



## **Council Agenda**

**Tuesday, June 10, 2025 at 6:00 P.M.**

### **Council Chambers**

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

#### **1. Closed Session**

That a closed meeting of Council be held on Tuesday, June 10, 2025 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 May 27, 2025 Closed Council meeting minutes **(Distributed Separately)**
- 1.2** Adoption of June 3, 2025 Special Closed Council meeting minutes **(Distributed Separately)**
- 1.3** 239(2)(b) – personal matters about identifiable individuals **(Verbal Report)**

#### **2. Call to Order & Mayor's Remarks**

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

#### **4. 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.

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

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

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

- 7.1** **Regular Meeting** – May 27, 2025

Page 5

- 7.2** **Special Meeting** – June 3, 2025

Page 15

## 8. 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

- 8.1 [Ministry of Natural Resources](#) re: Reintroduction of the Geologic Carbon Storage Act
- 8.2 [Brussels United Church, Affirm Committee](#) re: Thank you for Supporting Pride Month and the 2SLGBTQIA+ Community
- 8.3 [County of Huron](#) re: Huron Housing and Homelessness May 2025 Monthly Share-Out
- 8.4 [County of Huron](#) re: 2024 Housing & Homelessness Annual Report & 10 Year Review
- 8.5 [City of Pickering](#) re: Raising Ontario Works (OW) and Ontario Disability Support Program (ODSP)
- 8.6 [CLK-25-09](#), 2024 By-law Enforcement Activity
- 8.7 [CBO-25-03](#), Year to Date Building Report
- 8.8 [CS-25-07](#), Brussels Pickleball Project Update
- 8.9 [CS-25-09](#), Quebec Park Project Update
- 8.10 [EDO-25-06](#), Support for Businesses Impacted by Tariffs
- 8.11 [Ontario Compensation Employees Union](#) re: Support for a Fair Deal for OCEU Members
- 8.12 [May 2025 Council Expenses](#)
- 8.13 [County of Huron](#) re: Bill 17, Protect Ontario by Building Faster and Smarter Act, 2025 – Proposed Changes

## 9. Public Meetings/Hearings and Delegations

- 9.1 [Delegation: Vanastra Curling Club](#) re: Additional Grant Funding

**10. Planning**

- 10.1 Planning Report** re: Plan of Subdivision 40T22001 Extension of Draft Plan Approval

Page 68

**11. Municipal Drains**

- 11.1 DRAINS-25-06**, Somers Municipal Drain Improvement

Page 71

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

- 12.1 CAO-25-14**, Office Hours – Recruitment & Retention

Page 74

- 12.2 CLK-25-08**, Selling of Unopened Road Allowances

Page 77

- 12.3 CLK-25-10**, Seaforth Homecoming and Summerfest Requests

Page 86

- 12.4 FIN-25-12**, Reinvestment of Maturing Investment Fund – GIC Option

Page 87

- 12.5 PW-25-08**, Festival Hydro Lease Agreement

Page 90

- 12.6 CS-25-08**, Purchase of a New Battery Powered Ice Resurfacer

Page 92

**13. Correspondence**

- 13.1 Ethel Minor Ball Committee** re: Request for Significant Event Designation

Page 97

**14. Unfinished Business****15. Council Reports**

**15.1 Council Member Reports**

15.1.1 County Council Report

15.1.2 Other Boards/Committees or Meetings/Seminars

**15.2 Requests by Members**

**15.3 Notice of Motions**

15.3.1 **Councillor Chartrand** re: Vanastra Curling Club

Page 98

**15.4 Announcements**

**16. Other Business**

**17. By-laws**

**17.1 By-law 037-2025**, A By-law to Authorize a Lease Agreement with Festival Hydro

Page 99

**17.2 By-law 040-2025**, A By-law to Stop Up, Close and Sell Unopened Road Allowance of Part of Stretton Street, Brussels

Page 103

**17.3 By-law 041-2025**, A By-law to Stop Up, Close and Sell Unopened Road Allowance of Lane Plan 192

Page 104

**17.4 By-law 045-2025**, A By-law to Temporarily Stop Up and Close a portion of Main Street

Page 105

**18. Confirmatory By-law**

**18.1 By-law 046-2025**, A By-law to Confirm the Proceedings of Council

Page 106

**19. Adjournment**





**Council Minutes  
Council Chambers  
72 Main Street South, Seaforth, ON  
Tuesday, May 27, 2025**

**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 Denise Feeney; Director of Community Services Lissa Berard; Director of Public Works Barry Mills; Operations Manager Shawn Bromley; and Ken McCallum Drainage Superintendent

**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.

The Mayor announced that it was the last Council meeting for Director of Public Works Barry Mills as he will be retiring at the end of the month.

B. Mills thanked Council for the support of Public Works staff and the various projects undertaken by the municipality.

**2. Land Acknowledgement**

Mayor MacLellan provided the land acknowledgement.

**3. Confirmation of the Agenda**

Moved by Councillor Wilbee and Seconded by Councillor Diehl:

That the Agenda for the Regular Meeting of Council dated May 27, 2025 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 Morrison:

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

### **5.1 Regular Meeting – May 13, 2025**

Carried

## **6. Consent Agenda**

Councillor Chartrand requested to pull and support item 6.4, City of Quinte West regarding Opposition to Strong Mayor Powers from the Consent Agenda.

Moved by Councillor Chartrand and Seconded by Deputy Mayor McLellan:

That the Council of the Municipality of Huron East support the resolution from the City of Quinte West regarding Opposition to Strong Mayor Powers.

Carried

Councillor Fisher requested to pull and support item 6.7, Town of Orangeville regarding Responsible Growth and Opposition to Elements of Bill 5.

Moved by Councillor Fisher and Seconded by Councillor Dalton:

That the Council of the Municipality of Huron East support the resolution from the Town of Orangeville regarding responsible growth and opposition to elements of Bill 5.

Carried

Moved by Councillor Newell and Seconded by Councillor Diehl:

That Consent Agenda items 6.1 to 6.3, 6.5, 6.7 and 6.8 to 6.11 be received for information and approved.

**6.1** Municipality of South Huron re: Re-Open and Extend the REDI Immigration Pilot Program

**6.2** Town of Goderich re: Mid-Huron Recycling Centre Board Agenda

**6.3** Ausable Bayfield Maitland Valley re: May 2025 Municipal Newsletter

**6.5** Ontario Provincial Police re: Organizational Realignment Memorandum

**6.6** Ministry of Municipal Affairs and Housing re: Protect Ontario by Building Faster and Smarter Act, 2025

**6.8** Economic Development Committee Minutes – May 8, 2025

**6.9** Association of Ontario Road Supervisors re: Shawn Bromley Assoc. Road

Supervisor

**6.11** Ministry of the Solicitor General re: OPP Cost Recovery Model Review and June 2025 Webinars

**6.12** Ministry of Emergency Preparedness and Response re: Emergency Management Modernization Act, 2025

Carried

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

### **7.1 Delegation: Kelly Buchanan, Executive Director, Huron Community Family Health Team (FHT) re: Family Health Team Update**

Kelly Buchanan provided update to Council regarding the recruitment status of the Family Health Team and noted that she has retired as the Executive Director for the FHT, however she is working with the Seaforth and Area Family Health Organization (FHO), the physician group, as an Administrator.

K. Buchanan announced that one physician has been recruited, and they are actively recruiting for the second vacancy, and confirmed that the Brussels location will remain open with a doctor will be in the building once the physician group is back to full compliment.

In response to Council, K. Buchanan confirmed that a rent relief has been requested, for a six-month period, for the physician pods, and outlined the recruitment process and efforts to date.

## **8. Planning**

### **8.1 Planner's Report re: Consent Application C18-2025**

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 acknowledge the report of Huron County Planner Shae Stoll, dated May 22, 2025 and has no objection to consent application C18-2025, provided the conditions, as outlined in the planning report, are met.

Carried

## **9. Municipal Drains**

### **9.1 DRAINS-25-04, Rehorst Municipal Drain Improvement**

Drainage Superintendent Ken McCallum provided an overview of the status of the drain

and areas which need to be improved, in order to be brought to current drainage standards.

Moved by Councillor Chartrand and Seconded by Councillor Dalton:

That the Council of the Municipality of Huron East accepts the request for Major Improvements to the Rehorst Municipal Drain as submitted by the landowner under Section 78 of the Drainage Act, R.S.O. 1990, c.D.17;

And That Council instructs Streamline Engineering Inc. to prepare a report 30 days after notification to the Conservation Authorities.

Carried

## **9.2 DRAINS-25-05, Municipal Drain Status Update**

K. McCallum provided brief overview of further updates to the Brewer and Holland Anderson Municipal Drains, noting that Brewer Municipal Drain is waiting for the Engineer to deem it substantially complete while the Holland Anderson Municipal Drain has some installation and clean up to be completed prior to final invoicing and completion.

The report was received for information.

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

### **10.1 HR-25-01, Updated Employee Policies**

CAO B. McRoberts, in response to Council, clarified the provisions of sick pay in conjunction with short term disability, allowances for boot and clothing allowances for Recreation and Public Works Departments and the clause of not rehiring employees who have been terminated, it was noted that Council does have the ability to waive policy if required.

Moved by Councillor Newell and Seconded by Councillor Diehl:

That the Council of the Municipality of Huron East approve the updated policies HR-009 to HR-016, as outlined in Report HR-25-01.

Carried

### **10.2 CLK-25-07, Lease Agreement - 32B Centennial Drive, Seaforth and 373 Turnberry Street, Brussels**

Council discussed the request from the physician group regarding a rent relief during the recruitment period and provided options such as providing the full relief for six months; while ensuring it is not an ongoing request or providing a relief of three months.

Council requested that staff confirm the funding model for the physician group to clarify if the number of doctors impacts funding levels and that the decision on the relief request would come back for further discussion.

Moved by Councillor Diehl and Seconded by Councillor Morrison:

That the Council of the Municipality of Huron East consider the by-law to authorize the signing of a lease agreement for 32B Centennial Drive, Seaforth and 373 Turnberry Street, Brussels.

Carried

### **10.3 PW-25-06, One Ton and Half Ton Truck Procurement**

Operations Manager Shawn Bromley provided an update on the procurement process and steps taken to date and noted a correction to the report to the price of the one ton truck being approximately \$92,000 opposed to the listed price of \$72,000 in the report.

Moved by Councillor Chartrand and Seconded by Councillor Diehl:

That the Council of the Municipality of Huron East authorize the Public Works Department to source and purchase a stock one ton truck and half ton truck.

Carried

### **10.4 PW-25-07, Brussels Area Waste Management**

The report was received for information.

### **10.5 FIN-25-11, 2025 Municipal Grants – Vanastra Curling Club**

Council discussed the grant request and Councillor Chartrand made a motion to provide a grant of 50% of the grant request, being \$7500, as per policy guidelines, and requested that the curling club fundraise for the remaining amount.

Director of Community Services Lissa Berard confirmed that the Curling Club has performed fundraising activities and is prepared to pay for the remaining 50%.

Mayor MacLellan suggested that the policy could be adjusted to say that 50% or up to 10% of the entire requested amount would be granted. It was noted that this could provide an opportunity to provide funding for more applications.

Moved by Councillor Chartrand and Seconded by Councillor Fisher:

That the Council of the Municipality of Huron East grant 50% of the request, being \$7,500, for the application of a 2025 Community Grant from the Vanastra Curling Club;

And That the Vanastra Curling Club fundraise for the remaining 50%.

Defeated

Mayor MacLellan put forward a motion that 10% of the requested amount, being \$2,500, be provided.

Moved by Mayor MacLellan and Seconded by Councillor Diehl:

That the Council of the Municipality of Huron East grant 10% of the request, being \$2,500, for the application of a 2025 Community Grant from the Vanastra Curling Club.

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 at the last County Council meeting, EMS awards were presented for newborn delivery, EMS exemplary service and exemplary first bar; provided an overview of the difference in EMS call volumes for the Brussels and Tuckersmith stations; and the new program that started on April 1, 2025 called 'Fit to Sit'. It was further reported that the Wingham Public Works shed is close to completion; a new backhoe, six (6) new pick up trucks and two (2) cargo vans were purchased; and part of a strategic plan priority a committee has been formed for lobbying the government with three priority areas increasing provincial funding for housing and homelessness, equitable funding and reducing provincial downloading.

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

Councillor Chartrand noted that he attended webinar, hosted by the area clerks and presented by Integrity Commissioner John Mascarin, regarding strong mayor powers, and stated he felt that it was very informative.

### **13.2 Requests by Members**

Moved by Deputy Mayor McLellan and Seconded by Councillor Diehl:

That the Council of the Municipality of Huron East direct staff to provide an update on the Brussels pickle ball court.

Carried

In response to a request for more by-law enforcement, CAO B. McRoberts, encouraged residents to contact the by-law officer directly and that Council inform staff of the complaints, and noted that the by-law enforcement officer will focus their efforts on Mian Street parking.

Councillor Morrison requested that staff provide a written report on enforcement activity.

### **13.3 Notice of Motion**

### **13.4 Announcements**

## **14. Other Business**

## **15. By-laws**

Moved by Councillor Diehl and Seconded by Councillor Wilbee:

That Be it Hereby Resolved By-law 042-2025, A By-law to Authorize the Execution of a Lease Agreement for 32B Centennial Drive, Seaforth and 373 Turnberry 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**

Moved by Councillor Fisher and Seconded by Councillor Newell:

That a closed meeting of Council be held on Tuesday, May 27, 2025 at 7:32 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 May 13, 2025 Closed Session of Council Meeting Minutes

**16.2** 239(2)(c) – proposed or pending disposition and/or acquisition of land

**16.3** 239(2)(e) – litigation or potential litigation affecting the municipality

**16.4** 239(2)(b)(d) – personal matters about identifiable individuals and employee negotiations

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

Carried

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

Moved by Councillor Diehl and Seconded by Councillor Fisher:

That the Council of the Municipality of Huron East reconvene into open session at 8:29 p.m.

Carried

Mayor MacLellan reported out from the Closed Session that Council to discuss proposed disposition and/or acquisition of land, a litigation matter and personal matters about identifiable individuals.

**18. Confirmatory By-law**

Moved by Deputy Mayor McLellan and Seconded by Councillor Wilbee:

That Be It Hereby Resolved that By-law 043-2025, 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 Fisher:

The time now being 8:29 p.m. That the regular meeting adjourn until June 10, 2025 at 6:00 p.m.

Carried

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Bernie MacLellan, Mayor

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Jessica Rudy, Clerk



## Consent C18-2025

Concession 6, Part Lot 26, Concession 7, Part Lot 26, Grey Ward,  
Municipality of Huron East (85318 Molesworth Line)

Owner/ Applicant: Grant Martin



1

## Purpose

New lot agricultural lot

Severed land: approx. 125 acres (50.6 ha) consisting of a house, storage shed and agricultural land

Retained land: approx. 250 acres (101 ha) consisting of a house, shed, pole barn and agricultural land

2

Subject Property  
Red= Severed  
Blue = Retained

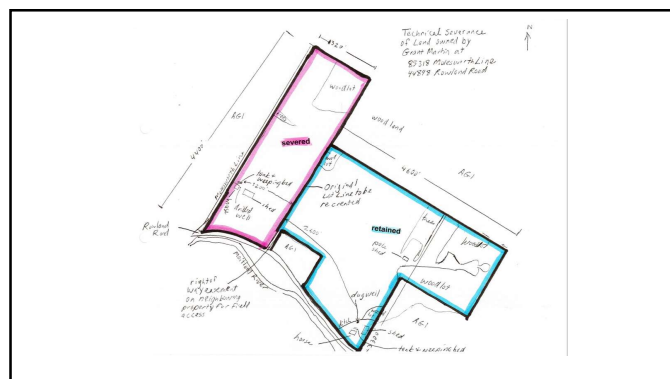


3

## Review

- Zoned AG1 and NE2 in Huron East Zoning By-Law
- Designated Agriculture and Natural Environment in Huron East Official Plan
- Huron East Official Plan Agricultural Consent Policies
- No concerns from staff or other agencies

4



5



6

### Site Photos- Severed



7

### Site Photos- Retained



8

### 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 C18-2025 is recommended for approval with the attached conditions

9



**Special Council Meeting Minutes  
Council Chambers  
72 Main Street South, Seaforth, ON  
Tuesday, June 3, 2025**

**Members Present:**

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

**Members Absent:**

Councillors Brenda Dalton and Jeff Newell

**Staff Present:**

CAO Brad McRoberts, Drainage Superintendent Ken McCallum, and Clerk Jessica Rudy

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

Mayor MacLellan called the meeting to order at 4:30 p.m.

**2. Land Acknowledgement**

Mayor MacLellan provided the land acknowledgement.

**3. Confirmation of the Agenda**

Moved by Councillor Diehl and Seconded by Deputy Mayor McLellan:

That the Agenda for the Special Meeting of Council dated June 3, 2025 be adopted as circulated.

Carried

**4. Disclosure of Pecuniary Interest**

None declared.

**5. Motion to go into Closed Session**

Moved by Councillor Morrison and Seconded by Councillor McGrath:

That a closed meeting of Council be held on Tuesday, June 3, 2025, at 4:32 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:

- 5.1 239(2)(b)(d) – personal matters about identifiable individuals and employee negotiations
- 5.2 239(2)(b) – personal matters about identifiable individuals
- 5.3 239(2)(b) – personal matters about identifiable individuals
- 5.4 239(2)(b)(d) personal matters about identifiable individuals and employee negotiations

And that CAO Brad McRoberts, Drainage Superintendent Ken McCallum (Item 5.1) and Clerk Jessica Rudy remain in closed session.

Carried

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

Moved by Councillor Diehl and Seconded by Deputy Mayor McLellan:

That the Council of the Municipality of Huron East reconvene into open session at 5:51 p.m.

Carried

Mayor MacLellan reported that Council went into closed session to discuss personal information about identifiable individuals and employee negotiations.

## **7. Adjournment**

Moved by Deputy Mayor McLellan and Seconded by Councillor Chartrand:

That the time now being 5:52 p.m. the special meeting now adjourn.

Carried

---

Bernie MacLellan, Mayor

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Jessica Rudy, Clerk

**Ministry of Natural Resources**

Development and Hazard Policy  
Branch  
Policy Division  
300 Water Street  
Peterborough, ON K9J 3C7

**Ministère des Richesses naturelles**

Direction de la politique d'exploitation des  
ressources et des risques naturels.  
Division de l'élaboration des politiques  
300, rue Water  
Peterborough (Ontario) K9J 3C7

May 27, 2025

Subject: Reintroduction of the *Geologic Carbon Storage Act*

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Hello,

Over the past three years, the Ministry of Natural Resources has been taking a measured and phased approach to enabling and regulating geologic carbon storage in Ontario. Carbon storage is new to the province, and developing a comprehensive framework to regulate this activity would help ensure that it is done responsibly, with measures in place to safeguard people and the environment.

Geologic carbon storage (further referred to as carbon storage) involves injecting captured carbon dioxide (CO<sub>2</sub>) into deep geological formations for permanent storage. This technology could provide industries in Ontario with a critical tool for managing their emissions and contributing to the achievement of Ontario's emissions reduction targets.

On November 25, 2024, the Resource Management and Safety Act, 2024 was introduced in the Ontario legislature. This Act included a proposed *Geologic Carbon Storage Act*. The legislature was dissolved on January 28, 2025, and all incomplete business was terminated.

We are writing to notify you that today, the Bill was reintroduced in the legislature. The suite of proposed changes remains the same as what was introduced in November 2024, aside from a small number of administrative updates made to provide clarity.

The original proposal can be accessed through the Environmental Registry/Regulatory Registry: <https://ero.ontario.ca/notice/019-9299>.

If you would like more information or have any questions, please contact Andrew Ogilvie, Manager of Resources Development Section, at 705-761-5815 or through email: [Resources.Development@ontario.ca](mailto:Resources.Development@ontario.ca).

Sincerely,



Jennifer Keyes  
Director, Development and Hazard Policy Branch

May 25, 2025

Subject: Thank You for Supporting Pride Month and the 2SLGBTQIA+ Community

Dear Mayor MacLellan and Councillors,

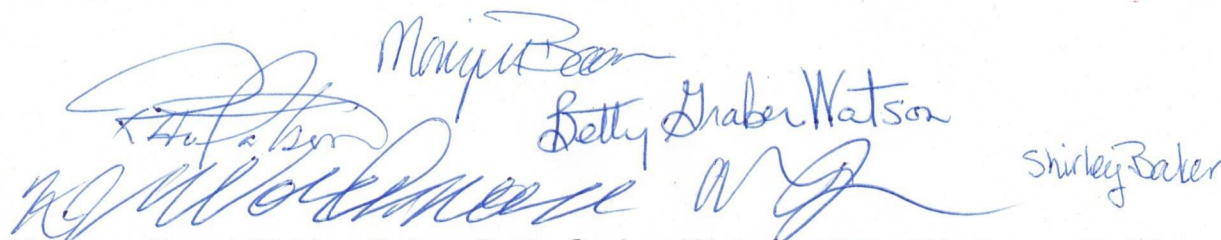
On behalf of the Affirm Committee of Brussels United Church, we extend our sincerest gratitude to the Municipality of Huron East for recognizing and supporting Pride Month by flying the Pride flag. Your commitment to fostering an inclusive and welcoming community sends a powerful message to residents and visitors alike - that diversity is valued and celebrated.

As a congregation striving to become an Affirming Church, we deeply appreciate the leadership and visibility Huron East has demonstrated in embracing and uplifting the 2SLGBTQIA+ community. Your actions inspire positive change and contribute to creating a space where all individuals feel safe, respected, and truly at home.

We look forward to continuing our journey toward officially becoming an Affirming Congregation, and knowing that our municipality shares these values reinforces our mission.

Thank you for leading with kindness, recognition, and encouragement.

With gratitude,

The block contains five handwritten signatures in blue ink. From left to right, they are: a signature for Rev. Alex Jebson, a signature for Monique Baan, a signature for Betty Graber-Watson, a signature for Kathy Workman, and a signature for Shirley Baker.

Monique Baan, Shirley Baker, Betty Graber-Watson, Kathy Workman, Ralph Watson, Rev. Alex Jebson

**Affirm Committee, Brussels United Church**

# Huron Housing and Homelessness Monthly Share-Out

May 2025

Previous Month's Share-Outs

**Huron's Housing and Homelessness Serving System** is a group of agencies and programs that coordinate to provide housing and support to people experiencing housing insecurity and homelessness.

At least **143** households were experiencing homelessness in Huron County this month.

Of those, **125** households had been chronically homeless for six months or more in the last year.

**193** people, including children, are represented by the households experiencing homelessness.

**Inflow:** People entering homelessness.

**Outflow:** People exiting homelessness.



**13**

Households entered homelessness

1 has been in our system before, and 12 we met for the first time.



**1**

Households got back in touch

After having not been heard from in 90 days or more, some reconnected.



**0**

Household lost their housing

They have been in our system before, secured housing, and then lost that housing.



**5**

Households moved into housing

These people moved into long-term, permanent housing.



**4**

Households lost touch

These people have not been heard from in 90 days, or more.

## Population Specific Data

**14**

Youth (16-25) experiencing homelessness.

**27**

Families experiencing homelessness.

**27**

People with Indigenous identity experiencing homelessness.

*\*Numbers In This Report Only Represent Households That Are Active and Consenting To Being On The Huron County By-Name List*

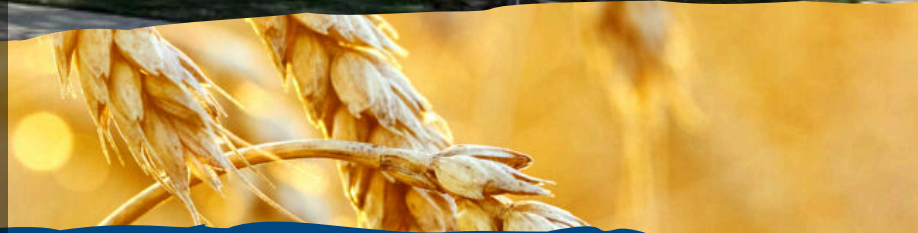


This month, in place of our "Informed Information About Homelessness" topic, we are including a copy of our 2024 Housing and Homelessness Annual Report. If you wish to look back on previous topics, or previous Annual Reports, you can find them at:

[huroncounty.ca/social-services/housing-and-homelessness/](https://huroncounty.ca/social-services/housing-and-homelessness/)

Click on **Current Data on Homelessness in Huron** for previous topics, and **Reports** for previous Annual Reports.





County of Huron  
Social & Property Services  
**2024 Housing & Homelessness  
Annual Report & 10 Year Review**

[huroncounty.ca/social-services](https://huroncounty.ca/social-services)

Cover Photo: Sanders Street Housing Development



# 10 Years of Growth

in Housing & Homelessness Services



# Table of Contents

Land Acknowledgement.....4

Fundamental Right To Housing Statement.....4

Message from the Director of Social and Property Services | Barbara Hall.....5

Actions To Date - 10 Years of Measured Growth.....6

Leadership & Governance of the Homelessness Serving System.....9

Mapping the Journey from Homelessness to Housing.....10

Develop an Emergency Service System Oriented Toward Ending Homelessness.....11

Improved Service Coordination through our Homelessness Coordinated Access System..13

Working Together is What Makes Coordinated Access Possible.....14

The Stories That Move Us.....15

Working Together to Facilitate Affordable Housing.....16

New Housing Developments in Huron County.....17

Preserve and Improve Existing Social Housing.....18

Data Collection

    How We Capture Our Data.....19

    Trends In Homelessness Data.....20

    By-Name List Data.....21

    Housing Data.....23

Be Part of the Solution.....24

A Big Thank You.....25



## Land Acknowledgement

We acknowledge that the land we stand upon today is the traditional territories of the Anishinaabe, Haudenosaunee, and Neutral peoples and is connected to the Dish with One Spoon wampum, under which multiple nations agreed to care for the land and its resources by the Great Lakes in peace.

We also acknowledge the Upper Canada Treaties signed in regards to this land, which include Treaty #29 and Treaty #45 ½.

We recognize First Peoples' continued stewardship of the land and water as well as the historical and ongoing injustices they face in Canada. We accept responsibility as a public institution and as treaty people to renew relationships with First Nation, Métis, and Inuit people through reconciliation, community service, and respect.

## Fundamental Right to Housing Statement

The Corporation of the County of Huron is dedicated to enhancing the social and economic well-being of Huron County through the creation and preservation of affordable housing.

The County supports an individual's fundamental right to housing without discrimination as protected under Ontario's Human Rights Code.



## Message from the Director of Social and Property Services | Barbara Hall

As we mark ten years of intentional growth in housing and homelessness services in Huron County, this report provides more than a snapshot of progress — it reflects a decade of learning, collaboration, and collective resolve.

Housing is more than shelter. It provides safety, stability, and a foundation for wellbeing. In our rural context, addressing homelessness requires both innovation and strong partnerships. This year's accomplishments — from new builds to system-level coordination — are the result of dedicated efforts by County staff, community partners, local municipalities, and those with lived experience who continue to shape our understanding of what's needed and what's possible.

We are proud of the progress outlined in these pages, but we are equally aware of the work ahead. Chronic homelessness cannot be solved by any one organization. It demands an integrated, community-driven response, one that is equitable, compassionate, and grounded in data.

To everyone who has contributed to this work — thank you. Whether you've helped build housing, coordinate care, advocate for change, or offered kindness to someone in need, your role matters. Together, we are building a stronger, more connected Huron County.

Barbara Hall  
Director of Social and Property Services  
County of Huron

# 10 Years of Measured Growth

2014

- Established a local Housing and Homelessness Steering Committee.
- Homeless prevention partnerships commence.
- Investment in Affordable Housing- Extension funding program launched.

2015

- On-boarded Housing Outreach Worker.
- Addiction Supportive Housing (ASH) Program of Huron is established.

2016

- Huron Out of the Cold is launched with partners.
- Huron Turning Point Residence opens.
- Homelessness Programs Supervisor position is developed.
- Social Infrastructure Fund & Social Housing Improvement Program launched

2017

- Enumeration planning phase begins.
- Homelessness Programs continued to be maintained.

2018

- Homelessness Enumeration occurs.
- A Contribution Agreement for 12 affordable housing units is developed.

2019

- Special Priority Policy Portable Housing Benefit launched.
- Ontario Priorities Housing Initiative and Canada Ontario Community Housing Initiative funding.

2020

- The County of Huron leads the operations of the Huron Out of the Cold partnership.
- The County of Huron develops an ongoing COVID-19 response.

# 10 Years of Measured Growth

(continued)

2021

- The County of Huron launches an advocacy campaign titled “Be Part of the Solution” that offers fact-based resources and reports on current County actions towards reducing and ending homelessness in this community.
- The County of Huron participates in an Enumeration Project identifying 169 individuals experiencing homelessness in Huron County. It is important to note that this number represents the minimum number of people experiencing homelessness in Huron County.

2022

- Huron County receives the Housing Renewal Plan identifying residential intensification opportunities.
- Three sites prioritized: Sanders Street, Bennett Street, and Gibbons Street builds. Project Business Cases prepared.
- The County of Huron launches the By-Name List.
- Huron County Coordinated Access commences.

2023

- Housing Services Supervisor position is developed.
- Homelessness Programs Coordinator position is developed.
- Housing Liaison position is developed.
- Bennett Street build is completed, 4 net new units created.
- 20-unit Sanders Street and 40-unit Gibbons Street builds begin.
- The Emergency Sheltering Program shifts from a congregate setting to a motel model.
- A total of \$7,916,063.00 received from the Ontario Priorities Housing Initiative (OPHI), the Social Services Relief Fund (SSRF), and the Canada-Ontario Community Housing Initiative (COCHI) for the investment in three new community housing builds: Bennett Street, Sanders Street, and Gibbons Street.



# 10 Years of Measured Growth

(continued)

2024

- Development & Implementation of the Bridge Housing Program in partnership with CMHA Huron Perth
- 20 Affordable Units At Sanders St come Online
- Landlord Engagement Survey
- New Partnership with Huron-Perth Children's Aid Society For Youth Homelessness Prevention
- Creating and Implementation of a Monthly Housing & Homelessness Share-Out to update community members on the current state of Homelessness in Huron County, as well as inform people about significant statistics and trends in Homelessness

# 28 Leadership & Governance of the Homelessness Serving System 28

## Affordable Housing & Homelessness Committee

The Affordable Housing and Homelessness Committee will develop a priority list of recommendations, informed by data, that will be pursued through advocacy, informing policy, recommendations to Council, requests to other levels of Government, and partnerships among agencies and governments.

## Housing & Homelessness Advisory Committee

Huron County's Housing & Homelessness Advisory Committee will provide oversight and guidance to the Coordinated Access Case Conferencing Table by using data derived from the By-Name List to help guide conversations about system-level performance. Membership will be comprised of leadership with decision making authority from member organizations providing services to those experiencing homelessness, or at risk of homelessness. Members will support in the development of policies that adhere to best practices, and collaboratively identify and address system gaps to ensure equitable and transparent access to Huron County's Coordinated Access System. The Governance Table will strive to ensure compliance with applicable privacy legislation, including the storage and use of data that is collected from the By-Name List.

## Coordinated Access Case Conferencing Table

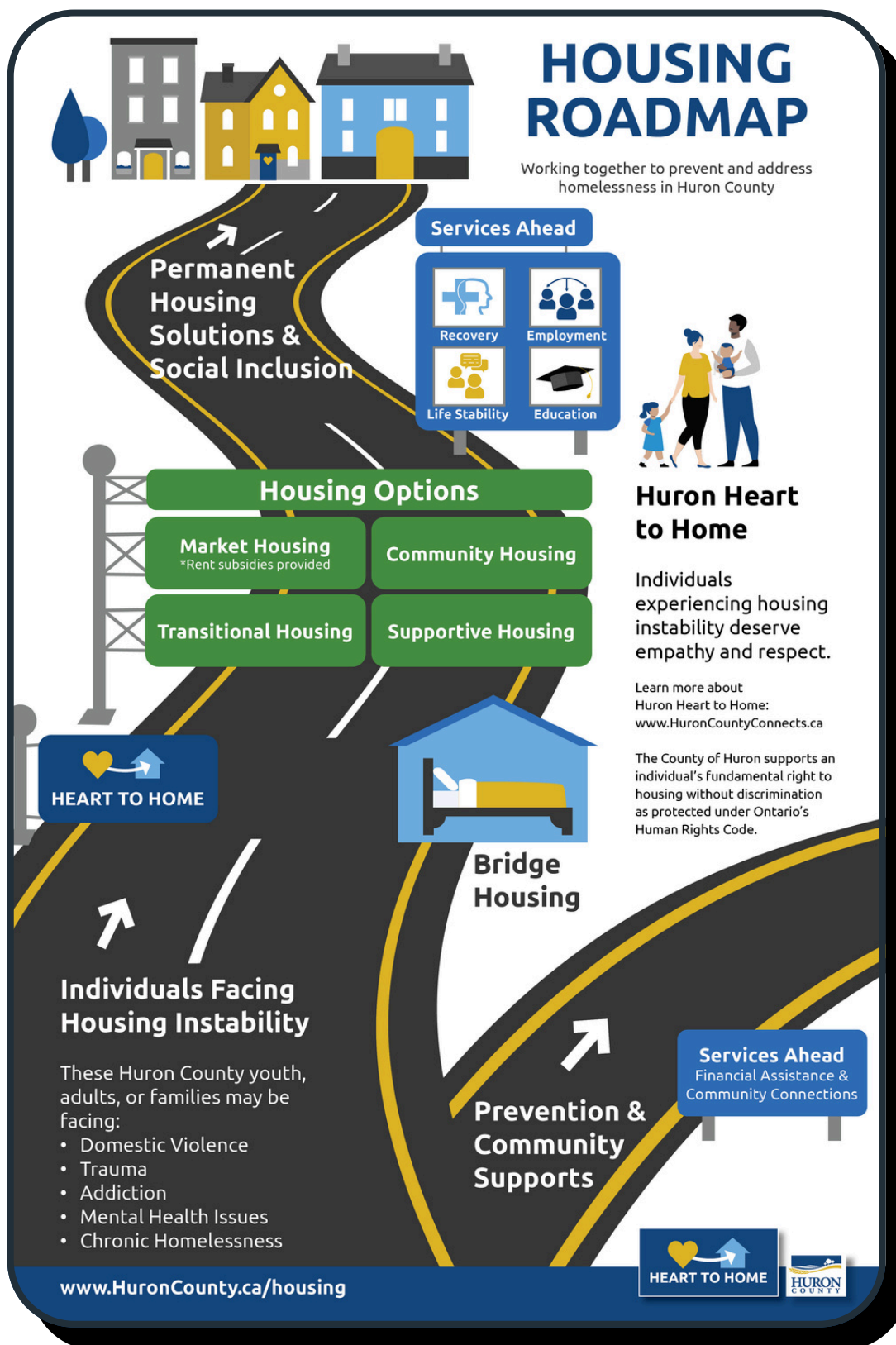
Huron County's Coordinated Access Case Conferencing Table is a reoccurring solution focused meeting that leverages all existing resources and expertise of a collaborative community team to achieve optimal housing and supports for those experiencing homelessness. The Team collaborates on ways to remove barriers to help households experiencing homelessness become housed faster, while also ensuring fairness and prioritizing households most in need of assistance. Primary functions of the Huron Coordinated Access Case Conferencing Table include:

- Providing and collecting updates on households on the By-Name List to ensure experiences of homelessness are accurately understood
- Matching and referring households to available and appropriate housing resources
- Case conferencing complex experiences of homelessness to support households in advancing towards permanent housing.





# From Homelessness to Housing



# Development of a Service System Oriented Toward Ending Homelessness

## Preventing and Addressing Homelessness in Huron County

People experiencing homelessness and those at high risk of becoming homeless have their own experiences and challenges that require an individualized response. Responding to homelessness is not just about providing housing, it requires relationship and trust building and often means addressing complex issues including past traumas, mental illness, or substance use.

For these reasons, addressing homelessness requires an integrated system of support and care strategies that are provided by multiple organizations and agencies working together using a Housing First strategy, the primary goal of Huron Heart to Home.

Huron Heart to Home staff work with many community partners to prevent and address homelessness in Huron County. These staff connect people to community, local organizations, and resources that can help a person access long-term housing.

To learn more, please visit

<https://www.huroncounty.ca/social-services/be-part-of-the-solution/>



# 31 Development of an Emergency Service System Oriented Toward Ending Homelessness 31

(continued)

## The Homelessness Serving System

The County of Huron partners with multiple organizations to provide housing programs and support to those experiencing homelessness.

### Bridge Housing and Stability Program

Huron's Bridge Housing and Stability program is managed in a partnership with the County of Huron and Canadian Mental Health Association, Huron Perth Addiction and Mental Health Services. This innovative program aims to transition vulnerable individuals out of homelessness into temporary living spaces that offer stability and support. Utilizing a "Dispersed Model of Supportive Housing," individuals will be accommodated in units throughout the community, providing a safe environment for individuals needing rest, food, and connection to appropriate services.

### Transitional Housing Programs

These programs have become the cornerstone of stable housing for those in the crisis of homelessness over the last ten years. Programs like Huron Turning Point Residence, Addiction/Intensive Supportive Housing, and the Bennett Street Transitional Program provide a temporary, secure place to live as individuals work towards stable, permanent housing while breaking from the instability and hazards of homelessness. Program staff support with life skills, finance management as well as support services to address challenges and barriers to housing security.

### Heart to Home Housing Stability Team

This hard working team supports individuals in the transition from temporary spaces to permanent housing. Working alongside each household, they further underpin skills development with regular touch points, bolster communications with landlords, and assist individuals to attain financial literacy, helping to pave the way to success for those they support.

# Improved Service Coordination Through Our Homelessness Coordinated Access System

## The Coordinated Access System

Coordinated Access is one way to ensure that individuals entering the homeless-serving sector do not slip between the cracks. It is part of systems planning that ensures that when an individual or family accesses a service, it is appropriate for them and their needs. If this is not the case, Coordinated Access allows for the communication and quick transfer of the individual or family to more appropriate services. ([The Homeless Learning Hub](#))

### Standardized Assessment and Prioritization

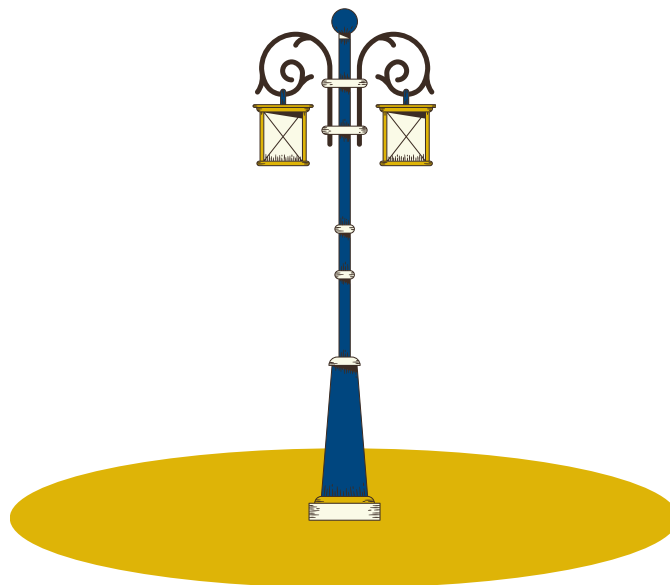
This involves using standardized tools and a common approach to assess the needs of individuals and families experiencing homelessness.

### Prioritization Policies

Coordinated Access systems often have policies that prioritize certain populations based on their level of acuity or need.

### Streamlined Service Delivery

It aims to streamline service delivery across different types of service providers to ensure a smoother and more efficient process.



## Partner Tables that Support Our Work

### Huron County Affordable Housing and Homelessness Committee

- Huron OPP
- Canadian Mental Health Association, Huron Perth Addiction and Mental Health Services
- Canadian Mental Health Association, Thames Valley Addiction and Mental Health Services
- Safe Homes for Youth
- United Way Perth Huron
- Huron Perth Public Health
- Huron Women's Shelter and Second Stage Housing
- Member of Parliament
- Member of Provincial Parliament
- Members of County Council
- Huron County Warden
- Huron County Chief Administrative Officer
- Huron County Cultural Services
- Huron County Social and Property Services
- Huron Perth Healthcare Alliance
- Huron County Communications
- Huron Health System

### Huron County Affordable Housing and Homelessness Advisory Table

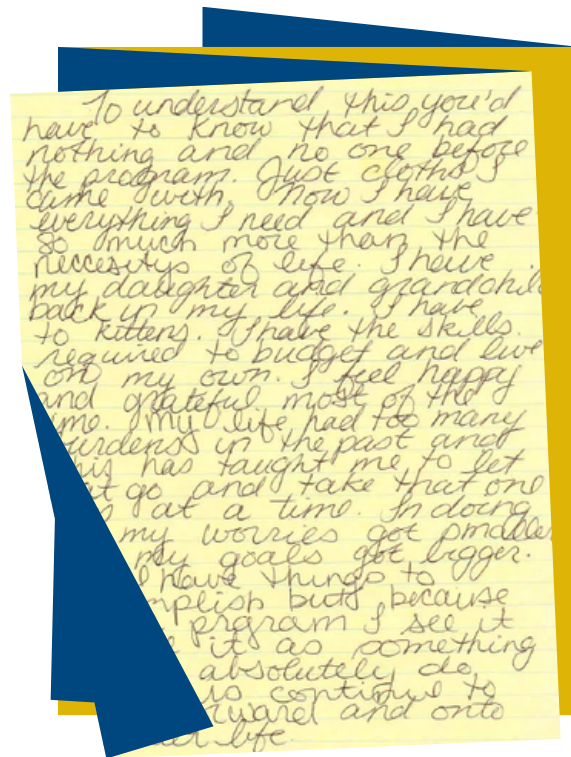
- Huron OPP
- Canadian Mental Health Association, Huron Perth Addiction and Mental Health Services
- Canadian Mental Health Association, Thames Valley Addiction and Mental Health Services
- Safe Homes for Youth
- Huron County Paramedic Services
- Huron Perth Public Health
- Huron County Housing Services
- Huron Women's Shelter, Second Stage Housing and Counselling Services
- United Way Perth Huron
- Huron Turning Point Residence

### Huron County Coordinated Access Case Conferencing Table

- Canadian Mental Health Association, Huron Perth Addiction and Mental Health Services
- Canadian Mental Health Association, Thames Valley Addiction and Mental Health Services
- Huron County Paramedic Services
- Huron Women's Shelter, Second Stage Housing and Counselling Services
- North Huron Connection Centre
- South Huron Connection Centre
- Huron Turning Point Residence

# The Stories that Move Us

## An Experience In The Huron County Homelessness System



"Without the Bridge program I couldn't have done any of this. It changed my life. I was given this opportunity and I am thankful. The workers and the program with how far I've come has all far exceeded any expectations I could have had.

To understand this you'd have to know that I had nothing and no one before the program. Just clothes I came with. Now I have so much more than the necessities of life. I have my daughter and grandchild back in my life. I have to kittens. I have the skills required to budget and live on my own. I feel happy and grateful most of the time. My life had too many burdens in the past and this has taught me to let that go and take that one step at a time. In doing so my worries got smaller and my goals got bigger. I still have things to accomplish but because of the program I see it as something I can absolutely do which is continue to move forward and onto a better life."

## Use of Municipal Tools to Facilitate Affordable Housing

The County has partnered with municipalities to have development fees reimbursed through Community Improvement Plans.

A CIP is a municipal planning and economic development tool established under the Ontario Planning Act. Unlike an Official Plan or Zoning By-law, a CIP does not regulate land use. Instead, it provides tools and strategies to support improvements to the build, economic, and social environment within designated areas. Its goals include facilitating change and transition, stimulating economic growth, encouraging the redevelopment of private properties, and raising awareness of local needs and priorities.

We thank The Town of Goderich for their support in the Gibbons Street build helping to bring 40 units to the community.

Likewise, our friends in South Huron waved municipal fees associated with the Sanders Street build to help “Be Part of the Solution.”





# 36 New Housing Developments 36 in Huron County



## **Bennett Street, Goderich: 2 Triplexes**

Two new triplexes have been developed on Bennett Street in Goderich. They were developed on an existing County housing site with funds from the Ontario Priorities Housing Initiative, Social Services Relief Fund, and the County of Huron.



## **Sanders Street, Exeter: 20 Units**

A 20-unit apartment building has been developed on Sanders Street in Exeter. It was constructed on an existing County housing site utilizing funds from the Canada-Ontario Community Housing Initiative.



## **Gibbons Street, Goderich: 40 Units**

Construction on a 40-unit apartment building on Gibbons Street in Goderich is underway. This apartment building will be constructed on a site that was sold to the County of Huron from the Town of Goderich for one dollar\*.

\* Additional funding continues to be sourced to support the Gibbons project.



# Preserving and Improving Existing Social Housing

Annually the Social & Property Services Department complete several capital improvement projects that are identified within the Huron County Asset Management Plan. With accurate budgeting and financial support from our County Council this allows the department to maintain our Housing assets to a safe, accessible standards, while improving energy efficiency whenever possible.

Additionally to the annual capital improvements, the department also oversees a robust Preventative Maintenance Program. This program ensures all housing assets are being maintained proactively and ensures the asset value is maintained.

Operationally, the Department makes the needed repairs across all housing buildings in a timely fashion, with appropriate fixes.

Together, with the capital updates, the timely operational repairs and the preventative maintenance program, this ensures our housing stock is maintained to very good standards and will be usable assets for years to come.



## Enumeration

The County started to understand the scope of homelessness in 2018 by conducting an enumeration. A second scan was completed in 2021 giving teams an opportunity to communicate with greater accuracy who was experiencing homelessness, what factors were contributing to housing instability and what the needs of the community were at that time. While an enumeration allows staff to count all those in the community known to be homeless it is only a point in time and does not offer real time data that can be used for coordinated access and housing stabilization case conferencing

## Huron County By-Name List

A By-Name List is a tool that has proven essential in supporting communities to end homelessness. Homelessness is constantly changing. You can't solve a problem you can't see and don't understand. Communities can start by building a comprehensive, real-time, By-Name List of all people experiencing homelessness to ensure reliable, real-time, and consistent data from which to inform system improvements and measure progress. A By-Name List provides real-time actionable data that supports triage to services, system performance evaluation, and advocacy for policy changes and the resources necessary to end homelessness (Source: [BFZ Canada](#)). In Huron County, the By Name List captures only households who feel safe and who are consenting to share their experience of homelessness.

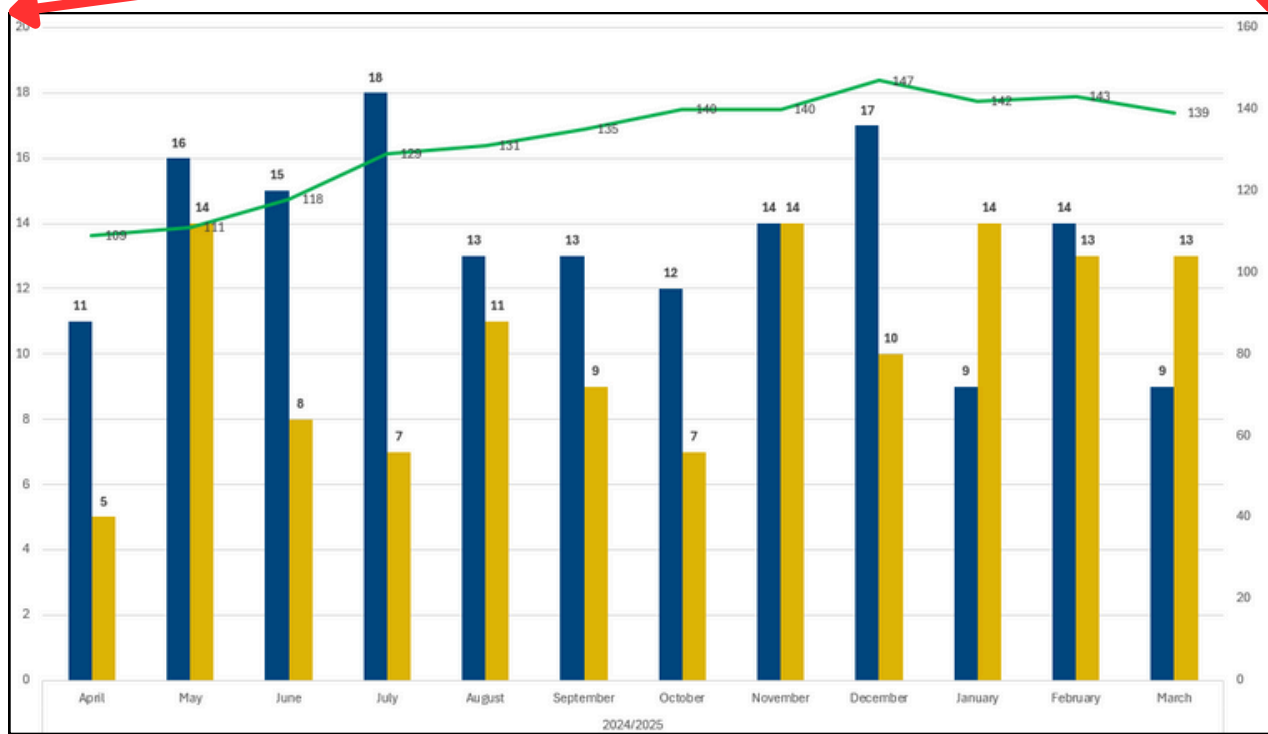
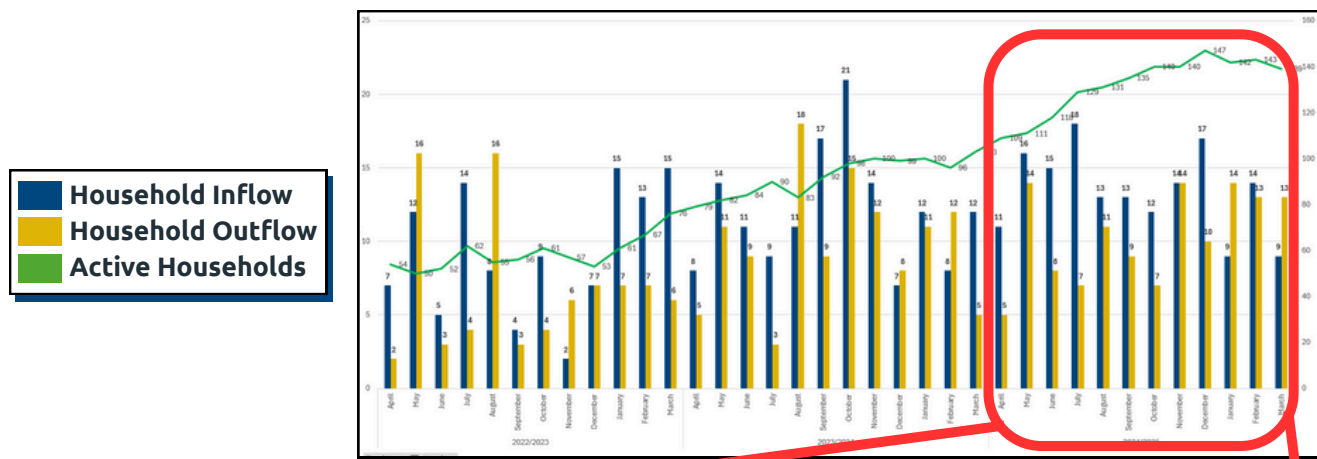
## Housing & Homelessness Monthly Share-Outs

Every month, data from the Huron County Homelessness By-Name List is used to share the information on those currently experiencing homelessness, looking closely at demographics, those housed within the month, those who have lost housing, as well as those new to experiencing homelessness.

[www.huroncounty.ca/social-services/housing-and-homelessness/](http://www.huroncounty.ca/social-services/housing-and-homelessness/)

## Huron County By-Name List Over Time

A By-Name List was implemented in 2022, allowing us to track and integrate data into our planning and understanding of the homelessness experience. Below, we can see a graph illustrating the number of Households flowing in and out of homelessness, as well as the number of actively homeless households, each month.

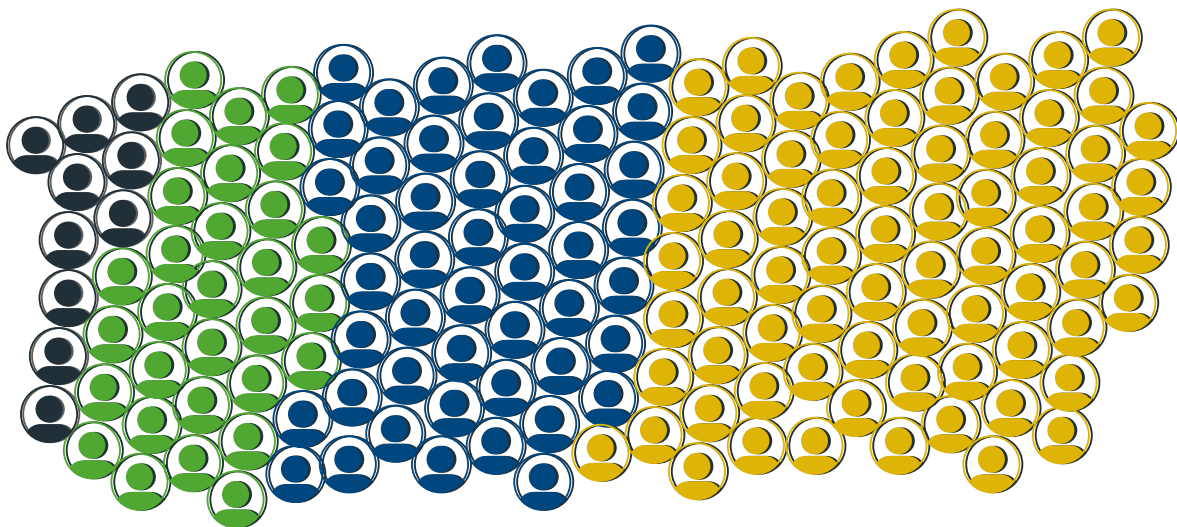


# By-Name List Data

## Looking at the 2024/2025 Fiscal Year Data

Below, we can see a representation of the Inflow of Households to the By-Name List over the fiscal year (**161 Households**). Those New to the By-Name List Experiencing Chronic Homelessness became known after already having experienced 6 or more months of homelessness out of the last 12 months, and/or 18 or more months of homelessness out of the last 36 months.

- Returned to Homelessness from Housing (10)
- Returned to Homelessness After More than 3 Months Without Contact (30)
- New to the By-Name List Experiencing Episodic Homelessness (49)
- New to the By-Name List experiencing Chronic Homelessness (72)



When looking at Outflow from the By-Name List, represented below, we can see those housed from Chronic Homelessness 🏠 (54), as well as those housed from Episodic Homelessness 🏠 (7), for a total of **61** households exiting homelessness.





# By-Name List Data

(continued)

## By-Name List Statistics Over the 2024/2025 Fiscal Year

### By Number of Households

Households active on BNL	226
Actively homeless households on BNL moved to housing (any type) (Outflow)	56

### By Number of People Within Households

People active on BNL	323
New people on BNL (Inflow)	168
Returned to active status on BNL (Inflow) from any inactive status (excludes from housing)	35
Returned to homelessness on BNL from housing, 1 or more times (Inflow)	10
Become inactive on BNL (Outflow)	63
Actively homeless people on BNL moved to housing (any type) (Outflow)	84

## Demographics of Individuals Active on the By-Name List as of March 31, 2025

### Household Data

Total # of households	139
Number of people within those 139 households	184
Experiencing chronic homelessness	129
Experiencing episodic homelessness	10
Moved from homelessness to housing (Outflow)	8
Moved to inactive (Outflow)	5
Newly identified (Inflow)	8
Returned to homelessness from inactive (Inflow)	0
Returned to homelessness from housing (Inflow)	1
<b>Households Identified As</b>	
Youth	10
Adult	107
Family	22

### Household Sleeping Arrangements

Unsheltered/Vehicle	35
Couch Surfing	52
Hotel/Motel	5
Shelter	10
Transitional Housing	26
Incarceration/Hospitalization/Treatment	11

### Head of Household Data

Identifying as Indigenous	27
Identified as fleeing Intimate Partner Violence	20
Identifying as experiencing Tri-Morbidity	27
<b>Level Of Emergency Service Use</b>	
High	33
Medium	28
Low	49
<b>Gender</b>	
Male	85
Female	53
Gender Fluid	1
<b>Age</b>	
16-25	10
26-64	121
65+	8

# Housing Data

## Data from Social Housing

Social Housing is a keystone in the County's homelessness prevention services, as without these units, many more households would be at greater risk for homelessness.

Huron County Housing maintains **415** Rent Geared-To-Income units, as well as **55** Affordable Housing units.

We track our Social Housing waitlists by looking at the number of Individual Applications, and Family Applications.

Despite many tenants being long term, this is not a system that is standing still. Over the last 10 years, our Housing Team have helped to house **606** households.

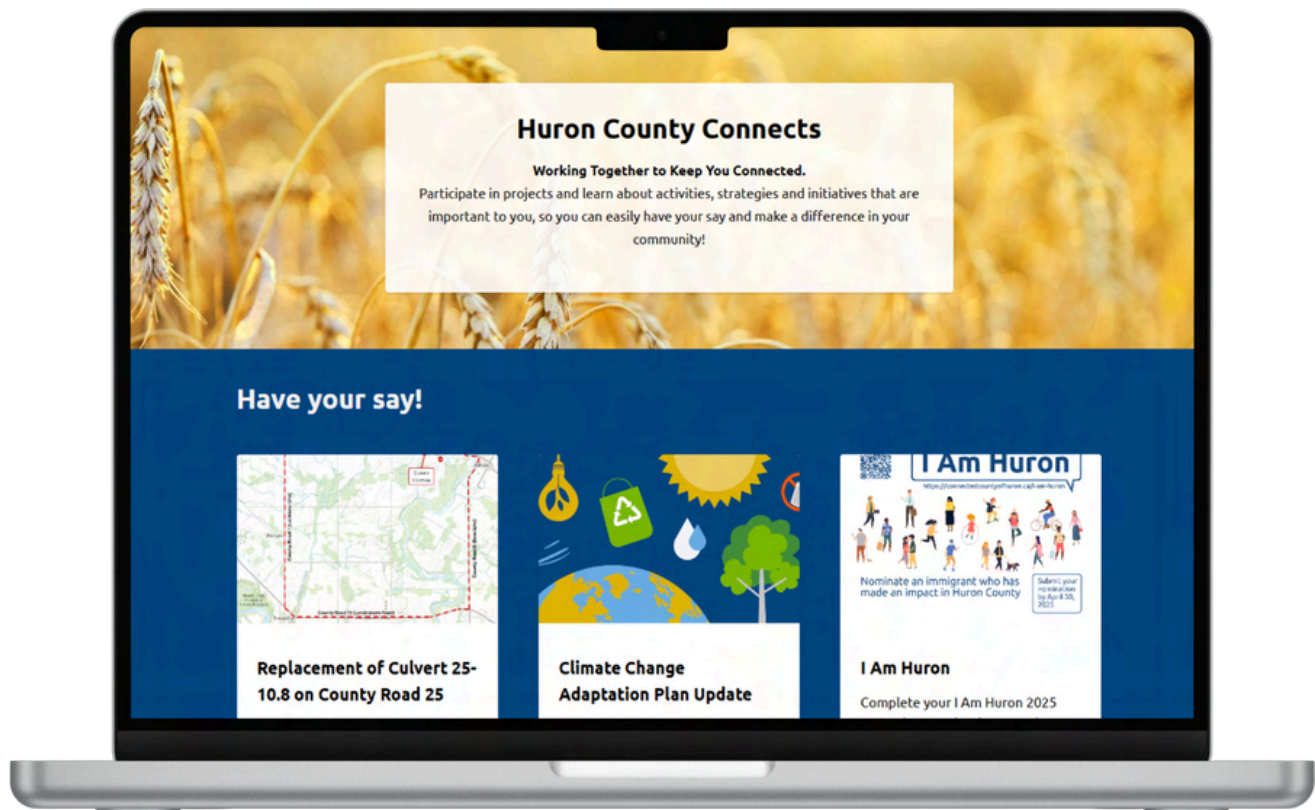


# Be Part of the Solution

## Huron County Connects

Working together to keep you connected. Huron County Connects allows you to participate in projects and learn about activities, strategies and initiatives that are important to you, so you can easily have your say and make a difference in your community.

To learn more, please visit <https://connectedcountyofhuron.ca/>



# A Big Thank You

Responding to the housing and homelessness needs in Huron County has required multi-system integration. Whether a funding partner, an agency with health expertise, a maintenance technician expediting unit turn over or a support case worker; every role is a critical component of the solution. Coordination of services that address public health, community safety and the underlying causes of poverty are the most effective and sustainable ways to reduce pressures on overburdened systems. This is achieved through the dedication and perseverance of hard working teams.

The County of Huron is proud and grateful to be part of a community that understands the moral imperative of addressing homelessness. The list of those to thank for the achievements of the last 10 Years is too substantial to name. These people understand that chronic homelessness means worsening physical and mental health outcomes for people. It means reduced opportunities for social and economic participation in communities in which they deserve to belong. It is the same group, too big to name, that know the work is not done until everyone in Huron County has a safe place to call home. If you have ever helped someone in crisis, supported development, or looked out for the well-being of another, you are making a difference, no matter how small.

For those of you new to the work underway to address this complex social issue of homelessness, we are glad you are here and we welcome you to “Be Part of the Solution” alongside us.

## Be Part of the Solution.

Addressing housing instability  
and homelessness in Huron.



**HEART TO HOME**  
Preventing & Addressing Homelessness in Huron County





Sent by Email

June 4, 2025

The Honourable Peter Bethlenfalvy  
MPP Pickering-Uxbridge  
1550 Kingston Rd., Suite 213  
Pickering, ON L1V 1C3  
[peter.bethlenfalvy@pc.ola.org](mailto:peter.bethlenfalvy@pc.ola.org)

Subject: Raising Ontario Works (OW) and Ontario Disability Support Program (ODSP)

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The Council of The Corporation of the City of Pickering considered the above matter at a Meeting held on May 26, 2025 and adopted the following resolution:

**WHEREAS** individuals and families receiving income support through Ontario Works (OW) and the Ontario Disability Support Program (ODSP) are facing increasing challenges in meeting basic needs due to rising costs of living;

**And Whereas** Statistics Canada notes that people with disabilities have a higher poverty rate and a lower rate of employment than the overall population;

**And Whereas** the annual income support for Ontario Works is currently \$8,796.00 and \$16,416.00 for Ontario Disability Support Program. These supports have not increased sufficiently to keep up with inflation and the cost of living. Such costs are anticipated to continue increasing;

**And Whereas** the low income measure for a single person in Greater Toronto Area is estimated to be approximately \$27,343 annually, and the deep income poverty threshold is determined to be \$20,508;

**And Whereas** Food Banks, including our local Food Banks, provide a necessary service with increasing demands in our communities;

**And Whereas** the Pickering Food Bank served 1,722 adults, and 1,054 children in February 2025;

**And Whereas** food banks are already reducing their distribution capacity; and it is anticipated that due to developing economic circumstances, such as the current tariff war, there will be increased unemployment, increased food prices, and a heightened demand for food distribution, while donations continue to decline;

**And Whereas** these economic trends will continue to erode the purchasing power of OW and ODSP recipients, increasing reliance on food banks and placing additional pressure on municipalities and community organizations;

**Now therefore it be resolved** that the Council of The Corporation of the City of Pickering directs through the Office of the Chief Administrative Officer:

1. That staff send a letter to the Premier of Ontario, Minister of Finance, Minister of Children, Community and Social Services, and the Minister for Seniors and Accessibility, to strongly urge that the Ontario Provincial Government significantly raise the payments of Ontario Works and Ontario Disability Support Program and the increases be reflected in the upcoming Provincial Budget and that the increased amount aligns with inflationary costs and thereby decrease the pressure on food banks and the reliance on municipalities and taxpayers to supplement the gap in financial need; and,
2. That a copy of this resolution be forwarded to all Members of Provincial Parliament (MPPs), the Regional Municipality of Durham, all Municipalities in the Province of Ontario, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy.

Should you require further information, please do not hesitate to contact the undersigned at 905.420.4660, extension 2019.

Yours truly



Susan Cassel  
City Clerk

SC:am

Copy: Robert Cerjanec, MPP Ajax  
Lorne Coe, MPP Whitby  
Jennifer French, MPP Oshawa  
Todd McCarthy, MPP Durham  
Laurie Scott, MPP Haliburton—Kawartha Lakes—Brock  
Alexander Harras, Regional Clerk, Region of Durham  
Federation of Canadian Municipalities (FCM)  
Association of Municipalities of Ontario (AMO)

All Ontario Municipalities

Chief Administrative Officer

**Huron East**  
**Administration**

**To:** Mayor MacLellan and Members of Council  
**From:** Bruce Brockelbank, By-law Enforcement Officer  
**Date:** June 10, 2025  
**Subject:** 2024 By-law Enforcement Activity

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**Recommendation:**

That this report be received for information purposes.

**Background:**

At the May 27, 2025 Council meeting, Council requested an update on by-law enforcement activity for 2024.

**Comments:**

The following summarizes the activity for 2024, by by-law type and number of complaints received.

By-law	Number of Complaints
Property Standards & Clean Yards	59
Zoning	6
Parking	17
Animal Control	10
Noise or open Burning	5

Property standards and clean yards complaints for the year, 26 property standards orders sent out and 16 clean yards orders sent out to property owners. No property cleanups were needed to be executed to bring properties in compliance.

Zoning notices were sent out to 6 owners for the year, one issue is in the court system, and another is still being still dealt with.

Parking issues for the year were 10 and 51 parking tickets were given out during the year with 24 notices for nonpayment within 10 days. There were 7 tickets sent to the POA court for collection for nonpayment after the final notice to pay ticket.

There were 10 animal control complaints during the year, 6 notices were sent out to owners of the dogs regarding, no tags, barking and or running at large.

There were 5 complaints received regarding noise and drinking on a non licensed portion of a business premises.

**Communication:**

By-law enforcement officer communicates with all affected parties relating to complaints and charges.

**Financial Implications:**

n/a

**Signatures:**



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Bruce Brockelbank, By-law Enforcement



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Brad McRoberts, MPA, P. Eng., CAO

## Huron East Building

**To:** Mayor MacLellan and Members of Council  
**From:** Brad Dietrich C.B.O.  
**Date:** June 10, 2025  
**Subject:** 2025 Year to Date Building Report

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### **Recommendation:**

For information purposes.

### **Background:**

2025 has been a highly productive year, marked by efficient processing of building applications and timely receipt of payments prior to permit issuance, leading to improved cash flow management. Staff have also made notable progress in organizing financial records, especially regarding water and sewer connection fees and lot grading deposits. These strengthened accounting practices ensure that all deposits and fees are accurately recorded in the appropriate ledgers and holding accounts, enhancing financial accuracy, transparency, and accountability.

### **Comments:**

Permit revenue collected in 2024 reflects activity from January through October, whereas 2025 figures currently only include January through May. This timing difference accounts for much of the apparent year-over-year decrease in revenue. However, based on current trends and anticipated growth in building activity, we expect to see a notable increase in revenue by the end of 2025.

Building & Plumbing Permit Revenue Collected YTD for 2025 was \$304,531.36  
Building & Plumbing Permit Revenue Collected YTD for 2024 was \$409,539.02

Septic Permit Revenue Collected YTD for 2025 is \$6,765.00

Septic Permit Revenue Collected YTD for 2024 was \$13,017.00

### **Communication:**

This information is intended for council reference.

### **Others Consulted:**

Jennette Zimmer, Building Official  
Brittany Wood, Operations Administrative Assistant



**Financial Implications:**

Permit fees collected are expected to cover staffing and operational expenses of the department.

**Attachments:**

[Attachment A](#): January to May Permit Summary Report

**Signatures:**

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Brad Dietrich, C.B.O.



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Brad McRoberts, MPA, P. Eng., CAO

**Attachment A**  
**Municipality of Huron East**  
**Permit Summary Report**  
**January 1, 2025 to May 31, 2025**

Permit Type	Count		Work Value	Permit Fees
ANC - Agri. New Construction	20	Total	\$10,639,057.00	\$77,130.58
AR – Agri. Reno.	1	Total	\$200,000.00	\$1,558.00
CA - Commercial Addition/Alteration	1	Total	\$199,500.00	\$1,811.86
Class 4-New Installation	11	Total	\$330,000.00	\$6,765.00
CNC - Comm. New Construction	8	Total	\$1,531,500.00	\$11,899.61
DEMO - Demolition	5	Total	\$190,000.00	\$796.00
INC - Industrial New	5	Total	\$4,262,000.00	\$33,814.15
Manure Storage	3	Total	\$575,000.00	\$3,114.10
RA - Residential Additions	7	Total	\$520,000.00	\$4,842.85
RAB - Residential Accessory Bldg.	13	Total	\$489,500.00	\$6,304.54
SFD - Single Family Dwelling	33	Total	\$13,152,700.00	\$155,958.19
SPIG - In Ground Swimming Pool	1	Total	\$100,000.00	\$356.48
<b>Number of Permits:</b>	<b>106</b>	<b>Grand Total</b>	<b>\$32,189,257.00</b>	<b>\$304,531.36</b>

**\*\*Note: Some permit fees include: lot grading deposits, water connection fees and sewer connection fees.**

## Huron East

### Community Services

**To:** Mayor MacLellan and Members of Council

**From:** Lissa Berard, Director of Community Services

**Date:** June 10, 2025

**Subject:** Brussels Pickleball Project

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**Recommendation:**

That Council receive this report for information purposes only.

**Background:**

On May 27, Council requested an update on the status of the Brussels Pickle Ball Project. This report outlines the progress in procurement, budgetary allocations, vendor selection processes, and communications with the associated pickleball organization.

**Comments:**

The pickleball project was approved in March 2025, as part of the 2025 Budget approval. In accordance with the municipal procurement policy, projects exceeding \$5,000 require competitive bidding. However, the policy poses notable challenges for unique projects such as resurfacing tennis courts, where finding suitable suppliers and obtaining competitive quotes can be difficult.

**Timeline and Actions**

- September 30, 2024 Initial Quote Submission
- Potential changes were anticipated due to tariff adjustments.
- April 14, 2025 Update initial quote request for updated quote
- April 11, 2025 Identification second Supplier requested quote
- April 28, 2025 Identified Third Supplier requested quote
- May 13 and May 21 Follow-ups: to expedite quote submission.
- May 25 three quotes obtained

**Communication:**

There has been sustained and active engagement with the three individuals from the organization regarding the status of the court resurfacing from March to present day.

**Current Status and Next Steps**

- New nets have been ordered

- Quotes have been obtained, analysis and supplier selected
- Supplier has been contacted to schedule project completion
- Future reports to track project implementation phases

Staff have worked diligently to maintain extensive communication and transparency to achieve the project goals, while working within the constraints of the current Procurement Policy.

**Others Consulted:**

CAO

**Financial Implications:**

n/a

**Signatures:**

Lissa Berard  
Lissa Berard Director of Community Service

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

Huron East  
Community Services

**To:** Mayor MacLellan and Members of Council  
**From:** Lissa Berard Director of Community Services  
**Date:** June 10, 2025  
**Subject:** Quebec Park Project

---

**Recommendation:**

To be received for information only.

**Background:**

In 2024, the Quebec Park project was structured with a planned budget that included an \$85,000 grant and an additional \$15,000 sourced from taxation.

In 2023, two donations amounting to \$15,000 were directed to the Vanastra Recreation Centre, earmarked for the park initiative. This was transferred into the reserve at the end of 2023 and has been transferred out for the end of 2024. The project also secured a Trillium Capital grant, bringing in \$115,200 the additional \$30,000 from the Trillium Capital Grant, and the \$15,000 in donations elevated the total budget to \$145,200.

Quebec St. Park Project	Amount (\$\$)	Budget (\$\$)
2024		
2024 Capital Spending	\$38,158.50	\$100,000.00
2024 Funding:		
Taxation	\$15,000.00	\$15,000.00
Donations	\$15,000.00	
Trillium Grant	\$8,158.50	\$85,000.00
2025		
2025 Capital Spending (Estimate)	\$107,041.50	
2025 Funding:		

Quebec St. Park Project	Amount (\$\$)	Budget (\$\$)
Trillium Grant (Confirmed)	\$107,041.50	

While all core aspects of the grant objectives will be achieved within this budget, the extra funding offers the opportunity to integrate additional elements that will substantially enhance both the aesthetic appeal and the functionality of the park.

#### Comments:

The additional funds have been used to:

- improve the sport court aspect with a surface overlay for better definition and utility of the court space. This overlay will provide the users with better traction, shock absorption and reduce risk of impact injuries.
- Improve the sport net from a pickleball net to a multi-sport adjustable net suitable for pickleball, badminton and volleyball
- provide a picnic table and waste receptacle

#### Communication:

Updates on the progress of the park project have been actively shared across our municipal social media channels. These posts include detailed information on key milestones, photographs of ongoing developments. Insights into the next phases of construction will be shared. Community members have been engaging with the updates, providing feedback and sharing their thoughts, ensuring everyone stays informed and involved in the enhancement of their local park.

#### Others Consulted:

- Sport court suppliers
- Chief Administrative Officer (CAO)
- Director of Finance/Treasurer

#### Financial Implications:

There is no financial impact on the 2025 taxation budget for this project, as the additional funding required has been successfully allocated from the additional \$30,200 grant funding, and the \$15,000 in donations. This ensures that the project proceeds without placing any additional burden on taxpayer resources.

#### Signatures:

*Lissa Berard*

Lissa Berard Director of Community Services

*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:** June 10, 2025  
**Subject:** Support for Businesses Impacted by Tariffs

---

### Recommendation:

That the Council of the Municipality of Huron East receive this report as information.

### Background:

The ongoing trade dispute between the United States and Canada has created significant uncertainty and economic hardship for businesses and communities across Canada. Initially, a 25% U.S. tariff on Canadian products was set to take effect on February 4, 2025, but its implementation was postponed to March 3. Following its enforcement, a series of additional U.S. tariffs, along with retaliatory measures from Canada, were introduced. Between February and early April, the rapidly evolving trade landscape made it increasingly difficult for businesses and organizations to adapt and plan effectively.

In early February, the Economic Development Department engaged with Huron East manufacturers to gather feedback on the actual and anticipated impacts of the imposed tariffs on their operations. This input was shared with the Huron County Economic Development Department and subsequently communicated to our regional representative from the Ministry of Economic Development, Job Creation and Trade.

In response to the initial U.S. tariff announcement, the Huron Chamber of Commerce, Bayfield and Area Chamber of Commerce, and South Huron Chamber of Commerce jointly established the Huron Economic Response Task Force (Huron ERTF). This temporary task force comprises over a dozen representatives from organizations across Huron County, including the Municipality of Huron East. Its purpose is to provide coordinated support and resources to local communities and businesses impacted by the trade dispute. Until mid-May, the Huron ERTF met on a weekly basis. As the pace of developments in the United States has since slowed, the task force will now reconvene in response to major new tariff announcements or emerging trade disputes.

Staff have also been actively participating in the Economic Developers Council of Ontario (EDCO) Trade and Tariff Roundtable discussions that take place once or twice a month. These sessions have provided a valuable platform to communicate the local economic impacts of the tariffs and to advocate for the types of support needed by the business community. In addition, EDCO has developed a dedicated webpage featuring trade and tariff resources, which has been shared with businesses throughout Huron East.

**Comments:**

Two financial assistance programs related to tariff impacts have recently been announced. The Ontario Together Trade Fund (OTTF) opened on April 23, 2025. This fund “provides financial support to help businesses near-term investments so they can serve more interprovincial customers, develop new markets and re-shore critical supply chains in the face of U.S. tariffs”. Funding is provided through a grant or loan up to a maximum of \$5 million dollars.

The second program, called the Trade-Impacted Communities Program (TICP), is open to municipal governments, economic development organizations, sector and industry associations, as well as business accelerators and incubators. This Program launched at the end of May. TICP is designed to “help communities and local industries in Ontario navigate significant economic challenges caused by U.S. trade disruption.”

The program offers two funding streams:

- **Stream 1** supports community-level projects that address immediate impacts of U.S. trade disruptions. Eligible initiatives include resiliency measures, the development and implementation of local strategies, and efforts to diversify export markets. Projects under Stream 1 may receive up to 100% of eligible costs, ranging from \$250,000 to \$2 million, depending on the project and community size.
- **Stream 2** funds large-scale, collaborative initiatives aimed at growing and transforming local industry clusters and supply chains. These projects are intended to strengthen Ontario's long-term competitiveness and economic resilience. Stream 2 projects may receive up to 100% of eligible costs, ranging from \$2 million to \$10 million, based on project size and complexity.

Staff have assisted several business owners in accessing the Ontario Together Trade Fund application and connecting them with relevant program contacts. Additionally, staff have recently engaged with the County of Huron Economic Development Department and representatives of the Huron Manufacturing Association, to explore the possibility of developing a project under the Trade-Impacted Communities Program.

**Communication:**

Staff share resources and support programs with Huron East businesses and organizations, such as the Huron Manufacturing Association, on an ongoing basis. Staff provide information to businesses via direct e-mail, social media and e-newsletters.

**Others Consulted:**

CAO

**Financial Impacts:**

None

**Signatures:**

Taralyn Cronin  
Taralyn Cronin, EDO

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

## Support for a Fair Deal for OCEU Members

I'm asking for your active support for the 3,600 members of the Ontario Compensation Employees Union (OCEU), now on strike for the first time in WSIB history. These frontline workers support injured Ontarians every day—and they are striking not by choice, but out of necessity.

The strike is driven by crushing workloads, leading to widespread burnout and serious mental health impacts. A workload survey by the Occupational Health Clinics for Ontario Workers (OHCOW) confirmed what our members have long known: WSIB staff are overwhelmed and under-supported. Yet senior management denies these conditions and has refused to meaningfully bargain on proposals to address workload.

Sixteen picket lines are now active across Ontario. Media who visit hear the same issues again and again: unmanageable workloads, micromanagement, and a toxic workplace culture. Despite this, WSIB continues to share misinformation, while our union stands firm in calling for a fair deal—one that addresses workload, includes fair wages, and protects hard-won rights.

The union did not want a strike. We even proposed a rolling strike to minimize impact on injured workers. Instead, WSIB locked out workers on May 21 at 4:30 p.m., triggering a full-scale strike.

Now, injured workers face delays in healthcare approvals, cancelled return-to-work meetings, and postponed appeals—deepening hardship across Ontario.

Meanwhile, WSIB has made troubling financial choices:

\$14.5 million paid to U.S.-based BetterUp for coaching, despite local alternatives.

\$4 billion in rebates returned to employers—funds that could have improved services and staffing.

We are calling on you to urge WSIB back to the table with a sincere commitment to good-faith bargaining. Injured workers—and Ontario staff—deserve better.

Please speak out publicly in support of the striking workers and demand accountability from WSIB leadership.

Thank you for your time and commitment to Ontario workers.

Date	Meetings/ Mileage and Expenses	Raymond Chartrand	Brenda Dalton	Dianne Diehl	Bob Fisher	Bernie MacLellan	Larry McGrath	Alvin McLellan	Justin Morrison	Jeff Newell	John Steffler	Gloria Wilbee	Total
8-May	Economic Development Mileage								\$93.63 \$37.15		\$93.63		\$187.26 \$37.15
13-May	Mid-Huron Recycling Board Mileage					\$93.63 \$46.08							\$93.63 \$46.08
13-May	Council Mileage	\$194.06	\$194.06 \$22.32	\$194.06 \$52.56	\$194.06	\$194.06	\$194.06	\$194.06 \$50.40	\$194.06 \$37.15	\$194.06 \$36.00	\$194.06	\$194.06 \$25.92	\$2,134.66 \$224.35
22-May	Strong Mayor Education	\$125.84			\$125.84	\$125.84		\$125.84					\$503.36 \$0.00
27-May	Council Mileage	\$194.06	\$194.06 \$22.32	\$194.06 \$52.56	\$194.06	\$194.06	\$194.06	\$194.06 \$50.40	\$194.06 \$37.15	\$194.06 \$36.00	\$194.06	\$194.06 \$25.92	\$2,134.66 \$224.35
	Pay Correction for April 15/25				-\$194.06								-\$194.06 \$0.00
	Total	\$513.96	\$432.76	\$493.24	\$319.90	\$653.67	\$388.12	\$614.76	\$593.20	\$460.12	\$481.75	\$439.96	\$5,391.44



## PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

**Phone:** 519.524.8394 Ext. 3 **Fax:** 519.524.5677 **Toll Free:** 1.888.524.8394  
Ext. 3

[www.huroncounty.ca](http://www.huroncounty.ca)

**To:** Mayor and Member of Huron East Council  
**From:** Shae Stoll, Planner  
**Date:** June 10, 2025  
**Subject:** Bill 17, Protect Ontario by Building Faster and Smarter Act, 2025 - Proposed Changes

---

### Recommendation

That the Council of Huron East receive the report by Shae Stoll, Planner, dated June 10th, 2025 for information.

### Background

The Province has introduced Bill 17, Protect Ontario by Building Faster and Smarter Act, 2025, with the intent to make it easier and faster to build new homes and infrastructure. The proposed legislation received first reading on May 12<sup>th</sup>, 2025 and includes changes to the Building Code Act, Development Charges Act, and the Planning Act. The commenting period for the corresponding Regulations for the changes to the Planning Act is open until June 26, 2025 on the Environmental Registry of Ontario.

### Comments

This report focuses on the proposed changes to the *Planning Act* under Schedule 7 and the corresponding Regulation and provides an overview of the changes most relevant in Huron County.

### Complete Application Requirements

The legislation proposes to include regulation making authority to enable the Minister of Municipal Affairs and Housing to limit the reports or studies that can be required as part of a complete application. A proposed regulation could limit the scope of permitted studies, and proposes to exclude Sun/Shadow, Wind, Urban Design and Lighting reports. Municipalities will require written approval from the Minister before adopting an Official Plan Amendment to change or add study requirements for a complete application.

### Certified Professionals

It is proposed that if a report submitted in support of an application is prepared by a certified professional, it is deemed to meet the requirements of a complete application. The list of



“prescribed professions” that will satisfy this requirement has not yet been provided by the Province and is proposed to be set out through a new Regulation.

### **Conditional Minister’s Zoning Orders (MZOs)**

The Minister will be given the jurisdiction to impose conditions prior to uses in an MZO being permitted. Where a condition is imposed, it can be enforced by way of an agreement that can be registered on title.

### **Streamline Planning Approvals for Schools**

The proposed legislation would exempt the placement of all portable classrooms at public school sites from site plan approval and will allow Kindergarten to Grade 12 public schools and accessory uses such as associated childcare to be permitted ‘as of right’ on urban lands with municipal services zoned for residential uses.

### **Variations to Minor Variances**

The legislation proposes to reduce the number of Minor Variances required by including regulation making authority for variances to Zoning By-law setbacks to be permitted ‘as of right’ if a development proposal is within a certain percentage of the required setback. This would apply to urban residential lands on full municipal services and exclude areas such as hazard lands, lands near shorelines and railways.

The Province is considering permitting variations to be permitted “as-of-right” if a proposal is within 10% of setback requirements applicable to those lands. For example, if a zoning by-law requires a 5 metre front yard setback from the property line, this would effectively reduce the setback to 4.5 metres and the building would be permitted 0.5 metres into that 5 metre setback as-of-right, without a minor variance or zoning by-law amendment.

This would mean that there would be fewer applications submitted and fewer hearings for minor variances before a municipal committee of adjustment for these proposals.

### **Next Steps**

Further information will be provided when Bill 17 receives third reading and is ultimately passed including direction on transition.

The Planning and Development Department will continue to monitor for additional regulations relating to Bill 17 and provide information back to Council.

Sincerely,

‘Original signed by’

---

Shae Stoll

Planner

# Council Delegation Request

Members of the public or citizen group may submit a Delegation Request to appear before Council or a Committee for the purposes of making a presentation.

Delegation Requests must be received no later than 5:00 p.m. on the Wednesday preceding the Council Meeting.

See our [Council Meeting](#) calendar for upcoming meetings.

**Date of Council Meeting \*****Name of Person(s) Making Presentation (Please include Title/Position, if applicable) \*****Group/Organization Delegation Represents \*****Full Mailing Address of Delegation(s) \*****Phone Number \*****Email Address \***

Looking for additional funds from grant application. Appreciative of the grant agreed upon but hoping for the additional funds to the 50% which is an additional \$5000. To obtain a total of \$7500 towards new ice scraper. We have raised the remainder.

**Please indicate the action/decision being requested of Council. \***

To increase or obtain an additional grant to an additional \$5000 (totalling \$7500) which is 50% of the new ice scraper needed per the original grant application.

**Thank you for your Delegation Request.**

Please note that delegations are limited to ten (10) minutes to address Council. Groups are encouraged to appoint one or two spokespersons to address Council on behalf of the group.

If the delegation would like printed information provided to Council in advance of the meeting it must be either delivered to the Clerk by 5:00 p.m. on the Wednesday prior to the meeting or attached to this submission. This information will be placed on the Huron East Council Agenda and posted on the municipal website and is available to the public. Large submissions will be reviewed by the Clerk and included (or not) at his/her discretion. Delegates may be asked to provide multiple copies of a large document.

For further information on the procedure for appearing before Council as a Delegation, please contact the Clerk at 519-527-0160 ext. 37.

**All information submitted will be considered to be public information and therefore subject to full disclosure, under the Municipal Freedom of Information and Protection of Privacy Act.**

**I acknowledge that all presentation material must be submitted to the Clerk's office by 5:00 p.m. on the Wednesday before the Council meeting date. \***

☒ I agree

**Council Meeting Date \***

6/10/2025





## PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

**Phone:** 519.524.8394 Ext. 3 **Fax:** 519.524.5677 **Toll Free:** 1.888.524.8394 Ext. 3

**www.huroncounty.ca**

To: Municipality of Huron East

From: Shae Stoll, Planner

Date: June 10, 2025

**Re: Plan of Subdivision 40T22001 Extension of Draft Plan Approval**

**Location:** Known as 144 Market Street, and Legally Described as: All of Lots 2 to 23 and All of Lane (Abutting Lots 10 and 17) and Part of Buller Street and Part of Lot Playground, Registered Plan No. 406, and Part of Lots 4 and 5, Registered Plan No. 405, Seaforth Ward, Municipality of Huron East

**Owner:** Trailblazer homes Ltd.

**Applicant:** Baker Planning Group (c/o Caroline Baker)

---

### Recommendation

The Municipality of Huron East recommend to the County of Huron that the application to extend draft plan approval for subdivision file 40T22001 for a further three-year period be approved.

### Background

The applicant seeks a three (3) year extension of draft plan approval for this subdivision. Draft plan approval was initially granted on July 27, 2022 for a three year period. As such, the current draft plan approval lapses on July 27, 2025. No other changes to the draft plan have been requested by the applicant. Extending draft plan approval would provide an additional three years for the applicant to satisfy all conditions, obtain final approval, and register the subdivision; otherwise, the approval lapses and the subdivision file is closed.

### Review

This residential subdivision originally comprised nine (9) single detached lots, eight (8) semi-detached lots, four (4) Multiple attached blocks which are proposed to include 16 multiple attached dwelling units for a total of 33 residential dwelling units. The subject lands have a total area of approximately 2.56 hectares (6.33 acres). The proposed development will front on Market Street and would include lots and blocks fronting on Market Street, Roberts Street, and two new streets within the Plan.

[illegible]

Sincerely,



‘Original signed by’

---

Shae Stoll

Planner

## **Huron East**

### **Administration**

**To:** Mayor MacLellan and Members of Council

**From:** Ken McCallum, Drainage Superintendent

**Date:** June 10, 2025

**Subject:** Somers Municipal Drain Improvement Request

---

#### **Recommendation:**

That the Council of the Corporation of the Municipality of Huron East accepts the request for Major Improvements to the Somers Municipal Drain, as submitted by the landowner under Section 78 of the Drainage Act, R.S.O. 1990, c. D.17;

And That Council instructs GEI Consultants Inc. to prepare a report 30 days after notification to the Conservation Authorities.

#### **Background:**

The Somers Municipal Drain was originally established in 1898 by an award under a report prepared by J. Rogers, O.L.S. It was subsequently brought under the provisions of the Drainage Act through a report prepared by E. W. Hayes, which was adopted by By-law No. 20 of 1969.

The drainage system services approximately 211 acres of land and consists of 6,657 feet of open channel.

#### **Comments:**

On May 14, 2025, municipal staff received an inquiry regarding information on enclosing a portion of a municipal drain on S. Pt. Lot 30, Concession 6, Grey ward.

Specifically:

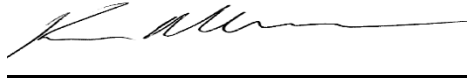
The proposed improvements involve enclosing a portion of the main drain that currently services approximately 79 acres of land. The requested enclosure spans approximately 1,823 feet and includes a fall of approximately 3.8 feet.

#### **Communication:**

Staff have been in contact with the landowner; surrounding properties will be sent notification throughout the improvement as specified under the Drainage Act.

**Attachments:**

[Attachment 1](#): 1969 Somers Drain Plan and Profile

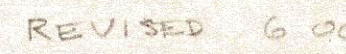
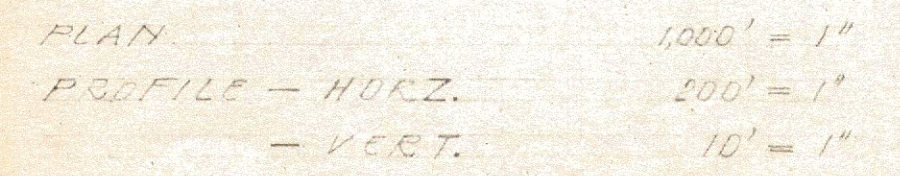
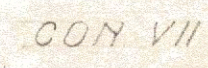
**Signatures:**

Ken McCallum, Drainage Superintendent



Brad McRoberts, MPA, P. Eng., CAO







## Huron East

### Administration

**To:** Mayor MacLellan and Members of Huron East Council

**From:** Brad McRoberts, CAO

**Date:** June 10, 2025

**Subject:** Office Hours – Recruitment & Retention

---

#### **Recommendation:**

That the Council of the Municipality of Huron East approve the change of the Town Hall office open hours to be 8:30 am to 4:30 pm.

#### **Background:**

For several years the municipality's town hall operating hours for public access have been 8:30 am to 5:00 pm. CAO McRoberts has attempted to keep these operational hours consistent for the past 4 years despite consistent and reoccurring staff issues and complaints about these hours.

With a younger demographic, changing staff personal priorities, and with a more diverse staffing compliment, hours of operation have become more critical to recruitment and retention. In several instances over the past four years the office hours have resulted in situations where we have had to either accommodate reduced office hours, have had more frequent family status accommodation requests and/or loss of strong candidates for positions.

Accommodations of reduced office hours for some select staff can be managed without creating inequities but for peer type roles these type of accommodations are very problematic (i.e. if you give it to one you have to make it available to others).

To ensure good recruitment and retention we need to ensure that we are always progressive with employee relations and balance demographic shifts. We would hate to lose a strong hard-working employee who elects to place quality of life or family obligations as a priority. This also aligns with the information provided by the County of Huron's Director of Human Resources regarding flexibility that was presented at the Huron County Municipal Officers meeting this last April.

We are at a critical point where the leadership team feels we need to address this issue. Undertaking some research on municipal operating hours we have determined that Huron East is the **only** municipality of 22 surrounding medium to small municipalities that has operating hours beyond 4:30 pm as noted in the summary table below.

Municipality	Opening	Closing
Ashfield-Colborne-Wawanosh	8:30	4:00
Bluewater	8:30	4:30
Central Huron	8:30	4:30
Georgian Bluffs	8:30	4:30
Goderich	8:00	4:00
Howick	8:30	4:30
Huron County	8:30	4:30
Huron Kinloss	8:30	4:30
Lambton Shores	8:30	4:30
Lucan Biddulph	8:30	4:30
Morris Turnberry	8:30	4:30
North Huron	8:30	4:30
North Middlesex	8:30	4:30
North Perth	8:30	4:30
Norwich	8:30	4:30
Perth East	8:30	4:30
South Bruce	8:30	4:30
South Huron	8:30	4:30
South Perth	8:30	4:30
South-West Oxford	8:30	4:30
St. Marys	8:30	4:30
West Perth	8:30	4:30

Based upon the above information it is extremely difficult to compete with other municipalities or to justify to staff that a 5:00 pm closing is either necessary or normal. Staff have been advocating for an earlier closure and independently have been gathering traffic data on the number of calls and number of walk ins between 4:30 pm and 5:00 pm. This data is equally surprising and informative.

Considering data collection over 70 days the average number of walk ins for the Finance area each day for this half hour period at the end of the day is 0.057 persons and calls during this period are also extremely low at 0.071. Saying this differently over the entire 70-day period there were 4 walk ins and 5 calls. In the Building/PW area the number of walk ins is equally low (2 walk ins in total for the past 8 months).

### **Recommendation:**

The CAO strongly encourages Council to consider a 4:30 p.m. closure as this recommendation will significantly improve our ability to recruit and retain staff and boost staff moral. Senior leadership will work with employees to determine appropriate working hours.

### **Communications:**

If approved by Council, staff will be informed of Council's decision and communications notices will be distributed through physical postings, website notices and social media posts.

**Financial Impacts:**

There are no financial impacts unless some staff elect to take a reduced work week which could result in some employment cost savings.

**Signatures:**

*Brad McRoberts (Original Signed)*

---

Brad McRoberts, MPA, P. Eng.,  
CAO



**Huron East****Administration**

**To:** Mayor MacLellan and Members of Council  
**From:** Jessica Rudy, Clerk  
**Date:** June 10, 2025  
**Subject:** Selling of Unopened Road Allowances

---

**Recommendation:**

That the Council of the Municipality of Huron East consider the by-law for the sale of unopened road allowances in the Brussels.

**Background:**

Prior to amalgamation the Village of Brussels sold a portion of Stretton Street to J.M. McDonald Lumber, however, the parcel was never registered on title. In order to complete the sale and documentation our municipal solicitor requires a by-law which stops up, closes and sells the road allowance to J.M. McDonald Lumber and to have it registered on title.

In January 2024, staff brought forward the staff report CAO-24-04, outlining the request to purchase unopened road allowances in Brussels, in which Council declared the unopened road allowances as surplus lands.

**Comments:**

The sale to J.M. McDonald has been previously approved and the by-law to sell is a matter of cleaning up historical records to ensure the parcels are registered appropriately.

The process for the sale to Hennie Terpstra (Brussels) has been completed in compliance with Policy 1-36: Disposition of Surplus Lands Policy.

**Communication:**

Notices were sent to abutting property owners in regard to the unopened road allowances in the 2024 requests, as per the Sale and Disposition of Land Policy.

**Others Consulted:**

Municipal Solicitor


**Financial Implications:**

Approximately \$12,000 will be received as revenue from the sale of the unopened road allowance on Lane Street and Stretton Street.

**Attachments:**

[Attachment 1](#): PIN Map for J.M. McDonald Lumber Ltd.

[Attachment 2](#): Report CAO-24-04

**Signatures:**

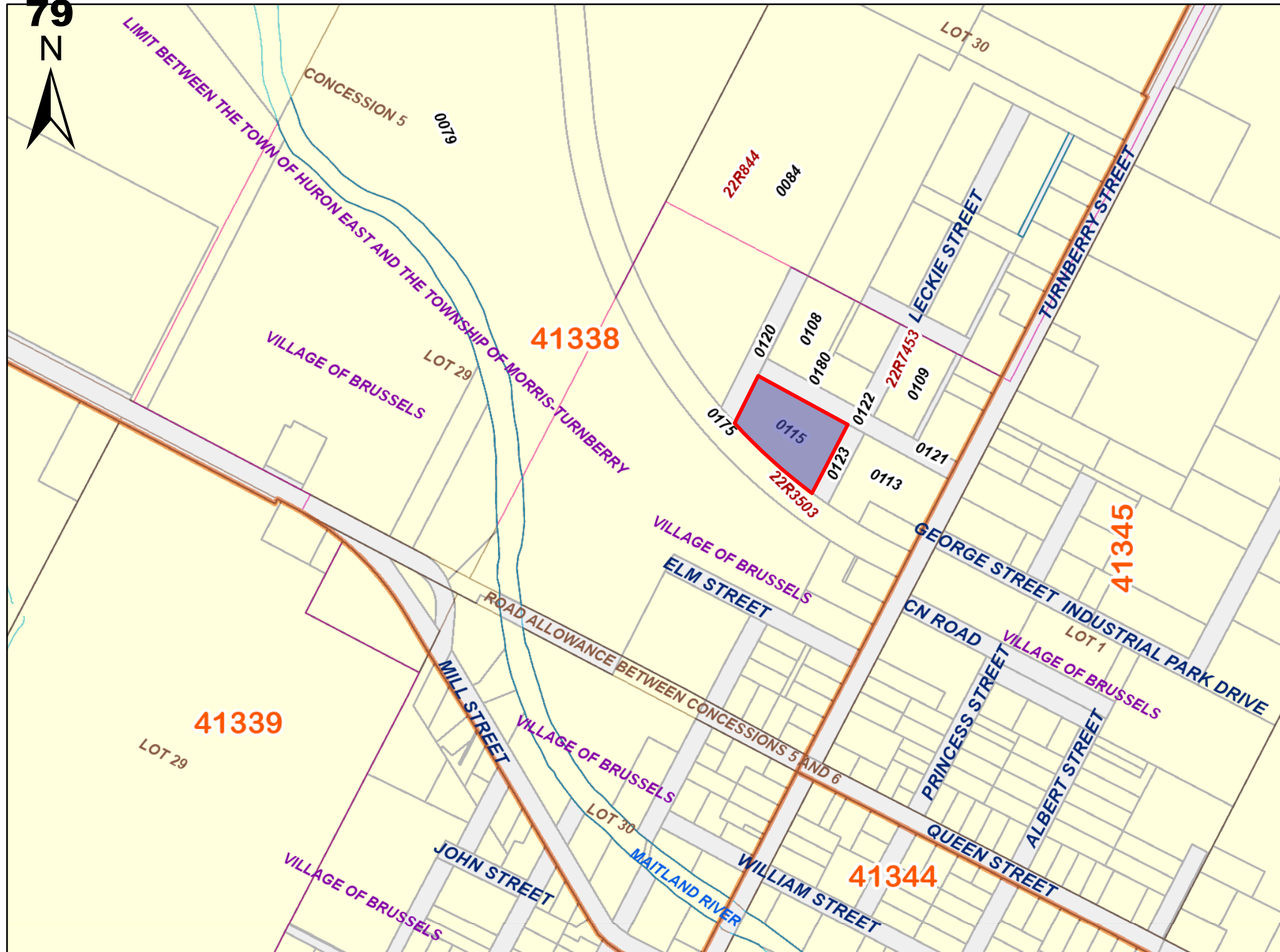
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Jessica Rudy, AMP, Clerk



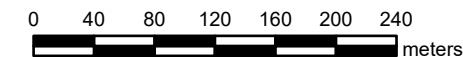
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Brad McRoberts, MPA, P. Eng., CAO



PRINTED ON 22 JAN, 2025 AT 15:39:13  
FOR GLENN A01

SCALE



PROPERTY INDEX MAP

HURON(No. 22)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE  
PROPERTY INFORMATION AS THIS MAP MAY  
NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND  
DOCUMENTS RECORDED IN THE LAND  
REGISTRATION SYSTEM AND HAS BEEN PREPARED  
FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE  
RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT  
REFERENCE PLANS ARE NOT ILLUSTRATED



**Huron East  
Administration**

**To:** Mayor MacLellan and Members of Council  
**From:** Brad McRoberts, MPA, P. Eng.  
**Date:** January 23, 2024  
**Subject:** Request to Purchase Unopened Road Allowances – Terpstra

---

**Recommendation:**

That Council of the Municipality of Huron East declare the unopened road allowances, legally described as:

- PIN 41338-0180 (LT) Lane Plan 192 Brussels as closed by R178525 Abutting Lots 352 & 353, Plan 192; and
- PIN 41338-0122 (LT) Stretton Street, Plan 192 Brussels North of Beech Street;

surplus and proceed with the process of issuing notices of the declaration of surplus and the intent to dispose of the lands.

**Background:**

A request has been received, on behalf of Hennie Terpstra, to purchase unopened road allowances located off of Beech Street in Brussels. Details of the request are presented in Attachment 1. It should be noted that a parcel noted in Attachment 1 as the “yellow” parcel has already been declared surplus and is in the process of being transferred to the adjacent landowner to the east as part of a previous request in early 2023. Staff have reviewed the request and have no concerns with declaring the property surplus.

**General**

In accordance with Policy 1-36 - Disposition of Surplus Lands Policy staff will issue notices to the various abutting land owners, public notice in accordance with the Municipality’s Notice Policy, and to the Municipality of Morris-Turnberry due to the proximity to the municipal boundary.

**Others Consulted:**

Public Works.

**Financial Impacts:**

If supported by Council the additional revenue of approximately \$15,000 would be allocated reserves in accordance with Policy 1-36 - Disposition of Surplus Lands Policy.

**Signatures:***Brad McRoberts (Original Signed)**Barry Mills (Original Signed)*

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Brad McRoberts, MPA, P. Eng.

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Barry Mills

CAO

Manager of Public Works

**Attachments:**[Attachment 1](#) – Letter from Patterson Planning Consultants Inc dated January 5, 2024

## Patterson Planning Consultants Inc.

Our File: 144

Via email: [thallam@morristurnberry.ca](mailto:thallam@morristurnberry.ca), [cao@huroneast.com](mailto:cao@huroneast.com)

January 5, 2024

Mr. Trevor Hallam  
CAO / Clerk  
The Municipality of Morris-Turnberry  
41342 Morris Road  
PO Box 310  
Brussels, ON  
N0G 1H0

Mr. Brad McRoberts  
CAO  
Municipality of Huron East  
72 Main Street South  
PO Box 610  
Seaforth, ON  
N0K 1W0

**Re: Hennie Terpstra Lands**  
**The Municipality of Morris-Turnberry / Municipality of Huron East**

---

Patterson Planning Consultants Inc. is pleased to represent Ms. Hennie Terpstra regarding her landholdings in the north end of Brussels. The subject lands straddle the Huron East and Morris-Turnberry municipal boundary and are illustrated on the image below.





Ms. Terpstra is wishing to divest of these lands and as part of our research and review it has been determined that the lands consist of various individual parcels that can be separately conveyed due to historic registered plans as well as existing road allowances. To support the sale of the property, Ms. Terpstra wishes to rectify these ownership related issues and clear up any title concerns. The end result would be two separate properties – one within Huron East and the other within Morris-Turnberry – that can be sold to other parties.

Based on the work of Ms. Terpstra's solicitor (Annie Bailey of Robson Carpenter LLP) it is our understanding the configuration of the lands is as follows:



To support the goals of Ms. Terpstra we would ask the municipality's to:





Morris-Turnberry	
"Red"	<p>Leckie: Owned by the corporation of the Township of Morris</p> <p>Lorne: Owned by the corporation of the Township of Morris</p> <p>Chestnut: Owned by the corporation of the Municipality of Morris-Turnberry.</p> <p><b>Ms. Terpstra would request the Municipality take the necessary steps to close up these lands /declare them surplus and convey them to Ms. Terpstra.</b></p>
"Orange"	<p>Where this lane crosses Chestnut and Lorne, it forms part of Chestnut and Lorne respectively</p> <p>Ms. Bailey prepared a "dummy deed" for each section highlighted in orange which is a minimal cost way to check ownership but can't be relied on like pulling a parcel register.</p> <p>The "dummy deeds" for the areas in orange show the owner as the corporation of the Township of Morris.</p> <p><b>It is our understanding this lane serves no purpose and likely is subject to encroachments from other landowners. Ms. Terpstra would request the Municipality take the necessary steps to close up these lands /declare them surplus and</b></p>

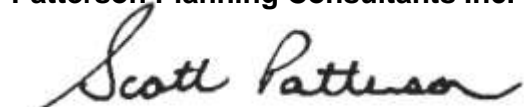
	<b>convey any available portion to Ms. Terpstra that is available.</b>
<b>Huron East</b>	
<b>"Purple"</b>	<p>Owned by the corporation of the Village of Brussels. Closed by by-law registered as R178525 (but it was not conveyed to a private owner). It remains owned by the village.</p> <p><b>Ms. Terpstra would request the Municipality take the necessary steps to convey these lands to Ms. Terpstra.</b></p>
<b>"Blue"</b>	<p>Owned by the corporation of the Village of Brussels. Not opened.</p> <p><b>Ms. Terpstra would request the Municipality take the necessary steps to close up these lands /declare them surplus and convey them to Ms. Terpstra.</b></p>
<b>"Yellow"</b>	<p>We assume this to be the same situation as the area in "orange" and will be owned by the Huron East in some form.</p> <p><b>It is our understanding this lane serves no purpose and likely is subject to encroachments from other landowners. Ms. Terpstra would request the Municipality take the necessary steps to close up these lands /declare them surplus and convey any available portion to Ms. Terpstra that is available.</b></p>

Upon acquisition of these lands, Ms. Terpstra would then seek a Deeming By-law from each municipality to address the lotting configuration resulting from the historic registered plan. This will then further advance the creation of two parcels that can be sold.

Note: Access to the Morris-Turnberry parcel will still need to be provided by the municipally owned parcel that provides ingress and egress to the former landfill location.

Should you have any questions or concerns or require any further information please do not hesitate to contact myself.

**Patterson Planning Consultants Inc.**



**Scott J. Patterson, BA, CPT, MCIP, RPP  
Principal**

**Huron East****Administration**

**To:** Mayor MacLellan and Members of Council  
**From:** Jessica Rudy, Clerk  
**Date:** June 10, 2025  
**Subject:** Seaforth Homecoming and Summerfest Requests

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**Recommendation:**

That the Council of the Municipality of Huron East declare the Seaforth Homecoming Street Dance on Friday, August 1, 2025 on Gouinlock Street, Seaforth from 3:00 p.m. to 1:00 a.m. on Saturday, August 2, 2025, as a significant event;

And That Main Street (County Road 12), Seaforth be temporarily closed for the Seaforth Summerfest from Goderich Street (Highway 8) to George Street on August 2, 2025 from 9:00 a.m. to 5:00 p.m..

**Background:**

The Seaforth Homecoming has submitted a request to declare the Street Dance on Gouinlock Street as a significant event. This declaration is required for them to obtain their special occasion permit, as part of the Alcohol and Gaming Commission of Ontario (AGCO) requirements.

Council has already approved the street closure for Gouinlock Street in July 2024, along with a noise exemption.

It has also been requested that Main Street (County Road 12) be closed on August 2, 2025 from 9:00 a.m. to 5:00 p.m. for the annual Main Street Summerfest.

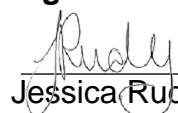
**Others Consulted:**

The Seaforth Homecoming Committee has noted that they have had joint meetings with other organizations and community services, including but not limited to, local OPP, Emergency Health Services, Huron East Fire Department, area Liquor Inspector, Huron East Building Inspector, Huron East Roads, Seaforth BIA and Huron Perth Public Health.

**Financial Implications:**

None.

**Signatures:**

  
\_\_\_\_\_  
Jessica Rudy, AMP, Clerk

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

**Huron East****Administration**

**To:** Mayor MacLellan and Members of Council  
**From:** Denise Feeney, Director of Finance/Treasurer  
**Date:** June 10, 2025  
**Subject:** Reinvestment of Maturing Investment Fund – GIC Option

---

**Recommendation:**

That the Council of the Municipality of Huron East authorize the reinvestment of \$30,000.00 for the Brussels cemetery with Sholdice Financial Services, into a five year Guaranteed Investment Certificate (GIC) with the highest rate at the date of approval.

**Background:**

The Municipality of Huron East has Guaranteed Investment Certificates (GIC) for the Brussels cemetery managed by Sholdice Financial Services.

Brussels cemetery \$30,000 GIC was invested with MCAN Mortgage Corporation for a 5-year term at a rate of 2.25%, maturing on May 28, 2025.

**Report:**

Staff were presented with GIC rates from Sholdice Financial Services on May 28, 2025, and those rates are attached to this report. These rates are effective as of May 28, 2025, therefore are subject to change by the date of Council deliberation.

MCAN Mortgage Corporation no longer offers the product for corporate accounts.

In the absence of an investment policy for the Municipality, and taking into consideration capital needs for the Brussels cemetery, staff are recommending that the \$30,000 be reinvested for a 5-year term, with the company offering the highest rate, at renewal.

**Comments:**

N/A

**Communications:**

N/A

**Others Consulted:**

CAO

Reinvestment of Maturing Investment Fund – GIC Option


**Financial Impacts:**


Reinvesting the funds will result in interest earnings equivalent to the rate obtained on renewal, over the term of the investment. The interest revenue will be used to offset operational expenses with the Brussel's cemetery or stay within the trust.

**Attachments:**

[Attachment 1](#): Sholdice Financial Services – Annual Non-Registered GIC Rates, May 28, 2025.

**Signatures:**

  
\_\_\_\_\_  
Denise Feeney, CPA,  
Director of Finance/Treasurer

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

**Sholdice Financial Services**  
 480 Turnberry Street, PO Box 86, Brussels, ON, N0G1H0  
 Tel: 519.887.2662 Fax: 519.887.2671

**Annual Non-Registered GIC Rates for Wednesday, May 28, 2025 - Corporate / Other Entity Registrations**

COMPANY	1 YEAR	2 YEAR	3 YEAR	4 YEAR	5 YEAR	MIN
B2B BANK	<b><u>3.520</u></b>	<b><u>3.540</u></b>	<b><u>3.560</u></b>	<b><u>3.560</u></b>	<b><u>3.710</u></b>	\$1000
COMMUNITY TRUST (CORP & ENITIES)	3.380	3.440	3.480	3.500	3.650	\$25000
COMMUNITY TRUST (CORP & ENITIES)	3.380	3.440	3.480	3.500	3.650	\$75000
DUCA FINANCIAL(CORPORATE ONLY)	3.200	3.250	3.300	3.350	3.500	\$25000
HAVENTREE BANK (CORPORATE ONLY)	3.100	3.200	3.200	3.230	3.300	\$50000
HOME BANK	3.500	3.520	3.540	<b><u>3.560</u></b>	<b><u>3.710</u></b>	\$5000
HOME TRUST	3.500	3.520	3.540	<b><u>3.560</u></b>	<b><u>3.710</u></b>	\$5000
LAURENTIAN BANK	<b><u>3.520</u></b>	<b><u>3.540</u></b>	<b><u>3.560</u></b>	<b><u>3.560</u></b>	<b><u>3.710</u></b>	\$1000
MANULIFE BANK	2.900	3.000	3.050	3.050	3.300	\$2500
MOYA FINANCIAL CREDIT UNION (CORP. ONLY)	3.460	3.460	2.500	2.500	2.500	\$85000
PARAMA CREDIT UNION (CORPORATE ONLY)	3.100	3.100	3.100	3.100	3.100	\$90000
MAXIMUM POSTED BASE-RATE	<b><u>3.520</u></b>	<b><u>3.540</u></b>	<b><u>3.560</u></b>	<b><u>3.560</u></b>	<b><u>3.710</u></b>	

Rates are per annum and subject to change without notice. E & OE - Timestamp: 5/28/2025 9:39:09 AM 12½ 2025 Deposit Broker Services Inc.

**Huron East**  
**Public Works**

**To:** Mayor MacLellan and Members of Council  
**From:** Shawn Bromley, Director of Public Works  
**Date:** June 10, 2025  
**Subject:** Festival Hydro Lease Renewal

---

**Recommendation:**

That the Council of the Municipality of Huron East renew the lease agreement regarding two equipment bays at 35 Oak Street in favour of Festival Hydro Inc.

**Background:**

The Municipality of Huron East entered into a lease agreement with Festival Hydro Inc. on November 15, 2010, to provide a service centre for their electrical utility operations. The agreement was initially set to expire in November 2015. It was subsequently extended on November 3, 2015, for an additional five years, until November 14, 2020, and again on October 6, 2020, for a further five-year term, extending the lease until December 31, 2025.

**Comments:**

In preparation for the upcoming expiration of the current lease agreement on December 31, 2025, the Municipality of Huron East entered into negotiations with Festival Hydro Inc. to discuss a potential extension. These discussions were successful, and both parties have agreed to extend the lease for an additional five-year term, taking the agreement through to December 31, 2030.

**Communication:**

Staff have maintained open and consistent communication with Festival Hydro over the years and will continue to do so through regular email and phone correspondence.

**Others Consulted:**

Jessica Rudy, Clerk

Meaghan McCallum, Planning and Operations Coordinator

Municipal Insurance Advisor

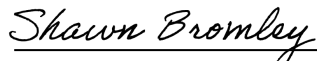


**Financial Implications:**

In 2026, the annual rent will be \$12,329, payable in monthly installments of \$1,027.42 plus HST, due on the first of each month. For the years 2027 to 2030, the rent will increase annually based on the year-over-year change in the Ontario Consumer Price Index (October), with adjustments applied to the November 1st payment each year.

**Attachments:**

[Attachment 1](#): Festival Hydro Commercial Lease Agreement Addendum

**Signatures:**

Shawn Bromley, Director of Public Works



Brad McRoberts, MPA, P. Eng., CAO

## Huron East

### Community Services

**To:** Mayor MacLellan and Members of Council

**From:** Lissa Berard, Director of Community Services

**Date:** June 10, 2025

**Subject:** Purchase of a New Battery Powered Ice Resurfacer

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**Recommendation:**

That the Council of the Municipality of Huron East accept the quote from Resurface Corporation of \$166,680, for the purchase of a 2025 Olympia Millennium E Lithium Battery powered ice resurfacer for use at the Brussels Morris and Grey Community Centre.

**Background:**

The current ice resurfacing machine, a 2011 Olympia model, is nearing the end of its recommended 10-15 year lifespan. Additionally, the redesign of newer hydrostatic models has made sourcing parts for the hydraulic block challenging.

During the 2024/2025 ice season, equipment failures during the critical flooding period occurred on two separate occasions, resulting in inconvenient facility closures. Such disruptions not only hinder facility operations but also reflect poorly on the municipality by showcasing unreliable vital equipment that is essential for these services. These incidents place unnecessary stress and burden on staff, who bear the brunt of negative feedback while ensuring frontline service delivery.

**Comments:**

Staff conducted a comprehensive research exercise on the acquisition of a new ice resurfacer, evaluating the performance and cost-effectiveness of Lithium Ion battery-operated versus fuel-operated models and subsequently comparing the options from three prominent suppliers.

**Table 1: Benefits and Drawback of Battery vs Propane**

	<b>Battery Powered</b>	<b>Propane</b>
Benefits	<ul style="list-style-type: none"> <li>• Zero Emissions</li> <li>• No fuel storage, handling = less fire and safety hazards</li> <li>• Reduced maintenance costs by 30-35% and less maintenance due to fewer moving parts</li> <li>• Reduced noise levels</li> <li>• Consistent and reliable power no risk of degradation issues</li> <li>• electricity charging is often cost less, and stable rates,</li> <li>• Energy conversion efficiency 85-95%</li> </ul>	<ul style="list-style-type: none"> <li>• Longer operational intervals</li> <li>• Quick refueling</li> <li>• Lower initial purchase cost</li> <li>• Familiarity with mechanics and maintenance processes</li> </ul>
Drawbacks	<ul style="list-style-type: none"> <li>• Higher initial purchase</li> <li>• Battery charging infrastructure</li> <li>• Charging time</li> <li>• Shorter operational range due to battery life, energy battery management required</li> <li>•</li> </ul>	<ul style="list-style-type: none"> <li>• Emits greenhouse gases including CO gases</li> <li>• Ongoing fuel cost subject to fluctuations</li> <li>• Regular engine maintenance, oil changes, combustion engine</li> <li>• Propane requires safe handling and storage</li> <li>• Higher operation noise</li> <li>• Energy conversion efficiency 25-30%</li> </ul>

**Table 2: Comparison of Machines**

<b>Battery</b>	<b>Benefits</b>	<b>Drawbacks</b>
Olympia \$166,680+ HST	<ul style="list-style-type: none"> <li>• Operates similarly to current equipment</li> <li>• Ease of training</li> <li>• Existing blades fit, saving costs</li> <li>• Larger ice-making capability than Zamboni</li> </ul>	<ul style="list-style-type: none"> <li>• Service team availability</li> <li>• slightly longer delivery wait time (12 months)</li> </ul>

Battery	Benefits	Drawbacks
	<ul style="list-style-type: none"> <li>• Lower price point compared to Zamboni</li> <li>• 90 days between Blade sharpening in Elmira (SDCC has 6 blades, BMG has 6 plus the 2 new ones)</li> <li>• </li> </ul>	
Zamboni \$166,612 + HST \$1000 per blade	<ul style="list-style-type: none"> <li>• Compact size, easy operation in small facilities</li> <li>• Shorter delivery time (11 months or less)</li> <li>• Mobile service</li> </ul>	<ul style="list-style-type: none"> <li>• Additional training needed for new system</li> <li>• Expensive parts replacement</li> <li>• No parts shared from other facilities</li> <li>• Different laser leveling system</li> <li>• Smaller ice-making capacity</li> <li>• Additional blades will need to be purchased</li> <li>• 45 days between blade sharpening in Brantford</li> </ul>
Engo \$159,777 + HST \$1000 per blade	<ul style="list-style-type: none"> <li>• Lowest price cost</li> <li>• Blade changing simplified</li> <li>• Shortest delivery time estimated 6 months</li> </ul>	<ul style="list-style-type: none"> <li>• Limited familiarity with the supplier's reputation, equipment quality and services</li> <li>• Staff and surrounding communities have zero to minimal exposure to this unknown manufacturer, affecting the networking support</li> <li>• Additional blades will need to be purchased.</li> <li>• 45 days between blade sharpening, location unknown at this time.</li> </ul>

**Conclusion:**

Purchasing a battery-operated ice resurfacer reduces environmental impact through zero emissions and lowers operational costs by eliminating fuel purchase, storage, and handling requirements; even though the initial cost is higher than a fuel-operated model, the anticipated benefits will demonstrate cost savings over time. The prices quoted include the necessary charging station. Installation of the charger will be sourced through local electrician.

Selecting the Olympia Millennium E Battery Powered Ice Resurfacer is the most suitable choice as it allows both facilities to maintain consistency with the current supplier, for service maintenance, ensuring staff familiarity with operations and inhouse maintenance, as well as compatibility with existing blades.

**Communication:**

Staff will inform the supplier and arrange for delivery (approximately one year).

**Others Consulted:**

Manager of Parks and Recreation

CAO

Director of Finance/Treasurer

**Financial Implications:**

The ice resurfacer is a planned expenditure for the 2025 budget, with an allocated amount of \$169,950.

The current quote for the recommended machine stands at \$166,680. The cost to install the charging station is estimated to be \$4,750 + HST. The total cost will be slightly over the allotted budget however the variance is considered marginal.

The required funds will be drawn as noted from the following reserves:

- Vibrancy Fund       \$104,400
- Green Energy Fund   \$32,730
- Morris Turnberry     \$34,300

According to [Arena Guide](#), one year of using an electric ice resurfacer would cost a facility about \$1,000 in electricity, compared to \$2,500 for one year of propane fuel. Maintenance costs for a propane ice resurfacer run at around \$5,000; costs for an electric option would be \$3,000. Based upon a \$3,500 per year, savings will result in a less than 9-year return on investment for the higher cost (\$29,850) of the electric ice resurfacer.

Due to the highly specialized nature of ice resurfacing equipment and the limited number of suppliers capable of providing these machines, the decision was made to obtain quotes directly rather than proceeding through the Request for Tender (RFT) process. This approach ensures a more efficient procurement by directly engaging with the few available providers, enabling timely acquisition while still maintaining cost-effectiveness and adherence to our budget guidelines.

**Signatures:**

*Lissa Berard*  
Lissa Berard, Director of Community Services

*Denise Feeney*  
Denise Feeney, Director of Finance/Treasurer

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

Ethel Minor Ball Committee<sup>97</sup>  
Brenda Boyer, Treasurer  
44477 Brandon Road  
Ethel Ontario  
N0G 1T0

Municipality of Huron East  
PO Box 610  
Seaforth, ON  
N0K 1W0

Dear Sirs

The Ethel Minor Ball Committee will be hosting a 10 team mush ball tournament July 25<sup>th</sup> and 26<sup>th</sup> at the Ethel ball diamond located at 44477 Brandon Road, Ethel Ontario. The funds from the liquor sales raised are for the Ethel Minor Ball program and park maintenance. An application is being submitted to LCBO for a liquor licence for those days. We are asking that you designate it as a significant event

Yours Truly,  
Brenda Boyer  
Treasurer  
Ethel minor Ball Committee

CC: P Dawson Huron County Health Unit  
D Tsiteneas Huron OPP  
G. Boyer Grey Fire Department



**Councillor Chartrand: Notice of Motion** re: Vanastra Curling Club for June 10, 2025

Whereas the Vanastra Curling Club submitted a funding request to support the procurement of a new ice scraper necessary for their operations;

And Whereas Council, at its meeting dated May 27, 2025 approved a grant amounting of \$2,500, equivalent to 10% of the total request;

And Whereas past practices of the Huron East Council have included providing grants that cover up to 50% of the requested amount, contingent on the requesting organization securing the remaining funds through their own fundraising initiatives;

And Whereas the Municipal Grant Policy does not restrict the amount that can be provided per application;

Now Therefore let it be resolved that the Council of the Municipality of Huron East approves an additional grant allocation of \$5,000 to the Vanastra Curling Club to further assist in their purchase of an ice scraper.

The Corporation  
of the  
Municipality of Huron East  
By-law No. 037 for 2025

Being a By-law to Authorize the Signing of a Lease Amendment between the Corporation of the Municipality of Huron East and Festival Hydro Inc. and to Amend By-law 59-2020

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**Whereas**, Section 11(2)3 of the Municipal Act, S. O. 2001, c. 25, as amended, states that municipality may pass by-laws pertaining to the financial management of the municipality and matters pertaining public assets of the municipality;

**And Whereas**, the Municipality of Huron East is the owner of municipal property located at 35 Oak Street, Part Block K, Plan 399, Seaforth Ward

**And Whereas** the Municipality entered a lease agreement with Festival Hydro for the building located at 35 Oak Street, Part Block K, Plan 399, authorized through By-law 059-2020

**And Whereas** the Municipality and Festival Hydro are desirous of extending the agreement for an additional five-year term until December 31, 2030.

**Now Therefore** the Council of the Corporation of the Municipality of Huron East **Enacts as Follows:**

1. That the Mayor and Clerk are hereby authorized to enter to an amended lease agreement with Festival Hydro Inc., attached hereto as Schedule 'A'.
2. That By-law 059-2020 to authorize the lease agreement be amended to allow for an extension of five years.
3. That this By-law shall come into force and effect on the date of final passing thereof.

**Read** a first and second time this 10<sup>th</sup> day of June 2025.

**Read** a third time and finally passed this 10<sup>th</sup> day of June 2025.

---

Alvin McLellan, Deputy Mayor

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Jessica Rudy, Clerk

COMMERCIAL LEASE AGREEMENT ADDENDUM

Made as of the 13<sup>th</sup> day of May, 2025.

B E T W E E N  
THE CORPORATION OF THE MUNICIPALITY OF HURON EAST  
(hereinafter called the “Landlord”)  
  
- and –  
  
FESTIVAL HYDRO INC.  
(hereinafter called the “Tenant”)

This document is an addendum to the commercial lease Agreement between **The Corporation of the Municipality of Huron East** (Landlord) and **Festival Hydro Inc.** (Tenant) effective October 6, 2020 for the premises known municipally as **35 Oak Street, Seaforth, Municipality of Huron East, County of Huron** for the two most easterly equipment bays. As such, any term or condition not specified below will be in line with the terms and conditions of that agreement.

This addendum is the result of the Tenant choosing to renew the lease for one (1) further Term of five (5) years effective January 1, 2026-December 31, 2030.

As noted in section 3(3) of the original contract, the tenancy shall remain subject to all terms and conditions of this Lease except for Rent and Use, which shall be mutually agreed upon in writing by the Landlord and the Tenant on or before August 1, 2025.

RENT:

1. The Tenant covenants to pay the landlord, during the Term of this extension rent as follows:
  - a. During the first year (2026) of this extension, the sum of \$ 12,329.00 per annum, payable monthly in advance in equal instalments of \$1,027.42 plus HST on the 1st day of each and every month, commencing on the first day of the Term.
  - b. During the following four (4) years (2027-2030) of the Term, the sum of \$12,329 per annum or \$1,027.42 per month shall be increased by the year over year increase in the Ontario Consumer Price Index for Ontario (October) with such increase to apply to the November 1<sup>st</sup> monthly payment.
2. All other terms pertaining to rent are as per Section 2 of the original agreement.

USE:

3. The During the term of this Lease the Premises shall not be used for any purpose other than a service centre for an electrical utility without the express consent of the Landlord given in writing, with it being acknowledged by both the Landlord and Tenant that the Landlord will retain use and access, to the two (2) most westerly equipment bays for equipment storage by the Landlord and the Landlord will use and maintain a 10kW rooftop solar installation on the roof of the building. The Landlord acknowledges the seasonal needs of the Tenant and will continue the working relationship to provide access to one of the two westerly bays as required by the Tenant for their seasonal needs. Likewise the Tenant acknowledges the seasonal needs of the Landlord and will continue the working relationship to provide access, whenever practicable without compromising business operations, to the two easterly bays as required by the Landlord for their seasonal needs.

INSURANCE:

The Tenant:

4. The tenant agrees to take out and maintain during the term of the lease and

any renewals there after the following insurance:

- a. Commercial General Liability including bodily injury, property damage, products and completed operations, blanket contractual, employers or contingent employers and non-owned auto liability with limits of not less than \$5 million naming the landlord as an additional insured. Such policy shall include tenants legal liability in an amount of not less than \$1 million and a cross liability clause.
  - b. Property insurance on a broad form basis covering any contents of the building owned by the tenant if the tenant wishes to insure their contents
  - c. Owned Automobile Liability on the standard OAP 1 form with limits of not less than \$5 million.
5. Such policies shall be issued and on a form acceptable to the landlord and shall be evidenced by a Certificate of Insurance provided annually. Full copies of such policies shall be provided if requested by the landlord.

**The Landlord:**

6. The landlord agrees to take out and maintain during the term of the lease and any renewals there after a) liability insurance b) broad form property insurance on the building and landlord contents and c) such other insurance as determined by the landlord in coverage and amounts as determined by the landlord from time to time.
7. Such insurance and any payment of the proceeds thereof to the landlord shall not relieve the tenant of its obligations to continue to pay rent during any period of rebuilding, replacement, repairing or restoration of the Premises except as provided in Section 9.
8. The Tenant covenants to keep the Landlord indemnified against all claims and demands what-soever by any person, whether in respect of damage to person or property, arising out of or occasioned by the maintenance, use or occupancy of the Premises or the subletting or assignment of same or any part thereof. And the Tenant further covenants to indemnify the Landlord with respect to any encumbrance on or damage to the Premises occasioned by or arising from the act, default, or negligence of the Tenant, its officers, agents, servants, employees, contractors, customers, invitees or licensees . and the Tenant agrees that the foregoing indemnity shall survive the termination of this Lease notwithstanding any provisions of this Lease to the contrary.

**IN WITNESS WHEREOF THE FOREGOING COVENANTS,** the Landlord and the Tenant have executed this Lease.

Signed on behalf of:

Dated: \_\_\_\_\_

**FESTIVAL HYDRO INC**

\_\_\_\_\_  
Bryon Hartung  
Vice President, Engineering & Operations  
*I have authority to bind the corporation.*

Dated: \_\_\_\_\_

**THE CORPORATION OF THE  
MUNICIPALITY OF HURON EAST**

\_\_\_\_\_  
**Bernie MacLellan, Mayor**

\_\_\_\_\_  
**Jessica Rudy, Clerk**  
*We have authority to bind the corporation.*

The Corporation  
of the  
Municipality of Huron East  
By-law No. 040 for 2025

Being a By-law to Stop Up, Close and Sell Unopened Road Allowance of Part of  
Stretton Street, Brussels in the Municipality of Huron East

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**Whereas** Section 27(1) of the Municipal Act, S.O. 2001, c. 25, as amended provides that the Council of every municipality may pass by-laws in respect of a highway only if it has jurisdiction over the highway;

**And Whereas** Section 34 (1) of the Act states that a by-law permanently closing a highway does not take effect until a certified copy of the by-law is registered in the land registry office;

**And Whereas** Section 35 of the Act provides for a municipality to pass by-laws removing or restricting the common law right of passage by the public over a highway and the common law right of access to the highway by an owner of land abutting a highway;

**And Whereas** the Council of the Corporation of the Municipality of Huron deems it expedient to stop up, close and sell an unopened road allowance of Stretton Street Plan 192, Brussels, Abutting Lots 354 & 355 Plan 192 Municipality of Huron East (being PIN 41338-0123 (LT)), a highway that Council has jurisdiction over;

**And Whereas** the provisions of the Act prescribing the procedures to stop up, close and sell a highway and the policies of the Corporation of the Municipality of Huron East regarding the sale of land have been complied with;

**Now Therefore** the Council of the Corporation of the Municipality of Huron East **Enacts as Follows:**

1. That the unopened road allowance being Stretton Street, Plan 192 Brussels, Abutting Lots 354 & 355 Plan 192 Municipality of Huron East (being PIN 41338-0123) shall be stopped up and closed and shall be sold to J.M. McDonald Lumber Limited.
2. That all legal, surveying and conveyancing costs regarding the stopping, closing and selling of said lands shall be paid by the said purchasers.
3. That the Deputy Mayor and Clerk are hereby authorized and instructed to sign all necessary documents in connection with the transfer of aforesaid municipal Road Allowance.
4. That the municipal solicitor is hereby authorized and instructed to register a certified copy of this by-law in the Land Titles Office for the Land Titles Division of Huron.
5. That this By-law shall come into force and effect on the date of final passing thereof.

**Read** a first and second time this 10<sup>th</sup> day of June 2025.

**Read** a third time and finally passed this 10<sup>th</sup> day of June 2025.

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Alvin McLellan, Deputy Mayor

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Jessica Rudy, Clerk

Being a By-law to Stop Up, Close and Sell Unopened Road Allowance of Lane Plan 192 abutting Lots 352& 353 Plan 192 and Stretton Street Plan 192 Brussels, North of Beech Street in the Municipality of Huron East

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**Whereas** Section 27(1) of the Municipal Act, S.O. 2001, c. 25, as amended provides that the Council of every municipality may pass by-laws in respect of a highway only if it has jurisdiction over the highway;

**And Whereas** Section 34 (1) of the Act states that a by-law permanently closing a highway does not take effect until a certified copy of the by-law is registered in the land registry office;

**And Whereas** Section 35 of the Act provides for a municipality to pass by-laws removing or restricting the common law right of passage by the public over a highway and the common law right of access to the highway by an owner of land abutting a highway;

**And Whereas** the Council of the Corporation of the Municipality of Huron deems it expedient to stop up, close and sell Lane Plan 192, abutting Lots 352 & 353 Plan 192, Brussels, Municipality of Huron East (being PIN 41338-0180 (LT)), a highway that Council has jurisdiction over;

**And Whereas** the Council of the Corporation of the Municipality of Huron deems it expedient to stop up, close and sell Stretton Street Plan 192, Brussels, North of Beech Street, Municipality of Huron East (being PIN 41338-0122 (LT)), a highway that Council has jurisdiction over;

**And Whereas** the provisions of the Act prescribing the procedures to stop up, close and sell a highway and the policies of the Corporation of the Municipality of Huron East regarding the sale of land have been complied with;

**Now Therefore** the Council of the Corporation of the Municipality of Huron East **Enacts as Follows:**

1. That Lane Street Plan 192, abutting Lots 352 & 353 Plan 192, Brussels, Municipality of Huron East and Stretton Street Plan 192 Brussels, North of Beech Street Municipality of Huron East (being PINs 41338-0180 and 41338-0122) shall be stopped up and closed and shall be sold to Hennie Terpstra.
2. That all legal, surveying and conveyancing costs regarding the stopping, closing and selling of said lands shall be paid by the said purchasers.
3. That the Deputy Mayor and Clerk are hereby authorized and instructed to sign all necessary documents in connection with the transfer of aforesaid municipal Road Allowance.
4. That the municipal solicitor is hereby authorized and instructed to register a certified copy of this by-law in the Land Titles Office for the Land Titles Division of Huron.
5. That this By-law shall come into force and effect on the date of final passing thereof.

**Read** a first and second time this 10<sup>th</sup> day of June 2025.

**Read** a third time and finally passed this 10<sup>th</sup> day of June 2025.



The Corporation  
of the  
Municipality of Huron East  
By-law No. 045 for 2025

Being a By-law to Temporarily Stop Up and Close a Portion of Main Street (County Road 12) in the Municipality of Huron East

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**Whereas** the Municipal Act, S.O. 2001, c.25, s.42, as amended, authorizes a municipality to delegate to a committee of council or to an employee of the municipality, subject to any conditions which the municipality may impose, the power to close a highway temporarily for any purpose specified in the by-law;

**And Whereas** the Council of the Corporation of the Municipality of Huron East is desirous of closing a specific road in the Seaforth Ward of the Municipality of Huron East to accommodate the Main Street Summerfest on August 2, 2025.

**Now Therefore** the Council of the Corporation of the Municipality of Huron East enacts as follows:

1. Main Street (County Road 12) will be closed in accordance with the requirements of the County of Huron between Goderich Street (Highway #8) and George Street East from 9:00 a.m. to 5:00 p.m. on Saturday, August 2, 2025 for the annual Main Street Summerfest.
2. That this By-law shall come into force and effect on the date of final passing thereof.

**Read** a first and second time this 10<sup>th</sup> day of June 2025.

**Read** a third time and finally passed this 10<sup>th</sup> day of June 2025.

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Alvin McLellan, Deputy Mayor

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Jessica Rudy, Clerk

The Corporation  
of the  
Municipality of Huron East  
By-law No. 046 for 2025

Being a By-law to Confirm the Proceedings of the Regular Council Meeting of the Corporation of the Municipality of Huron East

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**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 10<sup>th</sup> day of June, 2025 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 10<sup>th</sup> day of June, 2025.

**Read** a third time and finally passed this 10<sup>th</sup> day of June, 2025.

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Bernie MacLellan, Mayor

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Jessica Rudy, Clerk