

**MUNICIPALITY OF HURON EAST COUNCIL MEETING MINUTES**  
**HELD IN THE COUNCIL CHAMBERS, SEAFORTH, ONTARIO**  
**TUESDAY, AUGUST 8<sup>th</sup>, 2017 – 7:00 P.M.**

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

**Members Absent:** nil

**Staff Present:** CAO/Clerk, Brad Knight  
 Finance Manager-Treasurer/Deputy Clerk, Paula Michiels  
 Public Works Coordinator, Barry Mills  
 Fire Chief/CEMC, Marty Bedard  
 Economic Development Officer, Jan Hawley  
 Executive Assistant, Janice Andrews

**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 Nathan Marshall:  
 That the Agenda for the Regular Meeting of Council dated August 8<sup>th</sup>, 2017 be circulated. Carried.

Adopt Agenda

**DISCLOSURE OF PECUNIARY INTEREST**

**MINUTES OF PREVIOUS MEETING**

*Moved* by Robert Fisher and seconded by Joseph Steffler:  
 That Council of the Municipality of Huron East approve the following Council Meeting Minutes as printed and circulated:

Meeting Minutes

- a) Regular Meeting – July 25<sup>th</sup>, 2017
- b) Public Meeting – July 25<sup>th</sup>, 2017

Carried.

**PUBLIC MEETINGS/HEARINGS AND DELEGATIONS**

7:00 p.m. Court of Revision – Sanders Municipal Drain 2017

*Moved* by Raymond Chartrand and seconded by Nathan Marshall:  
 That the Court of Revision for the Sanders Municipal Drain 2017 be opened and that Councillors Alvin McLellan, Brenda Dalton and Kevin Wilbee be appointed as the members with Councillor McLellan acting as Chairman. Carried.

Court of Revision  
 Sanders Drain

No appeals were received.

*Moved* by Brenda Dalton and seconded by Kevin Wilbee:  
 That the Court of Revision for the Sanders Municipal Drain 2017 be closed. Carried.

7:03 p.m. Court of Revision – Bruce Municipal Drain 2017

*Moved* by Nathan Marshall and seconded by Raymond Chartrand:  
 That the Court of Revision for the Bruce Municipal Drain 2017 be opened and that Councillors Alvin McLellan, Brenda Dalton and Kevin Wilbee be appointed as the members with Councillor McLellan acting as Chairman. Carried.

Court of Revision  
 Bruce Drain

No appeals were received.

*Moved* by Brenda Dalton and seconded by Kevin Wilbee:  
 That the Court of Revision for the Bruce Municipal Drain 2017 be closed. Carried.

7:05 p.m. Court of Revision – Elgie Drainage Works ‘A’ Drain Improvement

**Moved** by John Lowe and seconded by Raymond Chartrand:  
That the Court of Revision for the Elgie Drainage Works ‘A’ Drain Improvement be opened and that Councillors Alvin McLellan, Brenda Dalton and Kevin Wilbee be appointed as the members with Councillor McLellan acting as chairman. Carried.

Court of Revision  
Elgie Drainage  
Works

No appeals were received.

**Moved** by Brenda Dalton and seconded by Kevin Wilbee:  
That the Court of Revision for the Elgie Drainage Works ‘A’ Drain Improvement be closed. Carried.

7:07 p.m. Public Hearing – Minor Variance Application – A01-2017

**Moved** by Dianne Diehl and seconded by John Lowe:  
That Council of the Municipality of Huron East adjourn the regular meeting of Council at 7:07 p.m. to go into a Public Hearing to discuss the following:  
i) Minor Variance Application – 43080 Hydro Line Road, Lot 22, Concession 3, McKillop Ward, Karl Guntensperger

Adjourn Regular  
Meeting to  
Public Hearing

Carried.

The regular meeting reconvened at 7:12 p.m.

**ACCOUNTS PAYABLE****REPORTS & RECOMMENDATIONS OF MUNICIPAL OFFICERS**Finance Manager-Treasurer/Deputy Clerk – Year-to-Date Financial Statements – June 30, 2017

Finance Manager-Treasurer/Deputy Clerk Paula Michiels reviewed the June 30<sup>th</sup>, 2017 Year-to-Date Financial Statement with Council.

**Moved** by Joseph Steffler and seconded by Dianne Diehl:  
That the Fire Chief prepare a report of the items cut from the Grey Fire Department 2017 Budget and the potential use of as portion of the Morris-Turnberry buy into the Brussels Fire Department for funding of these cuts. Carried.

Fire Chief to  
Prepare Report  
Grey/Brussels  
Fire Budgets

CAO/Clerk – Reduce Size of Council

CAO/Clerk Brad Knight reviewed his report to Council concerning a reduction in the size of Council. It was noted that in late 2015 Council directed the Administration Committee to review the composition of Council and cost containment measures for Council. On March 8<sup>th</sup>, 2016 a recommendation was made to Council that Council reduce its size to 7 members (Mayor, Deputy Mayor and 1 Councillor from each ward), all to be elected at large. The recommendation went before Council on April 19<sup>th</sup>, 2016 but was defeated. A subsequent resolution was presented to reduce the size of Council by eliminating the election of the Deputy Mayor at large and this resolution was passed.

Council were provided with a copy of a draft by-law to change the size of Council and. to assist in Council’s review of the by-law, copies of the following documents were provided:

- i) March 8<sup>th</sup>, 2016 Administration Committee minutes
- ii) April 11<sup>th</sup>, 2016 Report to Council on Council composition that went to April 19<sup>th</sup>, 2016 Council meeting
- iii) April 19<sup>th</sup>, 2016 Council minutes
- iv) Draft by-law to eliminate Deputy Mayor at large position

The CAO noted the draft by-law was also sent to both municipal solicitor Greg Stewart and the Ministry of Municipal Affairs for comment. The CAO recommended that based on the resolution passed on April 16<sup>th</sup>, 2016 that Council consider the bylaw at the next regular meeting of Council.

**Moved** by David Blaney and seconded by Alvin McLellan:  
Huron East Council receive the following Reports of Municipal Officers as presented:

Receive  
Municipal  
Reports

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

Carried.

**CORRESPONDENCE****UNFINISHED BUSINESS****MUNICIPAL DRAINS**

*Moved* by Larry McGrath and seconded by Raymond Chartrand:  
That Council of the Municipality of Huron East accept the Notice of Request for Drain Improvement on the Watson Municipal Drain on Lot 31, Concession 3, LRS, Tuckersmith Ward, and appoint Dietrich Engineering Limited, Consulting Engineers, to prepare a report 30 days after notification to the Conservation Authority. Carried.

Notice of Request  
Drain  
Improvement  
Watson Municipal  
Drain

**PLANNING**

Huron County Planner Victor Kloeze attended before Council to present his report to Council on the proposed Zoning By-Law amendment and proposed Vacant Land Plan of Condominium application on Lots 15 to 26, 29 to 33, 37 & 38, Part Lots 14 and 27, Block A & B and former Silver Creek Road, Registered Plan 407 in Seaforth Ward (Zulk Enterprises Inc.). Mr. Kloeze reviewed the report with the following points being noted:

Council were advised that formal comments were received during the public meeting held on July 25<sup>th</sup>, 2017 for the proposed plan of condominium and the Zoning By-Law amendment. The public comments included questions regarding:

- Timelines for construction of the development and the municipal road works on Duke Street and Centennial Drive.
- The need for a traffic impact study and whether traffic from the hospital was considered.

Questions regarding construction timelines were responded to by the municipal planner and developer's planner to indicate that construction of units will only begin once the infrastructure has been installed, and would commence from the southwest corner of the development and move north on the subject lands. Questions regarding traffic were responded to by the municipal planner to indicate that municipal staff in consultation with the municipal engineer and the Ministry of Transportation have determined that the traffic impact study for the adjacent JL Retirement development was sufficient for the area and that an additional new traffic impact study was not necessary.

Mr. Kloeze noted that prior to the public meeting, a neighbor requested additional information regarding the setbacks for the development from the vacant lands to the west. The municipal planner indicated that the proposed setbacks exceed the minimum required setbacks for both the previously permitted single detached dwellings and for multiple attached dwellings. The increased setbacks are included in the proposed zoning by-law amendment, as amended.

Mr. Kloeze advised that the Huron County Planning & Development Department is satisfied that the proposed plan of condominium meets the requirements of section 51(24) of the Planning Act, is consistent with the Provincial Policy Statement and conforms to the Huron County and Huron East Official Plans. He further noted that after taking into consideration the written and oral comments received, the Huron County Planning & Development Department recommended that Huron East Council:

1. Amend and approve the proposed Zoning By-Law Amendment; and
2. Support the proposed plan of condominium with the recommended conditions.

*Moved* by Nathan Marshall and seconded by Raymond Chartrand:  
THAT WHEREAS the Council of the Municipality of Huron East has held a public meeting pursuant to Section 34(12) of the Planning Act, 1990, with respect to a proposed zoning by-law amendment 66-2017;  
AND WHEREAS public comments were received on the issues of construction timelines and on the need for a traffic impact study; the comments were thoroughly considered but the effect did not influence the decision of Council to approve the application;  
AND WHEREAS agency comments were received from the Historic Saugeen Metis, Chippewas of the Thames First Nation and Hydro One, all having no objection or opposition to the proposed amendment;  
NOW THEREFORE, pursuant to Section 34(18) of the Planning Act, 1990, Council concurs with the August 3<sup>rd</sup>, 2017 Planning Report and recommends By-Law 66-2017 for approval. Carried.

Recommend  
By-Law 66-2017  
for approval

**Moved** by John Lowe and seconded by Dianne Diehl:  
That Council of the Municipality of Huron East support Plan of Condominium File 40CDM17002 with the conditions as outlined in an August 3<sup>rd</sup>, 2017 report from Planner Victor Kloeze and that the Proposed Plan of Condominium with recommended conditions be forwarded to the County of Huron for Draft Plan Approval. Carried.

Support  
Plan of Condo  
with Conditions  
Zulk Enterprises  
Inc.

## **COUNCIL REPORTS**

### **Notice of Motion – Brussels Fire Truck Purchase**

**Moved** by John Lowe and seconded by David Blaney:  
That Council of the Municipality of Huron East accept the recommendation from the Brussels Area Fire Committee to purchase a pumper/tanker unit from Fort Garry for the Brussels & Area Fire Department at a tendered price of \$334,541 plus taxes. Carried.

Pumper/Tanker  
Brussels Fire  
& Area Dept.

## **INFORMATION ITEMS**

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

Meeting Minutes

- 1) Huron East/Brussels Community Development Trust – July 12<sup>th</sup>, 2017
- 2) Brussels Fire Area Committee – July 27<sup>th</sup>, 2017
- 3) Huron East/Seaforth Community Development Trust – July 6<sup>th</sup>, 2017

Carried.

## **OTHER BUSINESS**

### **BY-LAWS**

**Moved** by Robert Fisher and seconded by Nathan Marshall:  
BE IT HEREBY RESOLVED that leave be given to introduce By-Laws No. 31, 66 and 73 for 2017. Carried.

Introduce  
By-Laws

By-Law 31-2017 – Authorize Site Plan Control Agreement, Parts of Lot 24, Concession 1, (McKillop/Seaforth) designated as Part(s) 9, 10 and 11, Plan 22R-6567 (JL Retirement Living Inc.) (3<sup>rd</sup> reading)

By-Law 66-2017 – Zoning Amendment – Lots 15 to 27, 29 to 33, 37 and 38, Part Lots 21 and 27, Block A & B and former Silver Creek Road, Registered Plan 407, Seaforth Ward (Zulk Enterprises Inc./Andrzej Kluz)

By-Law 73-2017 – Confirm Council Proceedings Carried.

**Moved** by Brenda Dalton and seconded by Kevin Wilbee:  
BE IT HEREBY RESOLVED that By-Law 31 for 2017, a by-law to authorize a Site Plan Control Agreement with JL Retirement Living Inc. be given third and final reading and signed by the Mayor and Clerk, and the Seal of the Corporation be affixed thereto. Carried.

Authorize  
Site Plan  
Control  
JL Retirement  
3<sup>rd</sup> reading

**Moved** by Dianne Diehl and seconded by John Lowe:  
THAT WHEREAS the Council of the Municipality of Huron East has held a public meeting pursuant to Section 34(12) of the Planning Act, 1990, with respect to a proposed zoning by-law 66-2017;  
AND WHEREAS certain changes have been made to the proposed by-law after the holding of the public meeting;  
NOW THEREFORE, the Council of the Municipality of Huron East RESOLVES that, pursuant to Section 34(17) of the Planning Act, 1990, the changes were of such a nature that no further notice is to be given in respect to the proposed by-law. Carried.

No Further  
Notice  
By-Law 66-2017

**Moved** by Joseph Steffler and seconded by Nathan Marshall:  
BE IT HEREBY RESOLVED that By-Law 66 for 2017, a by-law to authorize a zoning amendment on Lots 15 to 27, 29 to 33, 37 and 38, Part Lots 21 and 27, Block A and B and former Silver Creek Road, Registered Plan 407, Seaforth Ward (Zulk Enterprises Inc./Andrzej Kluz), 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  
Zulk  
Enterprises Inc.

**CLOSED SESSION AND REPORTING OUT**

**CONFIRMATORY BY-LAW**

*Moved* by Larry McGrath and seconded by David Blaney:  
BE IT HEREBY RESOLVED that By-Law 73 for 2017, a by-law to confirm the proceedings of Council, be given first, second, third and final readings and signed by the Mayor and the Clerk, and the Seal of the Corporation be affixed thereto. Carried.

Confirm  
Council  
Proceedings

**ADJOURNMENT**

*Moved* by John Lowe and seconded by Dianne Diehl:  
The time now being 8:44 p.m.  
That the meeting do adjourn until August 22<sup>nd</sup>, 2017 at 7:00 p.m. Carried.

Adjournment

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

\_\_\_\_\_  
Brad Knight, CAO/Clerk