



Municipality of Huron East Council Meeting Minutes
Council Chambers
72 Main Street South, Seaforth, ON
Tuesday, November 5, 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, and Gloria Wilbee

Absent:

Councillor John Steffler

Staff Present:

CAO Brad McRoberts; Clerk Jessica Rudy; Director of Finance/Treasurer Stacy Grenier; Director of Community Services Lissa Berard; Economic Development Officer Taralyn Cronin; Fire Chief Jay Arns; and Director of Public Works Barry Mills

Others Present:

Huron County Planner Shae Stoll

1. Closed Session

Moved by Councillor Morrison and Seconded by Councillor Diehl:

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

- 1.1 Adoption of October 15, 2024 Closed Session of Council Meeting Minutes
- 1.2 239(2)(b) – personal matters about identifiable individuals regarding employee matters
- 1.3 239(2)(c) - proposed or pending disposition of land in Brussels
- 1.4 239(2)(c) - proposed or pending disposition of land in Brussels

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

Carried

2. Call to Order and Opening Remarks

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

Mayor MacLellan remarked on the Seaforth Lions Club 100th celebration and the prestige award presented to Councillor Fisher.

Mayor MacLellan announced that after discussion with CAO Brad McRoberts, conversations have ensued with MPP Lisa Thompson to explore options for budget impacts due to the increased Ontario Provincial Police (OPP) funding.

3. Motion to Reconvene into Open Session

Moved by Councillor Diehl and Seconded by Councillor Morrison:

That the Council of the Municipality of Huron East reconvene into open session at 6:02 p.m.

Carried

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

4. Land Acknowledgement

Mayor MacLellan provided the land acknowledgement.

5. Confirmation of the Agenda

Moved by Councillor Chartrand and Seconded by Councillor Wilbee:

That the Agenda for the Regular Meeting of Council dated November 5, 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 McGrath:

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

7.1 Regular Meeting – October 15, 2024

Carried

8. Consent Agenda

Councillor Fisher requested to pull and support Item 8.2, Municipality of South Huron regarding Heritage Advisory Committee from the Consent Agenda.

Moved by Councillor Fisher and Seconded by Councillor Wilbee:

That the Council of the Municipality of Huron East supports the motion from the Municipality of South Huron regarding the Heritage Advisory Committee.

Carried

Deputy Mayor McLellan requested to pull and support Item 8.13, Good Roads Association regarding Establishment of an Ontario Rural Road Safety Program from the Consent Agenda.

Moved by Deputy Mayor McLellan and Seconded by Councillor Chartrand:

That the Council of the Municipality of Huron East supports the motion from the Ontario Good Roads Association regarding the Establishment of an Ontario Rural Road Safety Program.

Carried

Deputy Mayor McLellan spoke to Item 8.1, Bluewater Recycling Association regarding October Board of Directors Meeting Highlights, noting that the retirement party for Francis Veilleux will be held on December 3, 2024. Details will be provided to the Clerk for circulation

Moved by Councillor Diehl and Seconded by Councillor Morrison:

That Consent Agenda items 8.1, 8.3 to 8.12, and 8.14 be received for information and approved.

- 8.1** Bluewater Recycling Association re: October Board of Directors Meeting Highlights
- 8.3** Municipality of Central Huron re: Proposed Temporary Use By-Law
- 8.4** Township of Nairn and Hyman re: Opposition to the Transportation and Deposition of Naturally Occurring Radioactive Material (NORM) and Mine Tailings from the Former Beaucage Mine and Waste Site
- 8.5** Ministry of Energy and Electrification re: Ontario's Affordable Energy Future
- 8.6** Avon Maitland District School Board re: Board Meeting Highlights
- 8.7** CBO-24-03, 2024 Year to Date Building Report
- 8.8** CS-24-22, Q1 Building Maintenance Report
- 8.9** CS-24-23, Q2 Building Maintenance Report
- 8.10** CS-24-24, Q3 Building Maintenance Report
- 8.11** Ausable Bayfield Conservation Authority re: Proposed 2025 Budget and

Municipal Levies and Notice of Meeting

8.12 Town of Aurora re: Motion for Fair Share

8.14 DRAINS-24-06, Municipal Drain Status Update

Carried

9. Public Meetings/Hearings and Delegations

9.1 Presentation: Cinnamon Toast New Media Inc re: Huron East Brand

Andrea Dyer, Cinnamon Toast New Media Inc., provided a presentation to Council on what brand is, project objectives, an overview of the stakeholder engagement and the reasoning and results of the three logo concepts. A copy of the presentation is [appended](#) to the original minutes.

9.2 Engineers Report: Brewer Municipal Drain

Adam Hall and Stephen Brickman, Headway Engineering provided an overview of the project location, public engagement, findings, recommendations and estimated project costs.

Landowners were provided an opportunity to provide input on the report and none were received.

Moved by Councillor Diehl and seconded by Councillor Newell:

That the Council of the Municipality of Huron East accept the Engineer's Report on the Brewer Municipal Drain and designate it as By-law 089-2024;

And That the Court of Revision be set for December 3, 2024 at 4:00 p.m. and that Alvin McLellan, Dianne Diehl and Ray Chartrand be appointed as members with Alvin McLellan acting as Chair.

Carried

9.3 Engineers Report: Holland Anderson Municipal Drain

Adam Hall and Stephen Brickman, Headway Engineering provided an overview of the project location, public engagement, findings, recommendations and estimated project costs.

Landowners were provided an opportunity to provide input on the report and none were received.

Moved by Councillor Newell and Seconded by Councillor Morrison:

That the Council of the Municipality of Huron East accept the Engineer's Report on the Holland Anderson Municipal Drain and designate it as By-law 090-2024;

And That the Court of Revision be set for December 3, 2024 at 4:00 p.m. and that Alvin

McLellan, Dianne Diehl and Ray Chartrand be appointed as members with Alvin McLellan acting as Chair.

Carried.

10. Planning

10.1 Planner's Report re: Consent Application C60-2024

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

Moved by Councillor 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 November 5, 2024 and has no objection to consent application C60-2024, provided the conditions, as outlined in the planning report, are met.

Carried

10.2 Planner's Report re: Consent Application C61-2024

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

Moved by Councillor Dalton and Seconded by Councillor McGrath:

That the Council of the Municipality of Huron East acknowledge the report of Huron County Planner Shae Stoll, dated November 5, 2024 and has no objection to consent application C61-2024, provided the conditions, as outlined in the planning report, are met.

Carried

11. Municipal Drains

12. Reports & Recommendations of Municipal Officers

12.1 CAO-24-32, Cranbrook Unopened Road Allowance

B. McRoberts provided an overview of the report, a history of the unopened road allowance and clarified the provisions within the sale and disposition of surplus land policy.

Moved by Councillor McGrath and Seconded by Councillor Fisher:

That the Council of the Municipality of Huron East declare the unopened road allowance (i.e. Frederick Street – Cranbrook Town Plot) from Cranbrook Road north to the east-west unopened road allowance known as Louisa Street, as surplus.

Carried

12.2 CAO-24-33, Seaforth Fire Siren

Council discussed the recommendations from Huron Perth Public Health (HPPH) and previous discussions regarding the Seaforth siren.

Council noted previous firefighter and community concerns regarding health and safety and the importance of the siren while commenting that the infrequency of the siren alarm should not pose noise level concerns.

Moved by Councillor McGrath and Seconded by Councillor Fisher:

That the Council of the Municipality of Huron East, in the best interest of the health and safety of the community, direct staff to continue operating the Seaforth fire station siren.

Carried

12.3 CLK-24-18, Refreshment Vehicle By-law Review

Council discussed various portions of the By-law and suggested the following amendments:

- License valid for the length of event, with a max of seven (7) days;
- License fee reduced to \$200;
- Removal of references and licensing of Refrigerated Bicycle Carts; and
- Lowering the insurance general liability to \$2,000,000.

It was noted that staff would seek recommendations from the insurance provider on general liability amounts.

Moved Councillor Chartrand and Seconded by Councillor Fisher:

That the Council of the Municipality of Huron East direct staff to amend By-law 016-2024, Refreshment Vehicle By-law, as discussed.

Carried

12.4 FIN-24-14, Third Quarter Financial Variance Reports - 2024

The report was received for information.

12.5 CS-24-25, Brussels Batting Cage Agreements

Moved by Councillor Morrison and Seconded by Councillor Fisher:

That the Council of the Municipality of Huron East accept the prepared agreements regarding ownership and community usage of the batting cages located at the Brussels Optimist Park.

Carried

12.6 HR-24-03, Workplace Violence and Harassment Policy Review and Removal of the Employee Personal Computer Purchase Program

Moved by Councillor Diehl and Seconded by Deputy Mayor McLellan:

That the Council of the Municipality of Huron East approve the Workplace Violence and Harassment Policy and the removal of the Employee Personal Computer Purchase Program, as outlined in report HR-24-03.

Carried

12.7 EDO-24-11, Huron East Community Brand

Councillor Morrison moved to accept logo concept C, as it received 50% of the public vote.

Moved by Councillor Morrison and Seconded by Councillor Newell:

That the Council of the Municipality of Huron East adopt the new Huron East Community Brand, Tagline 2 and Logo Concept C

Defeated

Moved by Councillor Chartrand and Seconded by Councillor McGrath:

That the Council of the Municipality of Huron East adopt the new Huron East Community Brand, Tagline 2 and Logo Concept A.

Defeated

Clerk Jessica Rudy reminded Council that the decision to rebrand had already been made and that the Procedural By-law states that all members of Council are required to vote, the only exceptions being absenteeism and/or conflict of interest.

Due to some members abstaining to vote on the original motions, Council voted a second time for log concepts A and C.

Councillor Morrison requested a recorded vote to accept logo concept C.

Moved by Councillor Morrison and Seconded by Councillor Newell:

That the Council of the Municipality of Huron East adopt the new Huron East Community Brand, Tagline 2 and Logo Concept C.

Defeated

Yay: A. McLellan, J. Morrison, J. Newell

Nay: R. Chartrand, B. Dalton, D. Diehl, R. Fisher, B. MacLellan, L. McGrath, G. Wilbee

Councillor Chartrand requested a recorded vote to accept logo concept A.

Moved by Councillor Chartrand and Seconded by Councillor McGrath:

That the Council of the Municipality of Huron East adopt the new Huron East Community Brand, Tagline 2 and Logo Concept A.

Carried

Yay: R. Chartrand, B. Dalton, R. Fisher, B. MacLellan, L. McGrath, G. Wilbee

Nay: D. Diehl, A. McLellan, J. Morrison, J. Newel

12.8 EDO-24-12, Application to the Regional Tourism Organization 4 2025 Partnership Program

In response to Council, Economic Development Officer Taralyn Cronin provided an overview of the benefits for community signage.

Moved by Councillor Fisher and Seconded by Councillor Chartrand:

That the Council of the Municipality of Huron East support the application to the Regional Tourism Organization (RTO) 4 Partnership Funding Program for Phase 2 of the Huron East Wayfinding Signage Program.

Carried

13. Correspondence

13.1 Seaforth Lions Club's Santa Claus Parade Committee re: Parade Road Closure Request

Moved by Councillor Fisher and Seconded by Deputy Mayor McLellan:

That the Council of the Municipality of Huron East temporarily close a portion of Main Street and Duke Street, Seaforth on November 22, 2024 from 6:30 p.m. to 8:30 p.m.

Carried

14. Unfinished Business

15. Council Reports

15.1 Council Member Reports

15.1.1 County Council Report

Deputy Mayor McLellan reported that County Council voted on a motion regarding the OPP increases which will be circulated to all of the Huron County lower tier

municipalities; future budget discussions to include generators at all ambulance stations, Public Works entering into discussion with Perth County for improvement solutions to Mains Corners in Howick due to safety concerns and the purchase of a new grader.

Deputy Mayor McLellan reported that he attended the Huron County Federation of Agriculture General Meeting where it was reported that many villages experiencing growth are encountering planning issues from the 1970's and 1980's and noted that Shawn O'Rourke was appointed as the Director for Huron East, and the annual award was presented to Neil and Joan Vincent.

15.1.2 Other Boards/Committees or Meetings/Seminars

Councillor Wilbee reported on her experience at the Rural Talks 2 Rural Conference, which she attended with Councillor Fisher and Councillor Dalton and provided an overview of the various agenda items.

Councillor Wilbee provided a report on her attendance at the Huron County Cultural Summit and provided an overview of the various agenda items and speakers.

15.2 Requests by Members

15.3 Notice of Motion

15.4 Announcements

Deputy Mayor McLellan announced that the free Guardian Network Training regarding suicide prevention training for the agriculture community will be held on November 13, 2024. Details will be sent to the Clerk for circulation.

Deputy Mayor McLellan noted that the annual Ethel turkey supper was held on Sunday, November 2, 2024, with an attendance of approximately 300 people.

16. Other Business

16.1 Delegations to the Rural Ontario Municipal Association (ROMA) Conference

Councillor Fisher requested that delegation applications be submitted to the Minister of Long-Term Care and to the Minister of Municipal Affairs requesting funding for the water and sewer infrastructure due to increased growth.

Other Business

In response to Councillor Diehl, B. McRoberts noted that staff will investigate solutions for the parking lot concerns at Cranbrook Hall.

Mayor MacLellan confirmed attendance for Remembrance Day Events, noting that he would be attending the Hensall event. Councillor Newell volunteered for the Brussels event and Councillor Wilbee volunteered for the Seaforth event

17. By-laws

Moved by Councillor Fisher and Seconded by Councillor Wilbee:

That Be it Hereby Resolved By-law 087-2024, A By-law to Amend By-law 31-2022 to Reflect the Actual Costs of the Fourteenth Concession Municipal Drain 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 088-2024, A By-law to Amend By-law 014-2024 to Reflect the Actual Costs of the Charters 'H' Municipal Drain 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 Deputy Mayor McLellan:

That Be it Hereby Resolved By-law 089-2024, A By-law to Provide Drainage Works on the Brewer Municipal Drain be given first and second readings and signed by the Mayor and Clerk.

Carried

Moved by Councillor Newell and Seconded by Deputy Mayor McLellan:

That Be it Hereby Resolved By-law 090-2024, A By-law to Provide Drainage Works on the Holland Anderson Municipal Drain be given first and second readings and signed by the Mayor and Clerk.

Carried

Moved by Councillor Morrison and Seconded by Councillor Dalton:

That Be it Hereby Resolved By-law 091-2024, A By-law to Temporarily Close a Portion of Duke Street and Main Street within the Seaforth Ward 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 Diehl and Seconded by Councillor Chartrand:

That Be It Hereby Resolved that By-law 092-2024, 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 Chartrand and Seconded by Councillor Fisher:

The time now being 8:23 p.m. That the regular meeting adjourn until November 19, 2024 at 6:00 p.m.

Carried


Bernie MacLellan, Mayor

Jessica Rudy, Clerk

ct November 2024

Cinnamon Toast × The Municipality of Huron East

Brand Presentation



What is a Brand?




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A brand is NOT

- × A logo
- × A product
- × A service




A brand is a person's emotional connection to your organization, business, and/or community.



A good brand captures attention, tells a compelling story, and forms emotional connections.

It differentiates your community, instills trust, and consistently delivers value, creating loyalty and ambassadorship amongst residents.

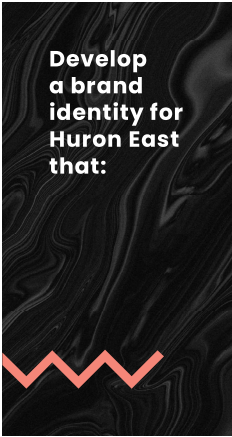


Project Objectives



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- 01 Presents a cohesive and attractive image of Huron East and celebrates its heritage, agriculture, and innovation.
- 02 Distinguishes Huron East from nearby communities.
- 03 Generates a sense of community pride amongst community members.
- 04 Attracts new residents to the community.
- 05 Showcases Huron East as an attractive tourist destination.
- 06 Positions Huron East as an ideal location for investment and business development.
- 07 Includes a versatile tagline for flexible use across touchpoints.

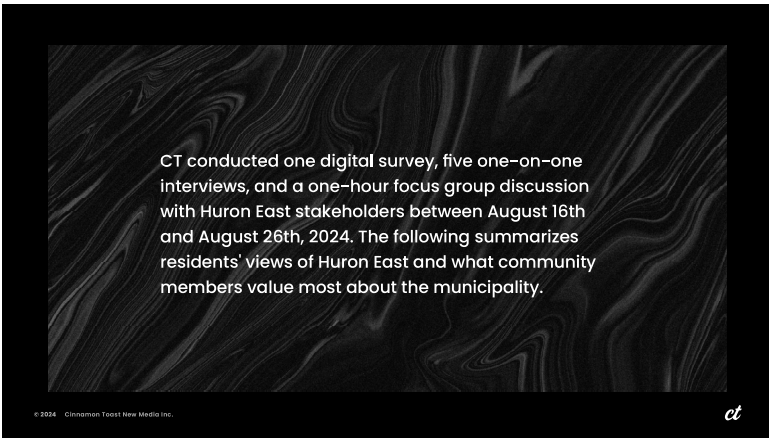
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Stakeholder Engagement Findings:

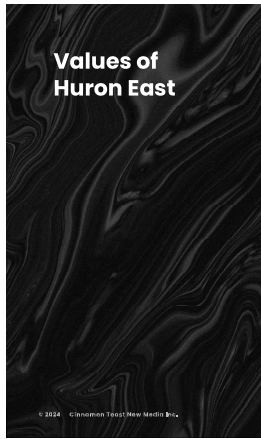
An Overview

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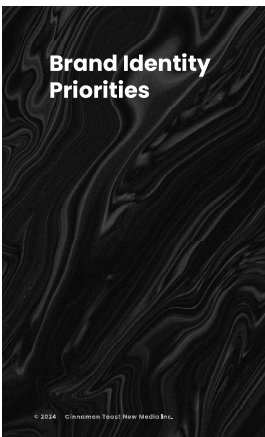


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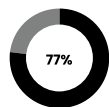
Participants highly value Huron East's agriculture, natural scenery, community spirit, and history/heritage.

When asked to choose three words that best describe the ideal values of Huron East, the top responses included "rural," "community-focused," and "quiet," reflecting the community's emphasis on warmth, connectivity, and hospitality.

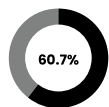


Brand Identity Priorities

The survey revealed strong support for the new brand identity to reflect Huron East's agriculture (77% rated this as important) and history/heritage (60.7% rated this as important). Additionally, there was a strong desire for the brand to convey a warm and welcoming community spirit.

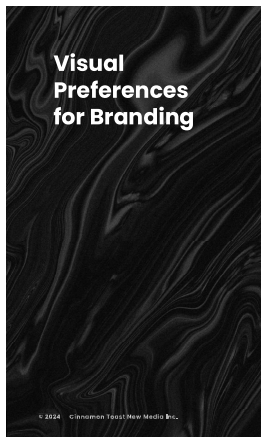


Rated agriculture as important



Rated history/heritage as important

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Visual Preferences for Branding

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The most popular symbols included historic buildings or landmarks, rivers, fields, trees, barns, and grain, which align with the community's agricultural heritage and natural environment.

We Are Statements

In the focus group session, participants were asked to vote on a series of words to embody "We Are" or "We Are Not" statements that capture the essence of Huron East's identity.

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WE ARE:

- Bustling
- Evolving
- Proud
- Connected
- Resilient
- Welcoming
- Friendly
- Community-focused
- Rural
- Scenic

WE ARE NOT:

- Industrialized
- Trendy
- Modern
- Sustainable
- Spirited
- Traditional



Brand Framework

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Brand Story

Huron East's identity is deeply sown in agricultural heritage, where rolling crop fields and historic buildings reflect the dedication and care of past generations.

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With a strong sense of togetherness, residents celebrate the shared values of warmth and community that define the area. Huron East is not only a municipality where connections thrive and opportunities flourish, but an inviting space to sow your roots.

Huron East's historic charm adds to its unique appeal. The Brussels Dam, a testament to local ingenuity, proudly reflects the area's resourcefulness, while Seaforth's train tracks have long been vital arteries for trade and connection. Vanastra's Royal Canadian Air Force station – once a top-secret military base – marks an intriguing chapter in Huron East's historical narrative.

As the community evolves, it embraces growth opportunities while maintaining its small-town allure. Positioned close to large urban centres like London and Kitchener-Waterloo, Huron East is poised for development. With a focus on enhancing local infrastructure and promoting its scenic beauty, Huron East offers opportunities to connect, celebrate, and cultivate a bountiful life.



Brand Promise

To offer a warm and welcoming environment where roots run deep, residents feel firmly planted in their community, and visitors and investors alike can enjoy the bounty of opportunities that consistently crop up.

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Brand Positioning

Huron East is a homegrown community that celebrates its heritage while cultivating a promising future.

Enriched by residents who contribute to its welcoming atmosphere, the area is ripe with opportunities for residents, business owners, tourists, and investors alike. Here, a wholesome, small-town atmosphere allows connections to take root alongside pathways to success and fulfillment.

Excellent recreational facilities and schools bolster the community, providing a solid foundation for growth. Business owners tap into a strong network of local support and resources and benefit from proximity to large urban centres. Tourists can immerse themselves in Huron East's picturesque landscapes and vibrant community events, sharing in the region's warmth and pride.

Huron East represents a promising terrain for investment, marked by a commitment to innovation and development. Huron East is planting the seeds for a future where everyone can thrive, making it not just a place to live, work, and visit, but a community that embraces growth and connection.

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Brand Voice and Tone

Welcoming

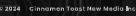
Authentic

Confident

Optimistic

The voice and tone of Huron East is:

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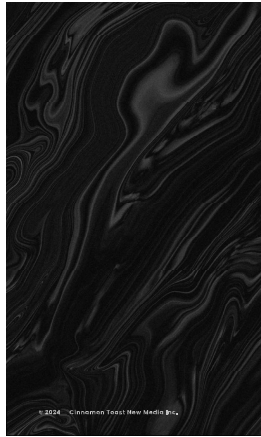


Tagline Concept

A potential tagline has been devised for Huron East based on community sentiments and aligned with the project's objectives.

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Fields of Opportunity

This tagline evokes Huron East's scenic rural landscape while emphasizing the municipality as a space poised for growth and development. With opportunities for enrichment, fulfillment, connection, and personal growth, Huron East is a community offering something for everyone. Whether you're here for a short stay or a lifetime, you'll find a supportive environment to cultivate the best version of your life.

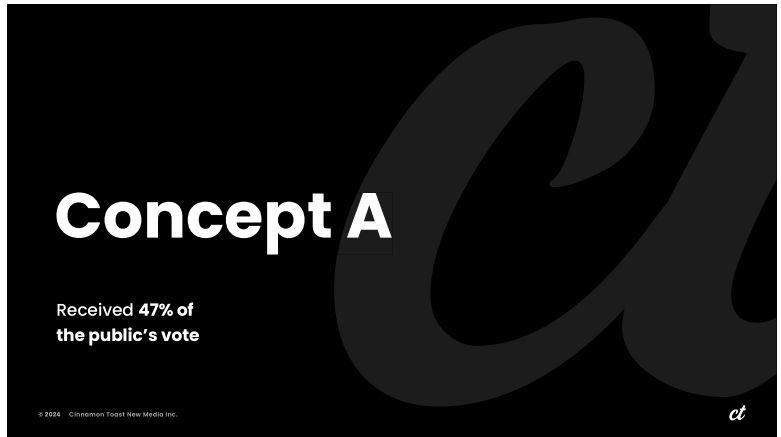
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Logo Concepts

Two logo concepts emerged as the preferred options to represent Huron East in a public vote.

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Concept A

Encapsulating Huron East's identity in a warm and welcoming scene, this logo concept tells the story of a connected, homegrown community.

The interweaving lines found throughout the design speak to the strong ties that root residents to their community, while depictions of natural elements, like sun and trees, evoke the scenic beauty of surrounding areas. A playful green and blue colour palette suggests liveliness and vitality, while the earthy brown and yellow provide a grounding effect.

The growing crops at the centre of the design pay homage to Huron East's agricultural heritage, highlighting a part of its history and identity that continues to thrive today. A bell tower stands proudly above the scene, drawing inspiration from the historic buildings in Seaforth's downtown. Towards the bottom of the design, a representation of the flowing Mailand River communicates fluidity and adaptability, framing Huron East as a community welcoming growth and development.

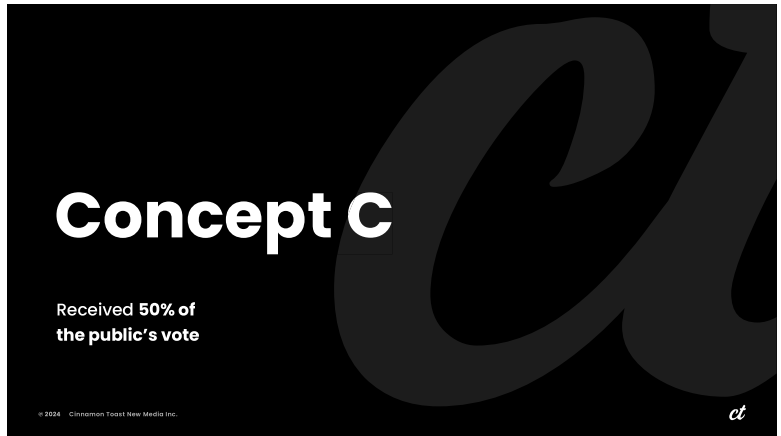
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Example in Practice



Concept C

Leaning into organic and free-flowing shapes, this design conveys rolling crop fields, expressing key values defining the community of Huron East, such as vibrancy, connection, and growth.

An abstract wheel sits toward the bottom of the design, offering a unique interpretation of agricultural machinery.

Youthful crops intertwine with the wheel to create a sense of forward motion, while a cheerful sun rotates above, evoking warmth and simplicity. Rich coppers and greens call to mind a time of harvest and abundance.

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Municipality of
Huron East

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Example in Practice



Logo Evaluation Criteria



Do these concepts express a brand character, affinity, style, and personality?

Do these concepts tell a story in an authentic and memorable way?

Are these concepts unique, authentic, and original?

Will these concepts inspire people to invest, relocate, visit, or learn more?

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For Consideration



Tagline

Fields of Opportunity

Thank you!

Let's Discuss

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Appendix:

Logo Concept B

Received 3% of the public's vote

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Concept B

This design leverages strong, curved lines and warm, golden colours to convey an image of Huron East that is confident and well-grounded, while still approachable and inviting.

A representation of Huron East's historic downtown buildings is found at the center of the design, speaking to the spirit of a community that embraces growth while honouring its heritage and history.

Roots reach inwards and connect towards the bottom of the logo, communicating that Huron East's present and future are supported and uplifted by a strong agricultural foundation. A unifying sun sits above the design, conveying the nourishing warmth that radiates throughout Huron East.

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Example in Practice



Consent C60-2024

Concession 3 Huron Road Survey, Part Lot 29, Tuckersmith Ward, Municipality of Huron East (41313 Front Road)

Applicant/Owner: Bonnie Turner



1

Purpose

The purpose of this application is for a minor lot enlargement

Severed land: approx. 1.1 acres (0.45 ha) of vacant farmland to merge with abutting AG4 lot containing a small house

Retained land: approx. 100 acres (40 ha) consisting of a house, shed and farmland

2

Subject Property



3

Site Photos



4

Review

- Zoned AG1 in Huron East Zoning By-Law
- Designated Agriculture in Huron East Official Plan
- Huron East Official Plan agricultural severance policies
 - Meets criteria for a minor lot addition
- No concerns from staff or other agencies

5

Recommendation


- Application is consistent with the PPS, conforms to the Huron County Official Plan and Huron East Official Plan and complies with the Huron East Zoning By-Law.
- Application C60-2024 is recommended for approval with the attached conditions

6

Consent C61-2024

Plan 181, Part Lot 9, 10 & Part Park Lots 11, 12, Tuckersmith Ward, Municipality of Huron East (40 London Road, Brucefield)

Applicant: Monteith Brown Planning Consultations (Adam Lagrou)
Owner: Darcy Rathwell



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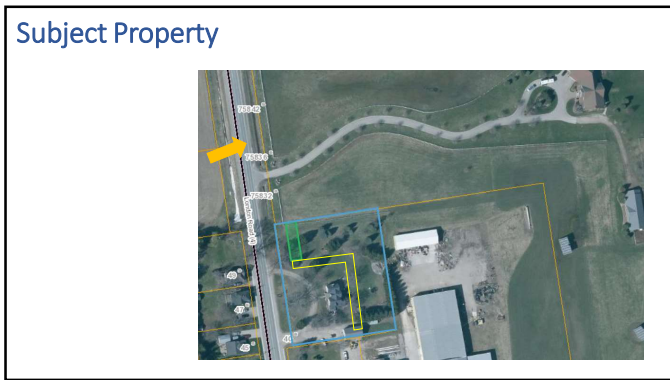
Purpose

The purpose of this application is for the creation of an easement for a private water service over the subject property in favour of the neighbouring parcels to the north (75836 London Road)

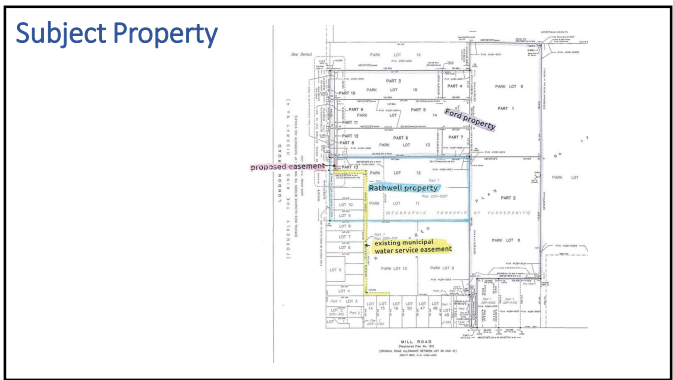
The easement proposes to extend from the Municipal watermain easement on the subject property over the balance of the subject lands to the north lot line.

This application is a condition of severance file C52-2023 to provide water services to the new lots associated with this file.

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Review

- The easement is required to established a private water service over the subject lands to the newly created lots associated with C52-2023
- The waterline can then be extended north of the subject property to service the new lots (shown on consent sketch)
- HEOP requires developments to connect to Municipal water supplies, where available. This easement is required to fulfil this condition associated with the previous consent application

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Comments

- MTO: noted no concerns with this application
- Huron East Public Works: no objections. All curb stops indicated on the water servicing plan should be installed as part of this application. Beyond the curb stops, the waterline will be private and there should be some coordination of installation by the property owner to avoid multiple impacts.

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Recommendation

- Application is consistent with the PPS, conforms to the Huron County Official Plan and Huron East Official Plan and complies with the Huron East Zoning By-Law.
- Application C61-2024 is recommended for approval with the attached conditions

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