

**MUNICIPALITY OF HURON EAST COUNCIL MEETING MINUTES**  
**HELD IN THE COUNCIL CHAMBERS, SEAFORTH, ONTARIO**  
**TUESDAY, OCTOBER 6<sup>th</sup>, 2015 – 7:00 P.M.**

**Members Present:** Mayor Bernie MacLellan, Deputy Mayor Joseph Steffler, Councillors Alvin McLellan, John Lowe, David Blaney, Brenda Dalton, Robert Fisher, Nathan Marshall, Larry McGrath, Kevin Wilbee and Raymond Chartrand

**Members Absent:** Councillor Dianne Diehl

**Staff Present:** CAO/Clerk, Brad Knight  
 Finance Manager-Treasurer/Deputy Clerk, Paula Michiels  
 Economic Development Officer, Jan Hawley  
 Executive Assistant, Janice Andrews

Daniel Malek, Carol Ryan, Jeanne Melady, Karen Ryan, Gerry Ryan, Frank Flanagan, Anne Melady, James Ryan, Dan Nolan and Rhonda Nolan attended the meeting to hear the proceedings of Council.

**CALL TO ORDER**

Mayor MacLellan called the meeting to order at 7:00 p.m.

**CONFIRMATION OF THE AGENDA**

*Moved* by Raymond Chartrand and seconded by Brenda Dalton: Adopt Agenda  
 That the Agenda for the Regular Meeting of Council dated October 6<sup>th</sup>, 2015 be adopted as circulated and amended to include the following:  
 Agenda Item 7.20.7 – CAO – Huron East comments on Conservation Authorities Act Review  
 Carried.

**DISCLOSURE OF PECUNIARY INTEREST**

Councillor Marshall declared a pecuniary interest and refrained from any discussion on agenda item 7.20.6 as his in-laws own property adjacent to the subject lands being considered for Site Plan Control.

**MINUTES OF PREVIOUS MEETING**

*Moved* by Larry McGrath and seconded by Robert Fisher: Meeting Minutes  
 That Council of the Municipality of Huron East approve the following Council Meeting Minutes as printed and circulated:  
 a) Regular Meeting – September 22<sup>nd</sup>, 2015  
 b) Public Meeting – September 22<sup>nd</sup>, 2015 Carried.

**PUBLIC MEETINGS/HEARINGS AND DELEGATIONS**

*Moved* by Alvin McLellan and seconded by John Lowe: Adjourn to Public Meetings  
 That Council of the Municipality of Huron East adjourn the regular meeting of Council at 7:02 p.m. to go into Public Hearing to discuss the following:  
 i) Zoning By-Law Amendment Application – Lot 35, Concession 15, Grey Ward, Bruce Mann  
Carried.

The regular meeting reconvened at 7:07 p.m. Reconvene Meeting

7:15 p.m. Tom and Doris Williamson – Bachert Meats

Doris Williamson, Neil Williamson, Joyce Williamson and Tom Williamson were in attendance before Council to express concerns with the operation of Bachert's Meat (43181 Blyth Road) and in particular the issue of odour from the holding tank located on the property. Ms. Williamson also expressed concern on the impact to the value of neighbouring properties and the land application of the waste product.

Ms. Williamson advised that in July they had met with representatives from the Ontario Ministry of Agriculture, Food and Rural Affairs, the Ministry of the Environment, Bachert Meats and the Municipality and Bachert's Meats have since started a chemical treatment process in the tank and have also applied a layer straw in the tank to help reduce the odour.

The CAO advised Council that representatives from the Ontario Ministry of Agriculture, Food and Rural Affairs as well as the Ministry of the Environment will be scheduling a follow-up meeting in the next 3-4 weeks with neighbours and Bachert's Meats.

## ACCOUNTS PAYABLE

## REPORTS & RECOMMENDATIONS OF MUNICIPAL OFFICERS

### CAO/Clerk – HEAT presentation regarding complaint protocols regarding St. Columban Wind Project

CAO/Clerk Brad Knight reviewed his report to Council concerning the HEAT presentation at the last meeting of Council regarding noise complaints and reporting protocols for the St. Columban Wind Project. Council were provided a copy of the following documents.

1. Communication and Complaint Response Protocol for Operation of the St. Columban Wind Project (September 2015)
2. Sections of the Renewable Energy Approval (REA), specifically Sections;
  - E. Acoustic Audit – Immission
  - F. Acoustic Audit – Emission
  - N. Community Liaison Committee
  - Q. Record Creation and Retention
  - R. Notification of Complaints

The CAO advised that David Hayles, Operations Manager for the project, had provided cell phone and e-mail contact information and Mr. Hayles indicated that he encouraged residents to contact him directly. It was also noted that if residents were not satisfied with the response or wished to ensure that the Ministry of the Environment was notified, that they had the option of contacting the Ministry of the Environment directly. The CAO also noted that the next Community Liaison Committee meeting would be scheduled for late November/early December and that at that meeting there would be an update of the noise audit process with it being noted that an audit was scheduled for this fall. The CAO advised that Council should maintain an interest in ensuring the concerns of residents are directed to the appropriate individuals or agencies, but that concerns should be direct and not through the Municipality. It was noted that municipal staff will continue to maintain a working relationship with staff from Veresen which will be beneficial in terms of being aware of issues that may arise and how they are dealt with.

**Moved** by John Lowe and seconded by Joseph Steffler: St. Columban  
Wind Project  
Complaint  
Protocol  
That Council encourage residents with complaints on issues about the operation of the St. Columban wind project to contact the company and/or the Ministry of the Environment directly; and further that the Municipality request Veresen, under the provisions of Section 3.1 of their Communications and Complaint Response Protocol, to consider the Municipality as a stakeholder to receive correspondence concerning complaints and subsequent responses/action. Carried.

### Finance Manager-Treasurer/Deputy Clerk – Closure of the Ontario Home Renewal Program (OHRP)

Finance Manager-Treasurer/Deputy Clerk Paula Michiels reviewed her report to Council concerning the closure of the Ontario Home Renewal Program (OHRP). Council were advised that in 1973 the program was established to provide grants to municipalities to create a trust fund to provide loans to assist homeowners in repairing their homes in the form of both repayable and forgivable loans depending on the level of household income. The Ministry of Municipal Affairs and Housing is requesting municipalities that participated in the OHRP program to close their files and return any funds remaining in the trust fund to the Ministry by October 31<sup>st</sup>, 2015. The Municipality has two loans dating back to the early 1980's that are still outstanding and payments are not being made and she recommended these loans be written off by the Municipality as uncollectable.

**Moved** by Nathan Marshall and seconded by Kevin Wilbee: Outstanding  
OHRP Write-Offs  
That the Municipality of Huron East write off the outstanding Ontario Home Renewal Program principal loan amounts of \$1,135.30 and \$3,525 for the properties at 27 Jarvis St. Seaforth (390-024-01500) and 43543 Huron Road in the Tuckersmith Ward (160-001-00200), respectively as being uncollectable. Carried.

### Finance Manager-Treasurer/Deputy Clerk – 2016 Policing Costs

Finance Manager-Treasurer/Deputy Clerk Paula Michiels reviewed her report to Council regarding the 2016 Municipal Policing Billing Statement received from the Ontario Provincial Police. It was noted the cost for 2016 policing services will increase to \$1,505,862 (14.5%) from 2015 policing costs of \$1,314,510 which represents equates to an estimated per household cost of \$352.33 in 2016 Council were advised the increase of \$191,352 in policing costs represents a 6% municipal tax levy increase for 2016.

Finance Manager-Treasurer/Deputy Clerk – Year-to-Date Summary of Council Conference Expenses

Finance Manager-Treasurer/Deputy Clerk Paula Michiels reviewed her report to Council concerning the year-to-date summary of Council conference expenses. Council were provided a copy of the year-to-date summary and it was noted the conference line item is currently overspent by \$2,128.51. Council discussed possible options including taking a two-year floating average on conference expenses and requested staff to prepare a report to be considered by Council.

Finance Manager-Treasurer/Deputy Clerk – August 31<sup>st</sup>, 2015 Year-to-Date Financial Statement

Finance Manager-Treasurer/Deputy Clerk Paula Michiels reviewed the August 31<sup>st</sup>, 2015 year-to-date financial statement in detail with Council.

CAO/Clerk – Site Plan Control By-Law (66-2015) and requests from Councillor Lowe (e-waste, department head attendance, Huron East clothing)

CAO/Clerk Brad Knight reviewed his information report to Council on the Site Plan Control By-Law 66-2015 being considered by Council later in the meeting and he also provided information requested by Councillor Lowe at the previous meeting.

CAO/Clerk – Conservation Authorities Act Review

CAO/Clerk Brad Knight reviewed his report to Council regarding the Conservation Authorities Act Review Discussion Paper that was posted on the Environmental Registry for comments. Summaries of the positions of both Conservation Authorities were provided to Council along with a draft letter to the Ministry providing comments with respect to the review.

**Moved** by Raymond Chartrand and seconded by Alvin McLellan:  
That Council authorize the CAO to submit comments as outlined in an October 5<sup>th</sup>, 2015 letter to the Conservation Authorities Act Review Discussion Paper to the Environmental Registry. Carried.

Comments on  
Conservation  
Authorities Act  
Review

**Moved** by John Lowe and seconded by Larry McGrath:  
That Huron East Council receive the following Reports of Municipal Officers as presented:

- 1) CAO/Clerk
- 2) Finance Manager-Treasurer/Deputy Clerk

Receive  
Municipal  
Reports

Carried.

**CORRESPONDENCE**Renewable Energy Systems Canada Inc. – FIT 4 Solar Ground Mount Projects

Mary Lou Kominek, Land Agent for Renewable Energy Systems Canada Inc., was in attendance to answer any questions of Council concerning projects that her company had submitted municipal support resolution requests for six locations Renewable Energy Systems Canada Inc. has negotiated land lease contracts with the landowners and w forward an application for each of the following locations to the Independent Electricity Systems Operators (IESO) under FIT 4.0 regulation:

Handy Acres I Project	43410 Hydro Line Road
Handy Acres II Project	80537 Hensall Road
Cronin Pork	80636 North Line
Rita Moylan	81088 Beechwood Line
1210987 Ontario Inc. (Allan Murray)	43708 Bridge Road
M & J Murray Farms Ltd.	80986 Beechwood Line and 44272 Bridge Road

**Moved** by Raymond Chartrand and seconded by Kevin Wilbee:  
WHEREAS Capitalized terms not defined herein have the meanings ascribed to them in the FIT Rules, Version 4.0;  
WHEREAS Renewable Energy Systems Canada Inc. (the “Applicant”) proposes to construct and operate a Non-Rooftop Solar Project (the “Project”) on 43410 Hydro Line Road (the “Lands”) in the Municipality of Huron East under the Province’s FIT Program;  
AND WHEREAS the Applicant has requested that Council of the Municipality of Huron East indicate by resolution Council’s support for the construction and operation of the Project on the Property;  
AND WHEREAS pursuant to the FIT Rules, Version 4.0, Applications whose Projects receive the formal support of Local Municipalities will be awarded Priority Points, which may result in the Applicant being offered a FIT Contract prior to other Persons applying for FIT Contracts;  
NOW THEREFORE BE IT RESOLVED THAT: Council of the Municipality of Huron East supports the construction and operation of the Project on the Lands. This resolution’s sole purpose is to enable the Applicant to receive Priority Points

Solar Project  
Handy Acres

under the FIT Program and may not be used for the purpose of any other form of municipal approval in relation to the Application or Project or any other purpose.  
Carried.

**Moved** by Raymond Chartrand and seconded by Kevin Wilbee:  
WHEREAS Capitalized terms not defined herein have the meanings ascribed to them in the FIT Rules, Version 4.0;  
WHEREAS Renewable Energy Systems Canada Inc. (the “Applicant”) proposes to construct and operate a Non-Rooftop Solar Project (the “Project”) on 80537 Hensall Road (the “Lands”) in the Municipality of Huron East under the Province’s FIT Program;  
AND WHEREAS the Applicant has requested that Council of the Municipality of Huron East indicate by resolution Council’s support for the construction and operation of the Project on the Property;  
AND WHEREAS pursuant to the FIT Rules, Version 4.0, Applications whose Projects receive the formal support of Local Municipalities will be awarded Priority Points, which may result in the Applicant being offered a FIT Contract prior to other Persons applying for FIT Contracts;  
NOW THEREFORE BE IT RESOLVED THAT: Council of the Municipality of Huron East supports the construction and operation of the Project on the Lands. This resolution’s sole purpose is to enable the Applicant to receive Priority Points under the FIT Program and may not be used for the purpose of any other form of municipal approval in relation to the Application or Project or any other purpose.  
Carried.

Solar Project  
Handy Acres

**Moved** by Raymond Chartrand and seconded by Kevin Wilbee:  
WHEREAS Capitalized terms not defined herein have the meanings ascribed to them in the FIT Rules, Version 4.0;  
WHEREAS Renewable Energy Systems Canada Inc. (the “Applicant”) proposes to construct and operate a Non-Rooftop Solar Project (the “Project”) on 80636 North Line (the “Lands”) in the Municipality of Huron East under the Province’s FIT Program;  
AND WHEREAS the Applicant has requested that Council of the Municipality of Huron East indicate by resolution Council’s support for the construction and operation of the Project on the Property;  
AND WHEREAS pursuant to the FIT Rules, Version 4.0, Applications whose Projects receive the formal support of Local Municipalities will be awarded Priority Points, which may result in the Applicant being offered a FIT Contract prior to other Persons applying for FIT Contracts;  
NOW THEREFORE BE IT RESOLVED THAT: Council of the Municipality of Huron East supports the construction and operation of the Project on the Lands. This resolution’s sole purpose is to enable the Applicant to receive Priority Points under the FIT Program and may not be used for the purpose of any other form of municipal approval in relation to the Application or Project or any other purpose.  
Carried.

Solar Project  
Cronin Pork

**Moved** by Raymond Chartrand and seconded by Kevin Wilbee:  
WHEREAS Capitalized terms not defined herein have the meanings ascribed to them in the FIT Rules, Version 4.0;  
WHEREAS Renewable Energy Systems Canada Inc. (the “Applicant”) proposes to construct and operate a Non-Rooftop Solar Project (the “Project”) on 81088 Beechwood Line (the “Lands”) in the Municipality of Huron East under the Province’s FIT Program;  
AND WHEREAS the Applicant has requested that Council of the Municipality of Huron East indicate by resolution Council’s support for the construction and operation of the Project on the Property;  
AND WHEREAS pursuant to the FIT Rules, Version 4.0, Applications whose Projects receive the formal support of Local Municipalities will be awarded Priority Points, which may result in the Applicant being offered a FIT Contract prior to other Persons applying for FIT Contracts;  
NOW THEREFORE BE IT RESOLVED THAT: Council of the Municipality of Huron East supports the construction and operation of the Project on the Lands. This resolution’s sole purpose is to enable the Applicant to receive Priority Points under the FIT Program and may not be used for the purpose of any other form of municipal approval in relation to the Application or Project or any other purpose.  
Carried.

Solar Project  
Rita Moylan

**Moved** by Raymond Chartrand and seconded by Kevin Wilbee:  
 WHEREAS Capitalized terms not defined herein have the meanings ascribed to them in the FIT Rules, Version 4.0;  
 WHEREAS Renewable Energy Systems Canada Inc. (the “Applicant”) proposes to construct and operate a Non-Rooftop Solar Project (the “Project”) on PIN 413080060 (the “Lands”) in the Municipality of Huron East under the Province’s FIT Program;  
 AND WHEREAS the Applicant has requested that Council of the Municipality of Huron East indicate by resolution Council’s support for the construction and operation of the Project on the Property;  
 AND WHEREAS pursuant to the FIT Rules, Version 4.0, Applications whose Projects receive the formal support of Local Municipalities will be awarded Priority Points, which may result in the Applicant being offered a FIT Contract prior to other Persons applying for FIT Contracts;  
 NOW THEREFORE BE IT RESOLVED THAT: Council of the Municipality of Huron East supports the construction and operation of the Project on the Lands. This resolution’s sole purpose is to enable the Applicant to receive Priority Points under the FIT Program and may not be used for the purpose of any other form of municipal approval in relation to the Application or Project or any other purpose.  
 Carried.

Solar Project  
 Allan Murray

**Moved** by Raymond Chartrand and seconded by Kevin Wilbee:  
 WHEREAS Capitalized terms not defined herein have the meanings ascribed to them in the FIT Rules, Version 4.0;  
 WHEREAS Renewable Energy Systems Canada Inc. (the “Applicant”) proposes to construct and operate a Non-Rooftop Solar Project (the “Project”) on PIN 413010045 (the “Lands”) in the Municipality of Huron East under the Province’s FIT Program;  
 AND WHEREAS the Applicant has requested that Council of the Municipality of Huron East indicate by resolution Council’s support for the construction and operation of the Project on the Property;  
 AND WHEREAS pursuant to the FIT Rules, Version 4.0, Applications whose Projects receive the formal support of Local Municipalities will be awarded Priority Points, which may result in the Applicant being offered a FIT Contract prior to other Persons applying for FIT Contracts;  
 NOW THEREFORE BE IT RESOLVED THAT: Council of the Municipality of Huron East supports the construction and operation of the Project on the Lands. This resolution’s sole purpose is to enable the Applicant to receive Priority Points under the FIT Program and may not be used for the purpose of any other form of municipal approval in relation to the Application or Project or any other purpose.  
 Carried.

Solar Project  
 M & J Murray  
 Farms Ltd.

**Moved** by Raymond Chartrand and seconded by Kevin Wilbee:  
 WHEREAS Capitalized terms not defined herein have the meanings ascribed to them in the FIT Rules, Version 4.0;  
 WHEREAS Renewable Energy Systems Canada Inc. (the “Applicant”) proposes to construct and operate a Non-Rooftop Solar Project (the “Project”) on PIN 413010048 (the “Lands”) in the Municipality of Huron East under the Province’s FIT Program;  
 AND WHEREAS the Applicant has requested that Council of the Municipality of Huron East indicate by resolution Council’s support for the construction and operation of the Project on the Property;  
 AND WHEREAS pursuant to the FIT Rules, Version 4.0, Applications whose Projects receive the formal support of Local Municipalities will be awarded Priority Points, which may result in the Applicant being offered a FIT Contract prior to other Persons applying for FIT Contracts;  
 NOW THEREFORE BE IT RESOLVED THAT: Council of the Municipality of Huron East supports the construction and operation of the Project on the Lands. This resolution’s sole purpose is to enable the Applicant to receive Priority Points under the FIT Program and may not be used for the purpose of any other form of municipal approval in relation to the Application or Project or any other purpose.  
 Carried.

Solar Project  
 M & J Murray  
 Farms Ltd.

## **UNFINISHED BUSINESS**

## **MUNICIPAL DRAINS**

**PLANNING**

**Moved** by Alvin McLellan and seconded by Brenda Dalton:  
That Council of the Municipality of Huron East acknowledge the report of Huron County Planner Claire Dodds and has no objection to the severance application (B54/15) of Kevin and Alicia Deitner on Lot 7, East Part Lot 6 and West Part Lot 6, Concession 6, Grey Ward. Carried.

No Objection  
Consent B54/15  
Deitner

**COUNCIL REPORTS****Councillor Chartrand – Vanastra Early Childhood Learning Centre**

Councillor Chartrand advised the 40<sup>th</sup> Anniversary/Open House of the Vanastra Early Childhood Learning Centre held on September 26<sup>th</sup> was a success with over 200 children/parents at the event.

**INFORMATION ITEMS**

**Moved** by Larry McGrath and seconded by Robert Fisher:  
That Huron East Council receive the following Board and Committee Meeting Minutes as submitted:

Board/Committee  
Meeting Minutes

- 1) Seaforth & District Community Centres Management Committee – August 13<sup>th</sup>, 2015
- 2) Huron East Administration Committee – September 21<sup>st</sup>, 2015
- 3) Huron East/Seaforth Community Development Trust – September 3<sup>rd</sup>, 2015

Carried.

**OTHER BUSINESS****BY-LAWS**

**Moved** by John Lowe and seconded by David Blaney:  
BE IT HEREBY RESOLVED that leave be given to introduce By-Laws No.65, 66 and 67 for 2015.

Introduce  
By-Laws

By-Law 65-2015 – Zoning Amendment – Lot 35, Concession 15, Grey Ward  
(Bruce Mann)

By-Law 66-2015 – Site Plan Control Agreement – 74 Ord Street, Lot 210, Plan 389, Seaforth Ward except Part 3, 22R-5314 and Lot 211, Plan 389, Seaforth Ward

By-Law 67-2015 – Confirm Council Proceedings Carried.

**Moved** by Alvin McLellan and seconded by Brenda Dalton:  
BE IT HEREBY RESOLVED that By-Law 65 for 2015, a by-law to amend the zoning on Lot 35, Concession 15, Grey Ward, be given first, second, third and final readings and signed by the Mayor and Clerk, and the Seal of the Corporation be affixed thereto. Carried.

Zoning  
Amendment  
Lot 35, Con. 15  
Grey Ward  
Bruce Mann

**Moved** by Robert Fisher and seconded by Raymond Chartrand:  
BE IT HEREBY RESOLVED that By-Law 66 for 2015, a by-law to authorize a Site Plan Control Agreement with Evan Bruce Williams and Tasha Mae Eady on 74 Ord Street, Lot 210, Plan 389, Seaforth Ward except Part 3, 22R-5314; Lot 211, Plan 389, Seaforth Ward, be given first and second readings and provincially adopted this 6<sup>th</sup> day of October, 2015. Carried.

Site Plan Control  
Agreement  
Williams/Eady

**CLOSED SESSION AND REPORTING OUT****CONFIRMATORY BY-LAW**

**Moved** by Larry McGrath and seconded by Alvin McLellan:  
BE IT HEREBY RESOLVED that By-Law 67 for 2015, a by-law to confirm the proceedings of Council, 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.

Confirm  
Council  
Proceedings

**ADJOURNMENT**

*Moved* by Raymond Chartrand and seconded by David Blaney:

Adjournment

The time now being 9:42 p.m.

That the meeting do now adjourn until October 6<sup>th</sup>, 2015 at 7:00 p.m. Carried.

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Bernie MacLellan, Mayor

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Brad Knight, CAO/Clerk