eligibility requirements are fulfilled, a Façade Improvement Grant may be provided for up to 50% of the eligible project costs. This program may be used in conjunction with the Municipality's Heritage Designated Property Tax Reduction and Loan Program.

5.2. Signage Improvement Grant (Financial Incentive-Based Program)

The purpose of the Signage Improvement Grant is to cover a portion of the project costs for exterior improvements to the public-facing signage of existing buildings. Agriculture properties which are open to the visiting public and which represent value added agricultural activity (e.g. farm retail outlet) may be eligible. Signage improvements must fit with the character of the community and meet heritage requirements, where applicable.

This grant is intended to encourage commercial, industrial and agricultural property owners and tenants to install clear and effective storefront signage, which is important in communicating the products and/or services a business offers. Where all eligibility requirements are fulfilled, a Signage Improvement Grant may be provided for up to 50% of the eligible project costs.

5.3. Property Improvement Grant (Financial Incentive-Based Program)

The purpose of the Property Improvement Grant is to cover a portion of the project costs for exterior improvements to the publically visible and used portions of a property. This may include, but is not limited to: landscaping; improvements to parking areas; fencing; and Low Impact Development (LID), which are practices dealing with stormwater by mimicking natural water cycles. Agriculture properties which are open to the visiting public and which represent value added agricultural activity (e.g. farm retail outlet) may be eligible.

This grant is intended to encourage commercial and industrial property owners and tenants to create an inviting entrance to encourage both vehicular and pedestrian traffic to stop and discover what a business has to offer. Where all eligibility requirements are fulfilled, a Property Improvement Grant may be provided for up to 50% of the eligible project costs.

5.4. Agri-Business Innovation Grant (Financial Incentive-Based Program)

The purpose of the Agri-Business Innovation Grant is to cover a portion of the project costs related to the implementation of new value-added agricultural activities and innovative technologies. Properties zoned for agricultural purposes may be eligible.

This grant is intended to encourage agricultural property owners and tenants to diversify their on-farm offerings and expand into new markets. Where all eligibility requirements are fulfilled, an Agri-Business Innovation Grant may be provided for up to 50% of the eligible project costs.

5.5. Sidewalk Café and Outdoor Patio Grant (Financial Incentive-Based Program)

The Sidewalk Café and Outdoor Patio Grant may be available to eligible applicants to assist with the physical improvement and beautification of seasonal outdoor sidewalk café spaces and permanent outdoor patios. The grant is intended to promote a lively and vibrant streetscape in the downtown cores and support the establishment of restaurant patio space in other areas, where permitted and appropriate. Where all eligibility requirements are fulfilled, a Sidewalk Café and Outdoor Patio Grant may be provided for up to 50% of the eligible project costs.

5.6. Historic Property Improvement Grant (Financial Incentive-Based Program)

The purpose of the Historic Property Improvement Grant is to encourage the conservation of historic buildings and properties in the Municipality designated under Part IV of the Ontario Heritage Act or buildings and properties recognized as being historically significant. This grant provides incentives for owners of historic properties to renovate or refurbish the properties in a manner that is consistent with and complementary to the heritage character. Where all eligibility requirements are fulfilled, a Historic Property Improvement Grant may be provided for up to 50% of the eligible project costs.

All proposed improvements must be approved by the Huron East Heritage Committee. The design of improvements should be based on historical documentation and primarily be intended to restore or preserve the property's heritage attributes. Adaptive re-use of heritage properties is also encouraged to ensure the long-term viability of these historically significant properties. This program may be used in conjunction with the Municipality's Heritage Designated Property Tax Reduction and Loan Program.

5.7. Accessibility Improvement Grant (Financial Incentive-Based Program)

Removing barriers and improving overall accessibility of our communities is of great importance to the Municipality of Huron East. The purpose of the Accessibility Improvement Grant is to cover a portion of the costs of improving the experience and accessibility of properties within Huron East, to remove exterior and interior barriers to the public and comply with provincial accessibility laws and standards, with the aim of helping to make Huron East a community for people of all ages and abilities. Designing for accessibility not only helps people with disabilities, it also improves access for others including seniors, families with young children, delivery drivers, and patrons.

It is intended that any improvements considered under this program will meet or exceed the requirements of the Accessibility for Ontarians with Disabilities Act and the Ontario Building Code. Accessibility projects can include the installation of ramps, elevators, lifts, automatic door openers, or any other improvements that improve accessibility and remove barriers, as approved by the Municipality. Where all eligibility requirements are

fulfilled, an Accessibility Improvement Grant may be provided for up to 50% of the eligible project costs.

5.8. Environmental Stewardship and Energy Efficiency Grant (Financial Incentive-Based Program)

Not only does energy efficiency save money and increase the resilience and reliability of the electric grid, it also provides environmental, social, and physical benefits to the health of a community. The purpose of the Environment Stewardship and Energy Efficiency Program is to assist commercial and industrial property owners with improving their energy efficiency and conservation measures. Where all eligibility requirements are fulfilled, an Environmental Stewardship and Energy Efficiency Grant may be provided for up to 50% of the eligible project costs.

This program supports the following projects:

- I. Construction of new green buildings that meet LEED (Leadership in Energy and Environmental Design) certification standards;
- II. Retrofit of existing buildings for energy efficiency and resource conservation (i.e. replacement of lighting, doors, windows, insulation, heating, etc. and installation of low-flush toilets, grease trap, etc.); and,
- III. Alternative energy generating sources (i.e. rooftop solar panels).

5.9. Vacant and Underutilized Properties Conversion/Expansion Grant (Financial Incentive-Based Program)

The purpose of the Vacant and Underutilized Properties Conversion/Expansion Grant is to encourage the conversion and revitalization of vacant and/or underutilized commercial, industrial, agricultural or institutional properties in Huron East. Where all eligibility requirements are fulfilled, a Vacant and Underutilized Properties Conversion/Expansion Grant may be provided for up to 50% of the eligible project costs.

This program may be available to eligible property owners to assist with:

- I. Conversion of an existing vacant upper storey space or ground floor space into a rental dwelling unit(s) provided that the project meets the provisions of the Huron East Zoning By-law;
- II. Conversion of an existing storefront into a permitted and more suitable commercial space (e.g. retail to restaurant use) in accordance with Huron East's Official Plan and Zoning By-law;
- III. Conversion of non-conforming or vacant building space into a new permitted commercial, mixed use or other eligible uses;
- IV. Expansions of existing commercial uses to increase the gross floor area within the footprint of the existing building;

- V. Re-purpose agricultural buildings to support value-added agricultural facilities, or on-farm diversified uses, such as agri-tourism;
- VI. New industrial development;
- VII. New commercial development; and,
- VIII. Remediation of a brownfield site.

5.10. Building Improvement Grant (Financial Incentive-Based Program)

The Building Improvement Grant may be available to eligible applicants to assist with improvements to existing buildings that may otherwise be considered cost prohibitive. This incentive targets private sector investment in interior building renovations or building expansions which are intended to improve the viability of older commercial or industrial (employment) buildings. Where all eligibility requirements are fulfilled, a Building Improvement Grant may be provided for up to 50% of the eligible project costs.

The Municipality of Huron East recognizes that there are buildings in our settlement areas that are in need of significant repairs in order to bring them up to Building Code and have them available for lease. It is important to have building stock available in our commercial and industrial areas for potential investors. This program is intended to support improvements to private property to meet the current Building Code and to provide for safe and usable eligible uses. The purpose of the Program is to offer incentives to private commercial and industrial property owners that propose significant projects that substantially renovate, restore, improve and update a prominent building or structure and accomplish more than one of the following:

- I. Address structural and life safety issues to create usable and efficient floor space;
- II. Improve property standards or preserve architectural significance; and/or,
- III. Preserve or enhance employment opportunities.

5.11. Major Redevelopment Tax Increment Equivalent Grant (Financial Incentive-Based Program)

The purpose of the Major Redevelopment Tax Increment Equivalent Grant (TIEG) is to stimulate investment by effectively deferring part of the increase in property taxation because of building and property redevelopment or rehabilitation, and retrofit works for commercial and/or industrial properties.

This Tax Increment Equivalent Grant (TIEG) program provides tax assistance to private land owners in order to encourage private sector investment in properties and buildings. The TIEG program will provide tax assistance equal to all or a portion of the municipal property tax increase (increment) following the completion of a project owned by a private land owner that has resulted in an increase in the assessed property value.

The time period for the TIEG program is subject to Council's discretion up to a maximum of 10 years per project, or until eligible remediation and redevelopment costs

have been offset, whichever comes first. It is the intention of the Municipality of Huron East to provide the TIEG program for the following:

- I. Remediation purposes to assist in bringing existing buildings up to current Ontario Building Code standards;
- II. Accessibility enhancements to downtown and commercial businesses for wheelchair accessible entrances and ramps;
- III. Development or redevelopment of a vacant property for commercial, retail, office, industrial or a mix of uses; and
- IV. Adaptive reuse of a property to suit a new commercial, retail, office, industrial or a mix of uses.

5.12. Start-up Space Leasehold Improvement Grant (Financial Incentive-Based Program)

The Municipality of Huron East recognizes the importance of supporting business start-ups to drive economic growth, create jobs and foster innovation. The purpose of the Start-up Space Leasehold Improvement Program is to assist new businesses and start-up companies to 'set-up-shop' by providing grants towards permanent leasehold improvements to commercial or mixed use spaces that increase the marketability of the property and commercial rental units. Where all eligibility requirements are fulfilled, a Start-up Space Leasehold Improvement Grant may be provided for up to 50% of the eligible project costs.

5.13. Planning Application, Building Permit Fee and Site Study Grant (Financial Incentive-Based Program)

The Planning Application, Building Permit Fee and Site Study Grant may be available to eligible applicants to offset the costs associated with planning and building fees and applicable related site studies required by the Municipality. Where all eligibility requirements are fulfilled, a Planning Application, Building Permit Fee and Site Study Grant may be provided for up to 50% of the eligible project costs.

This program is intended to help encourage new development efforts by reducing regulatory costs associated with major improvements to private properties. The planning and building permit fee rebate program offers rebates on required fees including the Municipality's planning application fees, associated study requirements related to planning applications and/or building permit fees, where a building permit is required for a construction project. Study requirements associated with planning applications include background and feasibility studies including but not limited to nitrate studies, archaeology assessments, functional servicing reports and compatibility studies. Fee reductions may apply to the following application types:

- I. Site Plan Approval;
- II. Minor Variance;

- III. Severance;
- IV. Rezoning;
- V. Municipality of Huron East Official Plan Amendment;
- VI. Required studies associated with planning applications;
- VII. Demolition Permit;
- VIII. Building Permit; and
- IX. Sign Permit

5.14. Residential Conversion, Rehabilitation and Intensification Grant (Financial Incentive-Based Program)

The Residential Conversion, Rehabilitation and Intensification Grant aims to support existing residential units and increase the number of residential units available in and around the Downtown of the urban centres. This grant provides an opportunity to property owners who wish to convert/rehabilitate/intensify their properties for residential purposes.

The program is intended to focus on the Downtown of the urban centres and mixed-use zone (i.e. commercial/ residential) to promote the conversion of existing vacant buildings for new residential units or to increase the occupancy of existing units. Where all eligibility requirements are fulfilled, a Residential Conversion, Rehabilitation and Intensification Grant may be provided for up to 50% of the eligible project costs.

5.15. Rental Housing Grant (Financial Incentive-Based Program)

The purpose of the Rental Housing Grant is to create a wider range of affordable and attainable rental housing options in Huron East by increasing the number of residential units available for rent throughout the settlement areas. Residential units which are intended for rent and are structurally sound may be eligible for financial assistance with:

- I. Renovation or improvement of an existing unit related to exterior/functional design
- II. Construction of new residential rental units

Property owners providing new or improved affordable and attainable rental housing accommodations may be eligible for this grant. Where all eligibility requirements are fulfilled, a Rental Housing Grant may be provided for up to 50% of eligible project costs.

5.16. Additional Residential Unit Grant (Financial Incentive-Based Program)

The Additional Residential Unit Grant is intended to provide financial assistance in support of establishing a new Additional Residential Unit. Through this grant the Municipality will encourage further diversification of the housing base allowing for more attainable options, where appropriate, and providing the increased availability of rental housing accommodation. Where all eligibility requirements are fulfilled, the Additional

Residential Unit Grant may be provided to cover up to 50% of eligible project construction costs.

The Additional Residential Unit Program provides a one-time grant to help offset project costs for the construction of an:

- I. interior accessory apartment dwelling unit within an existing principal dwelling unit or as an addition thereto; or,
- II. exterior accessory apartment dwelling unit within an existing or new detached accessory structure.

This grant is intended to support a greater mix and size of housing types in Huron East, and the increased availability of attainable and affordable housing accommodation.

5.17. Publicly Accessible Private Spaces and Public Art Grant (Financial Incentive-Based Program)

The Publicly Accessible Private Spaces and Public Art Grant may be available to eligible applicants to assist with the permanent installation of Publicly Accessible Private Spaces and outdoor artworks on private property.

The grant is intended to promote a vibrant streetscape in the settlement areas of Huron East and encourage the creation of spaces that enhance the pedestrian experience, and complement the public network of parks, trails, community gardens and public art. Where all eligibility requirements are fulfilled, the Publicly Accessible Private Spaces and Public Art Grant may be provided to cover up to 50% of eligible project construction costs.

5.18. Streetscape Beautification, Signage and Landscaping Improvement (Municipal-Driven and Financial Incentive-Based Program)

The Municipality of Huron East recognizes the importance of creating functional and vibrant spaces in our communities, which foster local pride and create a welcoming environment for visitors. The Municipality partners with community groups on streetscape beautification efforts, including the installation of street furniture (waste receptacles, benches, planters, pole decorations, etc.), and the maintenance of flower beds.

The purpose of this program is to support streetscape beautification efforts and other community improvements, such as sidewalk and lane treatments, parking and signage, which strengthen community identity. Where all eligibility requirements are fulfilled, funding may be available to community organizations or private individuals through the Streetscape Beautification, Signage and Landscaping Improvement Program to encourage improvements on publically owned property.

5.19. Public Space, Parks and Recreation Works (Municipal-Driven and Financial Incentive-Based Program)

The Municipality of Huron East recognizes the importance of enhancing and preserving our public spaces, parks and recreational areas as they generate economic, environmental and social benefits for our communities. The Municipality partners with community groups to improve our public spaces, parks and recreational areas.

The purpose of this program is to support enhancements to our public spaces, parks and recreational areas that benefit the community. Where all eligibility requirements are fulfilled, funding may be available to community organizations or private individuals through the Public Space, Parks and Recreation Works Program to encourage improvements on publically owned property.

6.0 Implementation

By offering financial incentive-based programs, we anticipate invoking positive change in our rural communities through a public-private collaborative effort. The municipal-driven and financial incentive-based programs described in Section 5.0 of this Plan are funded by the Municipality of Huron East with current and/or potential funding from the Ontario Ministry of Agriculture Food and Rural Affairs, Ministry of Tourism and Culture, Regional Tourism Organization 4, County of Huron, or similar. The programs are funded by municipal budget allocations, reviewed annually on an as-required basis.

The CIP shall remain in effect until Council amends or repeals the by-law. Amendments to the CIP may be required to: modify the geographic area (i.e., the Community Improvement Project Area) to which Financial Incentive Programs apply; change the eligibility requirements of a program included in the CIP; or add a new municipal driven or financial-incentive program. Such amendments require pre-consultation with the Ministry of Municipal Affairs and Housing. An amendment to the Huron East CIP will not be required to discontinue or cancel any of the programs identified. The CIP will be reviewed by the Economic Development Officer on an annual basis to ensure the Plan is meeting the needs of the community.

Programs and incentives offered under the CIP may vary from year to year at the discretion of Council, based on recommendations from Municipal staff. The programs in this CIP will be administered through Huron East Council, through an established CIP Committee overseen by the CIP Administrator (Economic Development Officer). Program guidelines affirming eligibility requirements and application forms will be established by the CIP Administrator once funding is allocated to a Program. Programs may prioritize focus areas as shown in Appendices B, C and D.

6.1. Application Process and Submission Requirements

Applications for financial incentives may be received on a first come, first served basis to the limit of the available funding for that year in accordance with any administrative

rules governing this and other grant or loan programs. Alternatively, Council may establish an annual/semi-annual deadline for the submission of applications and all applications will be received and evaluated in accordance with this deadline. The CIP Administrator will review all applications and supporting materials and may conduct a site visit to ensure that proposed projects meet general eligibility requirements and that submissions are complete. Applicants will be notified if their submission is incomplete or ineligible. The CIP Committee will evaluate complete applications in accordance with program guidelines and a recommendation will be made to Council, if necessary, with respect to the approval or refusal of an application. The CIP Administrator will notify applicants of Council's decision.

For applications that are approved, a Financial Incentive Program Agreement will be prepared and executed between the Municipality and successful applicant. Any program commitments may be cancelled if work is not completed by the completion date indicated in the Financial Incentive Program Agreement. The CIP Committee may grant an extension for community improvement projects following receipt of a written request by the applicant setting out the reasons for the extension and providing a new date of completion.

In cases where the CIP Committee refuses an application for financial incentives, all applicants will have the right to appeal the decision to Huron East Council. If a decision is appealed, a staff report will be prepared for Council detailing the Committee's decision. The applicant can appear at Council to detail their appeal.

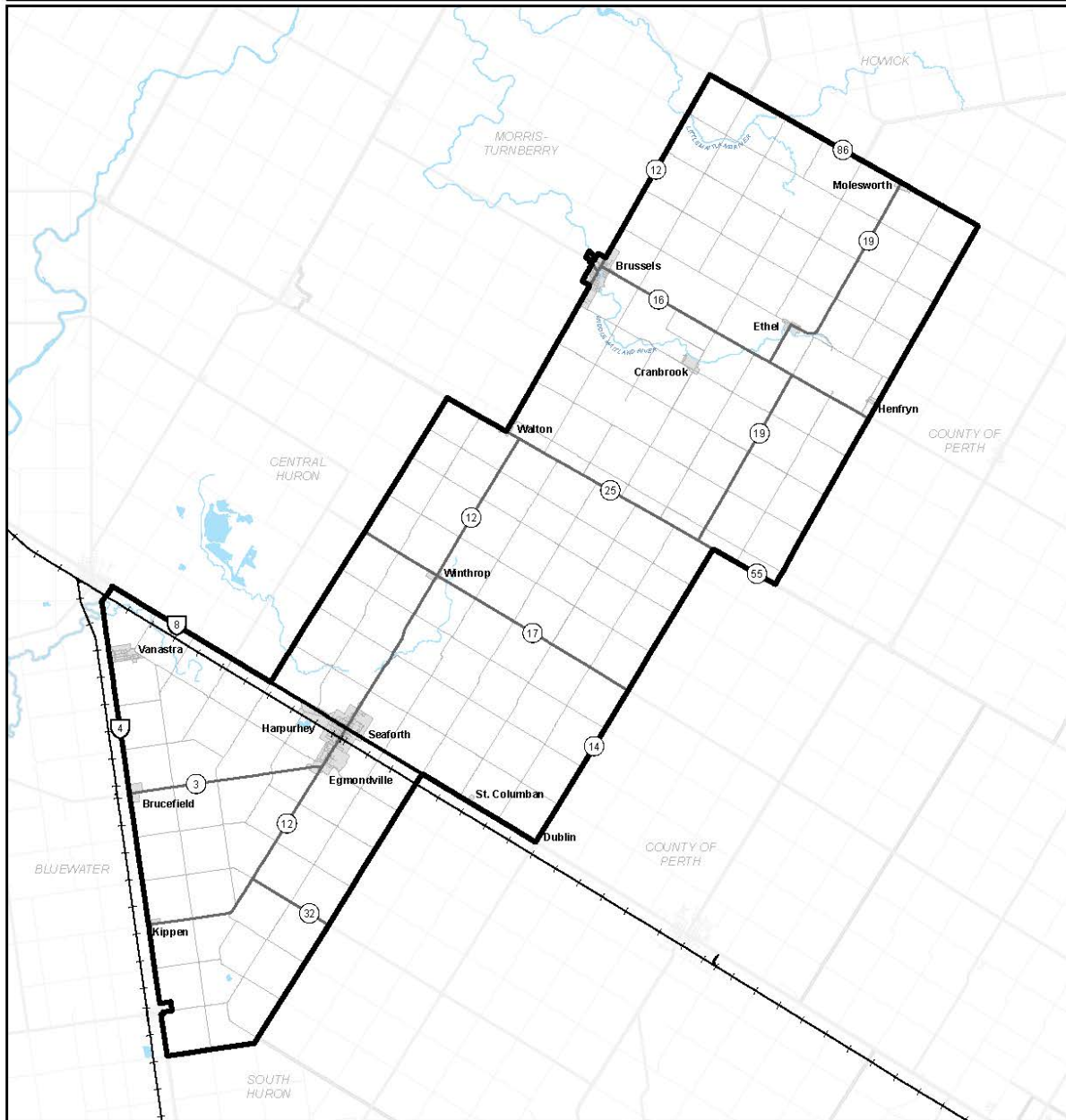
7.0 Conclusion

This CIP is a Municipal-wide planning document that is focused on improving Huron East's local economic base. Through implementation of this Plan, the Municipality of Huron East is demonstrating that it is highly committed to encouraging local investment, revitalization and beautification, and working with property owners and tenants to support economic development.

Property owners and tenants who are interested in any of the programs identified in this CIP or who require additional information should contact the Municipality of Huron East's Economic Development Officer.

Appendix A

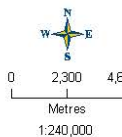
Municipality of Huron East Community Improvement Project Area



Produced by the County of Huron GIS Services with data supplied under License by Members of the Ontario Geospatial Data Exchange, MVCA, ABCA, SVCA, UTRCA and MNR&F. Orthomimagery flown in 2020.

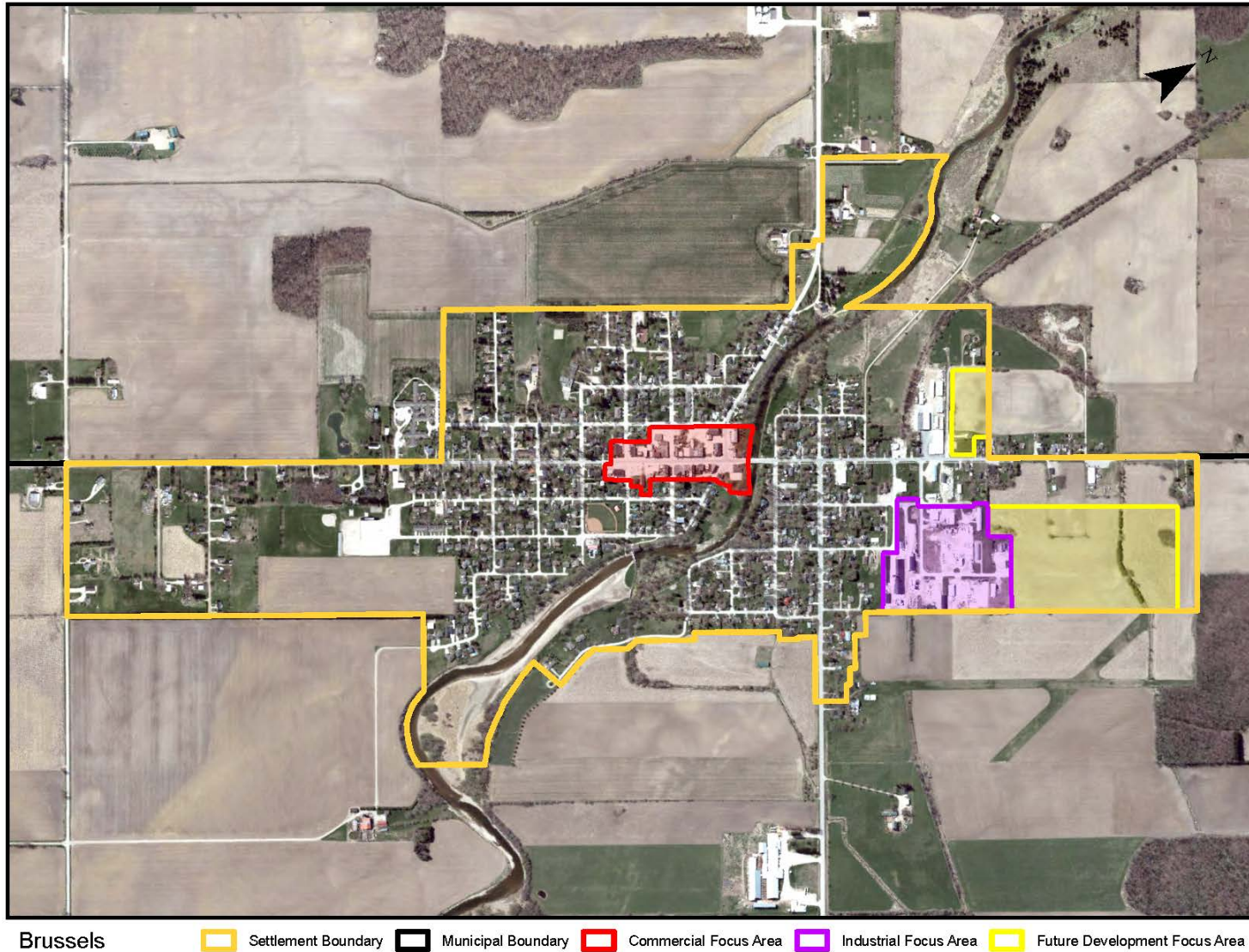
This map is illustrative only. Do not rely on it as a precise indicator of routes, feature locations, nor as a guide to navigation. Copyright © King's Printer 2023.

Last Modified 2023-12-12

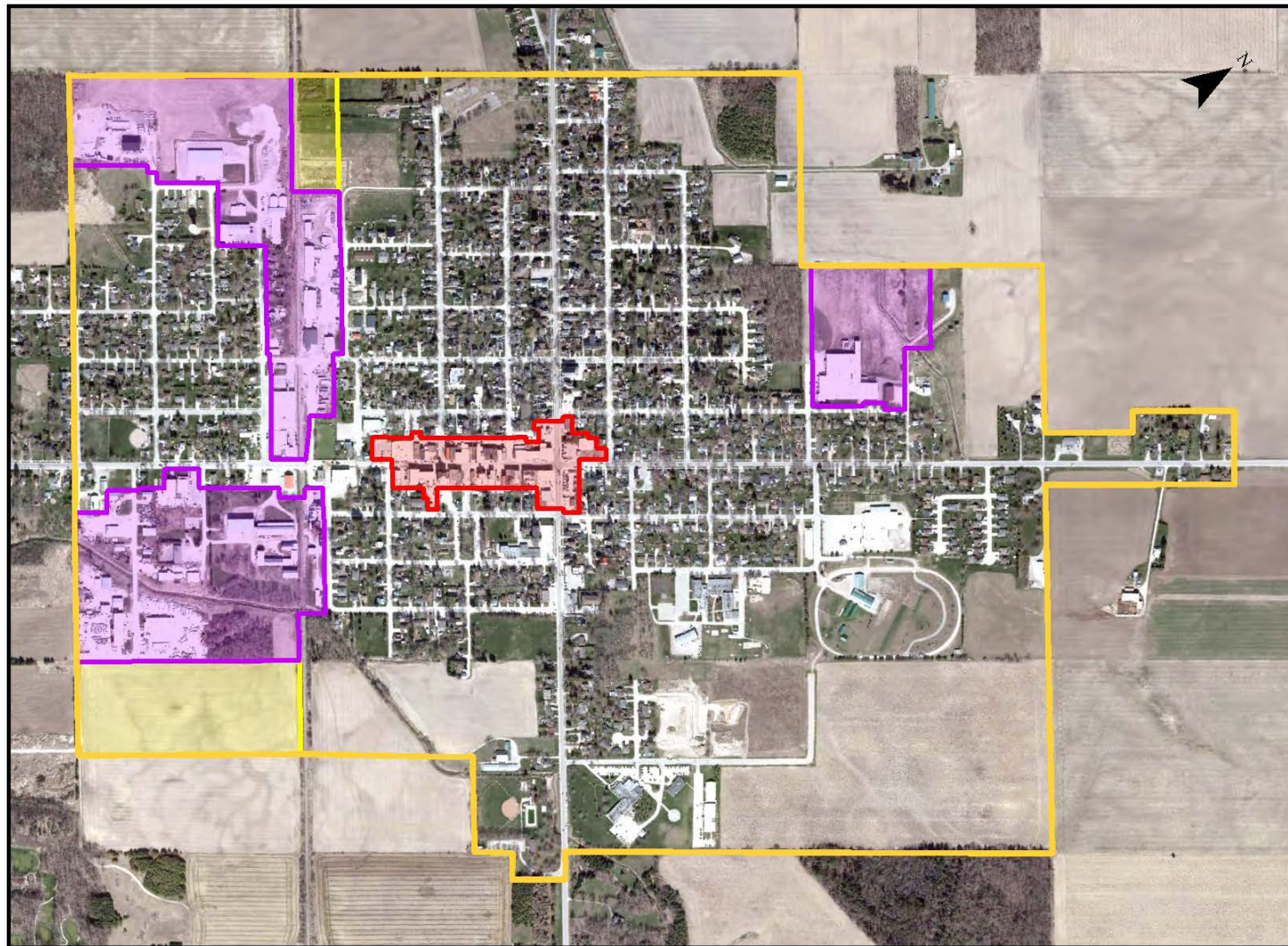


- Provincial Highway
- County Road
- Municipal Road
- Railroad
- Waterbody
- Municipal Boundary
- Community Improvement Project Area

Appendix B



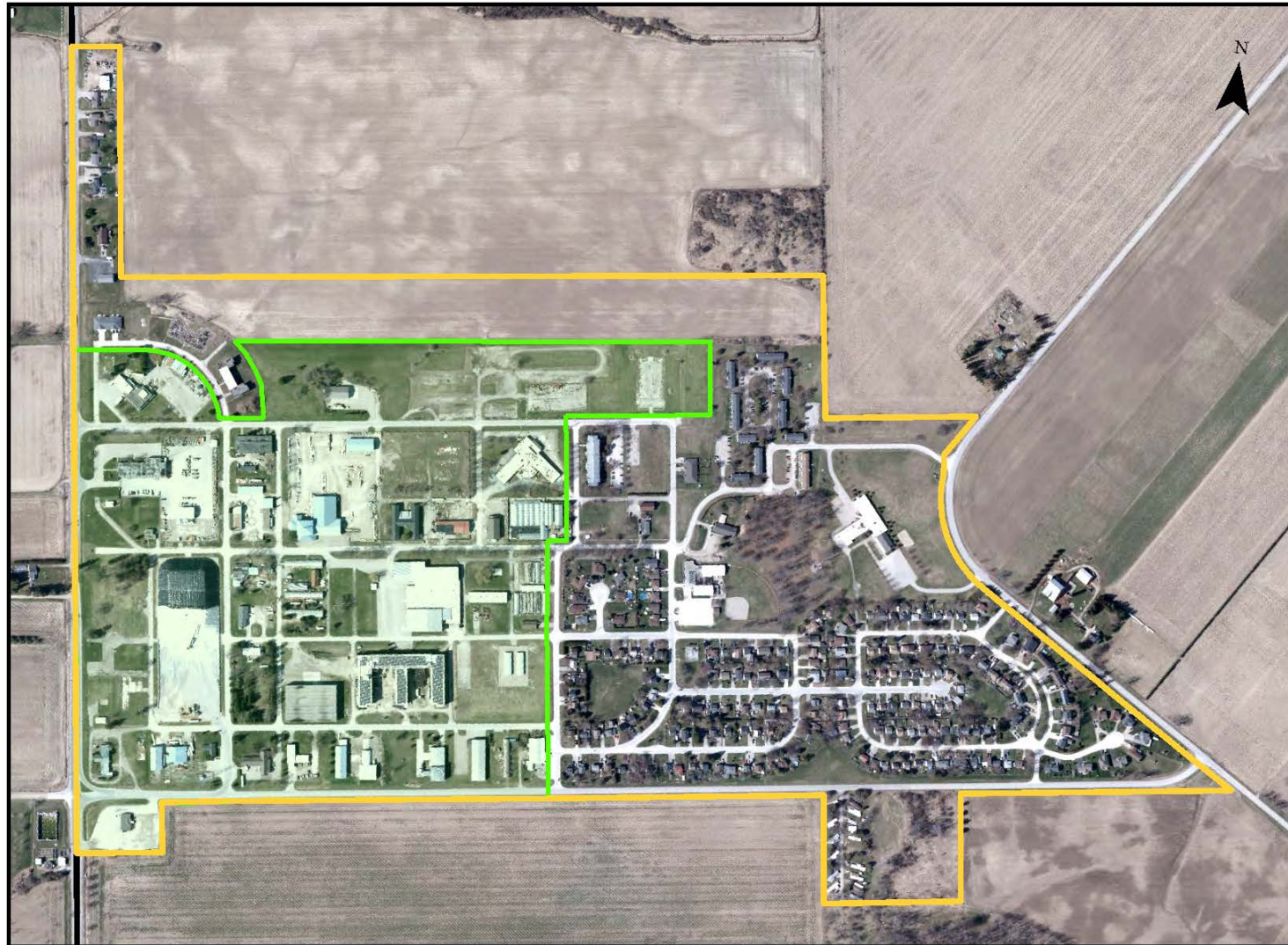
Appendix C



Seaforth

Settlement Boundary Municipal Boundary Commercial Focus Area Industrial Focus Area Future Development Focus Area

Appendix D



Vanastra

Settlement Boundary Municipal Boundary Commercial/Industrial Focus Area

Appendix E

Glossary

Adaptive reuse: means the recycling of a building and/or structure usually for a new function, such as the use of a former industrial building for residential purposes.

Additional Residential unit: means an accessory dwelling unit with its own kitchen, sanitary facilities and bedroom(s)/sleeping area in a single detached dwelling, semi-detached, rowhouse or accessory building to a single detached dwelling, converted dwelling, semi-detached dwelling, triplex, quadraplex or rowhouse.

Affordable housing: for the purposes of this CIP, affordable is referred to in the case of rental housing and means the least expensive of:

- a unit for which the rent does not exceed 30 percent of gross annual household income for low- and moderate-income households; or
- a unit for which the rent is at or below the average market rent of a unit in the regional market area.

Attainable housing: for the purposes of this CIP, attainable means, an individual making the Living Wage spending not more than 30% of their income on housing. The Living Wage is identified based upon the most current Living Wage determined by the United Way Perth-Huron's (UWPH) Social Research and Planning Council (SRPC). During the lifespan of this CIP, should the Province, County of Huron or the Municipality of Huron East determine another definition of 'Attainable', that definition will supersede the above.

Brownfield: means undeveloped or previously developed properties that are vacant, under-utilized, unsafe, unproductive, or abandoned where redevelopment is complicated by real or perceived environmental contamination. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.

Community Improvement Plan (CIP) Administrator: means a staff member appointed by Municipal Council (which in many cases is the Economic Development Officer) who is responsible for managing the day-to-day responsibilities of the CIP, including undertaking pre-consultation meetings with potential applicants for financial incentives and coordinating application submission process.

Community Improvement Project Area (CIPA) is an area of the Municipality, as defined through a separate by-law, to which the Community Improvement Plan applies. The CIPA can be amended independently of the Community

Improvement Plan; however, a CIPA must be defined and enacted by by-law in order for the programs, policies and strategies of this Plan to be activated, utilized and implemented.

Eligible Applicant: means someone who meets all the general and program specific requirements of the financial incentive programs and prepares and submits an application for a grant or loan that is in accordance with the specific requirements of the program, as outlined in this Plan. The CIP Administrator reserves the right to determine whether an applicant is eligible for the financial incentive programs.

Eligible Project Costs: means costs related to environmental site assessment, environmental remediation, development, redevelopment, construction and reconstruction of lands and buildings for rehabilitation purposes or for the provision of energy efficient uses, buildings, structures, works, improvements, or facilities.

Financial Incentive Program Agreement: is an agreement made between the Municipality and a successful applicant outlining the terms and payment of the grant and other relevant conditions. The agreement will be signed by the applicant and the Municipality.

Living Wage: refers to the Living Wage calculation published by Perth-Huron United Way. The calculation for Perth-Huron adheres to the principles and methodology developed by the Canadian Living Wage Framework as adopted by the Ontario Living Wage Network. Based on a 35-hour work week, the calculation* is determined using local data and considers the living expenses of a weighted average of family types including a family of four, a single parent family, and a single individual. Annual family expenses include food, childcare, clothing and footwear, shelter, communications, insurance, transportation, and parent education. Expenses such as debt repayment, home ownership, and savings for children's education or retirement are not factored in.

Mixed-Use: means any combination of commercial uses (retail, personal services, restaurants, etc.), offices, institutional uses and/or residential uses, provided that there are commercial uses at grade.

Municipality: means the Municipality of Huron East.

Redevelopment: means the creation of new units, uses or lots on previously developed land in existing communities, including brownfield sites, as defined in the County Official Plan.

Tax Increment: means an increase in taxes, which is calculated by subtracting the Township portion of property taxes before assessment from the Township portion of the property taxes after reassessment. The Tax Increment does not

include any increase/decrease in Township taxes due to a general tax increase/decrease or a change in assessment for any other reason.

Vacant or underutilized (land and/or buildings): means developable land within a district that would otherwise qualify as substantially developed land, but which contains land, buildings, and/or structures that are not being used to their full potential and may potentially be developed, recycled, or converted into a better, more compatible use, such as a residential or Mixed-use development. Part or all of a parcel of land shall be considered vacant and/or underutilized if it is no longer necessary to support the current use, based on factors including but not limited to current and projected employment levels, vacancy rates, and parking demand.

The Corporation
of the
Municipality of Huron East
By-law No. 015 for 2024

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 20th day of February, 2024 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 20th day of February 2024.

Read a third time and finally passed this 20th day of February 2024.

Bernie MacLellan, Mayor

Jessica Rudy, Clerk