



**Municipality of Huron East Council Meeting Minutes  
Council Chambers  
72 Main Street South, Seaforth, ON  
Tuesday, October 15, 2024**

**Members Present:**

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

**Absent:**

Councillor Jeff Newell

**Staff Present:**

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

**Others Present:**

Huron County Planner Shae Stoll

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

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

Mayor MacLellan highlighted that staff and Council recently participated in the first Council/staff barbecue, hosted by Council to engage and meet staff.

**2. Land Acknowledgement**

Mayor MacLellan provided the land acknowledgement.

**3. Confirmation of the Agenda**

Moved by Councillor Morrison and Seconded by Councillor Fisher:

That the Agenda for the Regular Meeting of Council dated October 15, 2024 be adopted as circulated.

Carried

**4. Disclosure of Pecuniary Interest**

None declared.

**5. Minutes of Previous Meeting**

Moved by Councillor Diehl and Seconded by Councillor Wilbee:

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

**5.1 Regular Meeting – October 1, 2024**

Carried

**6. Consent Agenda**

Deputy Mayor McLellan requested to pull and support Item 6.1, City of Temiskaming Shores regarding Alcohol Sales & Provincial Alcohol Strategy from the Consent Agenda.

Move by Deputy Mayor and Seconded by Councillor Fisher:

That the Council of the Municipality of Huron East supports the resolution from the City of Temiskaming Shores regarding Alcohol Sales and Provincial Alcohol Strategy.

Carried

Councillor Wilbee requested to pull and support Item 6.2, Town of Bradford West Gwillimbury regarding the Ontario Deposit Return Program from the Consent Agenda.

Moved by Councillor Wilbee and Seconded by Deputy Mayor McLellan:

That the Council of the Municipality of Huron East supports the resolution from the Town of Bradford West Gwillimbury regarding the Ontario Deposit Return Program.

Carried

Moved by Councillor Diehl and Seconded by Councillor Dalton:

That Consent Agenda items 6.3 to 6.6 be received for information and approved.

**6.3 September Council Expenses**

**6.4 Personnel Committee Minutes – October 1, 2024**

**6.5 Accounts Payable**

**6.6 Recreation Advisory Committee Minutes – September 23, 2024**

Carried

**7. Public Meetings/Hearings and Delegations**

**7.1 Delegation:** Stewart Lockie, Conservation Area Coordinator, MVCA re: Recreational Water & Erosion Control Infrastructure Cost Share Agreement

S. Lockie appeared before Council to provide a background and update on the cost share agreement, highlighting the process with the agreement and the difference with

minor and major repairs, and confirmed all decisions will come to Municipality prior to any application or work being completed.

In response to Council, S. Lockie confirmed that if there were not funding available through the program or if Council chose not to proceed with the agreement, it would be a decision of Council to decide on rebuilding or decommissioning the dam.

It was noted that the dam is due for repair, which could be applied to through the program, however discussions are still discussions being held with staff and it is not yet classified as urgent.

**7.2 Presentation:** Mark Nonkes, Local Immigration Partnership Manager, County of Huron re: Immigration and Huron County

M. Nonkes appeared before Council to provide an overview of the Immigration Partnership, the need for immigration, Huron County's immigration reality, and requested a representative from Huron East sit on the Immigration Partnership Council.

In response to Council, M. Nonkes agreed that historical affordable housing options in Huron East contributes to the immigration statistics and provided an overview of the immigrant path to Huron East and possible renewal of the Federal led refugee three year permit program.

## **8. Planning**

**8.1** Planner's Report re: Part Lot Control Exemption – PLC04-2024

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

Moved by Deputy Mayor McLellan and Seconded by Councillor Diehl:

That the Council of the Municipality of Huron East consider the By-law to provide exemption from Part Lot Control for Plan 596, Part Block 34, Registered Plan 22R-7237, Part 23 (789-799 Bryans Drive, Brussels).

Carried

## **9. Municipal Drains**

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

**10.1** CAO-24-31, MVCA Cost Share Agreement - Brussels Dam

Moved by Councillor Steffler and Seconded by Councillor Morrison:

That the Council of the Municipality of Huron East consider authorizing the Mayor and Clerk to enter into a cost share agreement with the Maitland Valley Conservation Authority for the Brussels Mill Dam.

Carried

### **10.2 CLK-24-17, 2025 Schedule of Meetings**

In response to Council, CAO Brad McRoberts confirmed that staff are aiming for final budget approval at the January meeting, however, if needed an additional meeting could be arranged.

Moved by Councillor Steffler and Seconded by Councillor Chartrand:

That the Council of the Municipality of Huron East establish the 2025 meeting schedule as follows:

- January 14
- February 4 and 18
- March 4 and 18
- April 15 and 29
- May 13 and 27
- June 10 and 24
- July 8
- August 12
- September 9 and 23
- October 7 and 21
- November 4 and 18
- December 9

Carried

### **10.3 CLK-24-19, Council Conference Allowances**

Council discussed the various allowance options and directed staff to adjust the policy to include a yearly limit of \$2,500 for a max of \$10,000 for the term of Council.

Moved by Councillor Chartrand and Seconded by Councillor Diehl:

That the Council of the Municipality of Huron East direct staff to adjust the Remuneration Policy to include a yearly limit of \$2,500 per Councillor, per year, for conference allowances, to maximum of \$10,00 per term.

Carried

### **10.4 FIN-24-12, OPP Contract Increase for 2025**

Director of Finance/Treasurer Stacy Grenier provided an overview of the report and the impacts to the 2025 budget.

The report was received for information.

## **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 a presentation from Segal Construction regarding construction of affordable housing and funding options; County Council denied a severance application which included the severance of a hundred-acre farm into two fifty-acre parcels; and the County Museum presented that they are running out of storage space in their building and are obtaining estimates for a replacement.

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

Deputy Mayor McLellan noted that the Ethel Fall Turkey Dinner will be held on November 3, 2024; tickets are \$20 for adults and \$10 for children with the last sitting being for takeout.

### **13.2 Requests by Members**

In response to Deputy Mayor McLellan's inquiry on if Council should begin preparing delegations for the upcoming Rural Ontario Municipal Association (ROMA) Conference, B. McRoberts noted that the item can be added to the next agenda, however, the delegation request form is not yet open.

Council McGrath noted that a few pre budget approvals have been made by Council and requested that a balance of what has been predetermined be presented to Council, prior to the first budget meeting.

Moved by Councillor McGrath and Seconded by Councillor Wilbee:

That the Council of the Municipality of Huron East direct staff to provide Council a total of all pre-approved 2025 budget items.

Carried

### **13.3 Notice of Motion**

### **13.4 Announcements**

Councillor Morrison announced that he represented Huron East at the 70<sup>th</sup> Anniversary meeting of the Brussels Horticulture Society.

## **14. Other Business**

### **14.1 Recommendation from the Personnel Committee re: 2025 Cost of Living Adjustment (COLA)**

Moved by Councillor Diehl and Seconded by Councillor Chartrand:

That the Council of the Municipality of Huron East approves a cost-of-living adjustment of 2.1% to be applied to all staff wages for 2025.

Carried

**14.2 Mayor MacLellan re:** Motion to Reconsider the October 1, 2024 Motion regarding Appointments to the Family Health Team Ad Hoc Committee

Moved by Councillor Chartrand and Seconded by Councillor Wilbee:

That the Council of the Municipality of Huron East reconsider the motion from October 1, 2024 regarding the appointments to the Huron Community Family Health Team Ad Hoc Committee.

Carried

Mayor MacLellan provided an overview of the reconsideration request, noting that there was a lot of follow up from members of Council and that the decision may have been made without a more fulsome discussion.

Council discussed the pros and cons of having representatives from each ward. Councillors Chartrand, Dalton and Morrison were added to the Committee and Councillor Fisher removed himself to allow the Mayor to represent the Seaforth ward.

In response to Council discussion, staff noted that the initial meeting will be with the Ad Hoc Committee and staff, in order to gather all the information and then a meeting with the Family Health Team will be arranged to discuss the request of a rent reduction.

Moved by Mayor MacLellan and Seconded by Councillor Chartrand:

That the Council of the Municipality of Huron East amend the motion from October 1, 2024 regarding the appointment of members to the Huron Community Health Team Ad Hoc Committee;

And That the following members be appointed to the Family Health Team Ad Hoc Committee:

- Mayor MacLellan
- Deputy Mayor McLellan
- Councillor Morrison
- Councillor Chartrand
- Councillor Dalton

Carried

## 15. By-laws

Moved by Deputy Mayor McLellan and Seconded by Councillor Diehl:

That Be it Hereby Resolved By-law 084-2024, A By-law to Authorize a Cost Share Agreement with the Maitland Valley Conservation Authority (MVCA) 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 Steffler:

That Be it Hereby Resolved By-law 085-2024, A By-law to Provide an Exemption for Part Lot Control, 789-799 Bryans Drive, 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 Dalton:

That a closed meeting of Council be held on Tuesday, October 15, 2024, at 7:30 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:

**16.1** Adoption of September 17, 2024 Closed Session of Council Meeting Minutes

**16.2** 239(2)(c) – proposed or pending disposition of land in Brussels

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

Carried

Moved by Councillor Fisher and Seconded by Councillor Dalton:

That Council of the Municipality of Huron East reconvene into open session at 7:37 p.m.

Carried

Mayor MacLellan reported out from the Closed Session that Council discussed potential disposition of land in Brussels.

## 17. Confirmatory By-Law

Moved by Councillor Steffler and Seconded by Deputy Mayor McLellan:

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That Be It Hereby Resolved that By-law 086-2024, 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 Chartrand and Seconded by Councillor Fisher:

The time now being 7:38 p.m. That the regular meeting adjourn until November 5, 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 PLC04-24

**Subject Lands:** Plan 596, Part Block 34, Registered Plan 22R-7237, Part 23  
Municipality of Huron East (789-799 Bryans Drive, Brussels)

**Owner/ Applicant:** Johan Friesen



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# Subject Property


- Designated Residential
- Zoned R3-3 (Residential High Density- Special)
- 6 unit rowhouse is being built



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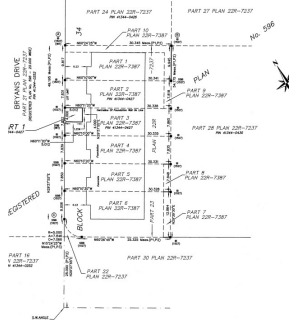
# Purpose

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



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# Survey



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