



Municipality of Huron East Council Meeting Minutes
Council Chambers
72 Main Street South, Seaforth, ON
Tuesday, April 16, 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; Director of Community Services Lissa Berard; Director of Public Works Barry Mills; Chief Building Official Brad Dietrich and Economic Development Officer Taralyn Cronin

Others Present:

Huron County Planner Shae Stoll

1. Closed Session

Moved by Councillor Diehl and Seconded by Councillor Wilbee:

That a closed meeting of Council be held on Tuesday, April 16, 2024, at 5:30 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 April 2, 2024 and April 3, 2024 Closed Session of Council Meeting Minutes
- 1.2** 239(2)(b) – personal matters about identifiable individuals
- 1.3** 239(2)(c) – proposed or pending disposition of land in Brussels

And That Clerk Jessica Rudy, CAO Brad McRoberts (for Item 1.3) and Director of Finance Stacy Grenier (for item 1.3) remain in closed session.

2. Call to Order and Reconvene into Open Session

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

Moved by Councillor Morrison and Seconded by Councillor Fisher:

That the Council of the Municipality of Huron East reconvene into open session at 6:00 p.m.

Carried

Mayor MacLellan reported that Council went into closed session to discuss personal matters about identifiable individuals and potential disposition of land in Brussels.

The Clerk was directed to bring the following motion to open session.

Moved Deputy Mayor McLellan and Seconded by Councillor Steffler:

That the Council of the Municipality of Huron East conduct a yearly CAO performance review every fall.

Carried

3. Mayor's Opening Remarks

Mayor MacLellan provided an introduction to the launch of the new Huron East promotional video.

Mayor MacLellan thanked Economic Development Officer Taralyn Cronin for her initiative and time spent on developing the video.

4. Land Acknowledgement

Mayor MacLellan provided the land acknowledgement.

5. Confirmation of the Agenda

Moved by Councillor Chartrand and Seconded by Deputy Mayor McLellan:

That the Agenda for the Regular Meeting of Council dated April 16, 2024 be adopted as circulated.

Carried

6. Disclosure of Pecuniary Interest

Councillor Fisher declared a conflict of interest in regard to Item 12.5, FIN-24-05, 2024 Grants due to being a member of the Seaforth Lions Club.

Councillor Morrison declared a conflict of interest in regard to Item 12.5, FIN-24-05, 2024 Grants due to being a member of the Brussels Agricultural Society.

7. Minutes of Previous Meeting

Moved by Councillor Morrison and Seconded by Councillor Wilbee:

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

7.1 Regular Meeting – April 2, 2024

7.2 Special Meeting – April 3, 2024

Carried

8. Consent Agenda

Councillor Wilbee requested to remove Item 8.4, Ministry of Health re: Proposed Amalgamation of Clinton Public Hospital, St. Mary's Memorial Hospital, Seaforth Community Hospital and Stratford General Hospital from the Consent Agenda and requested clarification as she understood that this had already taken place.

Council discussed the open houses being held at the four hospitals and requested that Andrew Williams from the Huron Perth Health Care Alliance be invited to Council to respond to questions on the impacts for the Huron East community.

Moved by Councillor Fisher and Seconded by Councillor Steffler:

That the Council of the Municipality of Huron East request a delegation from Mr. Andrew Williams from the Huron Perth Healthcare Alliance regarding the amalgamation and the impacts for the community of Huron East.

Carried

Councillor Newell requested to remove and support Item 8.1, County of Prince Edward re: Deadline of an Accessible Ontario by 2025 from the Consent Agenda

Moved by Councillor Newell and Seconded by Councillor Fisher:

That the Council of the Municipality of Huron East supports the motion from the County of Prince Edward regarding the Deadline of an Accessible Ontario by 2025.

Carried

Deputy Mayor McLellan requested to remove and support Item 8.8, Town of Goderich re: Intimate Partner Violence from the Consent Agenda.

Moved by Deputy Mayor McLellan and Seconded Councillor Diehl:

That the Council of the Municipality of Huron East supports the motion from the Town of Goderich regarding Intimate Partner Violence.

Carried.

Moved by Councillor Chartrand and Seconded by Councillor Steffler:

That Consent Agenda items 8.2 to 8.3, 8.5 to 8.7 and 8.9 be received for information and approved.

8.2 Town of Shelburne re: Eradication of Islamophobia and Antisemitism

8.3 March 2024 Council Expenses

8.5 Township of Terrace Bay re: Resolution for the Province of Ontario and Association of Municipalities of Ontario to undertake a comprehensive social and economic prosperity review

8.6 Victim Services Huron Perth re: Victim Services Perth Joins Huron, Strengthening

Support for Local Communities

8.7 Township of Horton re: Social and Economic Prosperity Review

8.9 CBO-24-01, CBO Annual Report Summary

Carried

9. Public Meetings/Hearings and Delegations

9.1 **Delegation:** Paul Blayney on Behalf of Heritage Estates Residents re: Request for Speed Reduction on Hensall Road

P. Blayney appeared before Council representing families in Heritage Estates and requested that the speed limit on Hensall Road, between Front Road and Tile Road, be reduced to 50 km/hr. P. Blayney noted that the neighborhood consists of individuals are in the 55+ age range, who use the road for walking on a regular basis and stressed that reducing the speed promotes an age friendly community.

Mayor MacLellan requested a motion to receive the delegation as information and that staff prepare a report on the effects of lowering the speed.

Moved by Councillor Steffler and Seconded by Councillor Chartrand:

That the Council of the Municipality of Huron East receive the delegation for information and that staff be directed bring forward a report on the effects of lowering the speed limit on Hensall Road between Front Road and Tile Road.

Carried

9.2 **Public Meeting re: 2024 Final Budget**

CAO Brad McRoberts provided a presentation to Council on the final budget highlighting the previously approved financial strategy, impacts to the operational budget, 2023 decisions that were incorporated into the operational budget, historical operational deficits, capital funding, the estimated 2024 tax rate comparison with area municipalities, distribution of property tax dollar, allocation of the municipal portion of the tax dollar and detailed what an individual gets for their municipal tax dollar. A copy of the presentation is [appended](#) to the original minutes.

B. McRoberts confirmed that the overall tax levy is 10.08% with 7.66% being the residential tax rate.

Council discussed the budget and commented on the reserve balances, future capital projects, Council honourariums and noted that during the 2023 budget it was discussed that the Lion's Club would be a line in the budget opposed to coming out of the grant policy. B. McRoberts noted that in terms of Lions Club being a line item, staff conferred with various service groups regarding the matter and there was not much interest in changing the status quo. Council compared the cost factors and operations of the Brussels and Seaforth Lions pool and the potential benefits of having the Seaforth Lions pool incorporated in the budget.

10. Planning

10.1 Planner's Report re: Consent Applications C11-2024 and C12-2024

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

In response to Council, S. Stoll noted that emergency service access, parking for adjacent buildings, and large vehicle access to the commercial spaces would be addressed through the site plan control process.

Moved by Councillor Chartrand and Seconded by Deputy Mayor McLellan:

That the Council of the Municipality of Huron East acknowledge the report of Huron County Planner, Shae Stoll, dated April 10, 2024 and has no objection to consent applications C11-2024 and C12-2024, provided the conditions for both applications, as outlined in the planning report, are met.

Carried

11. Municipal Drains

12. Reports & Recommendations of Municipal Officers

12.1 CAO-24-10, Brad Patton, SCBA Selection and Award

Fire Services Advisor Brad Patton thanked the Huron East Fire Department and vendors for their time and effort in the selection process and provided a detailed overview of the report and SCBA selection process.

B. Patton responded to Council noting that the implementation of the new SCBA should take approximately 10-12 weeks and confirmed that the 15 year warranty is a complete package, including training.

Moved by Councillor Diehl and Seconded by Councillor Fisher:

That the Council of the Municipality of Huron East accept the recommendation of the Huron East Fire Service and Fire Service Advisor Brad Patton and award the tender for the self-contained breathing apparatus (SCBA) to A.J. Stone in the amount of \$616,770 plus HST.

Carried

12.2 CAO-24-11, 2024 Final Budget

Moved by Councillor Diehl and Seconded by Deputy Mayor McLellan:

That the Council of the Municipality of Huron East approve the 2024 Budget and consider the associated By-law.

Carried

Mayor MacLellan brought forward the conversations during the public meeting portion regarding Council honourariums and Seaforth Lions Club pool operations.

In response to Council, Clerk Jessica Rudy confirmed that Council remuneration was reviewed by the public advisory committee in 2023. It was noted that the remuneration By-law is being reviewed by staff and that the current policy states that Council receives the same cost of living increase as staff but does not include any wage increases due to a pay equity review.

Deputy Mayor McLellan reiterated that a review of the remuneration could be beneficial including a consideration to freeze honourariums for the remainder of the term and requested that the motion made in November 2022 to allow a Councillor to voluntarily donate 10% of their mileage expenses to a green fund be revisited.

Moved by Councillor Chartrand and Seconded by Councillor Fisher:

That the Council of the Municipality of Huron East direct staff to bring forward a report comparing Council remuneration comparison amongst the area municipalities and the exact costs of the Council honourariums, excluding citizen appointments, in the budget.

Carried

Council continued the debate of adding the Seaforth Lions Club pool operations into the budget and the operations between the Seaforth Lions pool and Brussels pool. Council directed staff to bring forward a comparison report of the amount of tax dollars used towards the operations of both the Brussels and Seaforth Lions Club pools.

Moved by Councillor Chartrand and Seconded by Councillor McGrath

That the Council of the Municipality of Huron East direct staff to prepare a report on the amount of tax dollars that are contributed to the operations of the Brussels and the Seaforth Lions Club pools.

Carried

12.3 PW-24-07, Paving Halliday Street, Brussels

Director of Public Works Barry Mills provided a detailed overview of the report and the ranking system for capital improvements, noting that an engineer study would be required prior to any road projects.

In response to Council, B. Mills confirmed that the pot holes were repaired and that more effort would be given to the road maintenance.

The report was received for information.

12.4 PW-24-08, Reconstruction of Sports Drive, Brussels (BM Ross Contract No. 12143)

B. Mills provided a detailed overview of the report and tender process, noting that a public meeting was well attended at the Brussels, Morris and Grey Community Centre.

In response to Council it was confirmed that the project would take a minimum of six (6) months to complete.

Moved by Councillor Newell and Seconded by Councillor Morrison:

That the Council of the Municipality of Huron East accept the tender of Kurtis Smith Excavating Inc., in the amount of \$1,220,400.00 including HST, for the reconstruction of Sports Drive from Turnberry Street to Flora Street in Brussels

Carried

12.5 FIN-24-05, 2024 Grants

Director of Finance/Treasurer Stacy Grenier provided an overview of the report and responded to Council that the staff recommendation aligns with the current policy to grant 50% of the capital costs and that any adjustments over the \$25,000 would need to come out of the Council budget.

Council discussed the reduction in the Seaforth Lions Club grant from the previous year and the additional grants for St. Columban Soccer and the Seaforth Agricultural Society.

Councillor Chartrand motioned that \$1000 be removed from the \$2000 request from the Seaforth Agricultural Society and added to the Seaforth Lions Club grant amount.

Moved by Councillor Chartrand and Seconded by Councillor Diehl:

That the Council of the Municipality of Huron East direct staff to remove \$1000 from the Seaforth Agricultural Society grant amount and add it to the Seaforth Lions Club grant.

Carried

Moved by Councillor Diehl and Seconded by Deputy Mayor McLellan:

That the Council of the Municipality of Huron East approve the following 2024 grant funding, as revised:

Brussels Ag. – Fall Fair	\$1,000.00
Brussels Horticultural	\$550.00
Brussels Santa Claus	\$1,000.00
Ethel Minor Ball Grant	\$500.00
Huron Plowmen's Assoc.	\$250.00
Lions Club – Seaforth (Santa Claus Parade)	\$1,000.00
Lions Club – Seaforth (Pool)	\$8,500.00
Lions Club – Seaforth (Pool)	\$5,000.00
Maitland Bank Cemetery	\$400.00
Royal Canadian Legion – Branch 468 (Hensall)	\$55.00
Royal Canadian Legion - Remembrance Day (Seaforth/Brussels)	\$105.00

Seaforth Ag. Fall Fair	\$1,000.00
Seaforth Food Bank – Hall Rental	\$375.00
Seaforth Horticultural	\$750.00
St. Columban Soccer	\$2,290.39
Van Egmond Foundation	\$1,000.00
Walton Area Sports Club	\$500.00
Winthrop Ball Park/Community Centre	\$500.00
Total:	\$24,775.39

Carried, as Amended [Conflict: R. Fisher and J. Morrison]

13. Correspondence

13.1 Ryan McClinchey re: Application to Conduct Tag Day Fundraising on May 3-5, 2024

Moved by Councillor Morrison and seconded by Councillor Fisher:

That the Council of the Municipality of Huron East has no objection to the request from the Royal Canadian Air Cadet Squadron for tag day fundraising on May 3-5, 2024.

Carried

13.2 Henfryn Residents re: Concerns of ATV Trail Proposal raised at North Perth Council

Councillor Diehl introduced the letter, noting that several residents had contacted her in regard to the request made to the Municipality of North Perth and requested any feedback on any decisions made by the North Perth Council.

Councillor Newell noted that the Council of North Perth directed staff to bring forward a comprehensive report addressing all perspectives of the request.

Council discussed the issues that could arise with motorized vehicles on trails and noted their opposition to the proposal and suggested that a letter be sent to the Municipality of North Perth, as part of their consultation process, stating that Huron East is opposed to allowing any motorized vehicles on walking trails.

Councillor Newell declared a Conflict of Interest due this position and employment at the Municipality of North Perth.

Moved by Councillor Chartrand and Seconded by Councillor Diehl:

That the Council of the Municipality of Huron East direct staff to send correspondence to the Council of the Municipality of North Perth, informing them that the Council of Huron East is opposed to having walking trails shared with motorized vehicles.

Carried [Conflict: J. Newell]

14. Unfinished Business

15. Council Reports

15.1 Council Member Reports

15.1.1 County Council Report

In response to Council, S. Grenier reported that tax bill and utility statement mail delivery errors has been handled by the Tax Clerk, and it does not appear to be impacting large amounts of people and confirmed that residents have the option to sign up for e-billing.

Deputy Mayor McLellan reported that County Council had a presentation from the Huronview Research Farm which discussed cover crops and water management and stated that former Councillor Joe Steffler advocated for the research farm for all of Huron County. County Council also heard from the Forest Conservation Officer regarding notices of intent and it was stated that the average forest coverage in Huron County is 16-20%, which equals approximately 1600 acres of forested area.

Deputy Mayor McLellan reported that he attended the April 5th Huron County Federation of Agriculture Meet the Members Day and noted producers are looking for more processing plants and the conversation focused on carbon tax.

Councillor Steffler requested that the Mayor and Deputy Mayor follow up on any correspondence for the 'Out of the Cold' location change.

15.1.2 Other Boards/Committees or Meetings/Seminars

Councillor Dalton attended the abattoir round table with the MP and MPP and reported that most owners are 3rd or 4th generation owners and noted that main concerns focused around skilled labour, having the butcher trade part of the skilled trades, changing demographics and increased regulations/inspections.

Councillor Steffler reported that the first Police Services Board meeting will be the week of April 15, 2024.

Councillor Diehl reported that the Cranbrook Hall Fish fry made \$5,900.54 over a 2.5 hour period.

15.1.2.1 Committee Report from Councillor Fisher re: United Way Perth Huron's Huron East Community Committee

Report was received for information.

15.2 Requests by Members

15.3 Notice of Motion

15.4 Announcements

16. Other Business

17. By-laws

Moved by Councillor Diehl and Seconded by Councillor Wilbee:

That Be it Hereby Resolved By-law 037-2024, A By-law to Authorize a Lease Agreement with the Vanastra Curling Club 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 Chartrand and Seconded by Deputy Mayor McLellan:

That Be it Hereby Resolved By-law 038-2024, A By-law to Establish the 2024 Tax Rates 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 Wilbee and Seconded by Councillor Newell:

That Be It Hereby Resolved that By-law 039-2024, 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

19. Adjournment

Moved by Councillor Diehl and Seconded by Councillor Chartrand:

The time now being 8:47 p.m. That the regular meeting adjourn until May 7, 2024 at 6:00 p.m.

Carried

Bernie MacLellan, Mayor

Jessica Rudy, Clerk

2024 Operational & Capital Budgets

April 16, 2024



1

Approved Financial Strategy

Funding By Deferring Capital Expenditures

- using existing discretionary reserves to offset the taxation-based capital expenditures while we gradually ramp up reserve contributions to all cost centres.
- we would also defer:
 - all public work equipment purchases (except rotary mower) for 2024 to 2025, reducing the capital reserve requirement for PW fleet in 2024 to \$0 for a reduction of \$610,000;
 - defer some recreation projects (cannot defer all as some are critical) to 2025 but still need to increase taxation for parks & recreation reserve contributions from \$260,000 to \$800,000 to fund parks and recreation capital projects
- We would need to increase the capital levy by \$397,500 or approximately 4.2%.

	2024	2025	2026	2027	2028
Capital Levy	4.2%	4.8%	4.4%	4.2%	2.4%

- Proposed capital levy projects are in line with the 2022 Asset Management Plan recommendation of 4.2%
- Council approved the ordering of a new tandem truck for delivery in 2025 and it has been ordered.
- Based upon the proposed operating and capital budget we are looking at proposed municipal levy of 10.08% (a reduction from 11.8% presented March 19, 2024).



2

Approved Financial Strategy

- Deferred capital projects include:
 - Roof Replacement at Newry Shop Old Office \$45,000
 - PW Truck Replacements (1/2-ton, 1-ton, and tandem) - \$565,000
 - VRC Dressing Room Phase 1 Upgrade \$40,000
 - Seaforth Tennis Courts \$60,000
 - Brussels Ball Field Regrading \$50,000
 - Brussels Library HVAC \$12,500
 - Cranbrook Hall Roof Replacement \$50,000
 - Seaforth Fire Hall Upgrades \$50,000
- Newly added capital items:
 - Newry Shop heaters \$30,000
 - Parks Truck Replacement \$75,000
 - Grey Gear Rack \$10,000



3

Impacts to Operational Budget

- Cost of Living increases
- Compensation review for all staff including Huron East fire Service
- Full implementation of the Succession Plan
- Increases to insurance costs
- Increases to Health & Benefit costs
- Adjustments to revenues including:
 - OMPF Funding increase from \$1,153,700 to \$1,165,500
 - OCIF Funding increase from \$915,030 to \$1,052,279
 - Gas Tax Revenue increase from \$302,414 to \$311,486
 - Provincial Aggregate Resource Funding increase from \$116,490 to \$119,984
- Increase in user fees based upon revised user fees approved in the 2024 Fees & Charges By-law



4

2023 Decisions Incorporated into Operational Budget

- Grey Fire Department ventilation fan \$6000;
- Compensation Review for all staff including the fire service;
- Full implementation of the Succession Plan for Huron East (note only 6 months incorporated in 2023);
- Additional funds to ensure all firefighters have proper PPE (Bunker gear, helmets boots, etc.) and eliminate expired PPE use;
- Principle and interest for SCBA financing through Trusts assuming fully paid by 2027; and
- Transfer of roadside mowing to an in-house service.



5

Historical Operational Deficits

- Due to pressures on operating costs in 2024 staff have continued to defer historical deficits for:
 - Brussels Cemetery
 - BMGCC
 - SDCC
 - Huron East Fire Service.



6

Capital Funding

- 2024 Operational and Capital Budget includes \$5,235,960 of capital spending
- Capital projects by cost centre are as follows:
 - Roads
 - Sports Drive \$1,161,756
 - Bridges
 - M-28 and M-13 on Canada Company Road \$440,000
 - Municipal Drain Assessments
 - 14th Concession \$117,730;
 - Bailie Drain \$12,120;
 - Baker Drain \$73,680;
 - Charters Drain \$20,570;
 - Charters 'H' Drain \$58,800; and
 - McKenzie Drain \$2,000
 - Sanitary
 - Roof Replacements \$61,000
 - Water
 - Roof Replacement \$60,000
 - Sports Drive watermain \$411,804



7

Capital Funding (Cont'd)

- PW Equipment & Property
 - Roadside rotary mower \$25,000
 - New shop seaters at Newry Roads Shop \$30,000
- Parks & Recreation;
 - SDCC roof replacement \$1,300,000
 - SDCC dehumidifier replacement \$42,000
 - SDCC ceiling beams refinishing \$50,000
 - BMGCC Brine Pump \$50,000
 - BMGCC electrical panel replacement \$125,000
 - Brussels pool filters \$7,000
 - Brussels pool deck \$40,000
 - Walton ball lights replacement \$75,000
 - Winthrop picnic shelter demolition \$5,000
 - Seaforth Optimist Park light replacement \$50,000
 - Quebec Public Park \$100,000;
 - Parks mower replacement \$25,000
 - Parks truck replacement \$75,000;



8

Capital Funding (Cont'd)

- Administration
 - Office renovations & furniture \$65,000
 - Town Hall HVAC replacement \$28,000
 - Town Hall rear roof replacement \$80,000
 - Large plan scanner \$10,000 – Building Department
 - AMP Software \$51,000
 - Computer replacements
- Economic Development
 - Wayfinding signage \$75,000
 - CIP Grant Program \$20,000
- Huron East Fire Service
 - Bunker gear & PPE \$95,000
 - Gear racks for Grey & Brussels \$30,000
 - HVAC for Brussels \$6,500
 - Lifting bags \$30,000
 - Accountability boards \$15,000
 - Brussels parking lot expansion \$60,000
 - Replacement of Fire Chief vehicle (cost share with North Huron) \$99,000
 - Grey ventilation fan \$6,000
 - SCBA compressor/fill station in Seaforth \$55,000
 - Equipment decontamination Grey & Seaforth \$50,000



9

Estimated 2024 Tax Rate Comparison

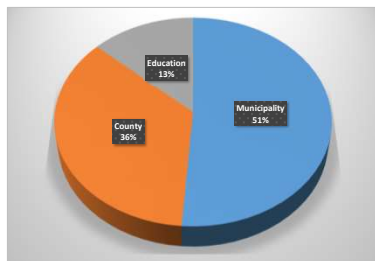
- Residential tax rate for 2024 will increase by 7.66%

Municipality	2023 Municipal Only Residential Tax Rate per \$ 100,000	2024 Municipal Only Residential Tax Rate per \$ 100,000	Municipality	2023 Municipal Only Residential Tax Rate per \$ 100,000	2024 Municipal Only Residential Tax Rate per \$ 100,000
North Huron (Wingham)	0.01357863	\$ 1,367.07	North Huron (Wingham)	0.01413560	\$ 1,413.56
Godwinch	0.00981257	\$ 981.26	Godwinch	0.01039248	\$ 1,039.25
Morris Township	0.00862724	\$ 862.72	South Huron	0.00849880	\$ 849.88
South Huron	0.00876230	\$ 876.23	Morris Township	0.00854465	\$ 854.46
Howick	0.00850900	\$ 850.90	Howick	0.00909700	\$ 909.70
South Huron (East)	0.00812500	\$ 812.50	North Huron	0.00872121	\$ 872.12
Central Huron	0.00724950	\$ 724.95	Central Huron	0.00755571	\$ 755.58
Central Huron	0.00718502	\$ 718.50	Huron East	0.00754980	\$ 754.98
Huron East	0.00618050	\$ 618.05	North Huron (East)	0.00738470	\$ 738.48
Huron East	0.00675867	\$ 675.87	West Perth	0.00724883	\$ 724.88
West Perth	0.00650864	\$ 650.86	Huron Kincora	0.00721628	\$ 721.63
Blomerville (Bryfield)	0.00501919	\$ 501.91	Blomerville (Bryfield)	0.00519813	\$ 519.81
ACW	0.00470018	\$ 470.02	ACW	0.00508114	\$ 508.11

Range we should be based upon levels of service

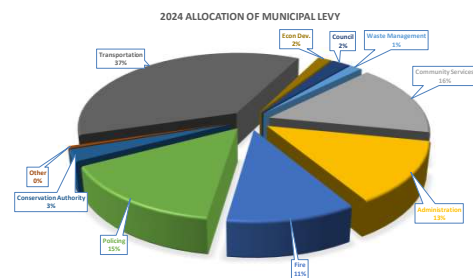
10

Distribution of the Property Tax Dollar



11

Allocation of the Municipal Portion of the Tax Dollar



12

What do you get for your municipal tax dollar?



- Access to three (3) recreation facilities including 2 arenas, an indoor pool, fitness centre, and 3 community halls
- Access to parks, playgrounds, trails, and green space
- An outdoor pool (and a second partially funded outdoor pool operated by others)
- Availability of sports parks (i.e. 7 ball diamonds, 2 athletic fields, outdoor sports pads)
- Fire service delivered by three (3) stations
- Maintenance & repair of 444 lane km of roads (including surface maintenance, ditches, signage, winter maintenance)
- Maintenance and repair of over 115 bridges & culverts
- Sidewalk maintenance and repair
- Stormwater management (storm sewers, catchbasins, municipally assessed portions of municipal drains, municipal drain administration)
- Conservation authority services (i.e. flood control, watershed management)
- Waste collection and disposal
- Leaf collection and disposal
- Access to landfill/transfer station services
- Policing services
- Daycare services
- Library facilities
- Street lighting
- Cemetery services
- Economic development services
- By-law enforcement
- Animal control

13

What is not included in the tax dollar



- Water and wastewater service – there are funded separately by the users of the system
- Building Service – building permit fees fully fund the cost of delivering these services
- Seaforth BIA – fully funded by the members within the designated area of the Seaforth BIA

14

Consent Applications C11-2024 & C12-2024

Owner: Progressional Holdings Inc. (C/O Caleb Voskamp)

Applicant: Brussels Four Winds Inc. (C/O Floral Becker-Morton)

Address: 436 & 434 Turnberry Street, Brussels
Part Lot 9, Part Lot 26, Plan 192, Subject to easements, Brussels Ward



1

Subject Lands



2

Proposed Lots

Purpose:

- New lot creation for one parcel of land for parking lot for Brussels Four Winds
- Severed parcels to merge

Consent Application C11-2024:

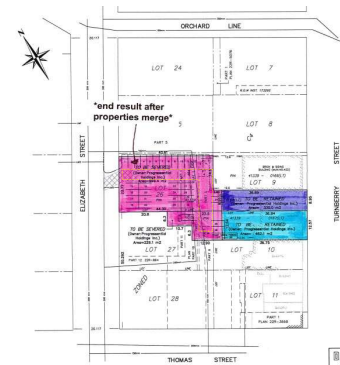
- Area to be retained 330 square metres (3,552 square feet) containing a commercial building.
- Area to be severed 999 square metres (10,753 square feet) of vacant parking lot.

Consent Application C12-2024:

- Area to be retained 462 square metres (4,972 square feet) containing a commercial building.
- Area to be severed 229 square metres (2,464 square feet) of vacant parking lot.

3

Final consent sketch



4



5

Review

- Official Plan Designation – Core Commercial
- Zoning – Core Commercial- Brussels/ Seaforth (C4)
- Required to meet the parking needs of the venue and eliminate confusion for guests
- Easements to be established
- Site plan agreement required to address signage, drainage and tie new lot to Four Winds lands

6



7



8

Comments Received

- Huron East Staff- site plan agreement required
- Festival Hydro- confirmation of separation to hydro poles
- Neighbour (L. Kenny)
 - State of commercial buildings
 - Parking maintained for neighbouring lots
 - Separate legal matters between owners

9

Recommendation

- Applications are consistent with the PPS, conforms to the Huron County Official Plan and Huron East Official Plan and comply with the Huron East Zoning By-Law.
- **Applications are recommended for approval with attached conditions.**



10