



**Municipality of Huron East Council Meeting Minutes**  
**Council Chambers**  
**72 Main Street South, Seaforth, ON**  
**Tuesday, March 19, 2024**

**Members Present:**

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

**Staff Present:**

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

**Others Present:**

Huron County Planner Shae Stoll

Peter Pickfield, Environmental, Municipal and Planning Law (Virtually) (Item 1.2)

**1. Closed Session and Reporting Out**

Moved by Councillor Diehl and Seconded by Councillor McLellan:

That a closed meeting of Council be held on Tuesday, March 19, 2024 at 5:30 p.m., in Town Hall Council Chambers, in accordance with Section 239 of the Municipal Act, 2001 for the purpose of considering the following matters:

- 1.1** Adoption of March 5, 2024 Closed Session of Council Meeting Minutes
- 1.2** 239(2)(e)(f) - litigation or potential litigation and advice that is subject to solicitor client privilege.

And That CAO Brad McRoberts, Peter Pickfield, Environmental, Municipal and Planning Law (item 1.2) and Clerk Jessica Rudy remain in closed session.

Carried

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

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

Mayor MacLellan thanked staff for the discussion and input during the Special Council Budget meeting.

### **3. Motion to Reconvene into Open Session**

Moved by Councillor Diehl and Seconded by Councillor Wilbee:

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

Carried

Mayor MacLellan reported that Council went into closed session to discuss a matter with potential litigation which is subject to solicitor-client privilege.

### **4. Land Acknowledgement**

Mayor MacLellan provided the land acknowledgement.

### **5. Confirmation of the Agenda**

Moved by Councillor Chartrand and Seconded by Councillor Steffler:

That the Agenda for the Regular Meeting of Council dated March 19, 2024 be adopted as circulated.

Carried

### **6. Disclosure of Pecuniary Interest**

None declared.

### **7. Minutes of Previous Meeting**

Moved by Councillor Diehl and Seconded by Councillor Morrison:

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

**7.1** Regular Meeting – March 5, 2024

**7.2** Committee of Adjustment Public Hearing – March 5, 2024

Carried

### **8. Consent Agenda**

Councillor Wilbee requested that Item 8.5, Town of Goderich re: Return to Combined ROMA and OGRA Conference be removed from the Consent Agenda and that the Municipality send a letter of support. Deputy Mayor McLellan seconded the motion from Councillor Wilbee acknowledging the potential cost savings regarding the combined conference.

Moved Councillor Wilbee and Seconded by Deputy Mayor McLellan:

That the Council of the Municipality of Huron East support the motion from the Town of

Goderich in regard to a return to combined ROMA and OGRA conferences.

Carried

Deputy Mayor McLellan requested that Item 8.1, City of Clarence-Rockland re: 9-8-8 National Suicide and Crisis Hotline, be removed from the Consent Agenda for Council support.

Moved by Deputy Mayor McLellan and Seconded by Councillor Diehl:

That the Municipality of Huron East support the motion from the City of Clarence-Rockland regarding 9-8-8 National Suicide and Crisis Hotline.

Carried

Moved by Councillor Chartrand and Seconded by Councillor Diehl:

That Consent Agenda items 8.2 to 8.4 and items 8.6 to 8.12 be received for information and approved.

**8.2** January Council Expenses

**8.3** February Council Expenses

**8.4** Huron County re: Population and Housing Projections Study

**8.6** Town of Aurora re: Council/Committee Meeting Structure Under Strong Mayor Powers

**8.7** City of Quinte West re: Notice of Motion – Housing Funding

**8.8** Special Council Minutes (Strategic Planning) – March 7, 2024

**8.9** Municipal Engineers Association re: 2024 Bursary Awards Program

**8.10** Water and Sewer Committee re: Minutes from March 12, 2024

**8.11** Accounts Payable Summary

**8.12** Jacobs (OMI Canada Inc.) re: 2023 Annual Reports for Water

Carried

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

**9.1 Delegation:** Don & Dale Chesher, Frank & Mary Stretton, Tyler & Jaide Campbell re: Request for Full Paving of Halliday Street, Brussels, ON

Dale Chesher appeared before Council advocating for Halliday Street in Brussels to be paved, provided the requirement for improvement and requested action be taken in regards to road improvement.

Councillor Morrison motioned that the delegation be received for information and that

staff provide a report regarding the paving Holliday Street.

Moved by Councillor Morrison and Seconded by Councillor Chartrand:

That the Council of the Municipality of Huron East receive the delegation as information;

And That staff be directed to bring forward a report regarding paving of Holliday Street in Brussels.

Carried

### **9.2 Delegation:** Sandra Melady re: Huron East Fire Department

Sandra Melady appeared before Council with questions and concerns in relation to the Seaforth Fire Department. It was stated that the department has a working replacement cycle for SCBA equipment and full replacement of SCBA equipment across the Huron East Fire Department is not necessary. S. Melady stated that the Seaforth Fire Department recruitment needs to move forward, that the Seaforth Fire Board needs to be reinstated, and requested to receive all the roles and responsibilities for all Town Hall personnel by April 2, 2024.

### **9.3 Public Meeting** re: Zoning Amendment Z01-2024

Moved by Councillor Diehl and Seconded by Deputy Mayor McLellan:

That the Council of the Municipality of Huron East adjourn the regular meeting of Council at 6:21 p.m. to go into a Public Meeting to discuss the following:

- a) Zoning By-law Amendment

Carried

Council reconvened at 6:32 p.m.

## **10. Planning**

### **10.1 Recommendation of Council** re: Zoning By-law Amendment Z01-2024

Moved by Councillor Wilbee and Seconded by Councillor Diehl:

Whereas the Council of the Municipality of Huron East has held a public meeting pursuant to Section 34(12) of the Planning Act, 1990 with respect to the proposed Zoning By-law 021-2024;

And Whereas no public comments were received on this application;

And Whereas no agency comments were received on this application;

Now Therefore, pursuant to Section 34(18) of the Planning Act, 1990, Council concurs with the March 14, 2024 Planning Report and recommends By-law 021-2024 for approval.

Carried

**10.2 Planner's Report re: Part Lot Control Exemption – Tripod Properties, Seaforth**

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

Moved by Councillor Diehl and Seconded by Councillor Fisher:

That the Council of the Municipality of Huron East exempt Lot 117, Reference Plan 393 from Part Lot Control pursuant to Section 50(7) of the Planning Act;

And That By-law 019-2024 be passed with an expiry date of June 30, 2024.

Carried

**11. Municipal Drains**

**12. Reports & Recommendations of Municipal Officers**

**12.1 EDO-24-04, Brussels Farmers Market 2024**

Moved by Councillor Morrison and Seconded by Councillor Newell:

That the Council of the Municipality of Huron East support the Brussels Farmers Market taking place between June 7 and August 30, 2024 at 589 Turnberry Street, Brussels, as a Municipally sanctioned event.

Carried

**12.2 EDO-24-05, Application to My Main Street**

In response to Council, Economic Development Officer Taralyn Cronin, confirmed the area designated as the downtown area of Brussels, that the grant is for 100% funding and provided an overview of the various planned improvements.

Moved by Councillor Newell and Seconded by Councillor Morrison:

That the Council of the Municipality of Huron East support the application to My Main Street for streetscape improvements in downtown Brussels.

Carried

**12.3 EDO-24-06, Application to the 2024 Supporting Local Economic Development (SLED) program**

Moved by Councillor Diehl and Seconded by Councillor Wilbee:

That the Council of the Municipality of Huron East support the application to the Supporting Local Economic Development (SLED) program for a series of videos to

promote the Huron East manufacturing sector and the employment opportunities available.

Carried

### **13. Correspondence**

#### **13.1 Huron County Federation of Agriculture re: MP/MPP Local Politician Forum Invitation**

Moved by Councillor Steffler and Seconded by Deputy Mayor McLellan:

That Mayor MacLellan and Deputy Mayor McLellan attend the MP/MPP Local Politician Forum on Friday April 5, 2024 from 10 a.m. to 2 p.m. at the Clinton Legion, on behalf of the Municipality of Huron East.

Carried

### **14. Unfinished Business**

### **15. Council Reports**

#### **15.1 Council Member Reports**

##### **15.1.1 County Council Report**

Deputy Mayor McLellan reported that the County Council Warden received the Community Leadership Award from Bruce Power; Huron County Horticulture Society and Heritage partners made a presentation requesting support for sending artifacts and antiques to satellite locations for viewing and education; the County Council budget was passed with a 5.54% increase and that Elgin Construction was awarded the tender for Wingham Patrol Yard.

##### **15.1.2 Other Boards/Committees or Meetings/Seminars**

#### **15.2 Requests by Members**

#### **15.3 Notice of Motion**

#### **15.4 Announcements**

Councillor Steffler announced that the Seaforth Homecoming is releasing a monthly podcast focusing on the history of Seaforth over the last 150 years. The podcast is available on Spotify, Apple Music and has been delivered to the Economic Development Officer.

Councillor Wilbee commented on the Coldest Night of the Year walk, which she partook in with fellow Councillors and staff members and thanked everyone for coming out.

### **16. Other Business**

#### **16.1 Motion from the Water and Sewer Committee re: Housing – Enabling**

**Water System Fund**

Moved by Councillor Dalton and Seconded by Councillor Chartrand

That the Council of the Municipality of Huron East support the application to the Housing – Enabling Water System for the Seaforth Sewage Treatment Plant expansion.

Carried

**16.2 Motion from the Water and Sewer Committee re: By-law 020-2024**

Moved by Deputy Mayor McLellan and Seconded by Councillor Wilbee:

That the Council of the Municipality of Huron East accept the amended By-law No. 020-2024 for the Regulation of Potable Water Supply.

Carried

**17. By-laws**

Moved by Councillor Chartrand and Seconded by Councillor Steffler:

That Be it Hereby Resolved By-law 019-2024, A By-law to Exempt Certain Lands from Part Lot Control 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 Steffler and Seconded by Councillor Wilbee:

That Be it Hereby Resolved By-law 020-2024, A By-law to Regulate Potable Water Supply and Repeal By-law 77-2005 be given first, second, third and final readings and signed by the Mayor and Clerk, and the Seal of the Corporation be affixed thereto.

Carried

Moved by Deputy Mayor McLellan and Seconded by Councillor Diehl:

That Be it Hereby Resolved By-law 021-2024, A By-law to Amend Zoning By-law 52-2006 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

**18. Confirmatory By-law**

Moved by Councillor Newell and Seconded by Councillor McGrath:

That Be It Hereby Resolved that By-law 022-2024, 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.

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Carried

**19. Adjournment**

Moved by Councillor Fisher and Seconded by Councillor Dalton:

The time now being 6:59 p.m. That the regular meeting adjourn until April 2, 2024 at 6:00 p.m.

Carried

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Bernie MacLellan, Mayor

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Jessica Rudy, Clerk

# Part Lot Control Exemption

File PLC01-24

**Subject Lands:** Lot 117, Reference Plan 393, Municipality of Huron East (57 George St. E, Seaforth)

**Owner/Applicant:** Tripod Properties Inc. (Mark Joseph DeKroon)



## Subject Property

- Designated Residential
- Zoned R1 (Residential Low Density)
- Contains existing semi-detached dwelling

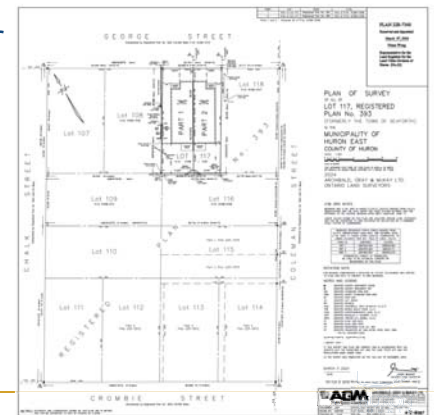
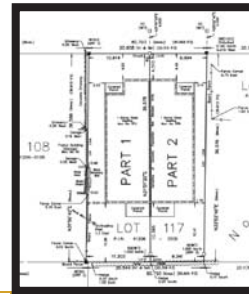


## Purpose

- The applicant has requested the subject lands be exempted from Part Lot Control under the Planning Act to allow the creation of two conveyable lots, each with an existing dwelling unit.



## Proposed R-Plan for Part Lot Control



## Recommendation

It is recommended that the request to exempt Lot 117, Reference plan 393 from Part Lot Control pursuant to Section 50(7) of the Planning Act be approved and the corresponding by-law be passed with an expiry date of June 30, 2024.