



COUNCIL AGENDA – 16 – 2019 MUNICIPALITY OF HURON EAST
to be held on
TUESDAY, AUGUST 6th, 2019 – 7:00 p.m.
HURON EAST COUNCIL CHAMBERS

1. **CALL TO ORDER & MAYOR'S REMARKS**
2. **CONFIRMATION OF THE AGENDA**
3. **DISCLOSURE OF PECUNIARY INTEREST**
4. **MINUTES OF PREVIOUS MEETING**
 - 4.16.1 Regular Meeting – July 16th, 2019 (encl.) (Pages 4-10)
 - 4.16.2 Public Meeting – July 16th, 2019 (encl.) (Pages 11-14)
 - 4.16.3 Public Hearing – July 16th, 2019 (encl.) (Pages 15-16)
5. **PUBLIC MEETINGS/HEARINGS AND DELEGATIONS**
 - 5.16.1 7:00 p.m. – Public Hearing – Minor Variance Applications (see agenda enclosed) (Pages 17-25)
 - 5.16.1.1 Bradley Stephenson A08/2019
(Lot 29, Con. 5 LRS, RP 22R-4205, Part 1, Tuckersmith Ward)
 - 5.16.2 7:10 p.m. – David & Annette Stephenson (encl.) (Pages 26-27)
– Concerned Citizens Surrounding Four Winds – Wedding & Event Barn
 - 5.16.3 8:00 p.m. – 14th Concession Drain
6. **ACCOUNTS PAYABLE**
7. **REPORTS & RECOMMENDATIONS OF MUNICIPAL OFFICERS**
 - 7.16.1 Chief Building Official – Report (encl.) (Pages 28-31)
 - 7.16.2 CAO/Clerk – 14th Concession Drain (encl.) (Pages 32-34)
 - 7.16.3 CAO/Clerk – Zulk Development Agreement (encl.) (Pages 35-37)
 - 7.16.4 CAO/Clerk – MTO Connecting Link Funding (encl.) (Pages 38-41)
 - 7.16.5 Public Works Coordinator – Seaford Connecting Link – Winter Maintenance for 2019-2020. (encl.) (Pages 42-43)
8. **CORRESPONDENCE**
 - 8.16.1. Town of Halton Hills – resolution requesting the Province of Ontario review and implement a deposit/return program for all single use plastic, aluminum and metal drink containers (encl.) (Page 44)
 - 8.16.2. Jason Denys, Men's Ball Team – requesting a letter of acknowledgement for a special occasion permit for their year-end ball tournament being held on September 6th and 7th 2019 at the Winthrop Ball Park. (encl.) (Pages 45-46)

9. UNFINISHED BUSINESS**9.16.1** Strategic Planning**9.15.2** Main Street Seaforth – Pedestrian Crossing**10. MUNICIPAL DRAINS****11. PLANNING****11.16.1** Huron County Planning and Development Department – copy of amended consent application C26/19 on Lots 28, 29 and 30, Concession 2, McKillop Ward, K & E De Corte Farms Ltd. (encl.) (Pages 47-54)**11.16.2** Huron County Planning and Development Department – copy of Planners Report on consent application C26/19 on Lots 28, 29 and 30, Concession 2, McKillop Ward, K & E De Corte Farms Ltd. (encl.) (Pages 55-58)**11.16.3** Huron County Planning and Development Department – copy of Planners Report on consent application C51/19 on Part Lot 28 and Part Lot 29, Concession 9, McKillop Ward, Steven Matthew Haney. (encl.) (Pages 59-61)**11.16.4** Huron County Planning and Development Department – copy of consent application C52/19 on Lot 8, Plan 133, Vanastra, Tuckersmith Ward, Isabel Martin. (encl.) (Pages 62-66)**11.16.5** Huron County Planning and Development Department – copy of Planners Report on consent application C52/19 on Lot 8, Plan 133 Vanastra, Tuckersmith Ward, Isabel Martin. (encl.) (Pages 67-70)**11.16.6** Huron County Planning and Development Department – copy of consent application C53/19 on Part Lot 18, Concession C, Township of Howick, Rebeccca and Chris Evangelho. (encl.) (Pages 71-75)**11.16.7** Huron County Planning and Development Department – copy of consent application C56/19 on Part Lot 19, Concession 1, Stanley Ward, Municipality of Bluewater. (encl.) (Pages 76-82)**11.16.8** Motion to recommend By-Law 52-2019 (FW-3) zone to permit Wilson garage. (encl.) (Page 83)**11.16.9** Motion to recommend By-Law 54-2019 (FW-2) zone to permit Wilson home industry. (encl.) (Page 84)**12. COUNCIL REPORTS****12.16.1** Council Member Reports

→ County Council Report

→ Other Boards/Committees or Meetings/Seminars

12.16.2 Requests by Members**12.16.3** Notice of Motions**12.16.4** Announcements**13. INFORMATION ITEMS****13.16.1** Maitland Valley Conservation Authority – copy of meeting minutes – Board of Directors – June 16th, 2019.**13.16.2** Ausable Bayfield Conservation Authority – advising the Board of Directors approved the 2020-2024 Five Year Forecast. (encl.) (Page 85)

- 13.16.3 Vanastra Recreation Centre and Day Care Committee – copy of meeting minutes – July 15th, 2019. (encl.) (Pages 86-88)
- 13.16.4 Huron East Personnel Committee – copy of meeting minutes – July 18th, 2019. (encl.) (Pages 89-91)
- 13.16.5 Brussels Morris and Grey Board of Recreation Management Committee – copy of meeting minutes – July 8th, 2019. (encl.) (Pages 92-96)
- 13.16.6 Huron County and Municipality of Huron East – Notice of Public Information Centre – Main Street (County Road 12) Reconstruction Phase 2 Construction – Wednesday, August 21st, 2019 at the Seaforth & District Community Centre, 3:30 pm to 5:00 pm and 7:00 pm to 8:30 pm. (encl.) (Pages 97-98)
- 13.16.7 Coalition for Huron Injury Prevention: CHIP – copy of meeting minutes – April 10th, 2019. (encl.) (Pages 99-101)
- 13.16.8 Huron East/Brussels Community Development Trust – copy of meeting minutes – June 11th, 2019. (encl.) (Pages 102-103)
- 13.16.9 ICIP Rural and Northern Team (OMAFRA) – advising the application submitted for funding steam (Kinburn Line, Bridge Structure T-13) has been submitted to Canada for review and approval. (encl.) (Pages 104-106)

14. **OTHER BUSINESS**

15. **BY-LAWS**

- 15.16.1 By-Law 52-2019 – Zoning Amendment – Part Lot 9, Concession 1, HRS, Tuckersmith Ward, Part 4 of RP 22R-2898, Seaforth Ward, John and Michelle Wilson (encl.) (Pages 107-112)
- 15.16.2 By-Law 54-2019 – Zoning Amendment – Part Lot 9, Concession 1, HRS, Tuckersmith Ward, Seaforth Ward, John and Michelle Wilson (encl.) (Pages 113-116)
- 15.16.3 By-Law 56-2019 – Abandon Sections of Fourteenth Concession Municipal Drain, Fraser Municipal Drain and West Branch of Baillie Municipal Drain (encl.) (Pages 117-123)
- 15.16.4 By-Law 57-2019 – Authorize Development Agreement – Zulk Enterprises Inc., Part Lots 14 and 15, Plan 407, Seaforth Ward (encl.) (Pages 124-153)
- 15.16.5 By-Law 58-2019 – Establish Area's Subject to Special Service Area Tax Levy and repeal By-Law 38-2003 (encl.) (Pages 154-160)
- 15.16.6 By-Law 59-2019 – Authorize Connecting Links Program Contribution Agreement (encl.) (Pages 161-165)
- 15.16.7 By-Law 60-2019 – Authorize Agreement – Integrated Maintenance Operations Services Inc. – Connecting Link Maintenance – Highway 8, Seaforth Ward and repeal By-Law 74-2018 (encl.) (Pages 166-169)

16. **CLOSED SESSION AND REPORTING OUT (Section 239 of the *Municipal Act, 2001*)**

17. **CONFIRMATORY BY-LAW**

- 17.16.1 By-Law 61-2019 – Confirm Council Proceedings (encl.) (Page 170)

18. **ADJOURNMENT**

MUNICIPALITY OF HURON EAST COUNCIL MEETING MINUTES
HELD IN THE COUNCIL CHAMBERS, SEAFORTH, ONTARIO
TUESDAY, JULY 16th, 2019 – 7:00 P.M.

Members Present: Mayor Bernie MacLellan, Deputy Mayor Robert Fisher,
Councillors Alvin McLellan, Dianne Diehl, Zoey Onn, John Lowe,
Brenda Dalton, Gloria Wilbee, Joe Steffler, Larry McGrath
and Ray Chartrand

Members Absent: nil

Staff Present: CAO/Clerk, Brad Knight
Finance Manager-Treasurer/Deputy Clerk, Paula Michiels
Public Works Coordinator, Barry Mills
Executive Assistant, Janice Andrews

Others Present: Shawn Loughlin, Editor, The Citizen

Joe Dekroon, Scott Dekroon and Kyle Bennewies, applicants of the proposed Minor Variance Application A07/2019 on Ord Street, Lots 221 and 222, Plan 389, Seaforth Ward, and related consent application C24/19, attended the public hearing to hear the discussion and answer any questions. (Item 5.15.2.1 and 5-15-3)

Scott Allen, MHBC Planning – Planner for the applicant of the proposed Minor Variance Application A07/2019, attended to hear the discussion and answer any questions. (Item 5.15.2.1)

Bill Embling, Menze Bos, D. Stelzer, Philip Stelzer, Brian and Sally Gilroy, Shirley Wright, Ed Wright, Linda Smart, Andy Smart, Josh McCarthy, Joan Disher, Ivan Disher, Robin Airdrie, Tammy Dowell and Davin Hastings, Vanastra residents and Ben Lobb, Huron-Bruce MPP, attended the public meeting for the discussion on the Zoning By-Law Amendment Application regarding housekeeping amendments and zoning provisions for cannabis production facilities. (Item 5-15-1)

Ryan Wilson, Jay Wilson, John Wilson, Danielle Wilson, Melilah Wilson and Michelle Wilson attended the public meeting for the discussion on Zoning By-Law Amendment Application on Part Lot 9, Concession 1, HRS, Tuckersmith Ward, Part 4 of RP 22R-289, Seaforth Ward. (Item 5-15-1)

Derek Mendez and Andrew Coghlin attended the meeting to hear the discussion and answer any questions on the Site Plan Control Agreement on Part Lots 53 and 54, Concession 1, Grey Ward, Molesworth Farms. (Item 5-15-5)

CALL TO ORDER & MAYOR’S REMARKS

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

CONFIRMATION OF THE AGENDA

Moved by Brenda Dalton and seconded by Larry McGrath: Adopt Agenda
That the Agenda for the Regular Meeting of Council dated July 16th, 2019
be adopted as circulated with the following addition;
1) Agenda Item 15.15.5 – By-Law 54-2019 – Zoning Amendment – John and
Michelle Wilson Carried.

DISCLOSURE OF PECUNIARY INTEREST

Councillor Joe Steffler declared a pecuniary interest on Information Item 8.15.3 (Six-String Music Fest) as Tanner Steffler is his grandson.

MINUTES OF PREVIOUS MEETING

Moved by Brenda Dalton and seconded by Larry McGrath: Meeting Minutes
That Council of the Municipality of Huron East approve the following Council
Meeting Minutes as printed and circulated:
a) Regular Meeting – July 2nd, 2019
Carried.

PUBLIC MEETINGS/HEARINGS AND DELEGATIONS7:07 p.m. Public Meeting – Zoning By-Law Amendments

Moved by Zoey Onn 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 Meeting to discuss the following:

- a) Zoning By-Law Amendment Application – Part Lot 9, Concession 1, HRS, Tuckersmith Ward and Part 4 of RP 22R-2898, Seaforth Ward (John and Michelle Wilson)
- b) Zoning By-Law Housekeeping Amendments
 - i) provisions for cannabis production facilities
 - ii) clarify front yard setback within urban settlement areas from municipal/county roads

Adjourn to
Public Meeting

Carried.

The regular meeting reconvened at 8:57 p.m.

Reconvene
Regular Council

8:58 p.m. Public Hearing – Minor Variance Application 07-2019

Moved by Joseph Steffler and seconded by John Lowe:

That Council of the Municipality of Huron East adjourn the regular meeting of Council at 8:58 p.m. to go into a Public Hearing to discuss the following:

- a) Minor Variance Application – Lots 221 and 222, Plan 389, Seaforth Ward (Tripod Properties, c/o Joe Dekroon).

Adjourn to
Public Hearing

Carried.

The regular meeting reconvened at 9:15 p.m.

Reconvene
Regular Council

PLANNING

Moved by Larry McGrath and seconded by Raymond Chartrand:

That Council of the Municipality of Huron East acknowledge the report of Huron County Senior Planner Denise Van Amersfoort dated July 11th, 2019 and has no objection to severance application C24/19 of Tripod Properties on Lots 221 and 222, Plan 389, Seaforth Ward, provided the following conditions are met:

- i) that a 5 metre wide easement along the northern extent of the severed and retained lands be registered in favour of the Municipality for the purposes of drainage and servicing
- ii) that a 3 metre wide easement along the western extent of the severed lands be registered in favour of the Municipality for the purpose of drainage
- iii) that the easement along the north and western extent of the severed parcel also be registered in favour of the Municipality for the purpose of drainage
- iv) that the developer enter into a development agreement with the Municipality with respect to the proposed servicing design, the installation of a fence and landscaping to the satisfaction of the Municipality.

No Objection
Severance
C24/19
Tripod
Properties

Carried.

Site Plan Control Application – Wozniak Welding and Fabrications

Huron County Senior Planner Denise Van Amersfoort reviewed her report to Council and provided background information on the proposed addition on the north side of the existing building located on 18 – 5th Avenue, Vanastra. Ms. Van Amersfoort advised the applicant proposes to expand the welding and fabrication business which is currently operating on the subject lands. The proposed addition will be built in two phases with the easterly phase occurring first. The addition does not alter the entrances to the property but will require new hook ups for water and sewer as the addition is proposed to be built over the existing water and sewer services. Ms. Van Amersfoort recommended that Council enter into a Site Plan Control Agreement for the further development of the site and a by-law to authorize the Agreement will be considered by Council later in the meeting.

Site Plan Control Application – Molesworth Farms

Huron County Senior Planner Denise Van Amersfoort reviewed her report to Council and provided background information on the proposed construction of a new agricultural feed mill on Part Lot 53 and 54, Concession 1, Grey Ward (44743 Amberley Road). Ms. Van Amersfoort advised the application is to permit the construction of a new agricultural feed mill and also to apply site plan control to the existing mill site. The site plan also denotes how future expansion of the mill would occur. Ms. Van Amersfoort recommended that Council enter into a Site Plan Control Agreement for the further development of the site and a by-law to authorize the Agreement will be considered by Council later in the meeting.

Derek Mendez, Manager, Operations & I.T. of Molesworth Farm Supply Ltd., attended before Council and provided a presentation outlining the history and proposed development for the site with the following points being noted:

- the current operation produces an average of 1000 tonnes of feed per day which is delivered by a fleet of 20 trucks
- Molesworth Farm Supply currently has 65 full-time permanent staff members
- The proposed expansion involves a second feed mill and anticipated investment is \$25 million
- Molesworth Farm Supply is working with Huron East to bring natural gas to Molesworth for their operation as well as benefit of the residents

9:30 p.m. County of Huron and BM Ross & Associates Limited – Egmondville Project Phase II

Mike Hausser, P.Eng., Manager of Public Works for the County of Huron and Imran Khalid, P.Eng., Engineering Project Manager, County of Huron; Dale Erb, P.Eng. and Dennis Elliott of BM Ross and Associates Limited, attended before Council to provide an update on status of the Kippen Road (County Road 12) Reconstruction and to provide an update on plans for Phase II (Goderich Street to Lloyd Eisler Street). Mr. Erb reviewed a PowerPoint presentation on Phase II of the reconstruction project. The following items were reviewed in detail with Council:

- Background and Undertaking
- Project Limits and Timing
- Team Approach
- Scope of Work
- Project Constraints
- Conceptual Design
- Managing Construction
- Next Steps

Council were advised that Phase II of the project will include the following components:

- Reconstruction of Main Street from Goderich Street to Lloyd Eisler Street
- Reconstruction of the road, storm, sanitary and water
- Revitalization of the Seaforth downtown core including accessibility improvements
- Significant undertaking – requires planning for construction and overall buy-in from stakeholders

Timing for Phases:

- Design Phase II – commenced
- Construction Phase II – 2020
- Top Coat Paving – 2021

Scope of project will include the following improvements:

- Infrastructure:
 - asphalt and road-base replacement
 - new watermain and services
 - storm sewer replacement
 - sidewalk reconstruction
 - basement access for new water and storm servicing
- Service Level:
 - accessible storefronts
 - accessible sidewalks
 - defined path of travel
 - pedestrian crossing
 - streetscaping elements
- Construction Planning
 - keep the doors open
 - maintain advisory group through construction
 - develop a reasonable plan for staging, detours, parking, etc.
 - consider off-site parking
 - maintain pedestrian access
 - public relations

Mr. Erb advised that consideration will be given to making Gouinlock Street a one-way street to improve public safety and possibly provide an accessible parking area. He advised that if Gouinlock Street became one-way, a fully integrated signal crossing would be preferred at Gouinlock and Main Street

Next Steps/HighlightsPhase I – Kippen Road

- Construction Ongoing
- November 2019: Construction Complete
- September 2020: Final Top-Coat Paving

Phase II – Main Street

- Continue with Design
- Regular Updates / Meetings with Advisory Group
- Set Dates for Council / PIC Meetings
- Fall 2019: Final Design
- January 2020: Tendering
- April/May 2020: Construction
- Final Top-Coat Paving in 2021

ACCOUNTS PAYABLE

Moved by Dianne Diehl and seconded by Zoey Onn:
That the accounts payable in the amount of \$2,495,096.79 be approved for payment. Carried.

Accounts
Payable

REPORTS & RECOMMENDATIONS OF MUNICIPAL OFFICERSCAO/Clerk – Elizabeth Street Municipal Parking Lot

CAO/Clerk Brad Knight reviewed his report to Council concerning municipal parking in the Brussels Ward. It was noted that at the last meeting Council tabled a motion with respect to parking and paving of parking lots in Brussels and Council had directed staff to look into options declaring the Elizabeth Street parking lot surplus.

The CAO noted that the Elizabeth Street parking lot was subject to a ROW and a sanitary sewer easement. He noted that the Public Works Coordinator had provided a quote of \$12,903 for the paving of Elizabeth Street parking lot plus any site preparation which would be done in-house. He advised that the owner of the Four Winds event barn had indicated he was preparing to pave part of his site in accordance with his site plan and the CAO suggested that the municipal investment in paving the parking lot was relatively insignificant when compared to the overall investment in the area and would allow the Municipality to help address event parking and protect other parking interests in the area. Council were advised that given the various complicating factors involved with the property, staff continue to recommend that the parking lot of Elizabeth Street be paved at the same time the Four Winds property is paved and the Municipality retain ownership and the following was suggested to Council:

- i) authorize the paving of the Elizabeth Street property conditional on the paving of the Four Winds site
- ii) defer the repaving of the Richmond Square lot indefinitely but enhance the signage.

Moved by John Lowe and seconded by Dianne Diehl:
That Council note and file the request for changes to the parking regulations on Turnberry Street (Brussels) and the Public Works Coordinator be authorized to pave/mark the Richmond Square and Elizabeth Street parking lots. Defeated.

Defeat
Tabled Motion

Moved by Raymond Chartrand and seconded by John Lowe:
That Council note and file the request for changes to the parking regulations on Turnberry Street (Brussels) and the Public Works Coordinator be authorized to pave/mark the Elizabeth Street parking lot if the Four Winds parking lot is being paved. Carried.

Pave/Mark
Elizabeth Street
Parking Lot

Public Works Coordinator – Tenders

The following tenders were received before Noon on July 10th, 2019 and opened by Councillor Joseph Steffler, Finance Manager-Treasurer/Deputy Clerk Paula Michiels and Public Works Coordinator Barry Mills.

HE-10-2019 – Plowing with a Grader

<u>Contractor</u>	<u>HE-10-2019 Grader</u>	<u>Hourly Rate 2019 - 2022</u>		
VanDriel Excavating Inc.	2000 Champion 740A 210 hp	\$135.00	\$145.00	\$155.00

Moved by John Lowe and seconded by Robert Fisher:
That Council of the Municipality of Huron East accept the tender of VanDriel Excavating Inc. for Contract HE-10-2019 to provide snow removal with a grader for a 3-year term as follows:

Accept Tender
HE-10-2019
Snow Removal
with Grader

- \$135.00 per hour for 2019-2020 winter season
- \$145.00 per hour for 2020-2021 winter season
- \$155.00 per hour for 2021-2022 winter season

Minimum of 200 hours charged per season; standby pay of \$75.00 per day; fuel pricing formula based on the London Unbranded Rack Price on 1st of the month for Ultra Low Sulphur Diesel Rack Price. Carried.

HE-11-2019 – Plowing with a Truck

<u>Contractor</u>	<u>HE-11-2019 Truck</u>	<u>Hourly Rate 2019 - 2022</u>		
VanDriel Excavating Inc.	2004 Volvo VHD 365 hp	\$165.00	\$175.00	\$185.00

Moved by Raymond Chartrand and seconded by Gloria Wilbee:
That Council of the Municipality of Huron East accept the tender of VanDriel Excavating Inc. for Contract HE-11-2019 to provide snow removal with a tandem truck for a 3-year term as follows:

Accept Tender
HE-11-2019
Snow Removal
with Truck

- \$165.00 per hour for 2019-2020 winter season
- \$175.00 per hour for 2020-2021 winter season
- \$185.00 per hour for 2021-2022 winter season

Minimum of 200 hours charged per season; standby pay of \$75.00 per day; fuel pricing formula based on the London Unbranded Rack Price on 1st of the month for Ultra Low Sulphur Diesel Rack Price. Carried.

Moved by Brenda Dalton and seconded by Alvin McLellan:
That Huron East Council receive the following Reports of Municipal Officers as presented:

Reports of
Municipal
Officers

- (1) Public Works Coordinator
 - (2) CAO/Clerk
- Carried.

CORRESPONDENCE

Moved by Gloria Wilbee and seconded by Alvin McLellan:
That Council of the Municipality of Huron East endorse the resolution of the City of Brantford endorsing the resolution of Large Urban Mayors Caucus of Ontario requesting that additional local regulatory controls be approved by the Province of Ontario around retail cannabis stores. Carried.

Endorse
Resolution
LUMCO

Moved by Dianne Diehl and seconded by Zoey Onn:
That Council of the Municipality of Huron East declare the Six-String Music Fest, hosted by the Tanner Steffler Foundation, being held on July 27th, 2019 at the Seaforth Agriplex as an event of municipal significance. Carried.

Declare
Six-String
Music Fest
Mun. Significant

Moved by Joseph Steffler and seconded by Raymond Chartrand:
That Council of the Municipality of Huron East grant permission to the Seaforth Community Hospital Foundation to install the CKNX Healthcare Heroes Radiothon Banner across Hwy. # 8 during the month of October, 2019. Carried.

Radiothon
Banner
October 2019

UNFINISHED BUSINESS

MUNICIPAL DRAINS

PLANNING

Moved by Larry McGrath and seconded by Brenda Dalton:
That Council of the Municipality of Huron East has no objection to severance application C51/19 of Steven Matthew Haney on Part Lot 28 and Part Lot 29, Concession 9, McKillop Ward, provided the following conditions are met:

No Objection
Consent C51/19
Haney

- i) that the severed and retained lands be rezoned to AG4 and AG2 respectively
 - ii) that \$500 be paid to the Municipality as cash-in-lieu of parkland
 - iii) that Section 65 of the *Drainage Act* be addressed to the satisfaction of the Municipality.
- Carried.

Moved by John Lowe 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 the proposed zoning By-Law 53-2019;
 AND WHEREAS public comments were received on the issue(s) of municipal authority and enforcement; 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 Huron County Planning and Development Department recommending that the Municipality approve Zoning By-Law 53-2019;
 NOW THEREFORE, pursuant to Section 34(18) of the Planning Act, 1990, Council concurs with the July 11th, 2019 Planning Report and recommends By-Law 53-2019 for approval.
 Carried.

Recommend
 By-Law 53-2019
 for Approval

COUNCIL REPORTS

Winthrop Ball Park BBQ

Councillor Brenda Dalton advised the BBQ fundraiser held recently at the Winthrop Ball Park was a success and raised over \$2,900.

Stanley Cup Parade

CAO/Clerk Brad Knight provided an update on the Ryan O'Reilly Stanley Cup Parade being held in Seaforth on Thursday, July 25th, 2019. Council were advised the parade will leave the Seaforth Fire Hall at 9:30 a.m. and arrive at the arena at 10:00 a.m. for photographs until approximately 11:45 a.m. at which time Mr. O'Reilly will depart for similar events in Goderich.

INFORMATION ITEMS

Moved by Gloria Wilbee and seconded by Dianne Diehl:
 That Huron East Council receive the following Board and Committee meeting minutes as submitted:

- (1) Huron East/Seaforth Community Development Trust – June 6th, 2019

Carried.

Board/Committee
 Meeting Minutes

OTHER BUSINESS

BY-LAWS

Moved by Brenda Dalton and seconded by Larry McGrath:
 BE IT HEREBY RESOLVED that leave be given to introduce
 By-Laws 50, 51, 53 and 55 for 2019.

Introduce
 By-Laws

By-Law 50-2019 – Site Plan Control Agreement – Part Lots 53 and 54, Concession 1, Grey Ward, Molesworth Farm Supply

By-Law 51-2019 – Site Plan Control Agreement – Lot 18, Plan 133, Vanastra, Tuckersmith Ward, Wozniak Welding and Fabrications

By-Law 53-2019 – Zoning Amendments – Housekeeping

By-Law 55-2019 – Confirm Council Proceedings

Carried.

Moved by Dianne Diehl and seconded by Alvin McLellan:
 BE IT HEREBY RESOLVED that By-Law 50 for 2019, a by-law to authorize a Site Plan Control Agreement on Part Lots 53 and 54, Concession 1, Grey Ward, Molesworth Farm Supply, 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.

Site Plan
 Agreement
 Molesworth
 Farm Supply

Moved by Raymond Chartrand and seconded by Larry McGrath:
 BE IT HEREBY RESOLVED that By-Law 51 for 2019, a by-law to authorize a Site Plan Control Agreement on Lot 18, Plan 133, Vanastra, Tuckersmith Ward, Wozniak Welding and Fabrications, 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.

Site Plan
 Agreement
 Wozniak
 Welding &
 Fabrications

Moved by John Lowe and seconded by Robert Fisher:
 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 53-2019;
 AND WHEREAS certain changes have been made to the proposed by-law after holding of the public meeting;
 AND WHEREAS 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
 53-2019

Moved by Zoey Onn and seconded by Raymond Chartrand:
 BE IT HEREBY RESOLVED that By-Law 53 for 2019, a by-law to amend the Comprehensive Zoning By-Law 52-2006 for all lands within the Municipality of Huron East, 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
 Housekeeping
 Amendments

CLOSED SESSION AND REPORTING OUT

CONFIRMATORY BY-LAW

Moved by John Lowe and seconded by Brenda Dalton:
 BE IT HEREBY RESOLVED that By-Law 55 for 2019, 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
 Proceedings

ADJOURNMENT

Moved by Alvin McLellan and seconded by Raymond Chartrand:
 The time now being 10:51 p.m.
 That the meeting do adjourn until August 6th, 2019 at 7:00 p.m. Carried.

Adjournment

 Bernie MacLellan, Mayor



 Brad Knight, CAO/Clerk

PUBLIC MEETING**MUNICIPALITY OF HURON EAST****Tuesday, July 16th, 2019 – 7:07 P.M.**

Huron East Municipal Council met in the Council Chambers of the Municipal Office, Seaforth on Tuesday, July 16th, 2019 at 7:07 p.m. All members of Council were in attendance.

Also present for the public meeting were:

- Huron County Planning and Development Department Senior Planner Denise Van Amersfoort
- Ryan Wilson, Jay Wilson, John Wilson, Danielle Wilson, Melilah Wilson and Michelle Wilson attended for the discussion on the Zoning By-Law Amendment Application on Part Lot 9, Concession 1, HRS, Tuckersmith Ward, Part 4 of RP 22R-289, Seaforth Ward
- Bill Embling, Menze Bos, D. Stelzer, Philip Stelzer, Brian and Sally Gilroy, Shirley Wright, Ed Wright, Linda Smart, Andy Smart, Josh McCarthy, Joan Disher, Ivan Disher, Robin Airdrie, Tammy Dowell and Davin Hastings, neighbouring property owners and Ben Lobb, Huron-Bruce MPP, attended the public meeting for the discussion on the Zoning By-Law Amendment Application regarding housekeeping amendments and zoning provisions for cannabis production facilities

CALL TO ORDER

Mayor Bernie MacLellan called the meeting to order at 7:07 p.m.

CONFIRMATION OF THE AGENDA

Moved by John Lowe and seconded by Dianne Diehl:

Adopt Agenda

That the Agenda for the Public Meeting for Zoning Amendment be adopted as circulated. Carried.

DISCLOSURE OF PECUNIARY INTEREST – None declared.**ZONING BY-LAW AMENDMENTS**

CAO/Clerk Brad Knight advised the following provisions are contained in Ontario Regulation 545/06, Section 5(11) 5;

- i. If a person or public body would otherwise have an ability to appeal the decision of the Council of the Municipality of Huron East to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at the public meeting or make written submissions to the Municipality of Huron East before the by-law is passed, the person or public body is not entitled to appeal the decision.
- ii. If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Municipality of Huron East before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal to the Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Housekeeping Amendments

CAO/Clerk Brad Knight explained the purpose and intent of the proposed housekeeping amendments that will affect all lands within the Municipality of Huron East. The By-Law proposes to introduce zoning provisions for cannabis production facilities and also clarify the front yard setback for dwellings within urban settlement areas from municipal or county roads. Comments were received from the Huron County Planning and Development Department.

Huron County Planning and Development Department

Senior Planner Denise Van Amersfoort attended before Council to present her report to Council on the proposed housekeeping amendments that will affect all lands within the Municipality of Huron East. Council were advised the proposed housekeeping amendment include the following changes:

1. Updates to Section 2 of the Zoning By-Law to include definitions for “Air Treatment Control”, “Cannabis” and “Cannabis Production Facility”.
2. New provisions in Section 3 to address compatibility between cannabis production facilities and sensitive uses such as residences, community facilities and parks. These provisions require different setbacks depending on whether or not the facility has air treatment control measures in place. A facility with air treatment control would be required to locate a minimum of 150 metres away while a facility with no air treatment control would be required to locate a minimum of 300 metres away.

3. Cannabis Production Facility to be added as a permitted use in the General Agriculture (AG1), Restricted Agriculture (AG2 and Agricultural – Commercial Industrial (AG3) Zones.

Ms. Van Amersfoort advised the need for this amendment was realized following odour complaints from a facility that has established in Vanastra. It was noted that the proposed amendments will not apply to any cannabis production facility that has been legally established prior to the passing of the proposed zoning by-law amendment.

Ms. Van Amersfoort also noted the second housekeeping amendment proposed for the Zoning By-law. She indicated the housekeeping amendment proposed to reduce the building setback from County Roads in urban areas from 10 metres to 6 metres and the proposed change would be consistent with setbacks from Huron East roads in urban areas.

Ms. Van Amersfoort noted that the Huron County Planning Department was advising the proposed changes to the Huron East Zoning By-Law were in conformity with the Huron East Official Plan and consistent with the Provincial Policy Statement and recommended approval of the proposed housekeeping amendments.

Public Comments

Philip Stelzer, Robin Airdrie, Josh McCarthy, Andy Smart and Bill Embling, each spoke to Council expressing concerns with the current cannabis operation located at the former Plant Paradise property. They expressed appreciation for the action taken by Council to address the zoning of cannabis operations going forward, but indicated that the changes would not address the issues currently being experienced by the community. They noted the smell of the cannabis operation throughout the community and the affect it is having on the health and quality of life of residents in the area. They also questioned whether the current facility is meeting regulations as the property is not secured and dumpsters containing clippings are not locked.

Ben Lobb, Huron-Bruce MPP

Ben Lobb, Huron-Bruce MPP, attended before Council and provided comments on cannabis operations noting that the federal regulation of operations similar to the Vanastra operation respects the privacy of the owners/operators of the site and it is a frustrating process for municipalities and residents to deal with. Mr. Lobb advised that he has urged the Federation of Canadian Municipalities to lobby Health Canada for changes in regulations and enforcement. Mr. Lobb concluded his comments by noting cannabis operations are federally regulated and commended Council for their actions to date in an effort to address the issues being encountered.

Part Lot 9, Concession 1, HRS, and Part 4 of RP 22R-2898, Seaforth Ward (John & Michelle Wilson)

CAO/Clerk Brad Knight explained the purpose and intent of the proposed zoning by-law amendment. The Zoning By-Law proposes to change the zoning in the following ways:

- i) to recognize deficient agricultural area as a result of consent C61/18
- ii) to correct mapping on 42909 Huron Road from Natural Environment (NE1), Floodway (FW), and Community Facility (CF) Zones to Residential (R2) and Floodway Special (FW-2) Zones and to permit a home industry (specifically, a landscaping business) in the Special Floodway Zone (FW-2)
- iii) to permit the construction of a garage in the floodway and in the front yard of 71 Gouinlock Street at a distance of 15 metres from the roadway

He advised that comments were received from the following:

- Huron County Planning Department (July 12th, 2019)
- Ausable Bayfield Conservation Authority (July 11th, 2019)
- Ministry of Transportation (July 16th, 2019, copy provided to Council at the meeting)

Huron County Planning and Development Department

Senior Planner Denise Van Amersfoort attended before Council to present her report to Council on the proposed zoning by-law amendment application on Part Lot 9, Concession 1, HRS, Tuckersmith Ward and Part 4 of RP 22R-2898, Seaforth Ward. Ms. Van Amersfoort reviewed the report with the following points being noted:

The By-Law proposes to change the zoning as follows:

- i) To recognize deficient agricultural area as a result of consent C61/18, the agricultural parcel created is 7 hectares (17.3 acres).

- ii) To correct the mapping on 42909 Huron Road from Natural Environment (NE1), Floodway (FW), and Community Facility (CF) Zones to Residential (R2), Floodway and Floodway Special (FW-2) zones to permit a home industry (specifically, a landscaping business) in the Special Floodway Zone (FW-2).
- iii) To permit the construction of a garage in the floodway and in the front yard of 71 Gouinlock Street, at a distance of 15 metres from the roadway. This involves the creation of a special Floodway Zone (FW-3). The portion of the existing street which is directly north of 71 Gouinlock is currently owned by the abutting farm property with which 71 Gouinlock is required to merge as a condition of consent C61/18. A portion of the street will be conveyed to the Municipality.

Ms. Van Amersfoort advised that with the exception of lands designated Agriculture, the subject properties are located within the Inner Flood Plain of Silver Creek. She noted that the property has been in the Wilson's family for several generations and until just several years ago, operated as an agricultural operation with significant livestock and poultry numbers. She advised that in addition to the residence and detached garage, two large barns exist on the property today which are utilized as part of a home industry (landscaping business) which established on the subject property in 2016.

She advised that the home industry, at its limited scale, can be considered as no additional buildings are being proposed, no site alteration is required, and the intensity of the use is limited. She noted that the landscaping business operates largely off-site thus the impacts on neighbours are limited. She advised Council that home industries are typically not permitted within the limits of urban settlement areas but given the agricultural nature of the property, the use is not out of character. In order to address the natural hazard concerns, she recommended the following amendments to recognize the home industry on the subject property:

- The area in which the landscaping business is permitted to operate (FW-2) be limited to the area including the existing barns and graveled yard.
- All storage (equipment, materials, etc.) be required to locate within existing buildings.
- Notwithstanding the above, bulk mulch is permitted to be stored on the existing concrete pad located between the two, existing barns subject to an ABCA permit;
- Storage of fuels, chemicals and fertilizers is such that their release would be prevented during flood events.
- Site Plan Control applies to the home industry.

Ms. Van Amersfoort advised that the second rezoning was a result of the Wilson family's proposal to construct a 32 x 25 foot detached garage in the front yard of 71 Gouinlock Street. She advised that this property was entirely within the Inner Flood Plain of Silver Creek and that development and site alteration is not permitted in the Inner Flood Plain polices of ABCA and the Municipality of Huron East and that staff from the Ausable Bayfield Conservation Authority had provided comments to that effect. Ms. Van Amersfoort made reference to ABCA staff comments contained in a letter dated July 11, 2019 on both aspects of the Wilson application with the following being noted;

1. Minimum Agricultural Parcel Size - The ABCA has no concern with the requested amendment.
2. Correct mapping for 42909 Huron Road - The ABCA does not support re-zoning floodplain areas away from a zone which reflects the hazardous nature of the site. The mapping in the proposed amendment should be revised accordingly.
3. Rezone to permit a Home Industry -The ABCA cannot support a permanent rezoning of the property to permit the business but would support a temporary use by-law which permits the landscape business to continue for a period of time.
4. Rezone to permit a detached garage near 71 Gouinlock Street - The subject property is identified as floodway and ABCA policy does not support additional development in this area. It was noted that notwithstanding the staff position to deny a permit at this location, the applicant had appealed the staff decision and the ABCA Board of Directors approved the application to construct the garage in the location proposed.

Ms. Van Amersfoort noted that the ABCA letter also noted that if Council proceeded with the zoning changes, that ABCA staff had recommended changes to the special FW-3 zoning and proposed the following provisions in the FW-3 zone;

In the area zoned FW-3, existing residential uses are permitted. A detached garage is permitted in the front yard of the existing dwelling provided the building is located a minimum of 15 metres from the Gouinlock Street road allowance, has no habitable space, is for storage only, will not be used for business purposes and is in accordance with the ABCA permit. The right to reconstruct these structures to a similar proportion if destroyed by means other than flooding is recognized.

Any alteration of an existing building must be in accordance with Conservation Authority Regulations, through approval of the Ausable-Bayfield Conservation Authority.

The CAO presented a letter that had been received that day from the Ministry of Transportation which provided comments on the proposed rezoning to allow a home industry. The letter from the MTO indicated a concern with the existing low volume residential/agriculture access not being appropriate for a commercial/industrial highway access required for this type of home industry and that the current access was in close proximity to an existing intersection.

Ms. Van Amersfoort advised that her recommendations were contained in her report but that the MTO comments were not available at the time she wrote her report. She noted that the Huron County Planning Department was recommending the following:

- Council pass a resolution pursuant to Section 34(17) of the *Planning Act* that minor changes were made since the time of the public meeting and that no further notice is required;
- that deficient size of the agricultural parcel resulting from consent C61/18 be approved.
- the mapping be corrected as noted;
- the home industry be approved with the recommended amendments identified by staff; and
- the detached garage on 71 Gouinlock Street be denied.
- that the zoning by-law amendment be separated into two by-laws and further that:
 - 1) the by-law addressing the home industry and deficient agricultural area be approved as amended; and
 - 2) the by-law addressing the establishment of an accessory building in the floodway be denied.

CAO/Clerk Brad Knight noted that the timing of the receipt of comments from the Ministry of Transportation did not allow staff to contact the MTO for clarification and he recommended that both By-Laws for the zoning amendment be deferred until the next regular meeting to allow staff and the applicant to consider comments from the MTO.

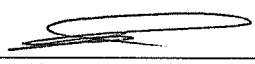
Moved by John Lowe and seconded by Dianne Diehl:

That Council of the Municipality of Huron East defer consideration of By-Law 52-2019 and By-Law 54-2019 until the next regular meeting of Council to allow the applicant/staff to review the comments of the Ministry of Transportation. Carried.

Moved by Raymond Chartrand and seconded by Dianne Diehl:

That the Public Meeting for Zoning By-Law Amendments be closed at 8:57 p.m. Carried.

Bernie MacLellan, Mayor



Brad Knight, CAO/Clerk

PUBLIC HEARING
MUNICIPALITY OF HURON EAST
Tuesday, July 16th, 2019 – 8:58 P.M.

Huron East Municipal Council met in the Council Chambers of the Municipal Office, Seaforth on Tuesday, July 16th, 2019 at 8:58 p.m. All members of Council were in attendance.

Also present for the public hearing were:

- Huron County Planning and Development Department Senior Planner Denise Van Amersfoort
- Joe Dekroon, Scott Dekroon and Kyle Bennewies, applicants of the minor variance application A07/2019 on Lots 221 and 222, Plan 386, Seaforth Ward
- Scott Allen, MHBC Planning Urban Design & Landscape Architecture – Planner for the applicant of the minor variance application A07/2019

CALL TO ORDER & MAYORS REMARKS

Mayor Bernie MacLellan called the meeting to order at 8:58 p.m.

CONFIRMATION OF THE AGENDA

Moved by Gloria Wilbee and seconded by Zoey Onn:

Adopt Agenda

That the Agenda for the Public Hearing of the Committee of Adjustment dated July 16th, 2019 be adopted as circulated. Carried.

DISCLOSURE OF PECUNIARY INTEREST

MINOR VARIANCE APPLICATION A07/2019

The Clerk explained the purpose of the meeting was to consider a minor variance application by Tripod Properties (c/o Joe Dekroon) on Ord Street, Lots 221 and 222, Plan 386, Seaforth Ward. The Clerk advised that this application was deferred by the Committee of Adjustment at a public hearing on June 18th, 2019 to allow the developers the opportunity to respond to the concerns of Council and neighbours with respect to the design of the buildings and the Planner had provided an updated planning report.

Huron County Planning and Development Department

Huron County Senior Planner Denise Van Amersfoort reviewed her report to Council dated July 11th, 2019 concerning the minor variance application on Ord Street, Lots 221 and 222, Plan 386, Seaforth Ward with the following points being highlighted.

Ms. Van Amersfoort advised the purpose of the original application was to permit the construction of two, multiple attached dwellings containing four (4) dwellings each (for a total of 8 units). The application has since been reduced to seven (7) units which are proposed in a four unit multiple attached dwelling and a three unit multiple attached dwelling. The reduction in the number of units allows the applicants to comply with the Huron East Zoning By-Law minimum requirements for exterior side yard depth and interior side yard depth. With the revised application, the only variance being requested is to reduce the minimum lot depth from 38 metres to 35 metres. It was noted the applicants have revised their application in the following ways:

- Reduced the number of units from eight (8) to seven (7);
- Revised the site plan to comply with all side yard requirements;
- Shifted the building back further than the Zoning By-Law requires on the exterior side yard to better reflect the existing setback of dwellings to the north;
- Incorporated a full length, covered porch on the Ord Street façade to create a ‘stepped down’ approach, softening the impact of the second storey height;
- Introduced gables in the Ord Street façade roofline to create interest and further articulate the design of this street facing façade; and
- Indicated that the design of the building will be a combination of stone/brick, siding and other materials to help create visual interest and reduce the impact of the massing of the building.

Ms. Van Amersfoort advised that comments were received from the following members of the public:

Claude Stewart (71 Ord Street):

- continues to have concerns about the two storey height overwhelming the neighbourhood, parking and questions market viability and she read a letter that had been provided to her from Mr. Stewart to that effect

Craig Metzger (67 Ord Street)

→ no objection, all concerns addressed through recommended conditions

Ms. Van Amersfoort noted the development of the sites will be regulated through the site plan control process and will allow for further discussion about an appropriate fence/planting strip to be installed on along the north property boundary. She further noted that the changes to the architectural drawings satisfied concerns raised by planning staff and the proposed development now conforms with the goals and vision of the Huron East Official Plan.

Ms. Van Amersfoort advised the requested variance to reduce the overall lot depth from 38 metres to 35 metres is considered to be minor and appropriate and maintains the intent of both the Official Plan and Zoning By-Law. The Huron County Planning Department recommended the minor variance application be approved.

MHBC Planning Urban Design & Landscape Architecture

Scott Allen, Planner for the applicant, attended before Council to express his appreciation to municipal staff and the planning department for their assistance throughout the application process and expediting the project in short order. Mr. Allen advised the applicant is looking forward to proceeding with the project and site plan approval.

Moved by Joseph Steffler and seconded by Raymond Chartrand:

That Council of the Municipality of Huron East, acting as Committee of Adjustment, has held a public meeting pursuant to Section 45 of the Planning Act, 1990 with respect to minor variance application A07-2019;
AND WHEREAS agency comments were received from the Huron County Planning and Development Department recommending approval of the application;
AND WHEREAS public comments were received with respect of the design of the buildings; the comments were noted and the applicants have revised their design of the buildings including the reduction in the total number of units from eight to seven and thereby meeting the interior and exterior side yard requirements;
NOW THEREFORE, the Committee of Adjustment approves the minor variance application A07-2019 by Tripod Properties (c/o Joe Dekroon) on Lots 221 and 222, Plan 389, Seaforth Ward to permit the following variance from By-Law 52-2006:

Section 19.7

- minimum lot depth for Units 1-7 from 38 metres to 35 metres

with the following conditions:


- 1) That the buildings be constructed in accordance with the submitted site plan (Site Plan prepared by MHBC Planning, dated July 9, 2019) and architectural drawings (Tripod Elevations, prepared by Blakestyle Design and Drafting Inc., dated July 5, 2019);
- 2) That the site plan approval apply to both lots for the purposes of addressing landscaping, fencing/planting strips and servicing.

Carried.

Moved by Raymond Chartrand and seconded by Larry McGrath:

That the Public Hearing for the Committee of Adjustment be closed
at 9:15 p.m. Carried.

Bernie MacLellan, Mayor


Brad Knight, CAO/Clerk



MUNICIPALITY OF HURON EAST
PUBLIC HEARING
TUESDAY, AUGUST 6th, 2019 – 7:00 P.M.
HURON EAST COUNCIL CHAMBERS

The purpose of the public hearing of the Committee of Adjustment is to consider a proposed minor variance to the Huron East Zoning By-Law 52-2006.

AGENDA

- 1. Call to Order – Adopt Agenda for Public Hearing**
- 2. Disclosure of Elected Officials – Pecuniary Interest**
- 3. Minor Variance Application**
 - 3 a) Committee of Adjustment application A08-2019 by Bradley Stephenson on Lot 29, Concession 5, London Road Survey, as RP 22R-4205, Part 1, Tuckersmith Ward. (encl.)**

The proposed minor variance will provide relief from By-Law 52-2006 (Huron East Zoning By-Law) to permit an addition onto the existing dwelling which will project into the required front yard.

1. Section 7.4
 - front yard setback from a County Road from 25 metres to 20 metres

Comments Received:

- Report from Senior Planner Denise Van Amersfoort and Planner Victor Kloeze dated July 31st, 2019.
(encl.)

- 4. Close Public Hearing**



THE CORPORATION OF THE MUNICIPALITY OF HURON EAST

NOTICE OF PUBLIC HEARING
PURSUANT TO SECTION 45 OF *THE PLANNING ACT*, R.S.O. 1990

MINOR VARIANCE APPLICATION FILE# A08-2019

LOCATION: 42011 Mill Road
Concession 5 London Road Survey, Lot 29 as Registered Plan
22R4205 Part 1, Tuckersmith Ward,
Municipality of Huron East

OWNER: Brad Stephenson (Applicant: Scott Dale)

ROLL NUMBER: 4040 160 025 01000

TAKE NOTICE that the Municipality of Huron East Committee of Adjustment will hold a public meeting on: **Tuesday, August 6th, 2019 at 7:00 p.m.** in the Huron East Council Chambers at 72 Main Street South in Seaforth, to consider a proposed minor variance under Section 45 of the Planning Act (RSO 1990), as described below and shown on the attached map.

BE ADVISED the Municipality of Huron East considered this application complete on July 10, 2019.

PURPOSE AND EFFECT:

The subject property is zoned Agricultural Small Holding (AG4) on Key Map 41 of the Huron East Zoning By-law.

The purpose of this application is to permit an addition onto the existing dwelling which will project into the required front yard.

PROPOSED MINOR VARIANCE:

One minor variance is being requested for this development:

- To reduce the front yard setback to a County Road from 25 metres to 20 metres.

EXISTING ZONING BY-LAW PROVISIONS:

Section 7.4. of the Huron East Zoning By-law states that on agricultural properties, the required front yard setback from a County Road is 25 metres.

PUBLIC HEARING – you are entitled to attend this public hearing in person to express your views about this application or you may be represented by counsel for that purpose. If you are aware of any person interested in / or affected by this application who has not received a copy of this notice, you are requested to inform that person of this hearing. If you wish to make written comments on this application, they may be forwarded to the secretary-treasurer of the committee at the address shown below.

Please note that comments and opinions submitted on these matters, including the originator's name and address, become part of the public record and may be viewed by the general public and may be published in a Planning Report, Council Agenda or Council Minutes.

FAILURE TO ATTEND – If you do not attend at the hearing, it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

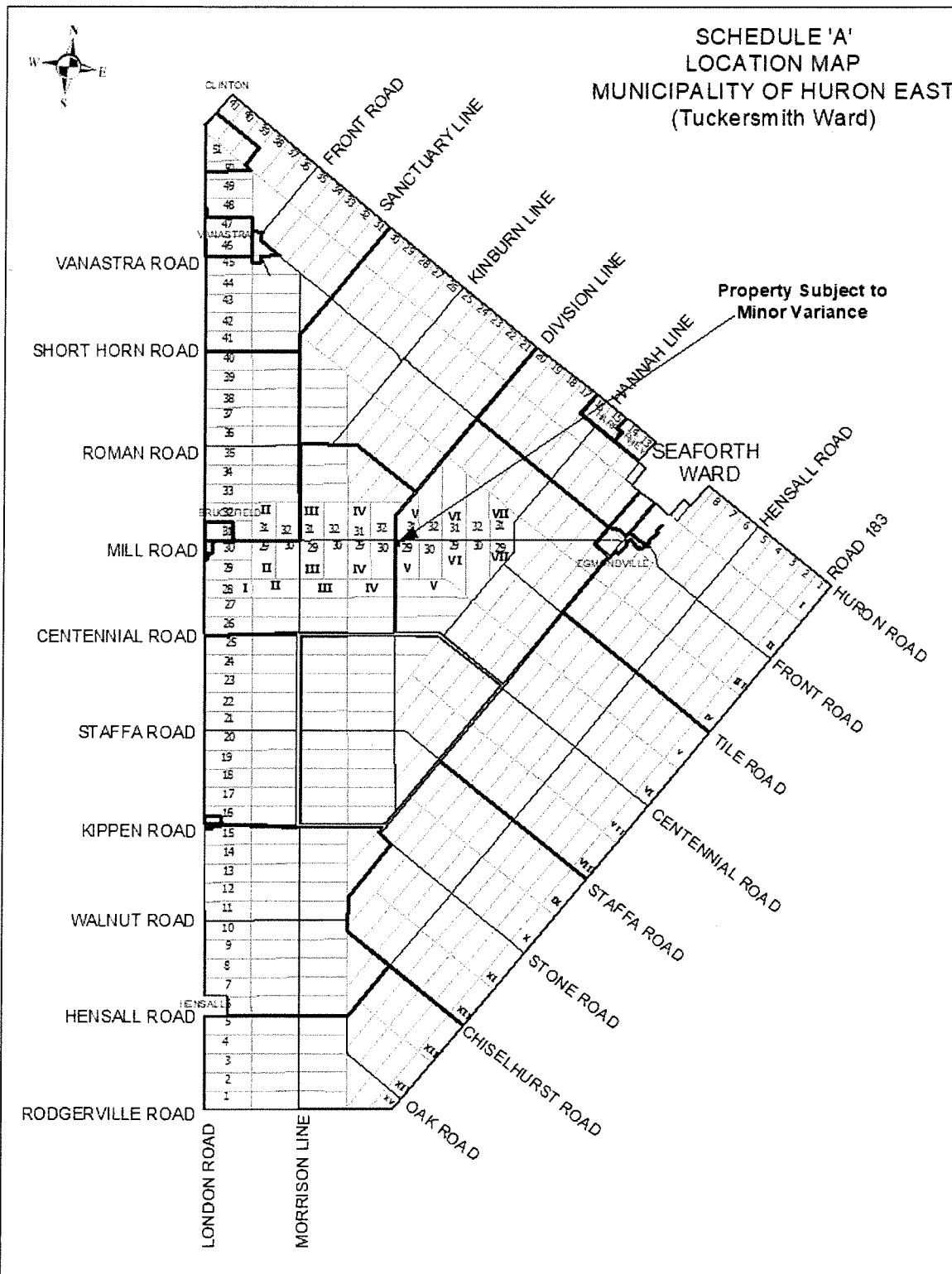
NOTICE OF DECISION – If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Local Planning Appeal Tribunal hearing in the event the decision on this application is appealed.

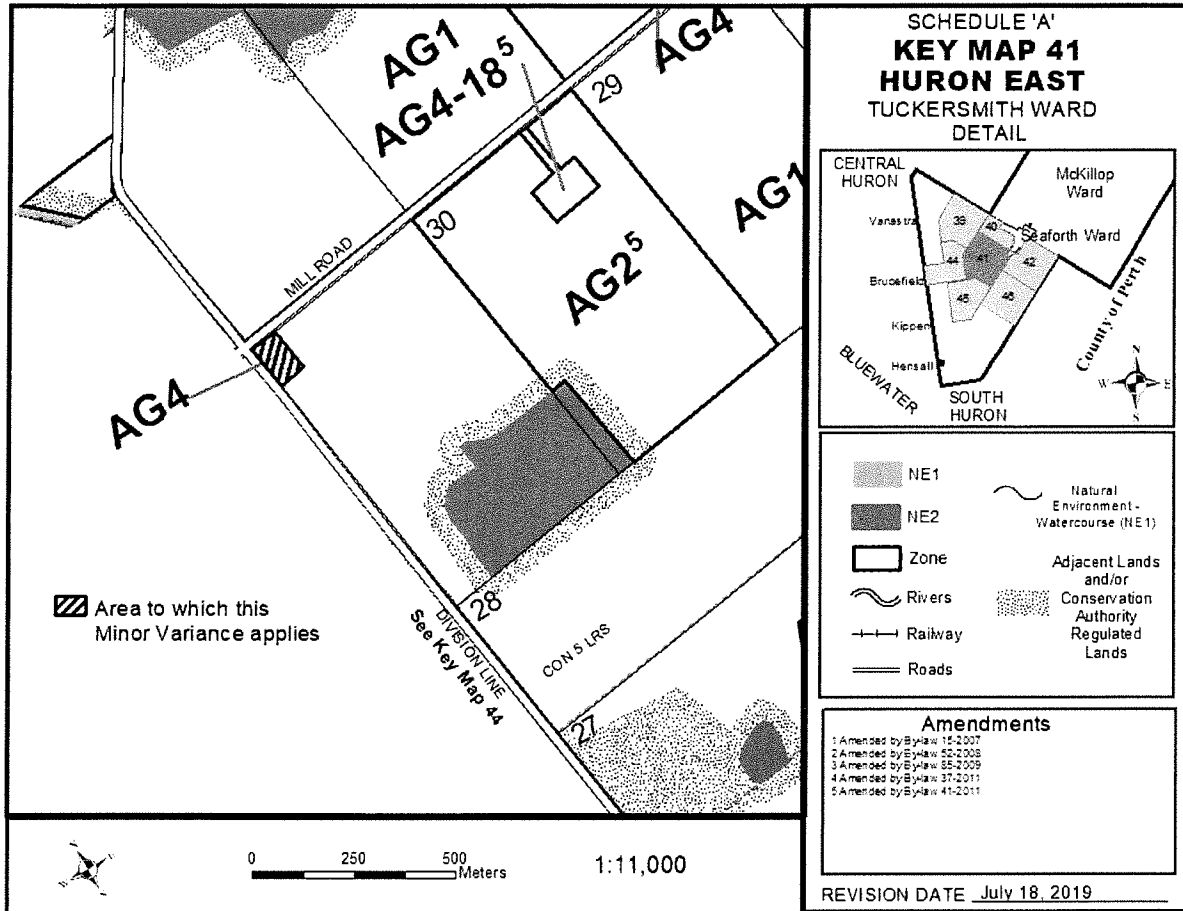
ADDITIONAL INFORMATION relating to the proposed minor variance is available for inspection between 8:30 a.m. and 4:30 p.m. at the Clerk's office.

DATED AT THE MUNICIPALITY OF HURON EAST THIS 22nd DAY of JULY 2019.

Brad Knight, CAO/Clerk, Municipality of Huron East
72 Main Street South, PO Box 610, Seaforth, Ontario N0K 1W0
Phone: 519-527-0160 or Toll Free 1-888-868-7513

Location of the Minor Variance Application





To: Municipality of Huron East, Mayor and Members of Council
From: Denise Van Amersfoort, Senior Planner & Victor Kloeze, Planner
Date: July 31, 2019

Re: **Application for Minor Variance: MV08/2019**
Concession 5 London Road Survey, Lot 29 as Registered Plan 22R4205 Part 1,
Tuckersmith Ward, Municipality of Huron East (42011 Mill Road)
Applicant: Scott Dale **Owner:** Brad and Becky Stephenson

RECOMMENDATION

It is recommended that minor variance application MV08/19 be **approved** with the following condition:

1. The variance approval is valid for a period of 18 months from the date of the Committee's decision.

PURPOSE

The purpose of this application is to permit an addition onto the existing dwelling which will project into the required front yard. One minor variance is being requested for this development: to reduce the front yard setback to a County Road from 25 metres to 20 metres.

REVIEW

The subject property contains a dwelling, shed and bank barn. It is surrounded by agricultural operations. It is zoned AG4 (Agricultural Small Holding) in the Huron East Zoning By-law and is designated Agriculture in the Huron East Official Plan. The property is 2 acres in size.

Figure 1: Aerial photograph of subject property outlined in red



Figure 2: Aerial of Subject Property with Proposed Addition noted in yellow



Figure 3: Image of Existing Dwelling from North property line (facing South)



Figure 4: Image of Existing Dwelling (front porch/entry to be removed)



Minor variances are required to satisfy four tests under the Planning Act before they can be approved. To be approved the requested variance must be:

- 1) minor,
- 2) desirable for the appropriate development or use of the land, building or structure,
- 3) maintain the general intent and purpose of the zoning by-law, and
- 4) maintain the general intent of the official plan.

The existing house is located approximately 22.5 metres from the County Road. Section 7.4. of the Huron East Zoning By-law states that on agricultural properties, the required front yard setback from a County Road is 25 metres thus the existing house is considered legal non-complying with the By-law. The owners propose to remove the front entry/porch (see Figure 3) and build a 500 square foot (19x26) addition onto the front of the dwelling. The new addition will encroach further into the front yard thus a variance has been requested to reduce the front yard setback from 25 metres to 20 metres.

The applicant has indicated that the reason the owners are seeking this variance is because the open space on the north side of the existing dwelling is the only option in terms of having sufficient space to accommodate the desired addition. The original house has already had additions constructed onto the south and east. There is no opportunity to locate the addition to the west as the existing laneway abuts the dwelling on that side. The land further to the west is being utilized to accommodate a new septic bed (which is currently located in the neighbour's agricultural field). The well is located directly south of the existing dwelling and there is insufficient room within the property boundaries to accommodate an addition to the east.

The Huron East Official Plan does not offer direction specific to this type of situation but generally is supportive of development which does not infringe on agriculture as the dominant land use in the agricultural area. In the agricultural areas, the Huron East Zoning By-law requires residences to be set

back a minimum of 17 metres when fronting onto a municipal road and 25 metres when fronting onto a County or Provincial Road. The difference in setback relates, in part, to the difference in road conditions and posted speed; this section of County Road No. 3 is paved with a posted maximum speed of 90 km/h. Buildings need to be set back further to ensure the safety of both the travelling public and the building, to provide sufficient buffer for road maintenance activities to occur (e.g. snow clearing), etc. The reduction in front yard setback to 20 metres in this location is not anticipated to have any negative impacts on surrounding agricultural operations or the maintenance of the County Road. Given the physical layout of the dwelling on the property and the additions that have been constructed by previous owners, the north side is the most viable option.

The reduction in front yard setback from the existing, legal non-complying setback of 22.5 metres to 20 metres is considered minor, appropriate and to maintain the intent of the Official Plan and Zoning By-law.

OTHERS CONSULTED

Comments were received from the County of Huron Public Works Department as the property fronts onto County Road No. 3 (Mill Road). The comments state that they have no concerns regarding the proposed reduced front yard setback for the addition. Comments were also received from the Ausable Bayfield Conservation Authority, indicating that the subject lands are not within an ABCA regulated area and that they have no concerns.

No additional comments were received from the circulation of this application.

SUMMARY

It is my opinion that the variance requested is minor and appropriate and maintains the intent of both the Official Plan and Zoning By-law. It is recommended that the variance be approved with the included condition.

Sincerely,

Original signed by _____

Victor Kloeze, Planner, RPP

Original signed by _____

Denise Van Amersfoort, RPP

Senior Planner

Site inspection: July 23, 2019

7:10. pm

Concerned Citizens Surrounding Four Winds - Wedding and Event Barn

Brussels, ON

N0G 1H0

Municipality of Huron East

72 Main St S,

Seaforth, ON

N0K 1W0

August 1st, 2019

RE: Brussels Four Winds - Wedding and Event Barn

Your Worship and Members of Council,

As members of the community of Brussels, we are aware that this establishment is a positive feature of our town as it brings in many people to our village and greatly stimulates our local economy. With this being said, there are many concerns that need to be addressed to ensure the success of the barn continues. Noise, parking and lack of supervision are just a few. By exploring these issues, and coming to a valuable solution the Brussels Four Winds - Wedding and Event Barn can continue a positive relationship with the surrounding neighbours.

Currently, there is no noise by-law for Huron East (as viewed on their website: https://www.huroneast.com/index.php?sltb=by_laws). This is concerning as there are by-laws in all surrounding municipalities that state that noise must be kept to a minimum starting at either 10:00pm or 11:00pm. These by-laws are in place to ensure that rules and regulations are followed by those who live in the community and the institutions that reside in the community. Due to the fact that Brussels (and Huron-East as a whole) does not have a noise by-law, the Brussels Four Winds - Wedding and Event Barn can be, and has been, extremely loud, to the point where neighbours can hear the music, and the use of the microphone from 3 blocks away very late at night. This is very concerning as it disrupts nightly activities, family events, and healthy sleep habits. While we understand that this is the nature of the business they are in, this has become a far too regular occurrence for something not to be said. What is more concerning is when the employees and venue renters have been approached several times by different neighbours, and asked politely to lower the music, and close the barn doors to help minimize the noise, unprofessional comments and solutions have been suggested. Such as, "Maybe you should by a cottage then, and go there on the weekends; There is nothing we can do about it; We have no control over the music/DJ". Some of the people who make up our community includes: families with young children, shift workers, and retirees and it is extremely

disheartening to be life-long community members and be treated like this. To date there is no air conditioning in the building, which is a problem as it becomes too warm inside and the barn doors are constantly being opened. The noise would not be such a large issue if the barn doors were to remain shut during events, aiding with the noise volume.

In 2018, Huron East placed no parking signs on the West side of Elizabeth Street to ensure that the street would remain wide enough for Emergency Medical Service vehicles and local traffic. Initially, this was a concern from neighbours, that Huron East agreed to look into. Unfortunately, the no parking signs have not helped, and there are still guests of the wedding and event barn that are parking on the West side of Elizabeth Street, along with lawns, and blocking driveways of the community members. Blocking driveways and narrowing this high traffic street causes for high worry as it can decrease the time that an ambulance or fire truck can get to a designated area during an emergency. It also decreases the accessibility of sidewalks in the community.

Having a designated supervisor at booked events to ensure that doors were closed, music was lowered, parking by-laws were enforced would help with these concerns, but would not solve them. As life-long community members of Brussels, we ask that you please address these concerns in a timely fashion as the above concerns are becoming worse, and the Brussels Four Winds - Wedding and Event Barn is becoming busier as time goes on.

As a community, we do feel it is important to point out that these concerns have not just started. We wanted to be open minded and not complain right away when they were just starting out, however the first event at this venue took place almost a year and a half ago and we have not seen any improvement since then. We feel that by now some steps should have been taken to rectify these issues. It should be noted that the vast majority of our neighbourhood was here before construction of the barn started, and we feel it is unfair that our lifestyles must change because of a business opening near us.

Thank you for your time, and we look forward to hearing from you with your upcoming solutions.

Sincerely,

Concerned Citizens Surrounding Four Winds - Wedding and Event Barn

Neighbourhood Contact: David & Annette Stephenson
(519)-887-6855

HURON EAST ZONING & TAX CERTIFICATES SUMMARY
JULY 17th, 2019

HOW DISPOSED OF

WARD	ZONING	NO.	TAX	NO.	TOTAL
BRUSSELS	175	5	770	22	945
GREY	1365	39	2100	60	3465
McKILLOP	630	18	805	23	1435
SEAFORTH	490	14	1050	30	1540
TUCKERSMITH	840	24	1785	51	2625
TOTAL	\$3,500	100	\$6,510	186	\$10,010
NUMBER ISSUED TO DATE					286
Number issued in 2018	\$6,160	176	\$10,675	305	\$16,835 481
Number issued in 2017	\$7,140	204	\$12,005	344	\$19,180 546
Number issued in 2016	\$7,595	217	\$11,130	318	\$18,725 535
Number issued in 2015	\$7,175	205	\$10,850	310	\$18,025 515
Number issued in 2014	\$6,090	174	\$10,710	306	\$16,800 480
Number issued in 2013	\$5,950	170	\$9,590	274	\$15,540 444
Number issued in 2012	\$8,650	247	\$11,655	333	\$20,305 580
Number issued in 2011	\$6,730	192	\$9,965	285	\$16,695 477
<i>fees increased in 2011 to \$35 each for zoning and tax certificates, previously \$25 each</i>					
TOTAL 2001-2010	\$57,845	2313	\$84,255	3370	\$142,100 5685
AVERAGE 2001-2010	\$5,785	231	\$8,426	337	\$14,210 569

HURON EAST BUILDING PERMIT SUMMARY								
	Number of Permits		2019 Value		2018 Value		Value Year	
	Month	To Date	Month	Year to Date	Month	To Date	Month	to Date
JANUARY	5	5	1,070,728	1,070,728	6	6	144,000	144,000
FEBRUARY	6	11	2,065,000	3,135,728	6	12	1,068,500	1,212,500
MARCH	16	27	10,658,000	13,793,728	6	18	323,700	1,536,200
APRIL	32	59	3,757,500	17,551,228	20	38	2,615,480	4,151,680
MAY	17	76	2,654,000	20,205,228	25	63	3,199,800	7,351,480
JUNE	21	97	5,073,223	25,278,451	17	80	2,270,900	9,622,380
JULY					11	91	3,488,900	13,111,280
AUGUST					25	116	6,736,500	19,847,780
SEPTEMBER					13	129	3,031,700	22,879,480
OCTOBER					8	137	1,777,500	24,656,980
NOVEMBER					5	142	228,000	24,884,980
DECEMBER					1	143	100,000	24,984,980
SUBTOTAL								
not issued yet/conditional					1			
Voided/skipped/cancelled permits					2			
TOTAL	97		25,278,451		146		24,984,980	
						<i>number</i>	<i>value</i>	<i>year</i>
In 2011, 168 Building Permits Valued at \$20,804,240 were issued in Huron East						168	\$20,804,240	2011
In 2012, 153 Building Permits Valued at \$14,079,550 were issued in Huron East						153	\$14,079,550	2012
In 2013, 165 Building Permits Valued at \$20,522,970 were issued in Huron East						165	\$20,522,970	2013
In 2014, 156 Building Permits Valued at \$42,329,546 were issued in Huron East						156	\$42,329,546	2014
In 2015, 145 Building Permits Valued at \$20,873,442 were issued in Huron East						145	\$20,873,442	2015
In 2016, 162 Building Permits Valued at \$33,345,039 were issued in Huron East						162	\$33,345,039	2016
In 2017, 147 Building Permits Valued at \$24,292,757 were issued in Huron East						147	\$24,292,757	2017
Total 2001-2010						1698	\$148,069,730	
Average 2001-2010						170	\$14,806,973	

JUNE 2019 HURON EAST BUILDING PERMIT REPORT

FOLDER SSN	ROLLNUM	MUNADDRESS	LEGALDESC	GFASQFT	GROSSARE AM2	UNITSCRE ATED	PERMITVALUE	SUBDESC	WORKDESC	OWNER	BUILDERNAME
849	404042000103000	43689 AMBERLEY RD	CON 1 N PT LOT 27	3800	353	0	15,000	FARM	Renovate storage building	ZACHARIAS, GUILLERMO	SELF
850	404016003103000	7 TORONTO BLVD	PLAN 131 LOT 30	484	45	0	25,000	RESIDENTIAL	construct a 22' X 22' garage	SPADE, KARLY & TAYLOR, DYLAN	SELF
851	404016000202600	41802 FRONT RD	CON 2 HRS LOT 23	32152	2987	0	520,000	FARM	New layer facility with manure storage	LEEMING FARMS LTD	Vanden Heuvel Structure
852	404016003118000	26 REGINA RD	PLAN 131 LOT 180	0	0	0	6,000	RESIDENTIAL	Replacing insulation and drywall	MILLER AMANDA GRACE	SELF
853	404044000202320	257 ALBERT ST	PLAN 192 S PT LOTS 296 TO 298 RP 22R6684 PART 2	3317	308	1	360,000	RESIDENTIAL	Construct a new Single Family Home	DEFOREST BRENDA LOUISE	ROYAL HOMES
854	404044001001100	623 SPORTS DR	PLAN 192 LOT 172 LOT 173 PT	1254	117	0	45,000	RESIDENTIAL	Garage Addition	MCCALL MATTHEW ROSS	BROWN CONSTRUCTION
855	404042001101435	43086 CRANBROOK RD	GREY CON 11 PT LOT 6 RP	0	312	0	52,000	RESIDENTIAL	Install pool, fencing and shed	HOEGY MERLE LOUIS	GOLD COAST LANDSCAPING
856	404038000204400	42687 HYDRO LINE RD	CON 2 PT LOT 26 WITH ROW	51655	4799	0	450,000	FARM	New dairy barn foundation	ECKERLEA ACRES LIMITED	TOTAL BUILDERS INC.
857	404042001105000	84484 GILLIS LINE	CON 11 W PT LOT 23	127772	11870	0	2,500,000	FARM	New free stall dairy barn and parlor	TERPSTRA FARMS LTD	DAIRY LANE SYSTEMS LTD
858	404042001105000	84484 GILLIS LINE	CON 11 W PT LOT 23	0	0	0	200,000	FARM	Construct a 230' Diameter Manure Storage	TERPSTRA FARMS LTD	
859	404042001105000	84484 GILLIS LINE	CON 11 W PT LOT 23	0	0	0	200,000	FARM	Construct a 230' Diameter Manure Storage	TERPSTRA FARMS LTD	

860	404039002000406	179 ISABELLA ST	PLAN 390 BLK G LOT 15	168	16	0	5,000	RESIDENTIAL	Construct a 12' X 14' Garden Shed - Pre fab	CHARTRAND RAYMOND	SELF
861	404016002112400	77722 A LONDON RD	CON 1 HRS S PT LOT 39 CON 1	6750	627	0	2,000	COMMERCIAL	Errect a 75' X 90' Tent	HURON COUNTY	HURON PERTH TENTS
862	404016000501200	74543 KIPPEN RD	CON 5 HRS PT LOT 11	1280	119	0	20,000	FARM	Construct a 16' X 80' Lean to	VENTURE VIEW SWINE LTD	SELF
863	404039001503102	52 CROMBIE ST	PLAN 393 LOT 111	799	74	0	35,000	RESIDENTIAL	Build a 26' X 30' Garage	ESSEX RYAN TAYLOR WILLIAM	SELF
864	404038000703500	81310 ROXBORO LINE	CON 7 PT LOT 30 AS RP	906	84	1	50,000	RESIDENTIAL	Install amobile home	ASHWIN PHILIP RICHARD	SELF
865	404038000703500	81310 ROXBORO LINE	CON 7 PT LOT 30 AS RP	3456	321	0	80,000	RESIDENTIAL	Construct a 48' X 72' shed	ASHWIN PHILIP RICHARD	SELF
866	404039001100500	64 MAIN ST N	PLAN 386 PT LOT 31 PT LOT 30	264	25	0	2,000	RESIDENTIAL	Construct a 264 S.F. deck	KELLY MICHAEL MURRAY	SELF
867	404042001500900	43334 MONCRIEFF RD	CON 15 LOT 9	12218	1135	0	500,000	FARM	Construct a new hog facility	BLAKE BRUCE ARNOLD	THOMAS RICK
868	404042001303000	84046 MCNAUGHT LINE	CON 13 PT LOT 26	0	0	0	4,955	COMMERCIAL	Tempoary tents for twilight meeting	HAAG FARMS INC	BURKE'S TENT RENTALS
869	404044001203600	53 MC DONALD DR	PLAN 596 LOT 11	140	13	0	1,268	RESIDENTIAL	Construct a 10' X 14' Garden Shed	JANZEN WILHELM	SELF

5,073,223

**HURON EAST
ADMINISTRATION**

TO: Mayor MacLellan and Members of Council
FROM: Brad Knight, CAO/Clerk
DATE: August 1st, 2019
SUBJECT: Abandonment of Sections of the Fourteenth Concession, Fraser and
Baillie Municipal Drains, Grey Ward

RECOMMENDATION:

That Council consider By-Law 56-2019 to abandon sections of the above noted drains.

BACKGROUND:

The owner of Lots 31 to 33, Concession 14 inquired in 2017 about the process to abandon sections of municipal drains, particularly at Lot 33, Concession 14, which is in the upper end of three watersheds.

Work in, and/or changes to, our municipal drains requires permits from both the Department of Fisheries and Oceans (DFO) and the Maitland Valley Conservation Authority (MVCA). A significant amount of dialogue is required with them for some aspects from an engineering perspective and I referred the applicant to GM Blueplan to make the necessary applications and submissions.

The attached letter was sent out to adjacent landowners at the top end of the watersheds. No concerns have been expressed to me, but the notice does indicate the by-law will be explained or discussed on August 6th at 8:00 p.m.

I am also expecting confirmation that the mutual drain agreement that will replace the Fraser Drain will be satisfactory to both Mr. Terpstra and Mr. Boyd and I hope to have that confirmed by Tuesday night.

OTHERS CONSULTED:

n/a

BUDGET IMPACTS:

None. All costs are being assessed to Joe Terpstra.

SIGNATURE:

Brad Knight, CAO/Clerk



MUNICIPALITY OF HURON EAST

PO Box 610, 72 Main Street South, Seaforth Ontario N0K 1W0

Tel: 519-527-0160

Fax: 519-527-2561

888-868-7513

www.huroneast.com

Brad Knight, BA, CAO/Clerk
bknight@huroneast.com

Paula Michiels, CPA, CGA Treasurer-Finance Manager
pmichiels@huroneast.com

July 22, 2019

Property Owners assessed to:

1. Fourteenth Concession Municipal Drain
2. Fraser Municipal Drain
3. Baillie Municipal Drain – West Branch

In 2018, the Municipality of Huron East received a request from the owner of Lot 31 to 33, Concession 15 to abandon the upper reaches of the 3 municipal drains that are located on these properties.

The Municipality of Huron East enlisted the services of GM Blueplan to assess and investigate the request and if feasible, obtain the necessary permits from the Department of Fisheries and Oceans Canada and the Maitland Valley Conservation Authority.

The procedure for the abandonment of municipal drains is found in section 84 of the Drainage Act, R.S.O. 1990. Council, under the provision of Section 84(2) of the Drainage Act, is required to give 10 days notice of its intention to abandon drainage work.

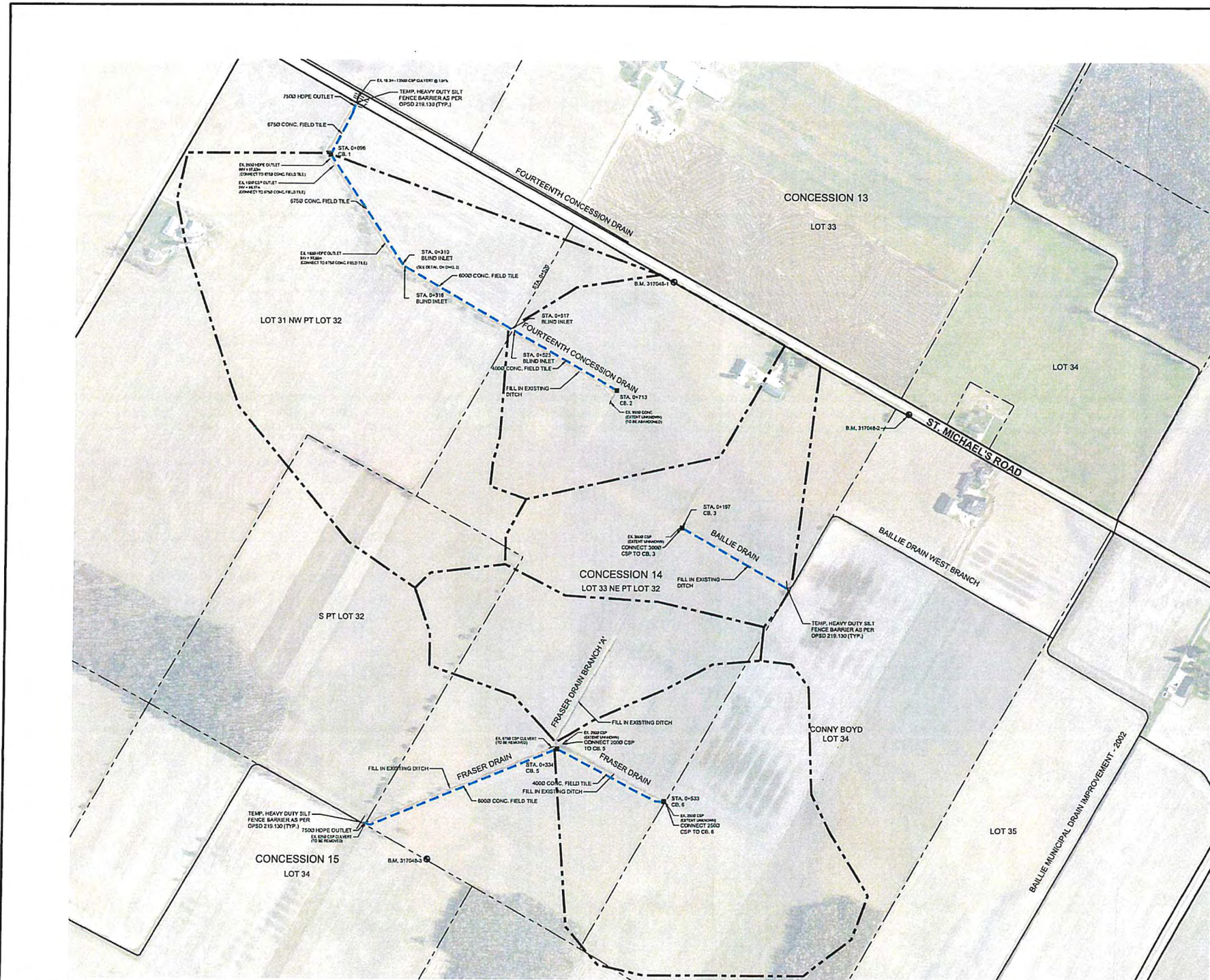
The owners of the subject properties proposed to close in the existing open municipal drains with private tile drains at his cost. The owner will also be responsible for all engineering and permit fees. The work proposed does affect the owner's drain maintenance obligations to the balance of the municipal drains.

The draft bylaw is enclosed and will be considered by Council at their August 6th, 2019 meeting of opportunity 8:00pm. If you have any comment or concerns, please attend the meeting or contact the undersigned.

Yours Truly,

Brad Knight

FILED IN: 2021/05/27/11:04:18 AM, Huron East Municipal Administration, 3000 Huron Street, Huron, Ontario, Canada N2R 1G9
 2021/05/27/11:04:18 AM, Huron East Municipal Administration, 3000 Huron Street, Huron, Ontario, Canada N2R 1G9



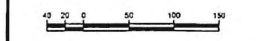
- NOTES:**
- CONTRACTOR IS TO OBTAIN UTILITY LOCATES PRIOR TO CONSTRUCTION.
 - CONTRACTOR IS TO CONNECT EXISTING TILES DURING CONSTRUCTION.

NON-CONVENTIONAL:

APPROX. ON	APPROXIMATE COMPLETE WITH CATCH BASIN
CONC.	CONCRETE CENTERLINE
CSP	CORRUGATED STEEL PIPE
D	DIAMETER
D/B	DITCH INLET CATCH BASIN ELEVATION
EX.	EXISTING
INV.	INVERT
PL	PROPERTY LINE
R	RADIUS
STA.	STATION
TYP.	TYPICAL
TOP OF GRATE (NOTE FOR BIRDGATE GRATE = LOWER / GROUND ELEV.)	

LEGEND:

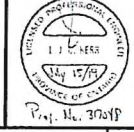
	WATERSHED BOUNDARY
	PROPERTY LINE
	OPEN MUNICIPAL DRAIN (PART OF REPORT)
	CLOSED MUNICIPAL DRAIN (PART OF REPORT)
	OPEN MUNICIPAL DRAIN (NOT PART OF REPORT)
	CLOSED MUNICIPAL DRAIN (NOT PART OF REPORT)
	PROPOSED CATCH BASIN
	PROPOSED HICKENSBOTTOM
	BENCHMARK LOCATION



BENCHMARKS:

- B.M. 317048-1, ELEV. 100.000m
NAIL IN SOUTH FACE OF HYDRO POLE # 210m NORTH WEST OF DRIVEWAY 43251
- B.M. 317048-2, ELEV. 100.275m
NAIL IN SOUTH FACE OF FIRST HYDRO POLE # 25m SOUTHEAST OF PROPERTY LINE OF LOT 33 NE PT LOT 32
- B.M. 317048-3, ELEV. 100.221m
NAIL IN NORTH FACE OF FENCE POST ON SOUTH PROPERTY LINE # 115m EAST OF FRASER DRAIN EX. FARM CROSSING

THE POSITION OF PILE LINES, CORNERS, TERMINAL, TURNS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED BY THIS DRAWING AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO THEM.



1	07/11/19	FOR MVCA APPLICATION	J.J.
0	10/20/18	PRELIMINARY	-
NO.	INDUSTRY	REVISION DESCRIPTION	CHNG

BluePlan ENGINEERING

GUELPH | OWEN SOUND | KENTONVILLE | WILSONVILLE | HAMILTON | S.S. 1
 972 WALLACE AVENUE NORTH, L1T0T0W1, ON, N2W 1W6
 TEL: 519-291-0397 www.blueplan.ca

BAILLIE DRAIN ABANDONMENT

MUNICIPALITY OF HURON EAST

PLAN

DRAWN BY:	APPROVED BY:	PROJECT NO.:	DRAWING NO.:
W.B.K.H.	M.A.	317048	1
DESIGNED BY:	DATE:		
M.A.	MAY 22/18		

HURON EAST ADMINISTRATION

TO: Mayor MacLellan and Members of Council
FROM: Brad Knight, CAO/Clerk
DATE: July 25th, 2019
SUBJECT: Zulk Development Agreement

RECOMMENDATION:

That Council pass By-Law 57-2019 to enter into a Development Agreement with Zulk Enterprises Inc. for the servicing of his vacant land plan of condominium.

BACKGROUND:

The Zulk Enterprises Inc. Plan of Condominium (40CDM17002) received draft plan approval on October 27th, 2017.

The proponent has moved the development to the point where they are prepared to start servicing the site (roads, sanitary, water and storm). The stormwater management pond has already been installed.

A key consideration for the proponent is the security requirement in the condominium declaration. The proponent is required to post securities that are sufficient to cover the unfinished common elements of the condominium. By entering into a Development Agreement prior to the registration of the condominium, we can reduce the security requirements significantly. As such we are proposing a relatively low security deposit of \$25,000 (Schedule D) for the short extension of Silver Creek Road. As a Plan of Condominium, the condominium will be responsible for all services at the property line.

For the Development Agreement, we required that a site plan application be submitted which includes the servicing drawings. While a site plan agreement will not be entered into until they register the condominium declaration and wish to obtain building permits, the drawings show the servicing to be installed under the Development Agreement. Drawings C2.1 and C2.2 (Schedule C) are attached to this report.


OTHERS CONSULTED:

Barry Mills, Public Works Coordinator

BUDGET IMPACTS:

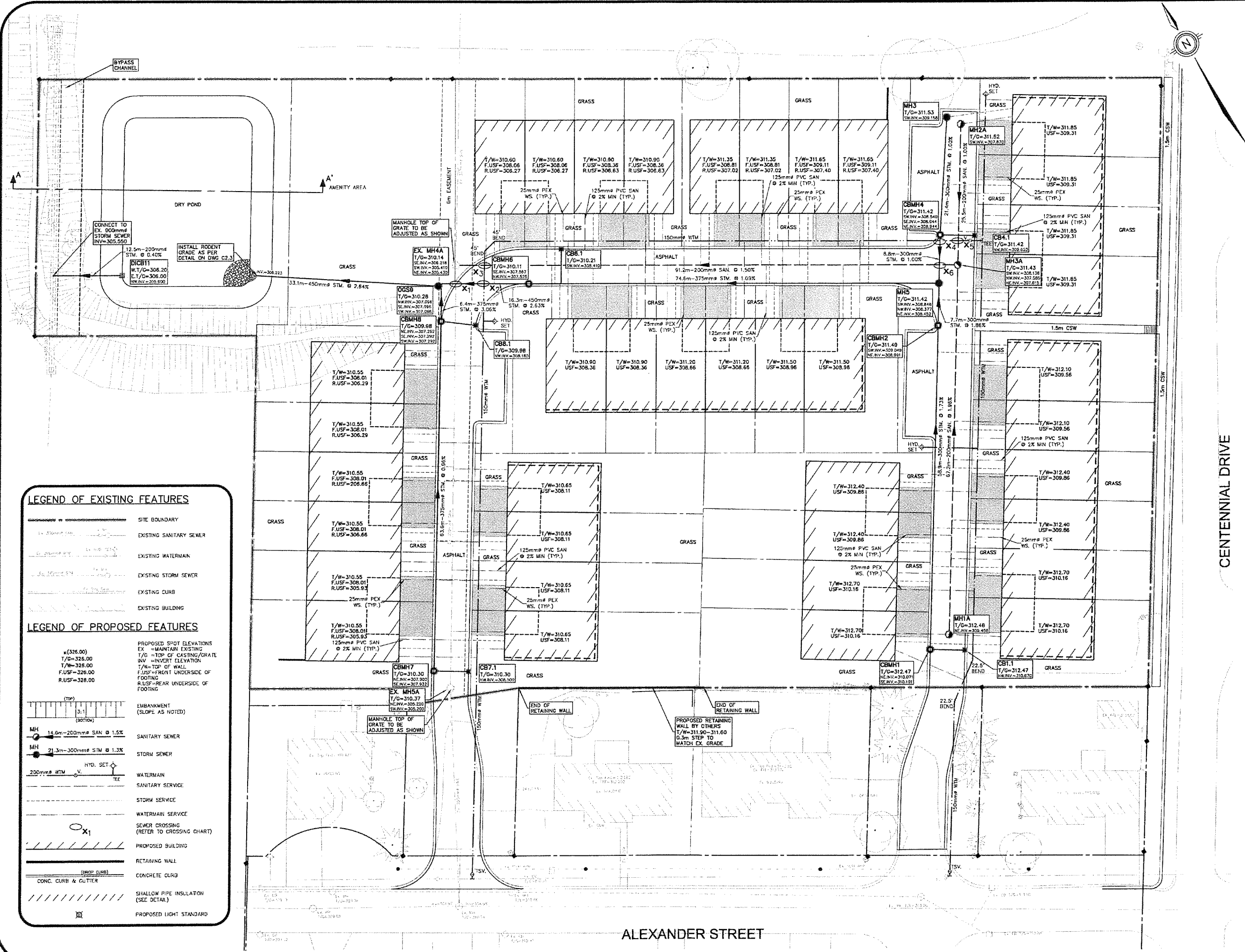
None

SIGNATURE:



Brad Knight, CAO/Clerk

Barry Mills, Public Works Coordinator

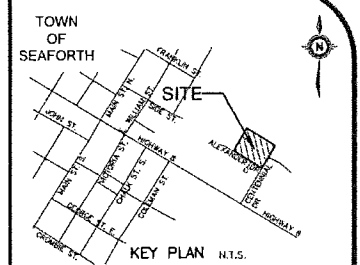


LEGEND OF EXISTING FEATURES

- SITE BOUNDARY
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- EXISTING CURB
- EXISTING BUILDING

LEGEND OF PROPOSED FEATURES

- PROPOSED SPOT ELEVATIONS
 - EX = MAINTAIN EXISTING
 - T/C = TOP OF CASTING/GRATE
 - INV = INVERT ELEVATION
 - F.USF = FRONT UNDERSIDE OF FOOTING
 - R.USF = REAR UNDERSIDE OF FOOTING
- EMBANKMENT (SLOPE AS NOTED)
- SANITARY SEWER
- STORM SEWER
- HYD. SET
- 200mm WTM
- WATERMAIN
- SANITARY SERVICE
- STORM SERVICE
- WATERMAIN SERVICE
- SEWER CROSSING (REFER TO CROSSING CHART)
- PROPOSED BUILDING
- RETAINING WALL
- CONCRETE CURB
- CONC. CURB & GUTTER
- SHALLOW PIPE INSULATION (SEE DETAIL)
- PROPOSED LIGHT STANDARD



TOWN OF SEAFORTH

KEY PLAN N.T.S.

GEODETIC BM ELEV. = m

SITE BENCHMARK ELEV. = 310.316m

TOP OF FIRE HYDRANT ON ALEXANDER STREET AT SOUTH WEST OF SITE

NOTE TO CONTRACTOR :

DO NOT SCALE DRAWINGS.

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

ALL DRAWINGS REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED OR REVISED WITHOUT THE ENGINEER'S WRITTEN PERMISSION.

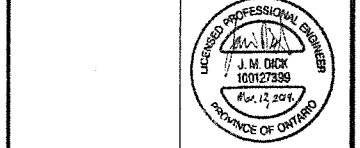
THE OWNER/ARCHITECT/CONTRACTOR IS ADVISED THAT M.T.E. CONSULTANTS INC. CANNOT CERTIFY ANY COMPONENT OF THE SITE WORKS NOT INSPECTED DURING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY M.T.E. CONSULTANTS INC. PRIOR TO COMMENCEMENT OF CONSTRUCTION TO ARRANGE FOR INSPECTION.

- X1 CAUTION: CROSSING STW INV=307.17 SAN OBV=305.70
- X2 CAUTION: CROSSING MAINTAIN MIN 0.5m VERTICAL CLEARANCE BETWEEN STW & WTM. WTM INV=308.25 STW INV=307.73
- X3 CAUTION: CROSSING MAINTAIN MIN 0.5m VERTICAL CLEARANCE BETWEEN SAN. & WTM. WTM INV=308.23 SAN OBV=308.48
- X4 CAUTION: CROSSING MAINTAIN MIN 0.5m VERTICAL CLEARANCE BETWEEN STW. & WTM. WTM INV=308.34 STW OBV=308.84
- X5 CAUTION: CROSSING MAINTAIN MIN 0.5m VERTICAL CLEARANCE BETWEEN SAN. & WTM. WTM INV=309.34 SAN OBV=307.85
- X6 CAUTION: CROSSING STW INV=308.40 SAN OBV=307.75

No.	REVISION	BY	DATE
1.	ISSUED FOR SITE PLAN APPROVAL	MTE	MAR.23.2017
2.	ISSUED FOR SANITARY COORDINATION	MTE	NOV.13.2018
3.	RE-ISSUED FOR SITE PLAN APPROVAL	MTE	MAR.12.2018
4.			
5.			
6.			
7.			
8.			

MTE
Engineers | Scientists | Surveyors

(519) 271-7952 www.mte85.com



CLIENT
ZULK ENTERPRISES INC.

PROJECT
ALEXANDER DRIVE CONDOMINIUMS
SEAFORTH, ON.

DRAWING
SERVICING PLAN

Project Manager M. WILSON	Project No. 40743-200
Design By JMD	Checked By
Drawn By DMB	Checked By JMD
Surveyed By MTE OLS	Drawing No.
Date Jun.09/17	C2.2
Scale 1:300	Sheet 2 of 3

ALEXANDER STREET

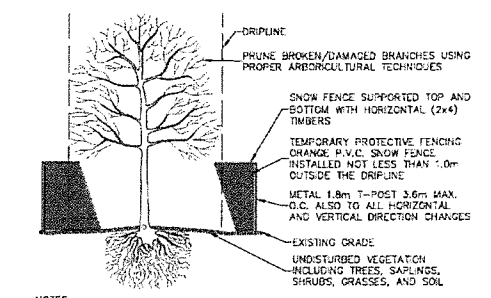
CENTENNIAL DRIVE

CONSTRUCTION NOTES AND SPECIFICATIONS

- GENERAL**
 - THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL SIGNED AND SEALED BY ENGINEER AND APPROVED BY THE LOCAL MUNICIPALITY.
 - THESE PLANS ARE TO BE USED FOR SERVING AND GRADING ONLY. ANY OTHER INFORMATION SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. THESE PLANS MUST NOT BE USED TO SITE THE PROPOSED BUILDING.
 - NO CHANGES ARE TO BE MADE WITHOUT THE APPROVAL OF THE DESIGN ENGINEER.
 - THESE PLANS ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF MTE CONSULTANTS INC.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR MUST:
 - CHECK AND VERIFY ALL EXISTING CONDITIONS, LOCATIONS AND ELEVATIONS WHICH INCLUDES BUT IS NOT LIMITED TO THE BENCHMARK ELEVATIONS, EXISTING SERVICE CONNECTIONS AND EXISTING INVERTS. REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO PROCEEDING.
 - OBTAIN ALL UTILITY LOCATIONS AND REQUIRED PERMITS AND LICENSES.
 - VERIFY THAT THE FINISHED FLOOR ELEVATIONS AND BASEMENT FLOOR ELEVATIONS (WHICH MAY APPEAR ON THIS PLAN) COMPLY WITH THE FINAL ARCHITECTURAL DRAWINGS.
 - CONFIRM ALL DRAWINGS USED FOR CONSTRUCTION ARE OF THE MOST RECENT REVISION.
 - THE CONTRACTOR SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO EXISTING WORKS.
 - ALL WORKS ON A MUNICIPAL RIGHT-OF-WAY WITH THE EXCEPTION OF WATERMAIN TAPPING TO BE INSTALLED BY THE OWNER'S CONTRACTOR AT OWNER'S EXPENSE. THE OWNER AND CONTRACTOR ARE TO ENSURE OFF-SITE WORKS PERMIT IS IN PLACE PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ALL AFFECTED PROPERTY TO ORIGINAL CONDITION. ALL BOULEVARD AREAS SHALL BE RESTORED WITH 150mm TOPSOIL AND SOD.
 - ALL UNDERGROUND SERVICES ARE TO BE CONSTRUCTED IN FULL COMPLIANCE WITH THE ONTARIO PROVINCIAL BUILDING CODE (PART 7, PLUMBING), THE ONTARIO PROVINCIAL STANDARD SPECIFICATIONS (OPSS) AND IN COMPLIANCE WITH LOCAL APPLICABLE CODES AND REGULATIONS, WHICH CODES AND REGULATIONS SHALL SUPERSEDE ALL OTHERS.
 - CONTRACTOR IS RESPONSIBLE FOR CONTACTING ENGINEER 48 HRS PRIOR TO COMMENCING WORK TO ARRANGE FOR INSPECTION. ENGINEER TO DETERMINE DEGREE OF INSPECTION AND TESTING REQUIRED FOR CERTIFICATION OF UNDERGROUND SERVICE INSTALLATION AS MANDATED BY ONTARIO BUILDING CODE, DIVISION C, PART 1, SECTION 1.2.2. GENERAL REVIEW. FAILURE TO NOTIFY ENGINEER WILL RESULT IN EXTENSIVE POST CONSTRUCTION INSPECTION AT CONTRACTORS EXPENSE.
 - PLAN TO BE READ IN CONJUNCTION WITH SWM REPORT AND DRAWINGS C2.1 AND C2.2 PREPARED BY MTE CONSULTANTS INC.
 - SITE PLAN INFORMATION TAKEN FROM PLAN PREPARED BY GSP GROUP INC, DATED MARCH 4, 2019.
 - LEGAL INFORMATION AND EXISTING TOPOGRAPHIC INFORMATION TAKEN FROM PLAN PREPARED BY MTE CONSULTANTS INC, DATED APRIL 27, 2018.
 - FILTER FABRIC TO BE TERRAFIX 270R OR APPROVED EQUIVALENT.
 - MAXIMUM GRASSED SLOPE TO BE 3:1. SLOPES GREATER THAN 3:1 TO BE LANDSCAPED WITH LOW MAINTENANCE GROUND COVER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD INCLUDING THE SUPPLY, INSTALLATION AND REMOVAL OF ALL NECESSARY SIGNALS, DELINEATORS, MARKERS AND SIGNS. CONFORMANCE TO THE STANDARDS OF THE LOCAL MUNICIPALITY AND THE MTO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
 - THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
 - CONTRACTOR TO MAINTAIN A "CONTAINED TRENCH CONDITION" IN ALL SEWER AND SERVICE TRENCHES.
 - FOLLOWING COMPLETION OF PROPOSED WORKS AND PRIOR TO OCCUPANCY INSPECTION, ALL STORM AND SANITARY SEWERS ARE TO BE FLUSHED, AND ALL CATCHBASIN AND CATCHBASIN MANHOLE SUMPS ARE TO BE CLEANED OF DEBRIS AND SILT.
- STORM SEWERS**
 - PIPE BEDDING FOR RIGID PIPE TO BE CLASS "B" AS PER OPSS 802.030, 802.031, OR 802.032. PIPE BEDDING FOR FLEXIBLE PIPE TO BE AS PER OPSS 802.010. BEDDING MATERIAL AND COVER MATERIAL TO BE GRAN "A" TRENCH BACKFILL TO BE NATIVE MATERIAL REPLACED IN 300mm LIFTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - STORM SEWERS, 150mm AND SMALLER, SHALL BE POLYVINYL CHLORIDE (PVC) PIPE DR28 ASTM-D3034 WITH INTEGRAL BELL AND SPIGOT UTILIZING FLEXIBLE ELASTOMERIC SEALS.
 - 4" POLYVINYL CHLORIDE (PVC) PIPE DR35 ASTM-D3034, RIBBED PVC SEWER PIPE CSA B182.4-WSD ASTM-F794 WITH INTEGRAL BELL AND SPIGOT UTILIZING FLEXIBLE ELASTOMERIC SEALS, OR HDPE CSA B182.8 (320 KPa) WITH INTEGRAL BELL AND SPIGOT FOR STORM SEWERS 200mm TO 600mm.
 - MANHOLES AND MANHOLE CATCHBASINS TO BE 1200mm DIAMETER PRECAST WITH ALUMINUM STEPS AT 300mm CENTRES AS PER OPSS 701.010 UNLESS OTHERWISE SPECIFIED.
 - MANHOLES TO BE BENCHED PER OPSS 701.021.
 - CATCHBASINS TO BE 600mm SQUARE PRECAST AS PER OPSS 705.010.
 - DITCH INLET CATCHBASINS TO BE 600mm SQUARE AS PER OPSS 705.030, WITH SLOPE ON GRATES UNLESS OTHERWISE SPECIFIED.
 - CATCHBASIN MANHOLES AND CATCHBASINS TO HAVE A MINIMUM 600mm DEEP SUMP.
 - MANHOLE AND CATCHBASIN, FRAMES, GRATES, CASTINGS AND LIDS TO BE QUALITY GREY IRON ASTM A48 CLASS 30B.
 - STORM MANHOLE LIDS TO BE PER OPSS 401.010 - TYPE "B" CATCHBASIN AND CATCHBASIN MANHOLE GRATES TO BE PER OPSS 400.100. DITCH INLET CATCHBASIN GRATES TO BE PER OPSS 403.010.
 - STORM SEWERS AND SERVICES TO HAVE MINIMUM 1.4m COVER TO TOP OF PIPE, WHERE COVER TO TOP OF PIPE IS DEFICIENT, CONTRACTOR SHALL INSTALL SHALLOW BURIED SEWER PIPE IN ACCORDANCE WITH APPLICABLE "SEWER PIPE INSULATION DETAIL" INDICATED IN DRAWING DETAILS. INSULATION SHALL BE RIGID EXTRUDED POLYSTYRENE (EPS) BOARD WITH A THICKNESS SUFFICIENT TO PROVIDE AN RSI-1.78 (R10) INSULATING FACTOR (TYPICALLY 50-65mm). INSULATION BOARD WIDTH SHALL BE 1.5m FOR UP TO 200mm NOMINAL PIPE DIAMETER, 2.4m FOR 200mm-300mm DIAMETER AND 3.0m FOR 300mm-400mm. ALL JOINTS SHALL BE TIGHTLY BUTTED TOGETHER (TAPES OR OTHERS) OR SECURE JOINTS TO RESIST MOVEMENT DURING BACKFILL PLACEMENT). RIGID EPS BOARD SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 140kPa (20psi), AND A MAXIMUM WATER ABSORPTION RATE OF 2.0% BY VOLUME. ACCEPTABLE PRODUCTS ARE DOW STYROFOAM-SM OR -H (FULL LINE), OWENS CORNING FOAMULAR (200, 250, OR HIGHER), PLASTISPAN HD-W28 OR OTHER ENGINEER-APPROVED EQUIVALENT.
 - UNDER NO CIRCUMSTANCES SHALL THE BUILDING FOUNDATION DRAINS BE CONNECTED DIRECTLY TO THE STORM SEWER SYSTEM.
- SANITARY SEWERS**
 - PIPE BEDDING FOR RIGID PIPE TO BE CLASS "B" AS PER OPSS 802.030. PIPE BEDDING FOR FLEXIBLE PIPE TO BE AS PER OPSS 802.010. BEDDING MATERIAL AND COVER MATERIAL TO BE GRAN "A" TRENCH BACKFILL TO BE NATIVE MATERIAL REPLACED IN 300mm LIFTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - SANITARY SEWERS, 150mm AND SMALLER SHALL BE POLYVINYL CHLORIDE (PVC) PIPE DR28 ASTM-D3034 WITH INTEGRAL BELL AND SPIGOT UTILIZING FLEXIBLE ELASTOMERIC SEALS.
 - SANITARY SEWERS, 200mm TO 600mm INCLUSIVE SHALL BE POLYVINYL CHLORIDE (PVC) PIPE DR35 ASTM-D3034 WITH INTEGRAL BELL AND SPIGOT UTILIZING FLEXIBLE ELASTOMERIC SEALS.
 - MANHOLES TO BE 1200mm DIAMETER PRECAST WITH ALUMINUM STEPS AT 300mm CENTRES AS PER OPSS 701.010 UNLESS OTHERWISE SPECIFIED.
 - MANHOLES TO BE BENCHED PER OPSS 701.021.
 - SANITARY MANHOLE LIDS TO BE PER OPSS 401.010 - TYPE "A".
 - MANHOLE FRAMES, CASTINGS AND LIDS TO BE QUALITY GREY IRON ASTM A48 CLASS 30B.
 - FACTORY FABRICATED WYES SHALL BE USED FOR ALL SERVICE CONNECTIONS.
 - SANITARY SEWERS AND SERVICES TO HAVE MINIMUM 1.4m COVER ON TOP OF PIPE, WHERE COVER TO TOP OF PIPE IS DEFICIENT, CONTRACTOR SHALL INSTALL SHALLOW BURIED SEWER PIPE IN ACCORDANCE WITH APPLICABLE "SEWER PIPE INSULATION DETAIL" INDICATED IN DRAWING DETAILS. INSULATION SHALL BE RIGID EXTRUDED POLYSTYRENE (EPS) BOARD WITH A THICKNESS SUFFICIENT TO PROVIDE AN RSI-1.78 (R10) INSULATING FACTOR (TYPICALLY 50-65mm). INSULATION BOARD WIDTH SHALL BE 1.5m FOR UP TO 200mm NOMINAL PIPE DIAMETER, 2.4m FOR 200mm-300mm DIAMETER AND 3.0m FOR 300mm-400mm. ALL JOINTS SHALL BE TIGHTLY BUTTED TOGETHER (TAPES OR OTHERS) OR SECURE JOINTS TO RESIST MOVEMENT DURING BACKFILL PLACEMENT). RIGID EPS BOARD SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 140kPa (20psi), AND A MAXIMUM WATER ABSORPTION RATE OF 2.0% BY VOLUME. ACCEPTABLE PRODUCTS ARE DOW STYROFOAM-SM OR -H (FULL LINE), OWENS CORNING FOAMULAR (200, 250, OR HIGHER), PLASTISPAN HD-W28 OR OTHER ENGINEER-APPROVED EQUIVALENT.
 - CONTRACTOR RESPONSIBLE FOR TESTING OF SANITARY SEWERS IN ACCORDANCE WITH OPSS 410.
- WATERMANS**
 - ALL WATER DISTRIBUTION SYSTEM INSTALLATION SHALL BE IN ACCORDANCE WITH CURRENT PLUMBING CODE, AND THE AWWA.
 - FITTINGS SHALL BE DUCTILE IRON MECHANICAL JOINT TYPE WITH ADAPTORS TO SUIT OTHER MATERIALS, WHERE NECESSARY AND SHALL CONFORM TO A.W.W.A. STANDARD C110, OR TYTON JOINT SUITABLE FOR PVC PIPE OR PVC-C-500 PUSH ON FITTINGS CONFORMING TO A.W.W.A. STANDARD C007. FITTINGS MUST BE RESTRAINED WITH APPROVED RESTRAINT SYSTEMS.

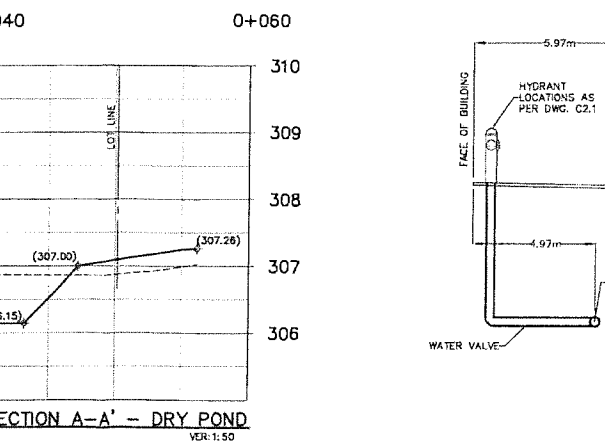
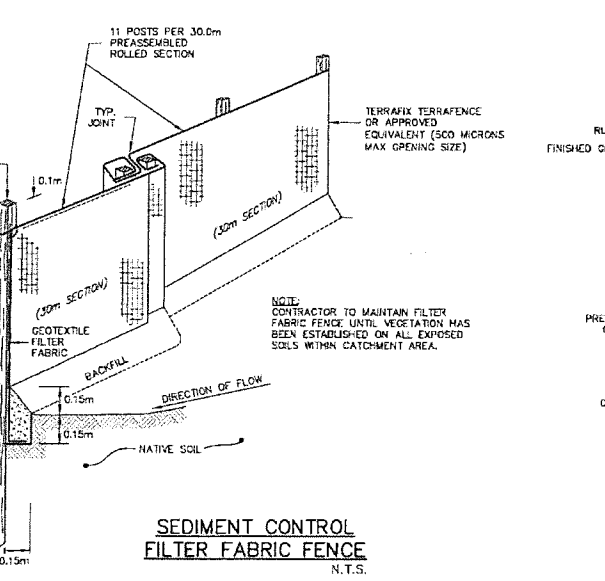
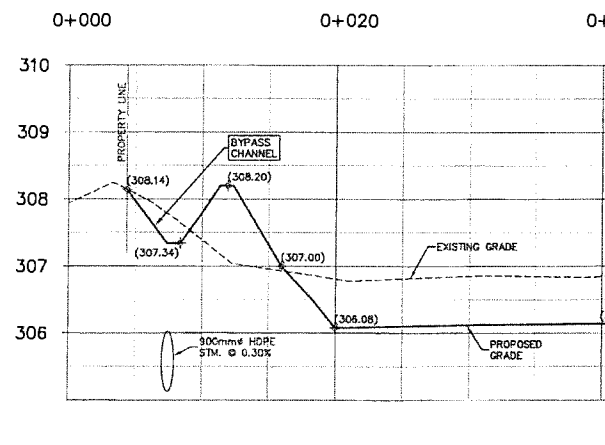
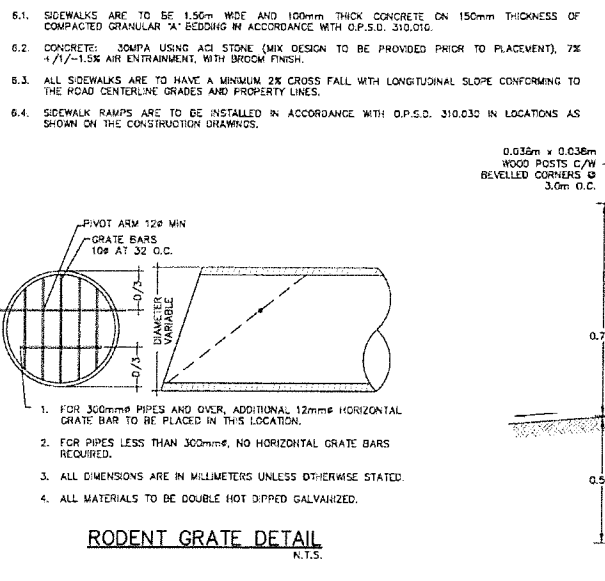
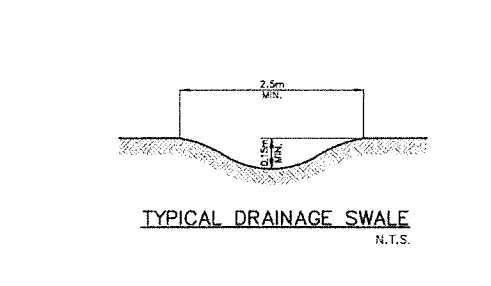
- THRUST RESTRAINTS SHALL BE:**
 - 1 FULL PIPE LENGTH MECHANICALLY RESTRAINED WITH 2 STEEL RODS ON EACH SIDE OF VALVES AND BODIES UP TO 200mm.
 - 3 FULL PIPE LENGTHS MECHANICALLY RESTRAINED WITH 2 STEEL RODS PRIOR TO 200mm CAP OR PLUG.
 - 2 FULL PIPE LENGTHS MECHANICALLY RESTRAINED WITH 2 STEEL RODS ON EACH SIDE OF FIRE HYDRANTS, REDUCERS AND CROSSES UP TO 300mm.
- SERVICE CONNECTION TO BE 25mm PEK CERTIFIED ASTM F 878, F 877, F2023, CSA B137.5, NSF 14, AND 61 WITH TRACER WIRE CONNECTED TO MAIN STOP AND CURB STOP, SINGLE LENGTH FROM MAIN TO CURB STOP AT PROPERTY LINE.**
- SERVICE SADDLE SHALL BE A WIDE BAND DOUBLE VOLT STAINLESS STEEL SERVICE SADDLE MINIMUM 18 GAUGE FORD F5-303, CARBIDE BRASS 403, OR RIGID INDUSTRIAL MODEL NO. 2616, OR APPROVED EQUIVALENT.**
- CURB STOPS SHALL BE A FULL PORT BALL VALVE CURB STOP COMPRESSION #110 OR EQUIVALENT CONNECTION, PER MUELLER H-15200 OR FORD 844-444, OR APPROVED EQUIVALENT. SCREW CONNECTION TO BE PROVIDED FOR ATTACHMENTS OF ANODE WIRE.**
- VALVES SHALL BE RESILIENT-SEALED, WEDGE GATE VALVES BY MUELLER CANADA VALVE OR APPROVED EQUIVALENT, MAIN LINE VALVES TO BE #5 MJ TYPE WITH STANDARD OPERATING NUT CONFORMING TO A.W.W.A. STANDARD C009. HYDRANT SHALL OPEN CLOCKWISE. HYDRANT SHALL BE INSTALLED SUCH THAT BREAK-AWAY FLANGE AT THE BOTTOM OF THE UPPER BARREL SHALL BE 150mm ABOVE FINISHED GRADE. HYDRANTS SHALL BE A MINIMUM OF 1.65 DEPTH OF DIRT AND PAINTED CHROME YELLOW.**
- WATER MAIN IS TO BE PVC-C-900 CLASS 150 (DR18), CSA B137.3, ALL WITH #10 STANDARD COPPER TRACING WIRE WITH TMI INSULATIONS, ANODE CORROSION PROTECTION.**
- ALL WATERMAIN PIPE LENGTHS TO BE DELIVERED TO SITE WITH DEBRIS CAPS INSTALLED FROM THE MANUFACTURER. ANY PIPE DELIVERED WITHOUT CAPS WILL BE REJECTED.**
- WATER CONNECTIONS MAY BE PLACED IN THE SAME TRENCH WITH A STORM OR SANITARY CONNECTION ONLY IF A MINIMUM VERTICAL SEPARATION OF 500mm IS MAINTAINED BETWEEN THE WATER SERVICE AND ANY OTHER PIPE.**
- ALL WATERMANS AND SERVICES TO HAVE MINIMUM 1.8m COVER TO MAXIMUM 1.8m COVER. WHERE COVER OVER SERVICES IS DEFICIENT, CONTRACTOR INSULATED WATERMAIN OR SERVICE PIPE SHALL BE URICON L11P FIRE INSULATED PIPE WITH A MINIMUM 50mm INSULATION WITH A COUNTER WOUND POLYETHYLENE JACKET.**
- ALL WATERMAIN TO BE PRESSURE TESTED IN ACCORDANCE WITH OPSS 701. DISINFECT ALL WATERMAIN IN ACCORDANCE WITH AWWA C 651-89 INCLUDING CHLORINATION, BACKFLOW PREVENTOR AND 24 HOUR DUPLICATE SAMPLING. ALL TESTING AND DISINFECTION TO BE COMPLETED.**

- ASPHALT DRIVEWAY**
 - THE MINIMUM DRIVEWAY SLOPE IS 2%. THE MAXIMUM DRIVEWAY SLOPE IS 7%.
 - 50mm OF H-3 ASPHALT ON A MINIMUM COMPACTED DEPTH OF 225mm OF GRANULAR "A" BASE.
- HYDROSEED**
 - DRESSED WITH A MINIMUM OF 200mm THICK TOPSOIL (OPSS 802) WITH HYDRO SEED TREATMENT TYPE 1 (OPSS 572).
- SOD**
 - DRESSED WITH A MINIMUM OF 200mm THICK TOPSOIL (OPSS 802) WITH NO. 1 NURSERY SOD TREATMENT.
- EROSION AND SEDIMENT CONTROL**
 - CONTRACTOR TO INSTALL EROSION CONTROL MEASURES AS SHOWN PRIOR TO CONSTRUCTION AND MAINTAIN IN GOOD CONDITION UNTIL CONSTRUCTION IS COMPLETED AND VEGETATIVE COVER IS ESTABLISHED.
 - ALL SILT FENCING TO BE INSTALLED PRIOR TO ANY AREA GRADING, EXCAVATING OR DEMOLITION COMMENCING.
 - EROSION CONTROL FENCING TO BE INSTALLED AROUND BASE OF ALL STOCKPILES.
 - EROSION PROTECTION TO BE PROVIDED AROUND ALL STORM AND SANITARY M/Ws AND C/Ss.
 - MUD MATS TO BE PROVIDED ON-SITE AT ALL LOCATIONS WHERE CONSTRUCTION VEHICLES EXIT THE SITE. MUD MATS SHALL BE A MINIMUM OF 3.0m WIDE, 15.0m LONG (LENGTH MAY VARY DEPENDING ON SITE LAYOUT) AND 0.3m DEEP AND SHALL CONSIST OF 200mm CLEAR STORM MATERIAL OR APPROVED EQUIVALENT. CONTRACTOR TO ENSURE ALL VEHICLES LEAVE THE SITE VIA THE MUD MAT AND THAT THE MAT IS MAINTAINED IN A MANNER TO MAXIMIZE EFFECTIVENESS AT ALL TIMES.
 - ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS SITE DEVELOPMENT PROGRESSES. CONTRACTOR TO PROVIDE ALL ADDITIONAL EROSION CONTROL STRUCTURES.
 - EROSION CONTROL STRUCTURES TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN REESTABLISHED.
 - NO ALTERNATE METHODS OF EROSION PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY THE ENGINEER AND THE DEPARTMENT OF PUBLIC WORKS.
 - CONTRACTOR TO CLEAN ROADWAY AND SIDEWALKS OF SEDIMENTS RESULTING FROM CONSTRUCTION TRAFFIC FROM THE SITE EACH DAY.
 - CONTRACTOR MUST REMOVE EROSION AND SEDIMENTATION FENCING PRIOR TO COMPLETION OF PROJECT. CONTRACTOR TO HAVE EROSION AND SEDIMENTATION FENCE INSPECTED WHEN VEGETATION HAS ESTABLISHED, BUT PRIOR TO FENCE BECOMING OVERGROWN. ENGINEER'S REPRESENTATIVE TO DETERMINE IF VEGETATION HAS REACHED THE CRITICAL POINT AND WILL THEN INSTRUCT CONTRACTOR TO REMOVE FENCE.
- MAINTENANCE RECOMMENDATIONS**
 - REMOVE SEDIMENT AND CONTAMINANTS AND REINSTATE STORM WATER MANAGEMENT FACILITY ACCORDING TO THE DESIGN OBTAINED ON THIS PLAN.
 - EROSION CONTROL STRUCTURES TO BE MONITORED REGULARLY AND ANY DAMAGE REPAIRED IMMEDIATELY. SEDIMENTS TO BE REMOVED WHEN ACCUMULATIONS REACH A MAXIMUM OF 1/3 THE HEIGHT OF THE FENCE.
 - OWNER'S REPRESENTATIVE TO MONITOR EROSION CONTROL STRUCTURES TO ENSURE FENCING IS INSTALLED AND MAINTENANCE IS PERFORMED TO MUNICIPAL REQUIREMENTS.



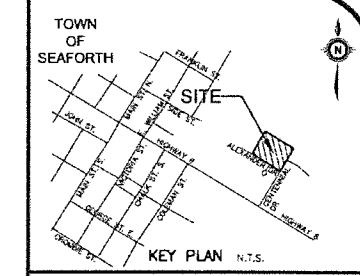
- NOTES:**
- EXISTING TREES ARE TO BE PROTECTED FROM CONSTRUCTION WITH THE INSTALLATION OF A 1.2m HIGH SNOW FENCE NOT LESS THAN 1.0m FROM THE EXISTING DRIP LINE, HELD IN PLACE WITH 1.8m T-BAR.
 - THE BARRIER IS TO BE INSTALLED PRIOR TO ANY CONSTRUCTION AND MUST REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED.
 - ALL SUPPORTS AND BRACING SHOULD BE INSIDE THE TREE PROTECTION ZONE. ALL SUCH SUPPORTS SHOULD MINIMIZE DAMAGING ROOTS IN THE TREE PROTECTION ZONE.
 - NO CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT, OR EXCAVATION OF ANY KIND IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
 - NO MOVEMENT OR EQUIPMENT, STORAGE OF BUILDING SUPPLIES, CLEANING OF EQUIPMENT, OR DUMPING OF SOLVENTS, GASOLINE, ETC. MAY OCCUR WITHIN THIS FENCE LINE.
 - WHERE HIGH QUALITY SPECIMENS OCCUR ADJACENT TO AREAS SUBJECTED TO INTENSIVE CONSTRUCTION ACTIVITY, WOODEN CRIBS SHOULD BE INSTALLED TO PROTECT TRUNKS FROM DAMAGE IN THE EVENT THAT HEAVY EQUIPMENT BREAKS DOWN THE SNOW FENCING.
 - FENCE TO BE INSPECTED BY ENVIRONMENTAL CONSULTANT ON A REGULAR BASIS AND BE MAINTAINED BY SUBVENDOR/BUILDER.

TEMPORARY TREE PROTECTION BARRIER
N.T.S.



SECTION A-A' - DRY POND
VER: 1:50
HOR: 1:250

ROAD CROSS-SECTION
N.T.S.



GEODETIC BM ELEV. = m

SITE BENCHMARK ELEV. = 310.316m
TOP OF PIPE HYDRANT ON ALEXANDER STREET AT SOUTH WEST OF SITE

NOTE TO CONTRACTOR:
DO NOT SCALE DRAWINGS.
CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
ALL DRAWINGS REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE ENGINEER'S WRITTEN PERMISSION.
THE OWNER/ARCHITECT/CONTRACTOR IS ADVISED THAT MTE CONSULTANTS INC. CANNOT VERIFY ANY COMPONENT OF THE SITE WORKS NOT INSPECTED DURING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY MTE CONSULTANTS INC. PRIOR TO COMMENCEMENT OF CONSTRUCTION TO ARRANGE FOR INSPECTION.

No.	REVISION	BY	DATE
1.	ISSUED FOR SITE PLAN APPROVAL	WJM	MAR.12.2019
2.	ISSUED FOR SWM PLAN COORDINATION	WJM	NOV.13.2018
3.	ISSUED FOR SITE PLAN APPROVAL	WJM	JAN.29.2017

MTE
Engineers | Scientists | Surveyors
(519) 271-7952 www.mte85.com

REGISTERED PROFESSIONAL ENGINEER
J. M. DICK
100127399
Mar. 12, 2019
PROVINCE OF ONTARIO

CLIENT: ZULK ENTERPRISES INC.

PROJECT: ALEXANDER DRIVE CONDOMINIUMS SEAFORTH, ON.

DRAWING: CONSTRUCTION NOTES AND DETAILS

Project Manager	M. WILSON	Project No.	40743-200
Design By	JMD	Checked By	JMD
Drawn By	DWB	Checked By	JMD
Surveyed By	MTE O.S	Drawing No.	C2.3
Date	Jun.09/17	Scale	N.T.S.
Sheet	3 of 3		

**HURON EAST
ADMINISTRATION**

TO: Mayor MacLellan and Members of Council
FROM: Brad Knight, CAO/Clerk
DATE: July 30th, 2019
SUBJECT: MTO Connecting Link Funding

RECOMMENDATION:

That Council pass By-Law 59-2019 to authorize a Connecting Link Program Contribution Agreement with the Ministry of Transportation.

BACKGROUND:

Attached to this report is the letter from the Minister of Transportation indicating that \$1,662,494 has been received on our connecting links application. The project has estimated costs of \$4.5 million with eligible net connecting link cost of \$1.85 million which qualifies for 90% funding.

In the application, the connecting link has a total length of 1447 metres and the extent of the work is shown on the attached site plan.

The application and the funding agreement envisions a 2-phase project commencing in 2020 and being completed in 2021. Due to the 2020 reconstruction of the Main Street in Seaforth, staff will be requesting that the project be started in 2021 rather than 2020 due to the logistics of having both the connecting link and Main Street under construction at the same time.

The table below is a very simplified allocation of costs between the MTO and Huron East and then a further allocation between the Huron East systems. The Seaforth water and sewer reserves are sufficient to cover their allocation, the impact of more than \$800,000 coming from the Huron East general fund is somewhat lessened as it comes out over two years, but it is significant to note that only \$692,000 in capital roads projects were funded from the general fund in 2019. However, likely of more importance is that our project priorities are somewhat shifted around as physically our focus has to be on the connecting link.


	Connecting Link	Huron East				
Roadwork	\$ 1,166,072	\$ 464,412	Huron East - general fund			
Storm Drain	\$ 47,200	\$ 67,025	Huron East - general fund			
Watermain	\$ -	\$ 769,400	Huron East - Seaforth water			
Sanitary Sewers		\$ 234,600	Huron East - Seaforth sanitary			
Painting/Marking	\$ 14,310	\$ -				
Miscellaneous	\$ 295,498	\$ 287,475	allocate to general/water/sewer			
Subtotal	\$ 1,523,080	\$ 1,822,912				
2% inflation for 2020/21	\$ 93,226	\$ 111,577	allocate to general/water/sewer			
Engineering/Contract Admin	\$ 198,960	\$ 237,581	allocate to general/water/sewer			
	\$ 1,815,266	\$ 2,172,070				
Net Hst	\$ 31,949	\$ 38,228	allocate to general/water/sewer			
	\$ 1,847,215	\$ 2,210,298				
Share of Connecting Link						
Province (90%)	\$ 1,662,494					
Huron East	\$ 184,721		Huron East - general fund			
	\$ 1,847,215					

OTHERS CONSULTED:

Finance Manager-Treasurer/Deputy Clerk, Paula Michiels
Public Works Coordinator, Barry Mills

BUDGET IMPACTS:

As noted above.

SIGNATURE:


Brad Knight, CAO/Clerk

Barry Mills, Public Works Coordinator



Paula Michiels, Finance Manager-Treasurer/Deputy Clerk

Ministry of
Transportation

Office of the Minister

777 Bay Street, 5th Floor
Toronto ON M7A 1Z8
416 327-9200
www.ontario.ca/transportation

Ministère des
Transports

Bureau de la ministre

777, rue Bay, 5^e étage
Toronto ON M7A 1Z8
416 327-9200
www.ontario.ca/transports



JUL 15 2019

RECEIVED

JUL 19 2019

His Worship Bernie Maclellan
Municipality of Huron East
72 Main Street South
Seaforth ON N0K 1W0

MUNICIPALITY OF HURON EAST

Dear Mayor Maclellan:

I am pleased to advise you that the Municipality of Huron East has been selected for funding through the Ministry of Transportation's 2019-20 Connecting Links Program. Your project may now proceed without delay upon receipt of this letter subject to the conditions noted below.

The ministry's maximum provincial contribution for your project is \$1,662,494 towards the resurfacing Goderich Street Highway 8 East and West.

Ministry staff will follow up with your municipality to provide the contribution agreement and discuss the milestones and other requirements that must be met. The ministry will require a signed agreement, accompanied with a council resolution before funding can be provided; however, as noted above, your project may proceed without delay upon receipt of this letter. Any eligible costs incurred in the interim will be reimbursable through the payment and reporting process.

I look forward to continuing our cooperative relationship and wish you success with your project.

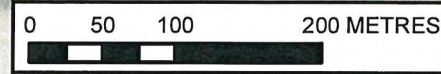
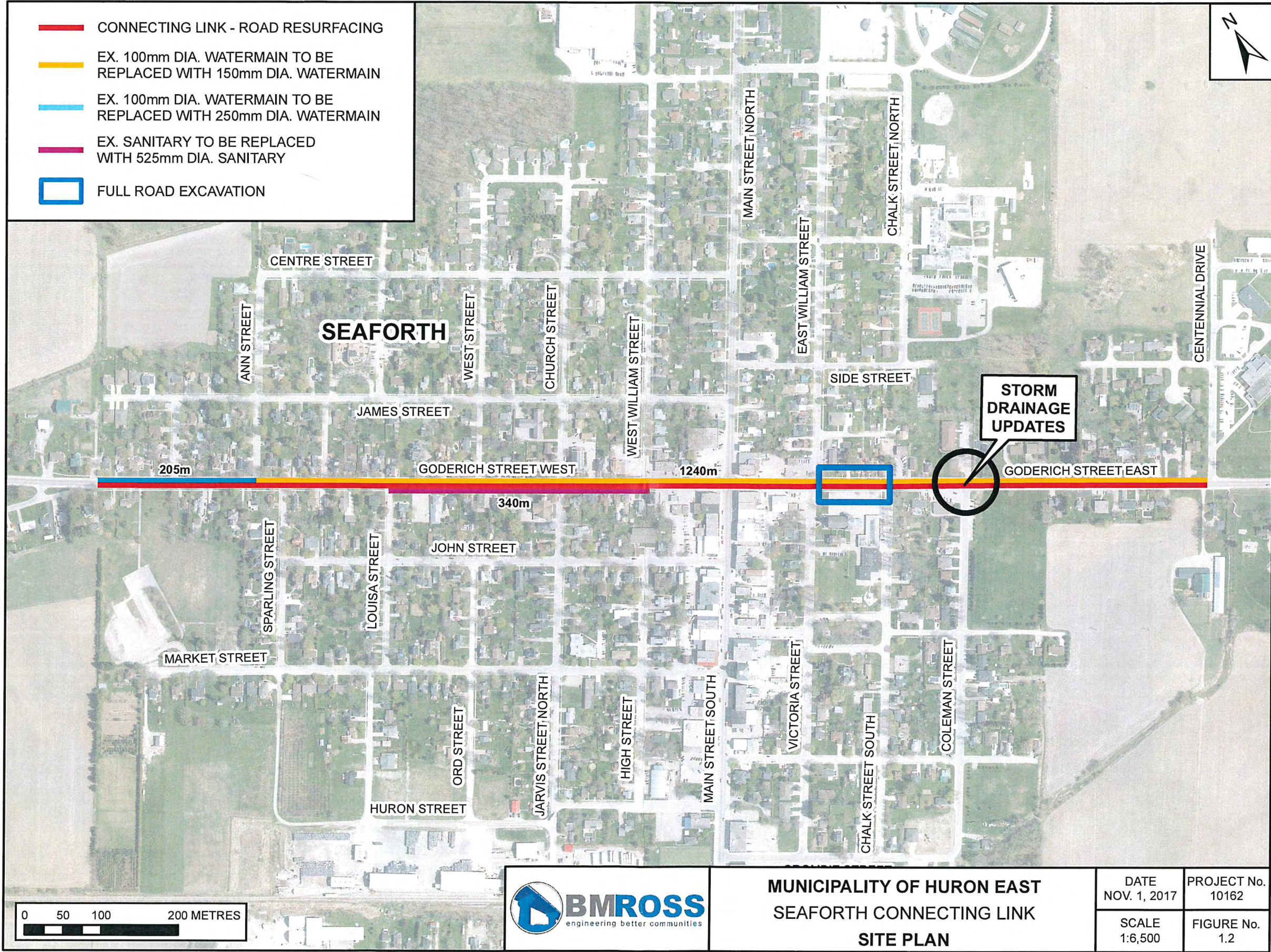
Sincerely,

A handwritten signature in cursive script that reads 'Caroline Mulroney'.

Caroline Mulroney
Minister of Transportation

c. Brad Knight, CAO

- CONNECTING LINK - ROAD RESURFACING
- EX. 100mm DIA. WATERMAIN TO BE REPLACED WITH 150mm DIA. WATERMAIN
- EX. 100mm DIA. WATERMAIN TO BE REPLACED WITH 250mm DIA. WATERMAIN
- EX. SANITARY TO BE REPLACED WITH 525mm DIA. SANITARY
- FULL ROAD EXCAVATION



MUNICIPALITY OF HURON EAST
SEAFORTH CONNECTING LINK
SITE PLAN

DATE NOV. 1, 2017	PROJECT No. 10162
SCALE 1:6,500	FIGURE No. 1.2

HURON EAST PUBLIC WORKS

TO: Mayor and Members of Council**FROM:** Barry Mills, Public Works Manager**DATE:** July 26th, 2019**SUBJECT:** Seaforth Connecting Link (Winter Maintenance for 2019-2020)**RECOMMENDATIONS:**

It is recommended that the Municipality of Huron East accept the offer of winter maintenance services from Integrated Maintenance and Operation Services Inc. (IMOS) operating under the name of Owen Sound Highway Maintenance Limited, at a cost of \$5,756.84 plus HST for the 2019-2020 winter season.

BACKGROUND:

Highway 8 runs through Seaforth from east to west and is referred to as the Highway #8 Connecting Link. The municipality has entered into agreements with the IMOS for the past number of years to provide winter maintenance to this section of road. IMOS is offering winter maintenance service for the 2019/20 season at a cost of \$5,756.84. The level of service required for the connecting link is 24/7 bare to centre bare with the parking lanes plowed when time permits.

IMOS costing for the previous seasons is as follows:


2018/19	\$5,644
2017/18	\$5,512
2016/17	\$5,441
2015/16	\$5,350
2014/15	\$5,350

COMMENTS:

Under the Municipal Highways Standards the municipality could not maintain the connecting link for this cost.

BUDGET IMPACTS:

This is a yearly budgeted item. The price for 2019/20 increased by 2% over last year.

SIGNATURES:

Barry Mills, Public Works Manager

Brad Knight, CAO/Clerk



Owen Sound Highway Maintenance Limited
P.O. Box 309 Chatsworth ON., N0H 1G0 Tel: (519) 794-0625

July 17, 2019

RECEIVED

JUL 25 2019

MUNICIPALITY OF HURON EAST

Municipality of Huron East
72 Main Street South
P.O. Box 610
Seaforth, ON N0K 1W0

RE: Connecting Link Winter Maintenance 2019/20 Winter Season

Attention: Barry Mills, Public Works Manager

Owen Sound Highway Maintenance Limited would be pleased to provide your municipality with winter maintenance services (sanding, salting, and plowing) within the connecting link on Highway 8 through the former Town of Seaforth.

The price for the 2019/20 season is based on the equipment and material data gathered during the past winter adjusted for supplier increases based on CPI. The price for 2019/20 will be \$5,756.84 plus HST. The service period will be from 12:01am October 15th, 2019 to 11:59pm April 30th, 2020.

OSHML will be invoicing the municipality on December 31st, 2019 and February 28th, 2020.

Should you wish to enter into an agreement for the upcoming winter season, please review and complete the enclosed two (2) copies of the Agreement for winter maintenance services. Please return the completed Agreements to:

Owen Sound Highway Maintenance Limited
PO Box 309
Chatsworth, ON N0H 1G0

If you have any questions pertaining to our services please feel free to contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to read 'G Smart'.

Greg Smart, Operations Manager
Owen Sound Highway Maintenance Ltd.
greg.smart@millergroup.ca
(519) 387-0563



THE CORPORATION
OF
THE TOWN OF HALTON HILLS

2019-0141

Moved by: *Clark Somerville* Date: July 8, 2019
Councillor Clark Somerville

Seconded by: *Jane F. Foyl* Resolution No.: _____

WHEREAS the Province of Ontario, through the Ministry of the Environment, Conservation and Parks, has posted a discussion paper entitled "Reducing Litter and Waste in our Communities";

AN WHEREAS producer responsibility has not been adequately addressed by the Province of Ontario;

AND WHEREAS a successful deposit/return program for single use plastic, aluminum and metal drink containers has been in existence in other Provinces in Canada including Newfoundland, Nova Scotia and British Columbia;

AND WHEREAS these successful program have eliminated many of these containers from the natural environment;

THEREFORE BE IT RESOLVED that the Council of the Town of Halton Hills call upon the Province of Ontario, through the discussion paper entitled "Reducing Litter and Waste in our Communities", to review and implement a deposit/return program for all single use plastic, aluminum and metal drink containers;

AND FURTHER THAT that the Province of Ontario review current producer requirements and look for extended producer responsibility for all packaging;

AND FURTHER THAT a copy of this motion be sent to the Premier of Ontario; the Minister of the Environment, Conservation and Parks; the Minister of Municipal Affairs; the Association of Municipalities of Ontario; the Region of Halton; and all municipalities in the Province of Ontario.

Rick Bonnette
Mayor Rick Bonnette

Municipality of Huron East
P.O Box 610
Seaforth, ON N0K 1W0

August 1, 2019

Dear Council,

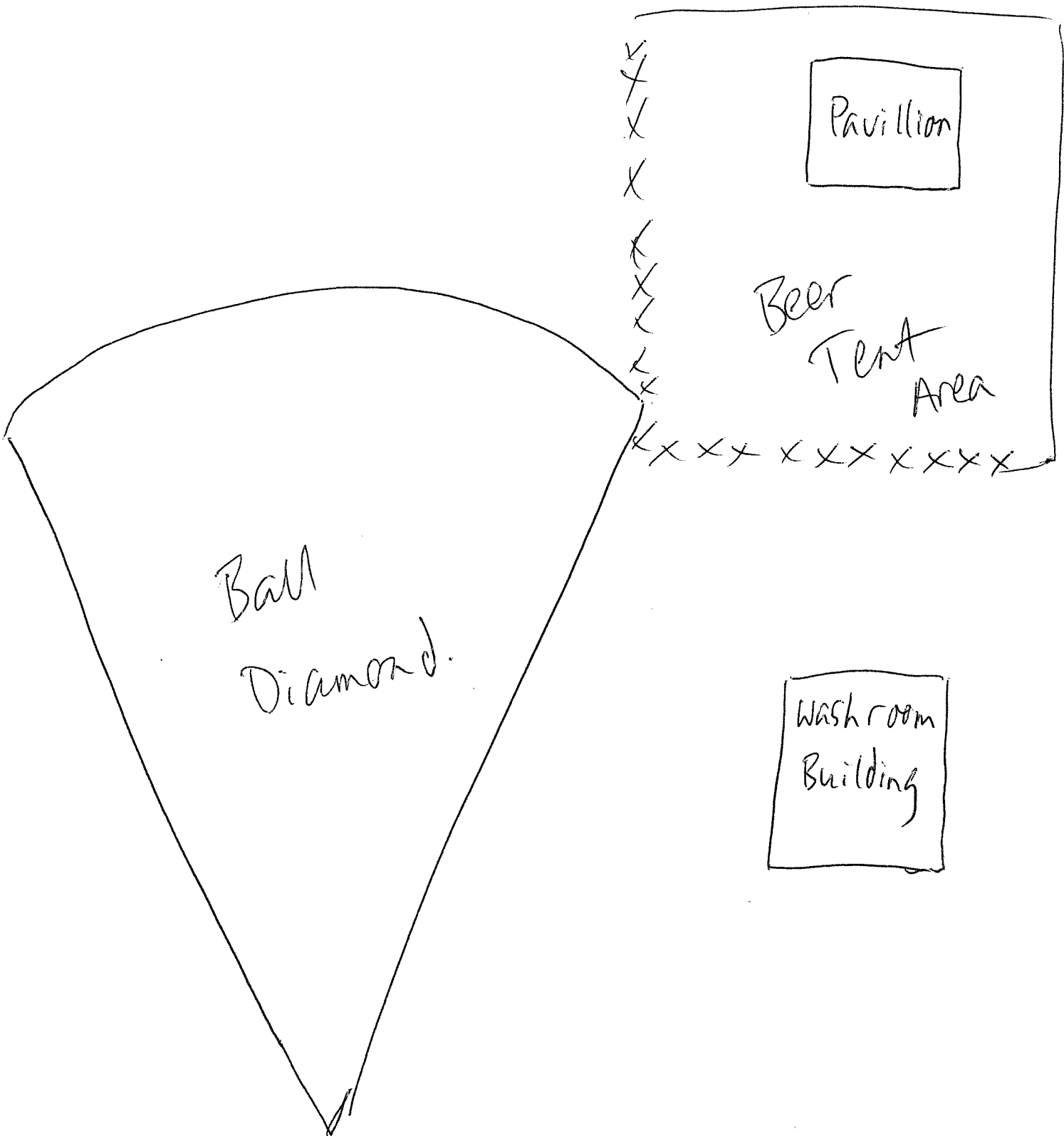
The men's baseball slo-pitch team that I play for is responsible for hosting the year end tournament this year, and we would like to host it at the Winthrop Ball Park on September 6 & 7, 2019.

An application will be submitted to the LCBO for a liquor license on those dates, along with liquor liability insurance being purchased. A portion of our proceeds will be donated back to the Winthrop Ball Park.

Thank you,



Jason Denys
52 William St.
Egmondville, ON N0K 1G0



Ball
Diamond.

Pavillion

Beer
Tent
Area

Washroom
Building



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

11-16-1

AMENDED - NOTICE OF AN APPLICATION FOR CONSENT FOR SEVERANCE

DATE: July 9, 2019

File # C26-2019

TO:

- Owner/Applicant: K & E De Corte Farms Ltd.
- Brad Knight, CAO/Clerk - Municipality of Huron East
- Cathy Garrick, Planning Coordinator - Municipality of Huron East
- Huron County Health Unit
- Donna Clarkson, Ausable Bayfield Maitland Valley Source Protection Region
- Denise Van Amersfoort, Senior Planner, Huron County Planning Department
- Celina Whaling-Rae, Student Planner, Huron County Planning Department

Enclosed is a copy of an **amended** application for Consent for your review and comments to the Huron County Planning & Development Department. **The severed parcel has been increased in size and the retained parcel has been decreased in size from the original application.**

LOCATION OF PROPERTY

Municipality: Huron East

Lot 28, 29 & 30, Concession 2, McKillop Ward

Address: 80290 Roxboro Line

Owner/Applicant: K & E De Corte Farms Ltd.

Solicitor: Dave Murray, Devereaux Murray

PURPOSE AND EFFECT

The purpose and effect of this application is for the creation of a new lot under the surplus farm residence policies. The proposed land to be severed is approximately 3.25 acres (1.31 ha) (as opposed to 2.2 acres in the original application) consisting a house and shed, that is to be removed. The vacant farmland to be retained is approximately 148.95 acres (60.28 ha) (as opposed to 150 acres in the original application).

LAST DAY FOR RECEIVING COMMENTS

We would appreciate your comments by **July 23, 2019** as to whether or not your department or agency has any comments to this severance and whether or not any conditions should be imposed. All comments should be addressed to the Attention of Lisa Finch, Land Division Administrator at the following by e-mail address lfinch@huroncounty.ca or by regular mail to the address above and to the Attention of Lisa Finch, Land Division Administrator. We will assume you have no objections to the application if no comments are received by the time specified. If this does not provide you with sufficient opportunity to consider the application, please advise.

DECISION AND APPEAL

If you wish to be notified of the decision in respect to the proposed consent, you must make a written request to the Huron County Planning & Development Department c/o Ms. Lisa Finch, Land Division

"Planning with the community for a healthy, viable and sustainable future."



Ontario's West Coast

Administrator, Huron County Consent Granting Authority at 57 Napier Street, 2nd Floor, Goderich, Ontario, N7A 1W2.

If a person or public body, that files an appeal of a decision in respect of the proposed consent, does not make written submission to the Huron County Planning Department before it gives or refuses to give a provisional consent, then the Local Planning Appeal Tribunal may dismiss the appeal.

ADDITIONAL INFORMATION

Further information regarding this application will be available to the public for inspection between 8:30 a.m. to 4:30 p.m. - Monday to Friday at:

**Huron County Planning & Development Department
57 Napier Street, 2nd Floor, Goderich, Ontario N7A 1W2**

Alternatively, you may review the application at the local municipal office.

RECEIVED

APR 17 2019

APPLICATION FOR CONSENT

DEPARTMENT OF PLANNING



For office use only

File # C 26/19

Received APRIL 17, 20 19

Considered Complete APRIL 26, 20 19

* AMENDED JULY 9, 2019 *

1. PRE-SUBMISSION CONSULTATION

Applicants are strongly encouraged to contact the County and speak/meet with the Planner assigned to the Municipality before submitting an application..

Date of Applicant's consultation meeting with County Planner assigned to Municipality: April 16/2019

2. APPLICATION INFORMATION

Name of Applicant <u>K'E DE CORTE FARMS LTD</u>	Name of Owner _____
Contact Information Address: <u>42200 HYARD LINGERD</u>	<input checked="" type="checkbox"/> Check box if same as Applicant
Town: <u>SEAFORTH</u>	Contact Information Address: _____
Postal Code: <u>N0K 1W0</u>	Town: _____
Home Phone: _____	Postal Code: _____
Cell: <u>519 525 2078</u> Work: _____	Home Phone: _____
Fax: _____	Cell: _____ Work: _____
Email: <u>Kdecorte@tcc.on.ca</u>	Fax: _____
	Email: _____

Solicitor name (if known) DEVEREAUX MURRAY (DAVE)

Address: _____

Tel: _____ Email: _____

Correspondence to be sent to: all parties, or applicant, and/or owner

3. LOCATION OF THE SUBJECT PROPERTY—SEVERED & RETAINED (Complete applicable lines)

Municipality: <u>HURON EAST</u>	Concession: <u>2</u>
Ward: <u>MCKILLOP</u>	Lot Number(s) <u>28, 29, 30</u>
Registered Plan: _____	Lot(s) Block(s): _____
Reference Plan: _____	Part Number(s) _____
Municipal Address (911 number and street/road name): <u>802 90 Roxboro Line</u>	Roll # (if available): _____

APPLICATION FOR CONSENT

a) Are there any right-of-way easements or restrictive covenants affecting the severed or retained land?

Yes No

b) If **Yes**, describe the location of the right-of-way or easement or covenant and its effect:

c) Is any of the severed or retained land in Wellhead Protection Area A, B or C? Yes No Unknown

If **Yes**, please obtain a Restricted Land Use Permit from the Risk Management Official.

If **Unknown**, please consult with your Municipal Planner and obtain a Restricted Land Use Permit if necessary.

d) Is the subject property systematically tiled? If **Yes**, please submit tile maps with your application.

Yes No

4. PURPOSE OF THE APPLICATION

Type of proposed transaction:

<p>Transfer:</p> <p><input checked="" type="checkbox"/> Creation of a new lot</p> <p><input type="checkbox"/> Addition to lot</p> <p><input type="checkbox"/> An easement</p> <p><input type="checkbox"/> Other purpose (please specify): _____</p>	<p>Other:</p> <p><input type="checkbox"/> Charge</p> <p><input type="checkbox"/> Lease</p> <p><input type="checkbox"/> Correction of title</p>
--	---

Briefly, describe the proposed transaction:

SEVER SURPLUS HOUSE

Name(s) of person(s), if known, to which land or interest in land is to be transferred, leased or charged:

KEN DE CORTE

If a surplus severance, provide legal description and locations of other farm holdings of owner/purchaser:

80833 NORTH LINE CS 426 MCKILLOP

If creating a lot addition, identify the lands to which parcel will be added.

Municipality: _____	Concession: _____
Ward: _____	Lot Number(s): _____
Registered Plan: _____	Lot(s) Block(s): _____
Reference Plan: _____	Part Number(s): _____
Municipal Address (911 number and street/road name): _____	Roll # (if available): _____

APPLICATION FOR CONSENT

5. DESCRIPTION OF SUBJECT LAND

a) Description land intended to be severed:

Frontage: _____

Depth: _____

Area: ~~2.2 ACRES~~ 3.25 ACRES

Existing Use(s): DWELLING

Proposed Use(s): _____

Existing Building(s) or Structure(s)

SHEP TO BE REMOVED.

b) Type of access:

(Check appropriate box)

- existing building(s) or structure(s)
- provincial highway
- county road
- municipal road, maintained all year
- municipal road, seasonally maintained
- other

c) Type of water supply proposed:

(check appropriate box)

- publicly owned and operated piped water system
- privately owned and operated individual well
 - dug
 - drilled
- privately owned and operated communal well
- lake or other water body
- other means (please specify)

d) Type of sewage disposal proposed:

(check appropriate box)

- publicly owned & operated sanitary sewage system
- privately owned & operated individual septic tank
- privately owned & operated communal septic system
- privy
- other means (please specify)

a) Description land intended to be retained:

Frontage: _____

Depth: _____

Area: ~~150 ACRES~~ 148.95 ACRES

Existing Use(s): FARM LAND

Proposed Use(s): _____

Existing Building(s) or Structure(s)

b) Type of access:

(Check appropriate box)

- existing building(s) or structure(s)
- provincial highway
- county road
- municipal road, maintained all year
- municipal road, seasonally maintained
- other

c) Type of water supply proposed:

(check appropriate box)

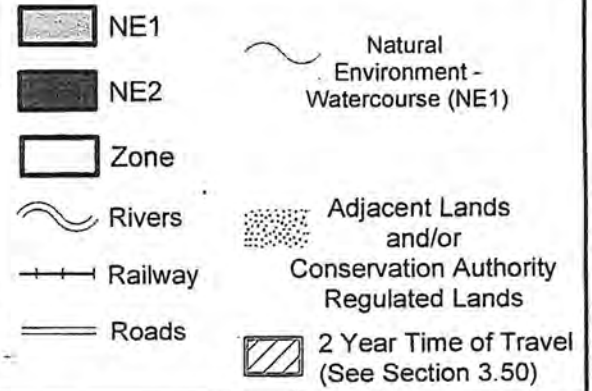
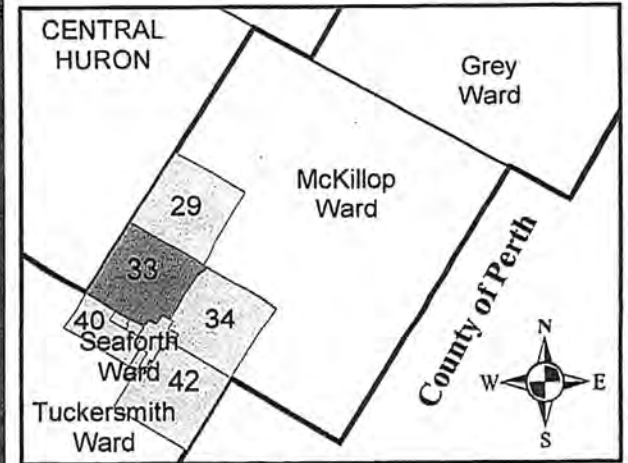
- publicly owned and operated piped water system
- privately owned and operated individual well
 - dug
 - drilled
- privately owned and operated communal well
- lake or other water body
- other means (please specify)

d) Type of sewage disposal proposed:

(check appropriate box)

- publicly owned & operated sanitary sewage system
- privately owned & operated individual septic tank
- privately owned & operated communal septic system
- privy
- other means (please specify)

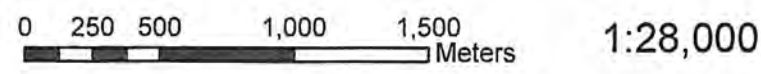
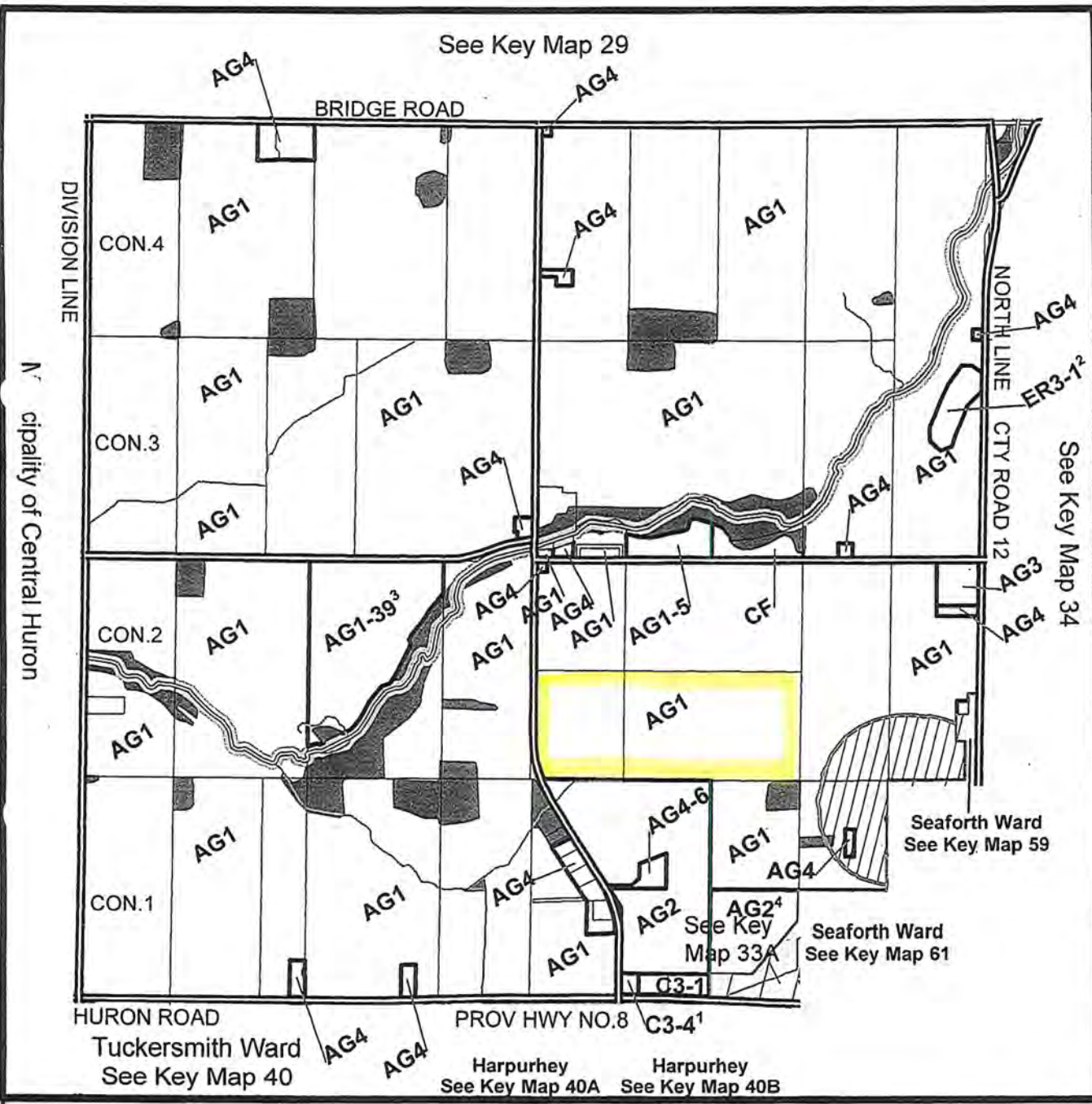
SCHEDULE 'A'
KEY MAP 33
HURON EAST
 McKillop Ward

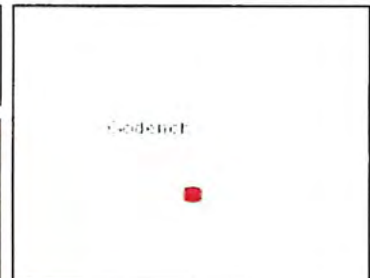
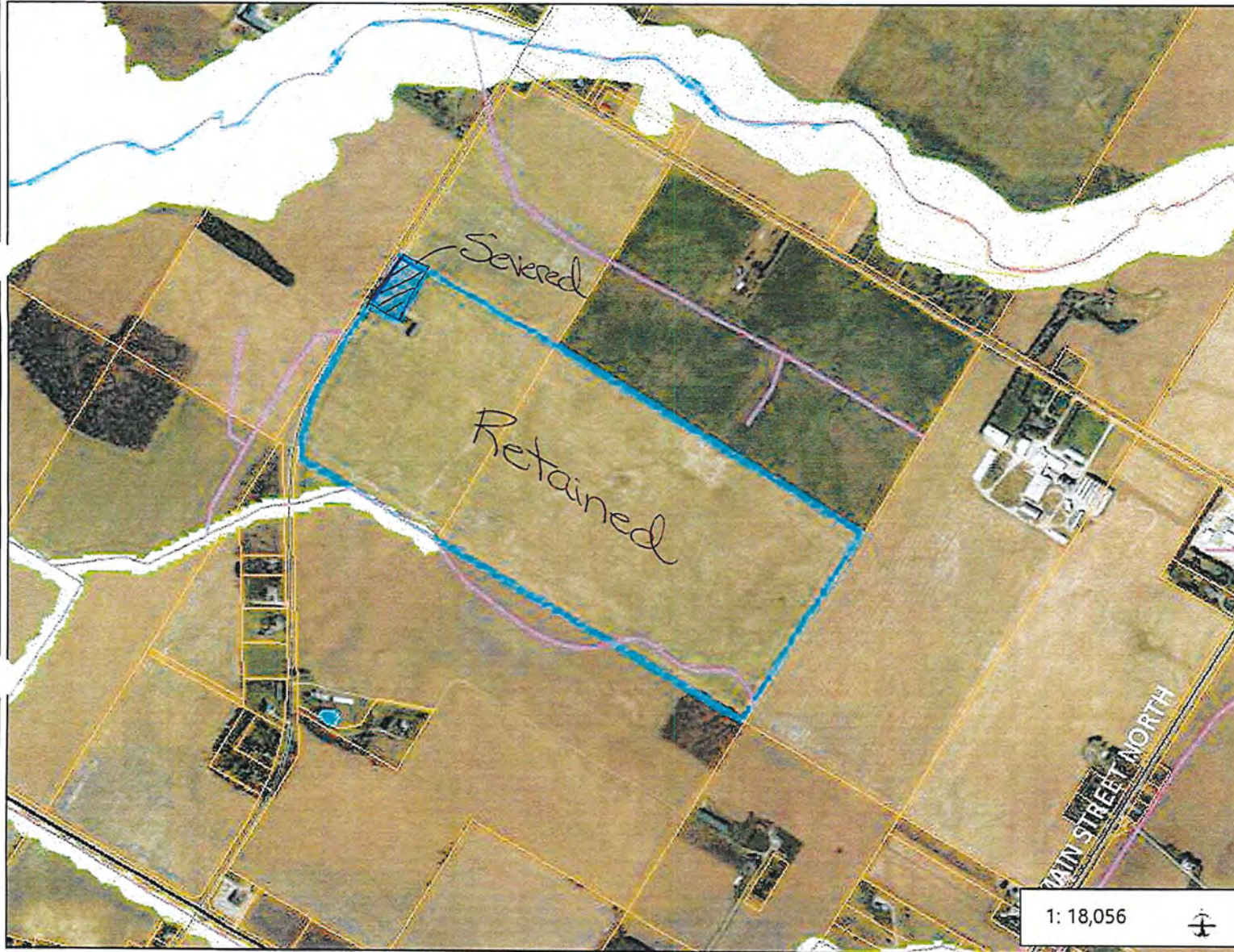


Amendments

- 1 Amended by By-law 39-2009
- 2 Amended by By-law 85-2009 (Identification of Municipal Wells and 2 year time of travel)
- 3 Amended by By-law 43-2014
- 4 Amended by By-law 20-2018

REVISION DATE May 10, 2018





- Legend**
- Special Notification Area
 - MTO Connecting Links
 - Road Centreline**
 - Provincial Highway
 - County Road
 - Municipal Road
 - Private Road - Not Urban
 - Private Road - Urban
 - Road - Not within Huron
 - Watercourse**
 - Intermittent
 - Permanent
 - Waterbody
 - Wetlands
 - Parcel Fabric - Secure**
 - Landfills**
 - Landfill
 - Leachate Transfer Station
 - Top of Bank
 - Flood Region**
 - Regional Floodplain
 - Floodway
 - Flood Fringe
 - 1:100 Floodplain
 - Regulated Areas
 - Regulated Land

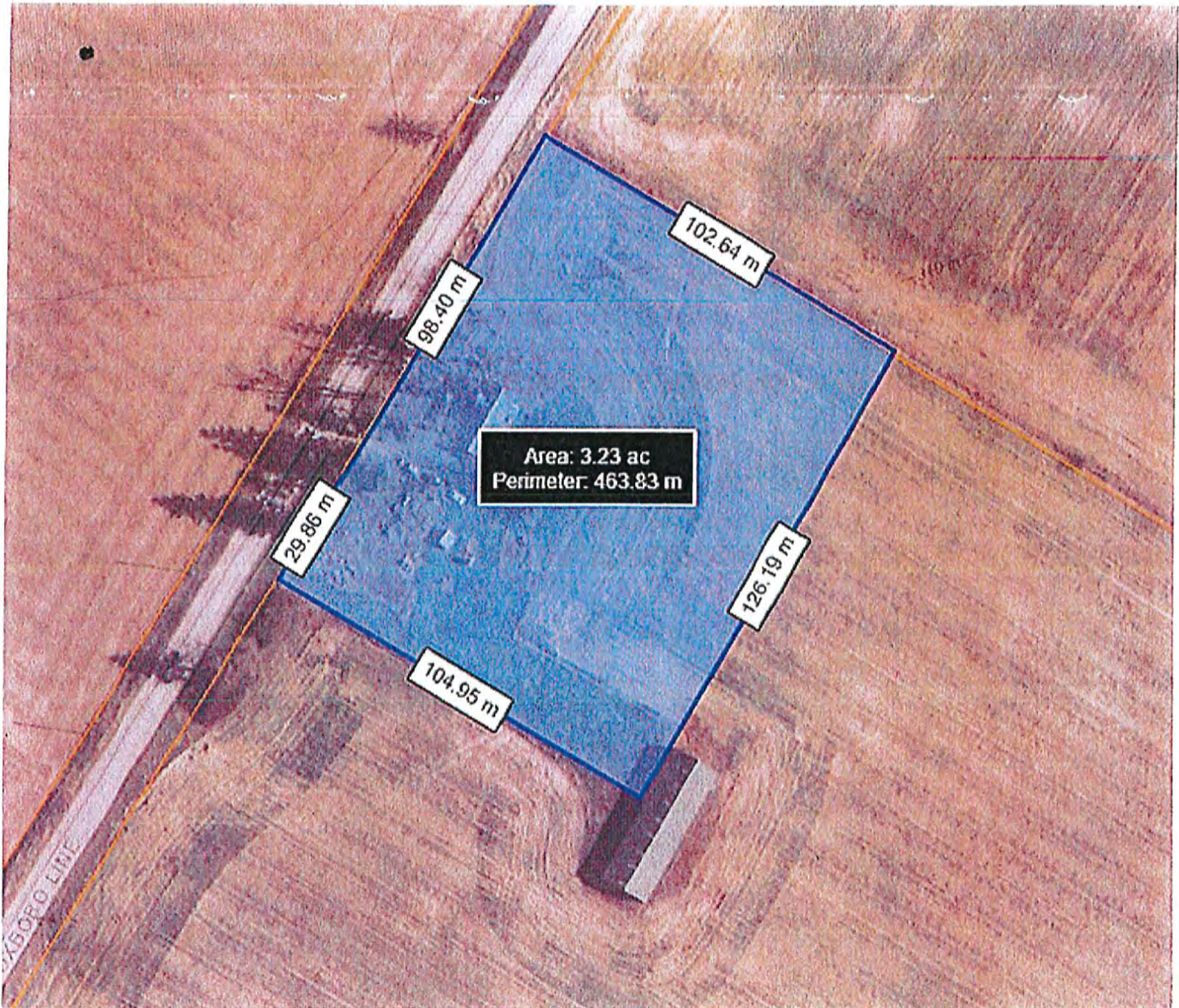
Notes

917.2 0 458.62 917.2 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere
© 2017 County of Huron

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



11-16-2



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

Consent Application Report – File C26/19 To Huron East Council

Owner/Applicant: K & E De Corte Farms Ltd.	Date: July 24, 2019
Property Address: 80290 Roxboro Line	
Property Description: Lots 28, 29, & 30, Concession 2, McKillop Ward, Huron East	

This application was recirculated at the request of the applicant. The applicant has requested to enlarge the severed parcel by approximately 1 acre in size.

Recommendation: That provisional consent be:

- granted with conditions (attached)
- deferred
- denied (referred to the County Committee of the Whole Day

1 for a decision)

Purpose:

- enlarge abutting lot
- create new lot
- surplus farm dwelling
- right-of-way / easement
- other:

	Area	Official Plan Designation:	Zoning:	Structures:
Severed	1.3 hectare (3.25 acres)	Agriculture	General Agriculture (AG1)	Single detached dwelling
Retained	60.3 hectare (149 acres)	Agriculture	General Agriculture (AG1)	Shed (to be demolished)

Review: This application:

- Is consistent with the Provincial Policy Statement (s. 3(5) Planning Act);
- Does not require a plan of subdivision for the proper and orderly development of the municipality (s.53(1) Planning Act);
- Conforms with section 51(24) of the Planning Act;
- Conforms with the Huron County Official Plan;
- Conforms with the Huron East Official Plan;
- Complies with the Huron East Zoning By-law (or will comply subject to a standard condition of rezoning or minor variance);
- Has been recommended for approval by the local municipality; and
- Has no unresolved objections/concerns raised (to date) from agencies or the public.
(Applications that do not meet all of the foregoing criteria will be referred to the County Committee of the Whole Day 1 for a decision)

Agency / Other Comments:

	Not Received	No Concerns	See Conditions / Comment
--	--------------	-------------	--------------------------

Huron County Health Unit		✓	Standard septic tank inspection condition required.
Source Water Protection		✓	
Neighbours	✓		
Huron East staff		✓	No concerns provided municipal conditions are met.

Additional Comments:

- The applicant has proposed that the severed parcel be enlarged from 2.2 acres to 3.25 acres. The reason for the enlargement is to accommodate space to rebuild the residence at a greater distance from Roxboro Line. The policy states that only the land required to support the residence is able to be severed; given limited amount of farmland included and the fact that the northwest corner of the farm experiences a change in elevation, the enlargement of one additional acre can be supported in this case.
- The applicants have indicated that they plan to remove the existing shed on the retained parcel prior to severance approval; this is required as a condition as the shed has capacity for livestock and would not meet Minimum Distance Separation requirements to the newly created lot.
- The parcel was previously subject to application C32/18; a consent approved under Section 53 of the *Planning Act*. This resulted in the subject property being severed from 230 acres adjacent to the south in creation of a new agricultural parcel.
- The creation of a new entrance to access the retained lands will be required by the applicant as a result of the severance.
- The subject property is assessed to the Box and Simpson drains. The severed lands will be allocated a portion of the drain assessment.

Figures 1 & 2: Aerial Photo of Subject Property
(original severed outlined in yellow, revised severed in green, retained in red, drains in purple)





Figures 3 & 4: Photographs of Subject Property



Recommended Conditions (denoted by ✓)

Expiry Period

- ✓ Conditions imposed must be met within one year of the date of notice of decision, as required by Section 53(41) of the Planning Act, RSO 1990, as amended. If conditions are not fulfilled as prescribed within one year, the application shall be deemed to be refused. Provided the conditions are fulfilled within one year, the application is valid for two years from the date of the notice of decision.

Municipal Requirements

- ✓ All municipal requirements be met to the satisfaction of the municipality including servicing connections if required, cash-in-lieu of park dedication, property maintenance, compliance with zoning by-law provisions for structures and any related requirements, financial or otherwise.
- ✓ The sum of \$500.00 to be paid to the municipality as cash-in-lieu of parkland.
- ✓ That Section 65 of the Drainage Act be addressed with regard to the Box and Simpson Drains to the satisfaction of the municipality.

Survey / Reference Plan

- ✓ Provide to the satisfaction of the County and the Municipality:
- a) a survey showing the lot lines of the severed parcel and the location of any buildings thereon;
 - b) a reference plan based on the approved survey.

Other

- ✓ Applicant to provide a letter from a licensed contractor advising that the tank has been pumped and the sewage system is functioning properly for the severed parcel of land to the satisfaction of the Huron County Health Unit.
- ✓ That a new field entrance to the retained lands be established to the satisfaction of the Municipality of Huron East.
- ✓ That the existing shed on the retained lands be demolished to the satisfaction of the Municipality of Huron East.

Notes:

- The applicant is hereby advised that the severed parcel will automatically be rezoned to recognize the residential parcel (eg. AG4-34) and the retained farmlands will be automatically rezoned to prohibit a new residence (eg. AG2) in the Huron East Zoning By-law.

Sincerely,
'Original signed by'

Denise Van Amersfoort, Senior Planner

Site Inspection: May 8, 2019



PLANNING & DEVELOPMENT

11-16-3

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

Consent Application Report – File C51/19 To Huron East Council

Owner/Applicant: J. McKercher for Steven Haney	Date: July 24, 2019
Property Address: 42562 Winthrop Road	
Property Description: Part Lot 28 and Part Lot 29 , Concession 9, McKillop Ward, Huron East	

Recommendation: That provisional consent be:

- granted with conditions (attached)
- deferred
- denied (referred to the County Committee of the Whole Day 1 for a decision)

Purpose:

- enlarge abutting lot
- create new lot
- surplus farm dwelling
- right-of-way / easement
- other:

	Area	Official Plan Designation:	Zoning:	Structures:
Severed	0.4 hectare (1.1 acres)	Agriculture	General Agriculture (AG1)	Single detached dwelling, garden shed
Retained	39.6 hectares (99 acres)	Agriculture	General Agriculture (AG1)	Vacant

Review: This application:

- Is consistent with the Provincial Policy Statement (s. 3(5) Planning Act);
- Does not require a plan of subdivision for the proper and orderly development of the municipality (s.53(1) Planning Act);
- Conforms with section 51(24) of the Planning Act;
- Conforms with the Huron County Official Plan;
- Conforms with the Huron East Official Plan;
- Complies with the Huron East Zoning By-law (or will comply subject to a standard condition of rezoning or minor variance);
- Has been recommended for approval by the local municipality; and
- Has no unresolved objections/concerns raised (to date) from agencies or the public.
 (Applications that do not meet all of the foregoing criteria will be referred to the County Committee of the Whole Day 1 for a decision)

Agency / Other Comments:

	Not Received	No Concerns	See Conditions / Comment
Huron County Health Unit		<input checked="" type="checkbox"/>	Standard septic tank inspection condition required.
Neighbours	<input checked="" type="checkbox"/>		
Huron East staff		<input checked="" type="checkbox"/>	No concerns provided municipal conditions are met.

Additional Comments:

- The applicants qualify for a surplus residence consent, as they own another farm parcel with a residential dwelling, located at 43225 Sawmill Road.
- The applicants removed the barn, yard and shed in 2018.
- A new farm entrance was established in 2018 and will provide access to the retained from Winthrop Road.
- The subject property is assessed to the McCallum-Winthrop and Cuthill drains. The severed lands will be allocated a portion of the drain assessment.

Figures 1 & 2: Aerial Photo of Subject Property
(severed outlined in yellow, retained outlined in orange, drains in purple)



Figures 3 & 4: Photographs of Subject Property





Recommended Conditions (denoted by ✓)

Expiry Period

- ✓ Conditions imposed must be met within one year of the date of notice of decision, as required by Section 53(41) of the Planning Act, RSO 1990, as amended. If conditions are not fulfilled as prescribed within one year, the application shall be deemed to be refused. Provided the conditions are fulfilled within one year, the application is valid for two years from the date of the notice of decision.

Municipal Requirements

- ✓ All municipal requirements be met to the satisfaction of the municipality including servicing connections if required, cash-in-lieu of park dedication, property maintenance, compliance with zoning by-law provisions for structures and any related requirements, financial or otherwise.
- ✓ The sum of \$500.00 to be paid to the municipality as cash-in-lieu of parkland.
- ✓ That Section 65 of the Drainage Act be addressed with regard to the McCallum-Winthrop and Cuthill Drains to the satisfaction of the municipality.

Survey / Reference Plan

- ✓ Provide to the satisfaction of the County and the Municipality:
 - a) a survey showing the lot lines of the severed parcel and the location of any buildings thereon;
 - b) a reference plan based on the approved survey.

Other

- ✓ Applicant to provide a letter from a licensed contractor advising that the tank has been pumped and the sewage system is functioning properly for the severed parcel of land to the satisfaction of the Huron County Health Unit.

Notes:

- The applicant is hereby advised that the severed parcel will automatically be rezoned to recognize the residential parcel (eg. AG4-34) and the retained farmlands will be automatically rezoned to prohibit a new residence (eg. AG2) in the Huron East Zoning By-law.

Sincerely,
'Original signed by'

Denise Van Amersfoort, Senior Planner

Site Inspection: July 23, 2019

11-16-14



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

NOTICE OF AN APPLICATION FOR CONSENT FOR SEVERANCE

DATE: July 12, 2019

File # C52-2019

TO:

- Owner: Isabel Martin Applicant: Aaron Wozniak c/o 10368407 Canada Inc.
- Brad Knight CAO/Clerk - Municipality of Huron East
- Cathy Garrick, Planning Coordinator - Municipality of Huron East
- Municipality of Bluewater (abutting within 1 km of subject property)
- Denise Van Amersfoort, Senior Planner, Huron County Planning Department

Enclosed is a copy of an application for Consent for your review and comments to the Huron County Planning & Development Department.

LOCATION OF PROPERTY

Municipality: Huron East
Owner: Isabel Martin

Lot 8, Plan 133, Vanastra s/t sanitary easement
Applicant: Aaron Wozniak c/o 10368407 Canada Inc.

PURPOSE AND EFFECT

The purpose and effect of this application is for the creation of a new lot. The vacant industrial land to be severed is approximately 1.45 acres (0.58 ha). The vacant lands to be retained are approximately 1.45 acres (0.58 ha).

LAST DAY FOR RECEIVING COMMENTS

We would appreciate your comments by **July 26, 2019** as to whether or not your department or agency has any comments to this severance and whether or not any conditions should be imposed. All comments should be addressed to the Attention of Lisa Finch, Land Division Administrator at the following by e-mail address lfinch@huroncounty.ca or by regular mail to the address above and to the Attention of Lisa Finch, Land Division Administrator. We will assume you have no objections to the application if no comments are received by the time specified. If this does not provide you with sufficient opportunity to consider the application, please advise.

DECISION AND APPEAL

If you wish to be notified of the decision in respect to the proposed consent, you must make a written request to the Huron County Planning & Development Department c/o Ms. Lisa Finch, Land Division Administrator, Huron County Consent Granting Authority at 57 Napier Street, 2nd Floor, Goderich, Ontario, N7A 1W2.

If a person or public body, that files an appeal of a decision in respect of the proposed consent, does not make written submission to the Huron County Planning Department before it gives or refuses to give a provisional consent, then the Local Planning Appeal Tribunal may dismiss the appeal.

"Planning with the community for a healthy, viable and sustainable future."



APPLICATION FOR CONSENT



For office use only	File # <u>CS2/19</u>
	Received <u>JULY 5</u> , 20 <u>19</u>
	Considered Complete <u>JULY 12</u> , 20 <u>19</u>

1. PRE-SUBMISSION CONSULTATION

Applicants are strongly encouraged to contact the County and speak/meet with the Planner assigned to the Municipality before submitting an application..

Date of Applicant's consultation meeting with County Planner assigned to Municipality: _____

2. APPLICATION INFORMATION

<p>Name of Applicant <u>Aaron Wozniak %10368407</u> CANADA INC.</p> <p>Contact Information Address: <u>18 5th AVENUE</u> Town: <u>VANASTRA</u> Postal Code: <u>NOM 1L0</u> Home Phone: _____ Cell: <u>519 870 9849</u> Work: <u>519 606 9353</u> Fax: _____ Email: <u>aaron@wozniakwelding.com</u></p>	<p>Name of Owner <u>ISABELL Martin</u></p> <p><input type="checkbox"/> Check box if same as Applicant</p> <p>Contact Information Address: <u>77872 LONDON RD PO 1042</u> Town: <u>CLINTON</u> Postal Code: <u>NOM 1L0</u> Home Phone: <u>519 482 9621</u> Cell: _____ Work: _____ Fax: _____ Email: _____</p>
--	---

Solicitor name (if known) _____

Address: _____

Tel: _____ Email: _____

Correspondence to be sent to: all parties, or applicant, and/or owner

3. LOCATION OF THE SUBJECT PROPERTY--SEVERED & RETAINED (Complete applicable lines)

Municipality: <u>HURON EAST</u>	Concession: _____
Ward: <u>VANASTRA</u>	Lot Number(s) <u>8</u>
Registered Plan: <u>133</u>	Lot(s) Block(s): _____
Reference Plan: _____	Part Number(s) _____
Municipal Address (911 number and street/road name): _____	Roll # (if available): _____

APPLICATION FOR CONSENT

a) Are there any right-of-way easements or restrictive covenants affecting the severed or retained land?

Yes No

b) If Yes, describe the location of the right-of-way or easement or covenant and its effect:

SOUTH END OF PROPERTY FOR SANITARY SEWER

c) Is any of the severed or retained land in Wellhead Protection Area A, B or C? Yes No Unknown

If Yes, please obtain a Restricted Land Use Permit from the Risk Management Official.

If Unknown, please consult with your Municipal Planner and obtain a Restricted Land Use Permit if necessary.

d) Is the subject property systematically tiled? If Yes, please submit tile maps with your application.

Yes No

4. PURPOSE OF THE APPLICATION

Type of proposed transaction:

<p>Transfer:</p> <p><input checked="" type="checkbox"/> Creation of a new lot</p> <p><input type="checkbox"/> Addition to lot</p> <p><input type="checkbox"/> An easement</p> <p><input type="checkbox"/> Other purpose (please specify): <u>create 2 lots</u></p>	<p>Other:</p> <p><input type="checkbox"/> Charge</p> <p><input type="checkbox"/> Lease</p> <p><input type="checkbox"/> Correction of title</p>
--	--

Briefly, describe the proposed transaction:

LOT 8 IS APPROX 2.9 ACRES & IS BEING DIVIDED INTO 2 EQUAL LOTS

Name(s) of person(s), if known, to which land or interest in land is to be transferred, leased or charged:

ISABELL MARTIN TO RETAIN WEST SECTION. ~~JOB 68407 CANADA INC TO OWN~~ NEW CORPORATION TO OWN WEST EAST SECTION SECTION

If a surplus severance, provide legal description and locations of other farm holdings of owner/purchaser:

If creating a lot addition, identify the lands to which parcel will be added.

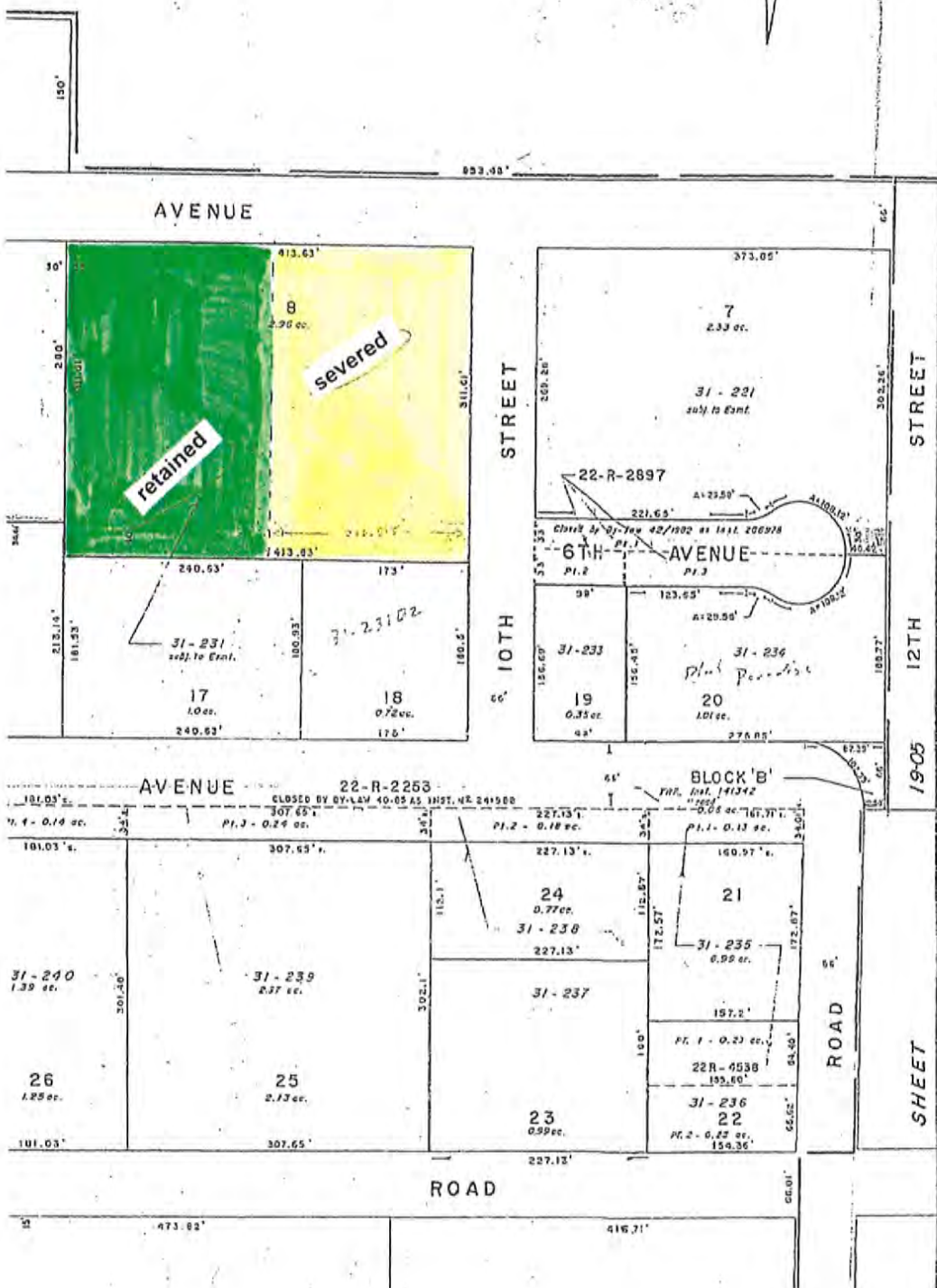
Municipality: _____	Concession: _____
Ward: _____	Lot Number(s): _____
Registered Plan: _____	Lot(s) Block(s): _____
Reference Plan: _____	Part Number(s): _____
Municipal Address (911 number and street/road name): _____	Roll # (if available): _____

CON. I

L. R. S.

SHEET

19



10TH STREET

12TH STREET

ROAD

1905 SHEET



7th AVE

CLINTON ROOF TRUSS (INDUSTRIAL)



VANASTRA
PACKAGING
(INDUSTRIAL)

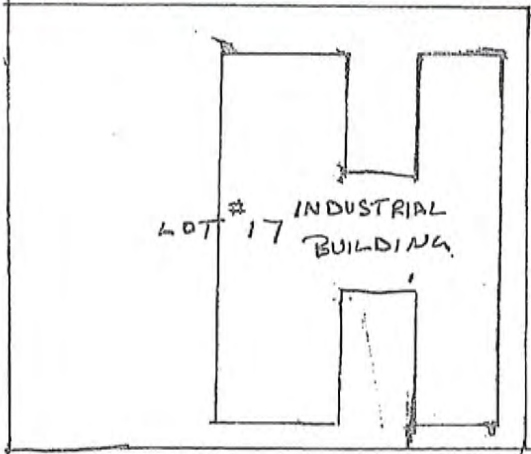
10th STREET 440'

ABRAMSON
BUILDINGS

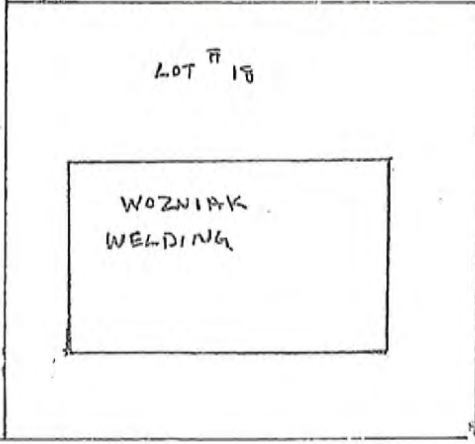
413.63'

LOT LINE

±21'



LOT LINE



5th AVE



PLANNING & DEVELOPMENT

11-16-5

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

Consent Application Report – File C52/19 To Huron East Council

Owner/Applicant: Isabel Martin /Aaron Wozniak	Date: July 24, 2019
Property Address: No municipal address assigned	
Property Description: Plan 133, Lot 8, Tuckersmith Ward, Huron East	

Recommendation: That provisional consent be:

- granted with conditions (attached)
- deferred
- denied (referred to the County Committee of the Whole Day 1 for a decision)

Purpose:

- enlarge abutting lot
- create new lot
- surplus farm dwelling
- right-of-way / easement
- other:

	Area	Official Plan Designation:	Zoning:	Structures:
Severed	6000 square metres (1.45 acres)	Urban	Industrial (IND)	Vacant
Retained	6000 square metres (1.45 acres)	Urban	Industrial (IND)	Vacant

Review: This application:

- Is consistent with the Provincial Policy Statement (s. 3(5) Planning Act);
- Does not require a plan of subdivision for the proper and orderly development of the municipality (s.53(1) Planning Act);
- Conforms with section 51(24) of the Planning Act;
- Conforms with the Huron County Official Plan;
- Conforms with the Huron East Official Plan;
- Complies with the Huron East Zoning By-law (or will comply subject to a standard condition of rezoning or minor variance);
- Has been recommended for approval by the local municipality; and
- Has no unresolved objections/concerns raised (to date) from agencies or the public.
 (Applications that do not meet all of the foregoing criteria will be referred to the County Committee of the Whole Day 1 for a decision)

Agency / Other Comments:

	Not Received	No Concerns	See Conditions / Comment
Neighbours	<input checked="" type="checkbox"/>		
Huron East staff		<input checked="" type="checkbox"/>	

Additional Comments:

- The severed parcel is an industrial, infill lot which has frontage on 7th Avenue and 10th Street in Vanastra.

- The proposed lot meets the requirements of the Huron East Zoning By-law in terms of frontage, depth and overall size and is reflective of the size and orientation of abutting lots. The proposed lot maintains the character of the established area.
- The municipal sanitary sewer runs east-west along the southern boundary of the subject property, within an easement. The easement, which measures 12 metres in width, will be registered on the titles of both properties as a condition of consent.

Figure 1: Aerial Photo of Subject Property (severed parcel in yellow, retained in red)



Figure 2: Site Sketch with Easement identified (sanitary sewer)

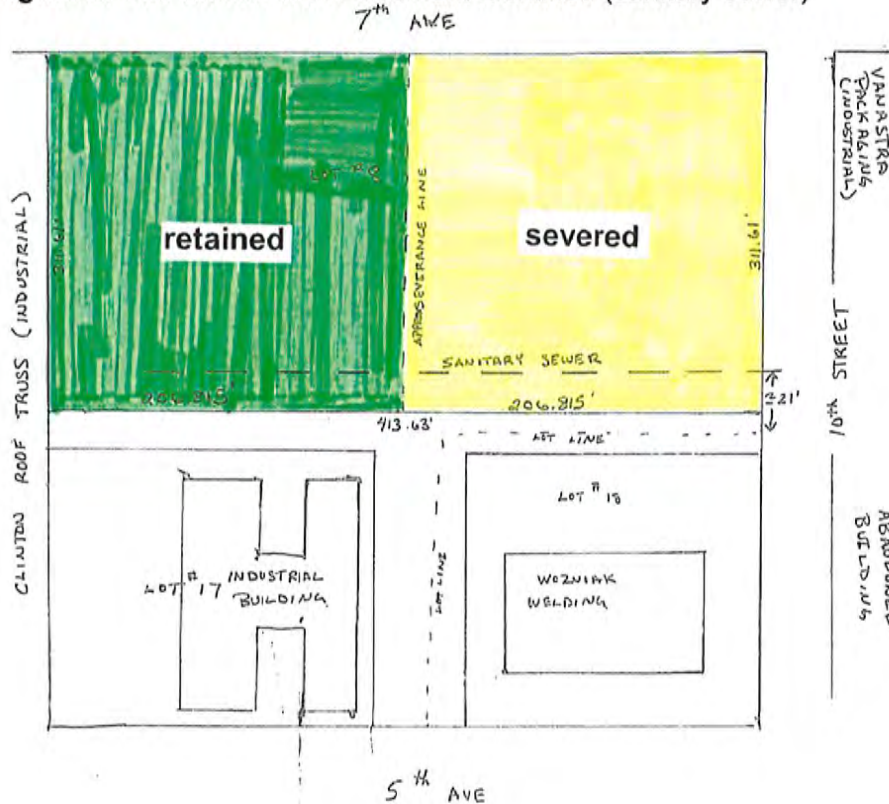


Figure 3: Photograph of Subject Property (looking south from north property line)



Recommended Conditions (denoted by ✓)

Expiry Period

- ✓ Conditions imposed must be met within one year of the date of notice of decision, as required by Section 53(41) of the Planning Act, RSO 1990, as amended. If conditions are not fulfilled as prescribed within one year, the application shall be deemed to be refused. Provided the conditions are fulfilled within one year, the application is valid for two years from the date of the notice of decision.

Municipal Requirements

- ✓ All municipal requirements be met to the satisfaction of the municipality including servicing connections if required, cash-in-lieu of park dedication, property maintenance, compliance with zoning by-law provisions for structures, compliance with Section 65 of the Drainage Act and any related requirements, financial or otherwise.
- ✓ The severed parcel be numbered and addressed for 911 purposes to the satisfaction of the municipality.
- ✓ The sum of \$500.00 to be paid to the municipality as cash-in-lieu of parkland.

Survey / Reference Plan

- ✓ Provide to the satisfaction of the County and the Municipality:
 - a) a survey showing the lot lines of the severed parcel and the location of any buildings thereon, and
 - b) a reference plan based on the approved survey.

Other

- ✓ That the existing easement be registered on the title of the severed.

Sincerely,

'Original signed by'

Denise Van Amersfoort, Senior Planner

Site Inspection: July 22, 2019

11-16-6



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

AMENDED - NOTICE OF AN APPLICATION FOR CONSENT FOR SEVERANCE

DATE: July 31, 2019

File # C 53-2019

TO:

- Owner/Applicant – Rebecca & Chris Evangelho / Sue Nichols
- Clerk- Township of Howick
- Abutting Municipality with 1 km of subject property – Huron East
- Huron County Public Works
- Huron County Health Unit
- Maitland Valley Conservation Authority
- Jenn Burns, Planner, Huron County Planning Department

Enclosed is a copy of an **amended** application for Consent for your review and comments to the Huron County Planning & Development Department. **The severed lands have shifted to the east to provide an entrance to the retained lands.**

LOCATION OF PROPERTY

Municipality: Howick

Lot: Part Lot 18, Concession C

Address: 43342 Amberley Road

Owner: Rebecca & Chris Evangelho Applicant: Sue Nichols

PURPOSE AND EFFECT

The purpose and effect of this application is for the creation of a new lot under the surplus farm residence policies. The land to be severed is approximately 2 acres (0.81 ha) and contains a house. The vacant agricultural land to be retained is approximately 48 acres (19.42 ha).

LAST DAY FOR RECEIVING COMMENTS

We would appreciate your comments by **August 14, 2019** as to whether or not your department or agency has any comments to this severance and whether or not any conditions should be imposed. All comments should be addressed to the Attention of Lisa Finch, Land Division Administrator at the following by e-mail address lfinch@huroncounty.ca or by regular mail to the address above and to the Attention of Lisa Finch, Land Division Administrator. We will assume you have no objections to the application if no comments are received by the time specified. If this does not provide you with sufficient opportunity to consider the application, please advise.

DECISION AND APPEAL

If you wish to be notified of the decision in respect to the proposed consent, you must make a written request to the Huron County Planning & Development Department c/o Ms. Lisa Finch, Land Division Administrator, Huron County Consent Granting Authority at 57 Napier Street, 2nd Floor, Goderich, Ontario, N7A 1W2.

"Planning with the community for a healthy, viable and sustainable future."



Ontario's West Coast

APPLICATION FOR CONSENT



For office use only Received <u>July 15, 2019</u> Considered Complete <u>July 22, 2019</u>	File # <u>C 53119</u>
--	-----------------------

* AMENDED JULY 30, 2019 *

1. PRE-SUBMISSION CONSULTATION

Applicants are strongly encouraged to contact the County and speak/meet with the Planner assigned to the Municipality before submitting an application..

Date of Applicant's consultation meeting with County Planner assigned to Municipality: July 12/19

2. APPLICATION INFORMATION

<p>Name of Applicant <u>Dave Nichols</u> <u>Sue</u></p> <p>Contact Information Address: <u>43195 Amberley Rd</u> Town: <u>Wroxeter ON</u> Postal Code: <u>N0G 2X0</u> Home Phone: _____ Cell: _____ Work: _____ Fax: _____ Email: <u>dave@djsfurniture.ca</u></p>	<p>Name of Owner <u>Rebecca + Chris Evangelho</u></p> <p><input type="checkbox"/> Check box if same as Applicant</p> <p>Contact Information Address: <u>43342 Amberley Rd</u> Town: <u>Wroxeter</u> Postal Code: <u>N0G 2X0</u> Home Phone: _____ Cell: <u>5-492-1108</u> Work: _____ Fax: _____ Email: <u>rebecca5194921103@gmail.com</u></p>
--	--

Solicitor name (if known) Monteith Ritsma Phillips.

Address: _____

Tel: 5192913420 Email: _____

Correspondence to be sent to: all parties, or applicant, and/or owner

3. LOCATION OF THE SUBJECT PROPERTY - SEVERED & RETAINED (Complete applicable lines)

Municipality: <u>Hawick</u>	Concession: <u>C</u>
Ward: _____	Lot Number(s) <u>Pt Lot 18</u>
Registered Plan: _____	Lot(s) Block(s): _____
Reference Plan: _____	Part Number(s) _____
Municipal Address (911 number and street/road name): <u>43342 Amberley Rd.</u>	Roll # (if available): <u>404600210000400</u>

APPLICATION FOR CONSENT

- a) Are there any right-of-way easements or restrictive covenants affecting the severed or retained land?
 Yes No
- b) If **Yes**, describe the location of the right-of-way or easement or covenant and its effect:

- c) Is any of the severed or retained land in Wellhead Protection Area A, B or C? Yes No Unknown
 If **Yes**, please obtain a Restricted Land Use Permit from the Risk Management Official.
 If **Unknown**, please consult with your Municipal Planner and obtain a Restricted Land Use Permit if necessary.
- d) Is the subject property systematically tiled? If **Yes**, please submit tile maps with your application.
 Yes No

4. PURPOSE OF THE APPLICATION

Type of proposed transaction:

Transfer: <input checked="" type="checkbox"/> Creation of a new lot <input type="checkbox"/> Addition to lot <input type="checkbox"/> An easement <input type="checkbox"/> Other purpose (please specify): _____	Other: <input type="checkbox"/> Charge <input type="checkbox"/> Lease <input type="checkbox"/> Correction of title
---	--

Briefly, describe the proposed transaction:

Surplus Farmhouse Severance

Name(s) of person(s), if known, to which land or interest in land is to be transferred, leased or charged:

House - TBD. Field - Sue + Dave Nichols.

If a surplus severance, provide legal description and locations of other farm holdings of owner/purchaser:

43195 Amberley Rd.

If creating a lot addition, identify the lands to which parcel will be added.

Municipality: _____	Concession: _____
Ward: _____	Lot Number(s): _____
Registered Plan: _____	Lot(s) Block(s): _____
Reference Plan: _____	Part Number(s): _____
Municipal Address (911 number and street/road name): _____	Roll # (if available): _____

APPLICATION FOR CONSENT

5. DESCRIPTION OF SUBJECT LAND

a) Description land intended to be severed:

Frontage: ~~20~~⁷⁰ m +/-

Depth: ~~100~~¹¹⁰ m +/-

Area: 2 acres +/-

Existing Use(s): Residential/Ag.

Proposed Use(s): Residential

Existing Building(s) or Structure(s)

House

b) Type of access:

(Check appropriate box)

- existing building(s) or structure(s)
- provincial highway
- county road
- municipal road, maintained all year
- municipal road, seasonally maintained
- other

c) Type of water supply proposed:

(check appropriate box)

- publicly owned and operated piped water system
- privately owned and operated individual well
 - dug
 - drilled
- privately owned and operated communal well
- lake or other water body
- other means (please specify)

d) Type of sewage disposal proposed:

(check appropriate box)

- publicly owned & operated sanitary sewage system
- privately owned & operated individual septic tank
- privately owned & operated communal septic system
- privy
- other means (please specify)

a) Description land intended to be retained:

Frontage: 120 m +/-

Depth: 1000 m +/-

Area: 48 acres +/-

Existing Use(s): Agriculture

Proposed Use(s): Agriculture

Existing Building(s) or Structure(s)

None.

b) Type of access:

(Check appropriate box)

- existing building(s) or structure(s)
- provincial highway
- county road
- municipal road, maintained all year
- municipal road, seasonally maintained
- other

c) Type of water supply proposed:

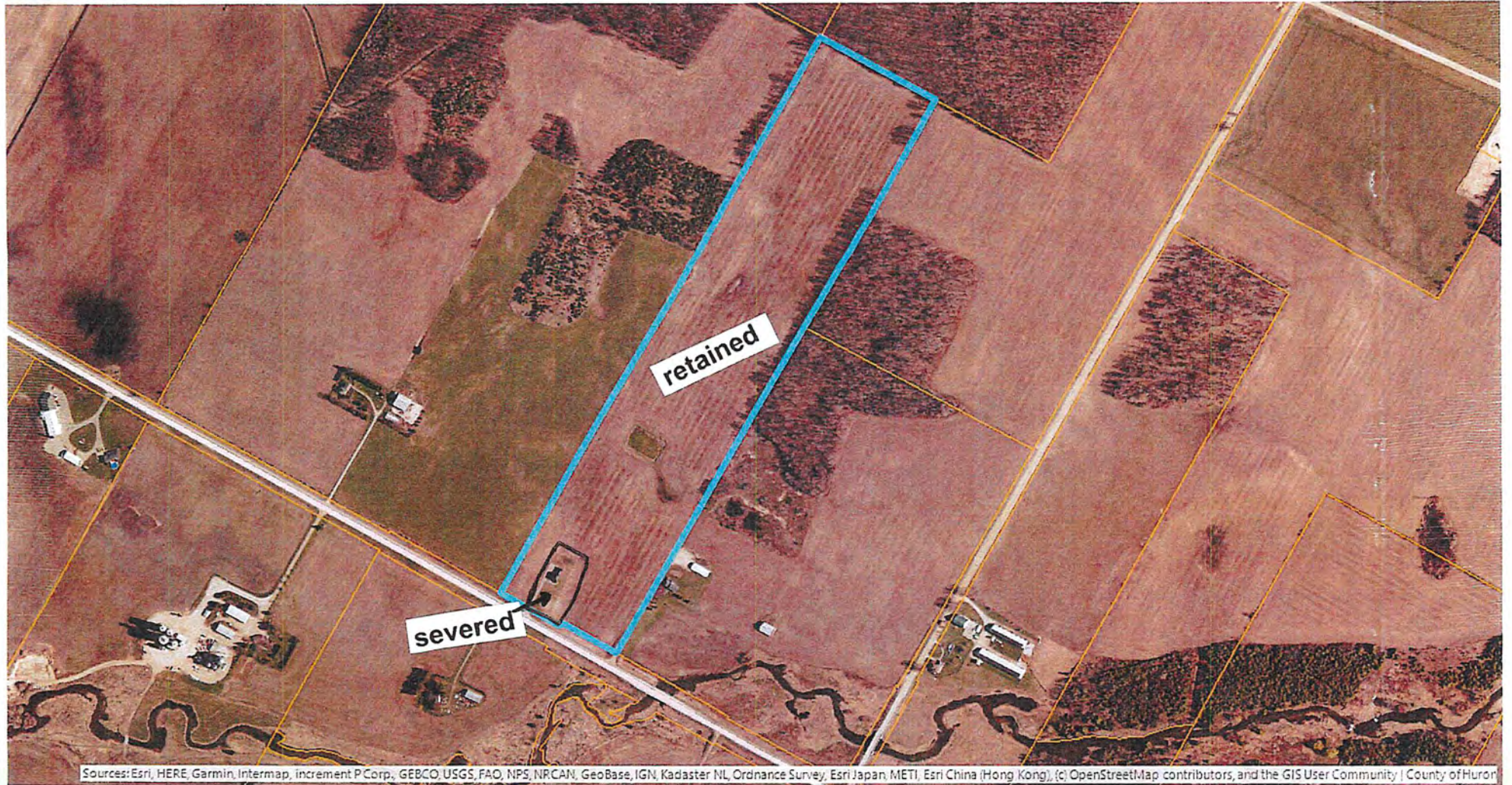
(check appropriate box)

- publicly owned and operated piped water system
 - privately owned and operated individual well
 - dug
 - drilled
 - privately owned and operated communal well
 - lake or other water body
 - other means (please specify)
- N/A

d) Type of sewage disposal proposed:

(check appropriate box)

- publicly owned & operated sanitary sewage system
 - privately owned & operated individual septic tank
 - privately owned & operated communal septic system
 - privy
 - other means (please specify)
- N/A



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community | County of Huron

11-16-7



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

NOTICE OF AN APPLICATION FOR CONSENT FOR SEVERANCE

DATE: July 29, 2019

File # C56-2019

TO:

- Owner: Frederick & Alice Mulder Applicant: Keith & Margaret Lyddiatt
- Chandra Alexander, Clerk - Municipality of Bluewater
- Arlene Parker, Planning Coordinator - Municipality of Bluewater
- Municipality of Huron East abutting within 1 km of subject property
- Ministry of Transportation London
- Goderich Exeter Railway c/o Genesee Wyoming Canada Inc.
- Ausable Bayfield Conservation Authority
- Craig Metzger, Senior Planner, Huron County Planning Department

Enclosed is a copy of an application for Consent for your review and comments to the Huron County Planning & Development Department.

LOCATION OF PROPERTY

Municipality: Bluewater	Part Lot 19, Concession 1, Stanley Ward
Owner: Frederick & Alice Mulder	Applicant: Keith & Margaret Lyddiatt
Solicitor: John McKercher	

PURPOSE AND EFFECT

The purpose and effect of this application is for an addition to a lot. The proposed vacant land to be severed is approximately 1.6 ha (3.9 acres). The vacant agricultural retained land is approximately 19 ha (46.95 acres). It is proposed to merge the severed lands with the abutting lands owned by Keith & Margaret Lyddiatt being Part Lot 19, Concession 1, Part 1 Plan 22R191 and Part 1 Plan 22R1742, Stanley, Municipality of Bluewater (76063 London Road, Brucefield).

LAST DAY FOR RECEIVING COMMENTS

We would appreciate your comments by **August 12, 2019** as to whether or not your department or agency has any comments to this severance and whether or not any conditions should be imposed. All comments should be addressed to the Attention of Lisa Finch, Land Division Administrator at the following by e-mail address lfinch@huroncounty.ca or by regular mail to the address above and to the Attention of Lisa Finch, Land Division Administrator. We will assume you have no objections to the application if no comments are received by the time specified. If this does not provide you with sufficient opportunity to consider the application, please advise.

DECISION AND APPEAL

If you wish to be notified of the decision in respect to the proposed consent, you must make a written request to the Huron County Planning & Development Department c/o Ms. Lisa Finch, Land Division

"Planning with the community for a healthy, viable and sustainable future."



APPLICATION FOR CONSENT



For office use only Received <u>JULY 25, 20 19</u> Considered Complete <u>JULY 29, 20 19</u>	File # <u>C56/19</u>
--	----------------------

1. PRE-SUBMISSION CONSULTATION

Applicants are strongly encouraged to contact the County and speak/meet with the Planner assigned to the Municipality before submitting an application..

Date of Applicant's consultation meeting with County Planner assigned to Municipality: May 21, 2019

2. APPLICATION INFORMATION

<p>Name of Applicant <u>Keith Lyddiatt + Margaret Lyddiatt</u></p> <p>Contact Information Address: <u>76063 London Rd, RR1</u> Town: <u>Brucefield</u> Postal Code: <u>N0M 1J0</u> Home Phone: <u>(519) 233-9122</u> Cell: _____ Work: _____ Fax: _____ Email: <u>lyddiatt@tco.on.ca</u></p>	<p>Name of Owner <u>Frederick Mulder + Alice Mulder</u></p> <p><input type="checkbox"/> Check box if same as Applicant</p> <p>Contact Information Address: <u>40261 Roman Road</u> Town: <u>Brucefield</u> Postal Code: <u>N0M 1J0</u> Home Phone: <u>(519) 233-7424</u> Cell: <u>(519) 525-6349</u> Work: _____ Fax: _____ Email: _____</p>
--	--

Solicitor name (if known) John McKercher

Address: 77 Main St. South, Seaford, Ont.

Tel: (519) 527-0850 Email: jmckercher@devereauxmurray.ca

Correspondence to be sent to: all parties, or applicant, and/or owner

3. LOCATION OF THE SUBJECT PROPERTY—SEVERED & RETAINED (Complete applicable lines)

Municipality: <u>Bluewater</u>	Concession: <u>1</u>
Ward: <u>Stanley</u>	Lot Number(s): <u>19</u>
Registered Plan: _____	Lot(s) Block(s): _____
Reference Plan: _____	Part Number(s): _____
Municipal Address (911 number and street/road name): _____	Roll # (if available): <u>4020190001081010000</u>

APPLICATION FOR CONSENT

- a) Are there any right-of-way easements or restrictive covenants affecting the severed or retained land?
 Yes No
- b) If Yes, describe the location of the right-of-way or easement or covenant and its effect:

- c) Is any of the severed or retained land in Wellhead Protection Area A, B or C? Yes No Unknown
 If Yes, please obtain a Restricted Land Use Permit from the Risk Management Official.
 If Unknown, please consult with your Municipal Planner and obtain a Restricted Land Use Permit if necessary.
- d) Is the subject property systematically tiled? If Yes, please submit tile maps with your application.
 Yes No *but no systematic tiling in area to be severed*

4. PURPOSE OF THE APPLICATION

Type of proposed transaction:

Transfer:	Other:
<input type="checkbox"/> Creation of a new lot	<input type="checkbox"/> Charge
<input checked="" type="checkbox"/> Addition to lot	<input type="checkbox"/> Lease
<input type="checkbox"/> An easement	<input type="checkbox"/> Correction of title
<input type="checkbox"/> Other purpose (please specify): _____	

Briefly, describe the proposed transaction:

Severance of land which is too small for modern farm equipment +

addition to adjacent lands

Name(s) of person(s), if known, to which land or interest in land is to be transferred, leased or charged:

Graham Keith Lyddiatt + Margaret Elizabeth Lyddiatt

If a surplus severance, provide legal description and locations of other farm holdings of owner/purchaser:

If creating a lot addition, identify the lands to which parcel will be added.

Municipality: <u>Bluewater</u>	Concession: <u>1</u>
Ward: <u>Stanley</u>	Lot Number(s): <u>19</u>
Registered Plan: _____	Lot(s) Block(s): _____
Reference Plan: <u>Plan 22R191 + Plan 22R1742</u>	Part Number(s): <u>1 (both plans)</u>
Municipal Address (911 number and street/road name): <u>76063 London Road, Brucefield, Ont.</u>	Roll # (if available): <u>4020190001000000</u>

APPLICATION FOR CONSENT

5. DESCRIPTION OF SUBJECT LAND

a) Description land intended to be severed:

Frontage: 63.5 m

Depth: 121.9 m

Area: 1.6 ha.

Existing Use(s): Agriculture

Proposed Use(s): Residential

Existing Building(s) or Structure(s)
None

b) Type of access:

(Check appropriate box)

- existing building(s) or structure(s)
- provincial highway
- county road
- municipal road, maintained all year
- municipal road, seasonally maintained
- other

c) Type of water supply proposed:

(check appropriate box)

- publicly owned and operated piped water system
- privately owned and operated individual well
 - dug
 - drilled
- privately owned and operated communal well
- lake or other water body
- other means (please specify)

none

d) Type of sewage disposal proposed:

(check appropriate box)

- publicly owned & operated sanitary sewage system
- privately owned & operated individual septic tank
- privately owned & operated communal septic system
- privy
- other means (please specify)

none

a) Description land intended to be retained:

Frontage: 230 m

Depth: 522 m

Area: 119 hectares

Existing Use(s): Agriculture

Proposed Use(s): Agriculture

Existing Building(s) or Structure(s)
None

b) Type of access:

(Check appropriate box)

- existing building(s) or structure(s)
- provincial highway
- county road
- municipal road, maintained all year
- municipal road, seasonally maintained
- other

c) Type of water supply proposed:

(check appropriate box)

- publicly owned and operated piped water system
- privately owned and operated individual well
 - dug
 - drilled
- privately owned and operated communal well
- lake or other water body
- other means (please specify)

none

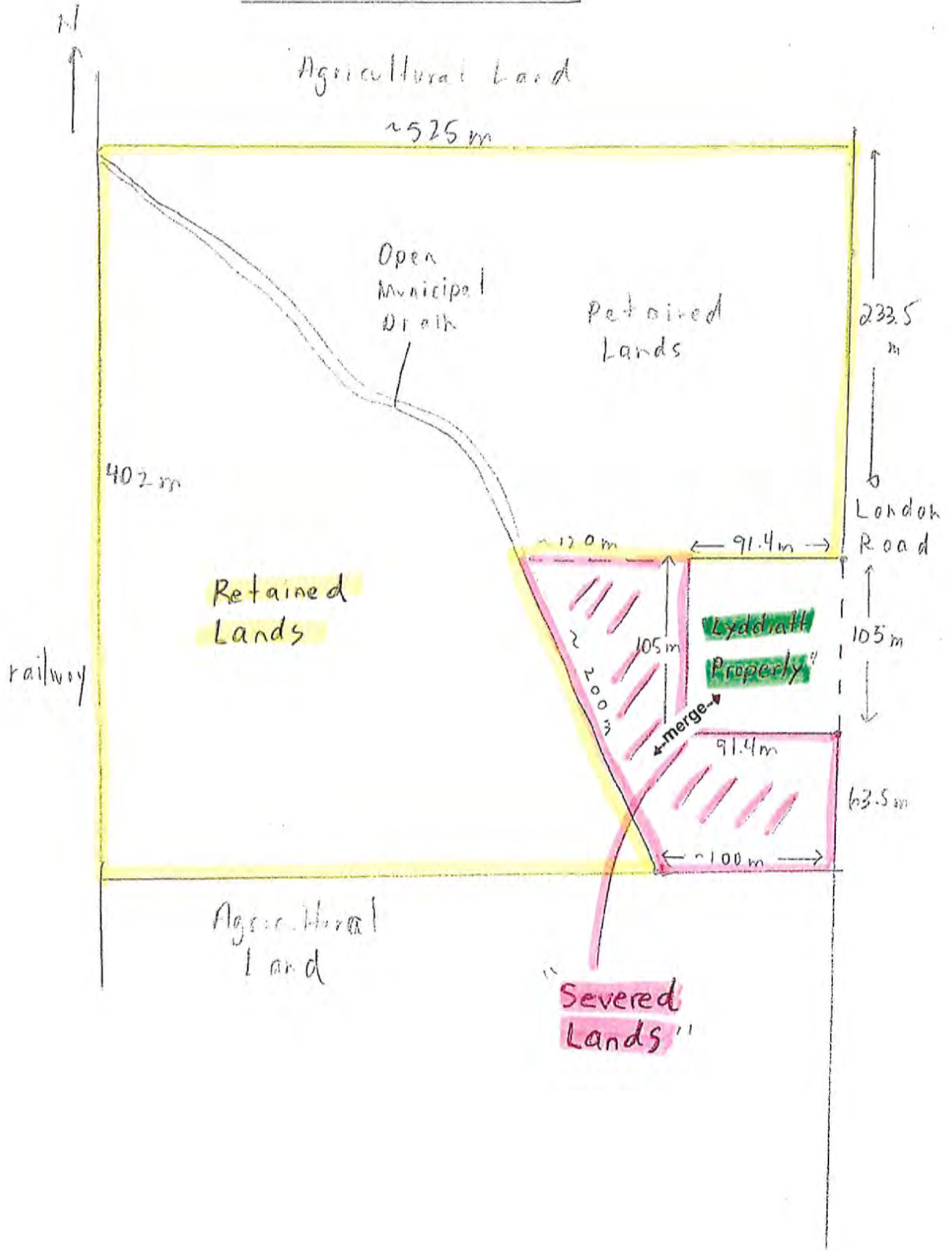
d) Type of sewage disposal proposed:

(check appropriate box)

- publicly owned & operated sanitary sewage system
- privately owned & operated individual septic tank
- privately owned & operated communal septic system
- privy
- other means (please specify)

none

Overall Parcel

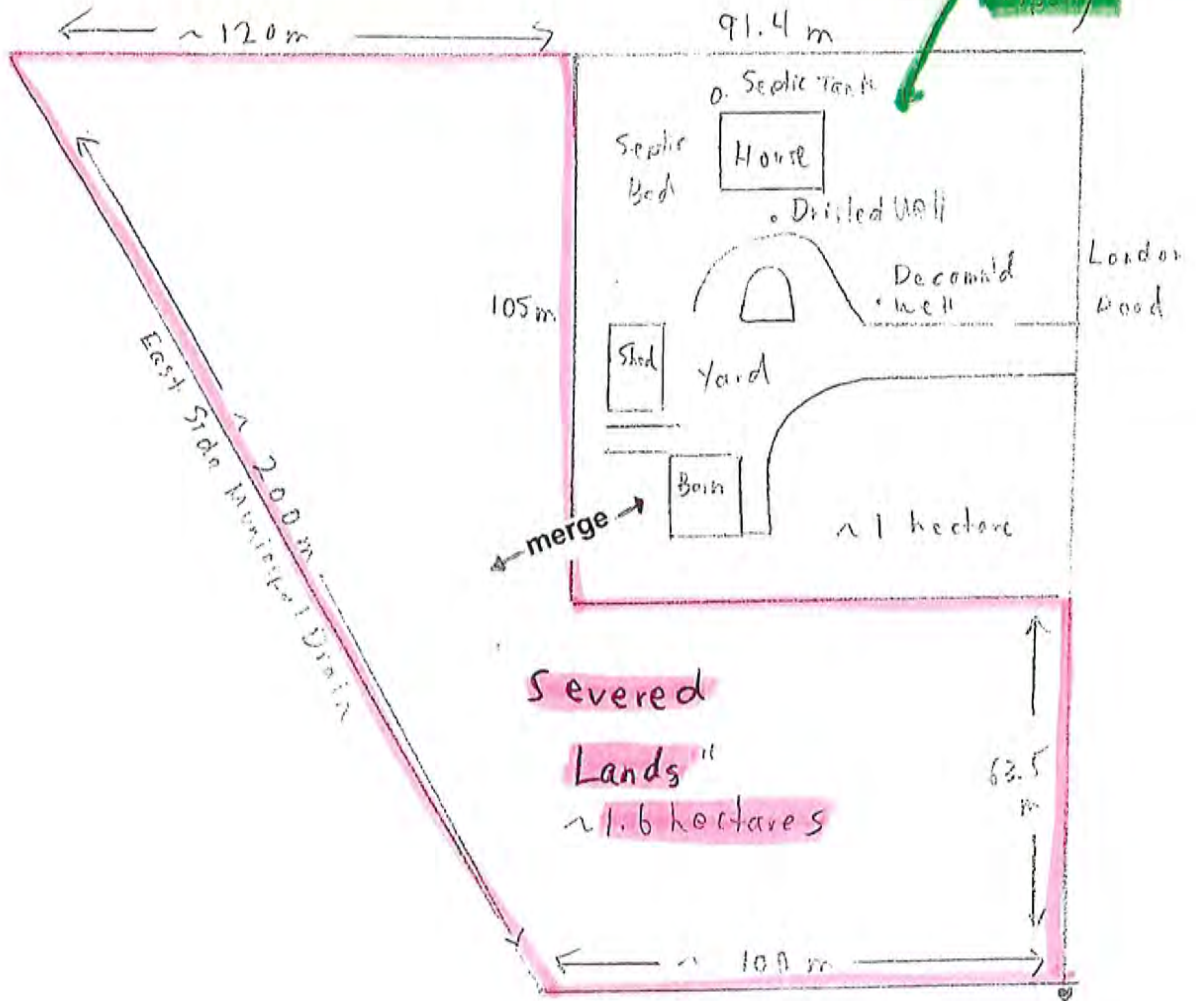


Severed Lands I

"Lyddin Property"



"Lyddin Property"
"Lyddin Property"



Consent Memorandum

This application is for the severance of a 1.6 hectare parcel from a 20.6 hectare parcel to be merged with abutting lands that is 1 hectare in size, which will result in a 2.6 hectare parcel.

The retained parcel will be 19 hectares in size.

There are no buildings on the severed parcel.

There are no buildings on the retained parcel.

On the property that is being merged (the "Lyddiatt Property") with the severed parcel there is a house, shed and barn (used for storage only).

The "Lyddiatt Property" was created in two different deeds/ transfers:

1. One in 1974 that did not have a severance consent attached (it was the retained parcel of a severance); and
2. One in 1984 which did have a severance consent attached – however the consent provided that section 49(3) of the Planning Act did apply to subsequent transfers, and therefore it merged on title with the original parcel.

Therefore, the consent should provide that section 50(3) of the Planning Act should apply to future transfers of the newly severed parcel so that it will merge with the "Lyddiatt Property".

The parcel to be severed is between the "Lyddiatt Property" and a municipal drain and is inconvenient to access with modern farm equipment. There is no tile drainage on the severed parcel.

Included with this application is:

1. Parcel Register for the overall parcel
2. Parcel Register for "Lyddiatt Property", showing it to be owned by Graham Keith Lyddiatt and Margaret Elizabeth Lyddiatt.
3. Reference Plans for the "Lyddiatt Property".

11-16-8

MUNICIPALITY OF HURON EAST

August 6th, 2019

MOTION

Moved by

Seconded by

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 the proposed zoning By-law 52-2019;

AND WHEREAS no public comments were received on this application;

AND WHEREAS agency comments were received from the Ausable Bayfield Conservation Authority advising that floodway policies are not supportive of additional development but not withstanding that the ABCA Board of Directors has approved the application, subject to changes in the provisions of the FW-3 zone;

AND WHEREAS agency comments were received from the Huron County Planning and Development Department advising that the Huron East Plan does not support additional development within the Silver Creek Flood Plain and recommended the establishment of an accessory building in the floodway be denied;

AND WHEREAS comments were thoroughly considered but the effect did not influence the decision of Council to approve the application as amended with changes to the FW-3 provisions;

NOW THEREFORE, pursuant to Section 34(18) of the Planning Act, 1990, Council acknowledges the July 12th, 2019 Planning Report but recommends By-Law 52-2019 for approval.

MUNICIPALITY OF HURON EAST

August 6th, 2019

MOTION

Moved by

Seconded by

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 the proposed zoning By-law 54-2019;

AND WHEREAS no public comments were received on this application;

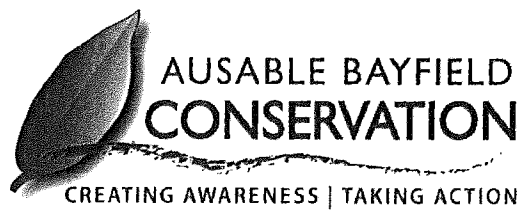
AND WHEREAS agency comments were received from the Ausable Bayfield Conservation Authority advising the ABCA requests corrections to the mapping to reflect floodplain limits and that the ABCA does not support a permanent rezoning of the property to permit a home industry;

AND WHEREAS agency comments were received from the Ministry of Transportation indicating they are not supportive of the rezoning to permit a home industry because of concerns with the entrance being in close proximity to an intersection;

AND WHEREAS comments were thoroughly considered but the effect did not influence the decision of Council to approve the application as amended;

NOW THEREFORE, pursuant to Section 34(18) of the Planning Act, 1990, Council acknowledges the July 12th, 2019 Planning Report and recommends By-Law 54-2019 for approval.

13-16-2



July 20, 2018

Brad Knight, CAO/Clerk
 Municipality of Huron East
 72 Main St, Box 610
 Seaforth, ON N0K 1W0

Re: ABCA Five Year Forecast

Adelaide Metcalfe At the July 18, 2019 Ausable Bayfield Conservation Authority (ABCA) Board of Directors meeting, the Board approved the attached 2020 - 2024 Five Year Forecast. The Board asked that the Forecast be sent to our member municipalities for information purposes. Each year ABCA staff put together a list of projects that are needed or could be done over the next five years.

Bluewater

Central Huron In preparing the forecast, we ensure the general operations and projects are in line with *The Path Travelled: Watershed Management Strategy (2015)* and consistent with our Mission and Vision as presented in *The Path Forward: Your Community Conservation Strategy (2011)* for the Ausable Bayfield watersheds.

Huron East

Lambton Shores **Mission** – *Protect, improve, conserve, and restore the watershed in partnership with our community.*
Vision – *Healthy watersheds where our needs and the needs of the natural environment are in balance.*

Lucan Biddulph While the 2020 forecast may not be identical to what you will see in the proposed 2020 budget later this year, it will be used as a benchmark for initial preparations. The Forecast indicates a proposed 4.03% increase in the General Levy over the next five years and a 2.31% decrease on the Project Levy. The combined levy increase is forecasted at 3.61% on average over the next five years.

Middlesex Centre Enclosed are the following schedules:

North Middlesex

- Schedule 1 Combined Levy
- Schedule 2 General Levy Summary by Department Groupings
- Schedule 3 Summary of Project Levy Ongoing and Phased
- Schedule 4 Summary of New Projects
- Schedule 5 Summary of \$'s to Reserves and Capital Expenditures
- Schedule 6 Summary of \$'s from Reserves
- Schedule 7 Proposed Five Year Forecast 2020 – 2024 Consolidated

Perth South

South Huron

Warwick

West Perth Should you have any questions regarding the components of the ABCA Five Year Forecast, please contact the undersigned.

Yours truly,

AUSABLE BAYFIELD CONSERVATION AUTHORITY

Brian Horner, CPA, CA
 General Manager/Secretary-Treasurer

Encl.
 cc: ABCA Director



**MINUTES
VANASTRA RECREATION CENTRE / DAY CARE
COMMITTEE MEETING
MONDAY, JULY 15th, 2019 at 6:00 pm**

Members Present: Huron East Councillor Brenda Dalton
Janet Boot, Becky Kyle, Scott Townsend and Mark Stone

Members Absent: nil

Staff Present: VRC Manager, Lissa Berard
Secretary, Janice Andrews

1. CALL TO ORDER

Chair Janet Boot called the meeting to order at 6:00 p.m.

2. CONFIRMATION OF THE AGENDA

Moved by Brenda Dalton and seconded by Scott Townsend:

That the Agenda for the regular meeting dated July 15th, 2019 be adopted as circulated.
Carried.

3. DECLARATION OF PECUNIARY INTERESTS AND GENERAL NATURE THEREOF

4. DELEGATIONS

5. MEETING MINUTES

Moved by Becky Kyle and seconded by Mark Stone:

That the following meeting minutes be approved as circulated.

- i) Regular Meeting – June 17th, 2019

Carried.

6. BUSINESS ARISING FROM THE MINUTES

7. REPORTS & RECOMMENDATIONS

Facility Managers Report

Building Maintenance

At the June meeting Committee members had requested a breakdown of the building maintenance account as it is expected to go over the budget of \$19,500 for 2019. The June 30th, 2019 year-to-date for this account is \$19,759. The Facility Manager provided a breakdown of all budgeted building repair and maintenance items for 2019, items that had been deferred to the 2020 budget and non-budgeted items for 2019. Committee members were advised that the following non-budgeted items have impacted the account substantially:

→ emergency exit door break open bar repair	\$ 960
→ replacement of gym doors	\$1,213
→ mixing valve (push control showers)	\$3,266
→ replace kitchen facet	\$ 440
→ leaking pipe	<u>\$ 787</u>
	\$6,666

The Manager advised that all building and maintenance items that were budgeted for 2019 have either been completed or deferred and hopefully there will be savings in other accounts that will help to offset this account.

Summer Programs

The Facility Manager advised that both pool and day camp are running well. It was noted enrollment is slightly lower but expected to pick up.

Moved by Mark Stone and seconded by Becky Kyle:
That the Managers Report for July 2019 be approved as presented. Carried.

Financial Statements

Committee members were provided with a Year-to-Date Financial Statement for the period ending June 30th, 2019. The Facility Manager advised the budget is forecasting well except for building maintenance noting it will be September before all day camp revenues and the County of Huron subsidies will be received.

Moved by Scott Townsend and seconded by Brenda Dalton:
That the Vanastra Recreation Centre/Day Care Committee receive the Year-to-Date Financial Statements for the period ending June 30th, 2019.
Carried.

8. CORRESPONDENCE

9. UNFINISHED BUSINESS

Strategic Business Plan Conclusion/Reporting

The Facility Manger advised she has contacted Kelly Buchanan of the Huron Community Family Health Team regarding a presentation to the doctors of the Family Health Team and is waiting for a response.

Day Care – Front Activity Room

The Facility Manager advised the bicycle rims and lamp have been removed from the ceiling in the front activity room. Chair Janet Boot noted the improvements and was pleased with the condition of the room. Prior to adjournment, Committee members toured the entire day care areas of the facility.

10. OTHER BUSINESS

11. CLOSED SESSION AND REPORTING OUT

12. MEETING DATES

Upcoming meetings for the Committee are scheduled for August 28th and October 7th, 2019.

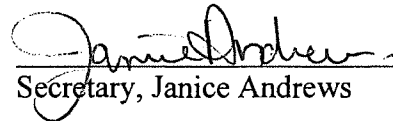
13. **ADJOURNMENT**

The time now being 7:45 p.m.

Moved by Brenda Dalton and seconded by Mark Stone:

That the meeting now adjourn until Wednesday, August 28th, 2019 at 6:00 p.m. Carried.

Chair, Janet Boot



Secretary, Janice Andrews

**MUNICIPALITY OF HURON EAST
PERSONNEL COMMITTEE MEETING
Huron East Council Chambers
Thursday, July 18th, 2019, 7:00 p.m.**

Members Present: Mayor Bernie MacLellan, Councillors Alvin McLellan, Dianne Diehl, Ray Chartrand and John Lowe

Members Absent: Nil

Staff Present: Brad Knight, CAO/Clerk
Tricia Thompson, A/P Clerk/Receptionist

Others Present: Deputy-Mayor Bob Fisher

Chair Ray Chartrand called the meeting to order at 7:00 p.m.

1. Adopt Agenda

Moved by Alvin McLellan and seconded by Dianne Diehl that the agenda be adopted as circulated. **Carried.**

2. Declaration of pecuniary interests and general nature thereof

There were no declarations of pecuniary interests

3. Adoption of Meeting Minutes

Moved by John Lowe and seconded by Dianne Diehl that the Personnel Committee meeting minutes of January 7th, 2019 be adopted as circulated. **Carried**

4. Delegation – BMG Facilities Issues

Councillor McLellan noted that he had requested the Personnel Committee meeting to discuss ongoing issues with staff at the BMG Community Centres and to give an opportunity for the Committee to hear the concerns from current chair Melissa Jacklin and past chair Nicole Noble. He noted that as a Committee member he was receiving complaints about the cleanliness of the facilities, staff attitudes and that other Committee members shared similar concerns.

Melissa Jacklin and Nicole Nobel were present to outline their experiences with the Committee and issues they were having.

Melissa Jacklin indicated that she had joined the Committee to participate in the management of the facilities and that she wanted to see changes but has seen little or no improvement. She expressed concerns with the cleanliness and overall maintenance of the facilities. She noted that user groups often felt they were inconveniencing the staff and expressed concerns with the attitudes of the staff.

She advised that at the April committee meeting, the Committee had indicated they would conduct a facilities tour at the following meeting – she noted that when the tour was completed, the pool change rooms were in poor condition, garbage had not been cleaned out from the previous season, etc

She also noted that staff were poorly prepared for Committee meetings and that staff were quick to provide additional comments to both user groups and the Committee that the Committee viewed as not being necessary or very inappropriate to members of the public. She felt that staff, when issues were raised by the Committee, simply used the excuse that “we will try to do better”.

Nicole Nobel indicated that she served as Chair of the BMG Committee for six years and she advised that she had similar concerns to those expressed by Ms. Jacklin. She noted a number of times there were disrespectful comments made by staff regarding the BMG pool, and she noted little or no direct supervision of pool staff or activities at the pool. She also noted that there were several instances of contracts not being entered into for rentals and that some special requests being made by individuals renting the facility had simply been denied without good reason. She also noted that she had expressed concerns on several occasions to the CAO but nothing seemed to change.

Ms. Jacklin and Ms. Noble left the meeting.

5. Updates to Employee Handbook

The CAO reviewed his report on a revised employee handbook. He noted that the Personnel Committee had commenced a review of the handbook in 2015 with goals of updating the provisions in the handbook to be compliant with current terminology and legislation and the Committee had updated and consolidated a significant part of the document. He did not however note that the current document was perhaps not organized in a structured and logical manner for this type of document and that he had requested Ms. Thomson to review the contents and structure of the document.

In addition to updating the language and restructuring the format of the document, Ms. Thompson had drafted 3 additional policies for consideration by the Committee:

- i. Attendance & Absenteeism Policy
- ii. Progressive Discipline Policy
- iii. Substance Use Policy

The 3 additional policies were review in detail with the Committee. Several committee members raised several questions and asked for minor revisions to the policies but the general intent of the policies were unchanged

The balance of the Employee Handbook was reviewed with particular emphasis to changes in wording and terminology throughout the documents. The Committee requested several changes or additional research into some of the provisions of the document.

The CAO requested the Committee to consider adopting the three additional policies into the document and to recommend the updated Handbook to Council for approval. Several

members of the Committee indicated they would like to see the minor amendments incorporated into the document and they would like to have more time to review the consolidated document prior to recommending it to Council

Moved by Bernie MacLellan and seconded by Dianne Diehl that the Personnel Committee approve the addition of an attendance and absenteeism policy, a progressive discipline policy and a substance use policy into the Employee Handbook and that a consolidated copy of the Handbook be brought back to the next Committee meeting for review. **Carried**

6. **Closed Session (Section 239 of the *Municipal Act, 2001*)**

Moved by John Lowe and seconded by Dianne Diehl that pursuant to Section 239 (2) (b) of the Municipal Act that the Personnel Committee go into closed session at 9:10 pm to discuss the following:

- a) 239 (2)(b) – personal matters about an identifiable person (BMG staff) and that the CAO and Deputy Mayor Fisher remain for the Closed Session. **Carried**

Moved by Alvin McLellan and seconded by Dianne Diehl that the Personnel Committee reconvene in open session at 10:10 pm. **Carried**

Chairman Chartrand reported out that the Personnel Committee had discussed in Closed Session, a personnel issue at the BMG Community Centres.

7. **Adjournment**

Moved by Dianne Diehl and seconded by John Lowe that the time now being 10:12 pm that the meeting do not adjourn until the next meeting (tentatively scheduled for September 19th) or at the call of the Chair. **Carried**

Chair, Ray Chartrand

CAO/Clerk, Brad Knight

13-16-5

**MINUTES OF THE
BRUSSELS MORRIS AND GREY BOARD OF RECREATION
MANAGEMENT COMMITTEE MEETING
MONDAY, JULY 8, 2019**

MEMBERS PRESENT: Huron East Melissa Jacklin (Chair)
 John Lowe (Councillor)
 Daniel Fritz
 Rosanne Groves
 Alvin McLellan (Councillor)

STAFF PRESENT: Recreation Facility Manager Abi Corbett
 Secretary Sherrie Oliver

MEMBERS ABSENT Morris-Turnberry Jamie McCallum (Councillor)
 Brad Beuermann (Co-Chair)

OTHERS PRESENT:

Building Committee Members

John Van Vliet
Doug McArter
Chris Blake
Steve Fritz
Brett Fisher

Fundraising Committee Members

Heather Logan
Olivia McArter

CALL TO ORDER

Chair Melissa Jacklin called the meeting to order at 7:35 pm.

DEPUTATION

Members of the Building and Fundraising Committee were present to receive an update and progress report on the status of the building expansion.

- Chair Jacklin reported that the Recreation Board is working towards compiling a programming/business plan for presentation to the Municipalities of Huron East and Morris Turnberry.
- Chair Jacklin also mentioned that a Recreation Director may be required to ensure the best usage of the facility.
- Members of the two sub-committees felt that the Recreation Director was beyond the expansion project and would like the Board to focus on the programming/business plan and getting a meeting with both Councils set up.
- Councillor Lowe reported that the programming survey results have not yet been tallied as the closing date was June 30, 2019. Once the results are tabulated and the Board has had a chance to look them they will be more prepared to work on a programming plan.
- Doug McArter stated that the sub committees want to help and are there for any assistance. He reiterated that the expansion needs to happen in 2020.
- The current time line is – meet with both Councils in fall 2019, obtain an engineer early winter 2019 and have the shovel in the ground spring 2020 (April preferably).
- Brett Fisher indicated he would like to see more ice rented out, i.e. Sundays. Arena Manager Corbett indicated she has tried to sell that ice time but no one is interested. She does have groups interested in times throughout the week but is unable to offer

party plan will not work as volunteers do not have the required safety training. As the BMG is a municipal facility it is imperative that the training required is done for insurance purposes. The ceiling height is approximately 14 feet. Councillor Lowe indicated he would like to speak with CAO Brad Knight and see if something can be worked out.

BMG Pool

The rust in the men's shower at the BMG Pool has not been removed yet. Arena Manager Corbett suggested that the shower unit would need to be replaced. Councillor McLellan suggested removing the rust with steel wool and painting over with a rust covering paint as the wall is painted brick. Door sweeps have been ordered and will be installed before winter as that is when they are most needed as per Arena Manager Corbett. Graffiti at the pool has not been removed. It was suggested that McLean Brothers Concrete be contacted to see if they have any suggestions for something to remove it. Chair Jacklin also suggested contacting a bigger city centre like London to see what they use to remove graffiti. Chair Jacklin also suggested she has been looking into having cement poured under the bleachers to the fence line. This would reduce the unwanted weeds and will look very well kept. Councillor Lowe suggested putting cement parking bumper stops along the first and third baselines to stop clay runoff.

Action Items:

- Remove the rust in the men's washroom – steel wool/rust paint – Arena Manager Corbett
- Cost of cement under bleachers, along first and third base line or parking bumper stops along the baselines - Chair Jacklin
- Look into having graffiti removed – Arena Manager Corbett

CORRESPONDENCE

Canadian Tire Jumpstart Charities

Dan Fritz received an email from the Canadian Tire Jumpstart Charity indicating that the BMG Recreation Board had been unsuccessful in their application for Floorball. The Board agreed to try the application again in 2020 aiming for the earliest submission date. Floorball will still be offered at the arena but participants must have their own equipment. Potentially partner with Minor Hockey in September to offer this.

CAO Report – Dehumidifier Tender for BMGCC

A report was reviewed by the Board outlining the RFP's received for the purchase of two new dehumidifiers. Only one tender was received from CIMCO with a cost of \$67,895 for the 2 dehumidifier units. The tender was approved by Huron East Council at their July 2 meeting. The Board had budgeted \$50,000 for the dehumidifiers, leaving a short fall of \$17,895. The units should qualify for funding for energy efficiencies under the IESO SaveonEnergy Program. CIMCO has indicated that these units usually qualify for incentives of between \$2,500 and \$3,000 per unit. If energy incentives of \$2,500 per unit are received the net cost is reduced to \$63,000. The Board is being asked to defer other 2019 projects to make up the budget shortfall in capital.

- Auditorium floor cleaning/buffing came in over budget and therefore is not happening – savings \$5,000
- Suggested deferring the stage purchase - \$5,000 – Arena Manager Corbett does not wish to do this
- Shortfall of \$8,000 – Arena Manager Corbett is to take a look at the budget and report back to the Board ways of covering the shortfall as she did not have any numbers with her.

FINANCIAL REPORTS**Year to Date Report**

The Board reviewed the year to date (ytd) reports to June 30, 2019. The following items were noted:

- 2019 year to date (ytd) - \$7,502
- 2019 budgeted deficit is \$70,590
- Doors have been received for replacement in the auditorium

UNFINISHED BUSINESS**Leo Club – Fundraising**

The Brussels Leo Club has indicated they are no longer going to be working at revamping the park at the Brussels Pool. They will be working on their project at the Conservation Area. A Brussels resident has decided to take over the project at the Brussels Pool. The Board has not received a letter of request or intention from anyone in relation to changes at the Brussels Pool Park. The Board felt that the Brussels Leo's have done a great job of painting the existing equipment.

There was a disappointing turn out for the Brussels Leo's Much Music Dance Party. As a result the Board passed the following:

MOTION **MOVED BY:** Dan Fritz
 SECONDED BY: Rosanne Groves
 "That the Brussels Morris and Grey Recreation Board agree to not charge the Brussels Leo's for the hall rental on Saturday, July 6, 2019 for their Much Music Dance Party."
CARRIED

Mushball Tournament

A profit of \$3,739.23 was made from the Mushball Tournament held June 21-23, 2019. The tournament ran very smoothly thanks to Dan Fritz and Brad Beuermann. The Board thanked them for all of their hard work. Due to the success of the inaugural tournament it was decided to make this an annual event.

NEW BUSINESS**2019 Christmas Party/New Year's Eve Dance**

The secretary mentioned that it was the BMG Recreation Board to host the Huron East Christmas Party.

Arena Manager Corbett reported that she has had a request to rent the auditorium to hold a buck and doe on New Year's Eve. The Board had planned to host a New Year' Eve dance but agreed to rent the facility that night.

Yard Sale Day

Councillor Lowe asked the Board to consider hosting an indoor yard sale day for the residents of Brussels and area since the original day in May was rained out. Spots would be measured out in the auditorium and on the ice surface. The cost would be \$5.00 a table. The Board agreed, the sale will be held on Saturday, August 10, 2019 beginning at 7:00 am (vendors set up); doors open to the public at 8:00 am until noon.

Action Items

- Create poster to advertise the event – Secretary Oliver
- Create a Facebook event and advertise – Arena Manager Corbett

Ice Rental Meeting with Users

Arena Manager Corbett is to contact current ice user groups and schedule a meeting to discuss ice times. Dan Fritz and Alvin McLellan will attend the meeting as well.

ADJOURNMENT

There being no further business, the meeting adjourned on a motion by Alvin McLellan, seconded by John Lowe at 9:32 pm. The next meeting will be Monday, August 12, 2019 at 7:30 pm or at the call of the chair. CARRIED

Melissa Jacklin, Chair

Sherrie Oliver, Secretary

13-16-6



HURON COUNTY AND THE MUNICIPALITY OF HURON EAST SEAFORTH – PHASE 2



MAIN STREET (CTY RD 12) RECONSTRUCTION PHASE 2 CONSTRUCTION

NOTICE OF PUBLIC INFORMATION CENTRE

THE PROJECT:

Phase 2 - Huron County along with the Municipality of Huron East are partnering to make improvements to Main Street (County Road 12) from Lloyd Eisler to Goderich Street (Hwy #8), refer to the map on the back of this page. The project will be tendered in early 2020, with construction planned to begin in the spring. Due to the extent of work proposed, local detours and large vehicle detours will be established for traffic in and around Seaforth and larger municipal boundary. A description of the planned upgrades is listed below:

PHASE 2 PRIMARY COMPONENTS:

- Installation of watermains and services to individual properties within the construction zone.
- Replacement of the aging storm sewers and structures including storm services (where applicable) within the construction zone.
- Roadway and parking reconstruction, including new roadbase, asphalt and curbing and sidewalks.

PUBLIC INFORMATION CENTRE:

A Public Open House is planned to provide further information to the public and project stakeholders on the planned road upgrades and anticipated construction staging and detours associated with the proposed works for Phase 2. Engineering and design drawings for planned construction activities will be available for viewing at the public information centre open house.

Date:	Wednesday August 21, 2019
Time:	Open House 3:30 p.m. – 5:00 p.m. 7:00 p.m. – 8:30 p.m.
	(Short presentations at 4:00pm and 7:30pm)
Location:	Seaforth and District Community Centre – 122 Duke Street, Seaforth

Representatives from Huron County, The Municipality of Huron East and B.M.Ross and Associates Limited (project designer) will be available at the meeting to answer the public's questions.

Following the Open House, comments are invited from interested members of the public.

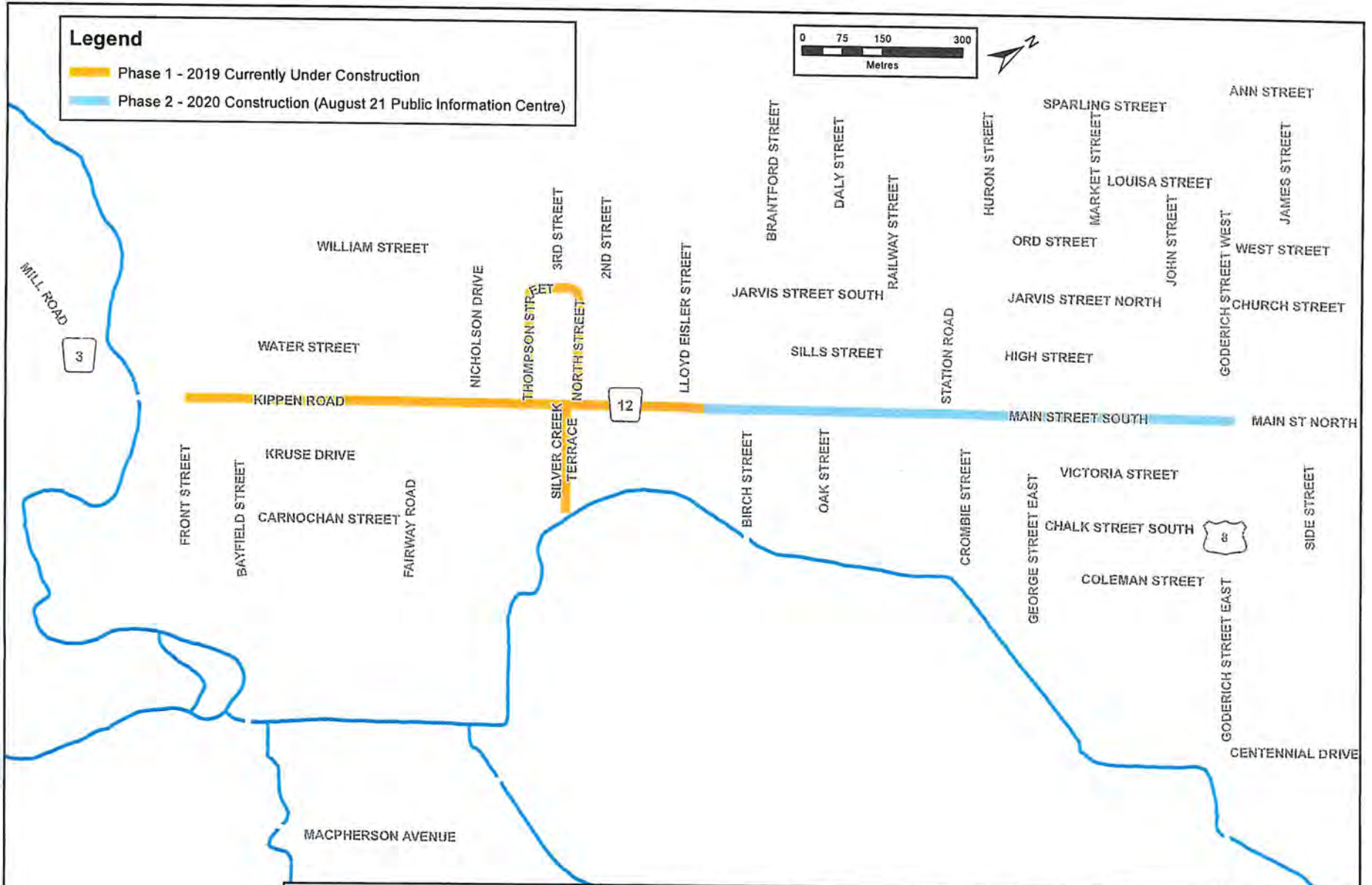
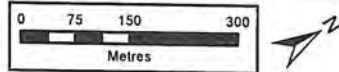
Mike Hausser, P.Eng - Manager of Public Works - Huron County
Email: mhausser@huroncounty.ca
Phone: (519) 524-8394 ext. 3280

Barry Mills, C.Tech - Public Works Manager - Municipality of Huron East
Email: bmills@huroneast.com
Phone: (519) 527-1710 ext. 32

This Notice issued July 31, 2019

Legend

- Phase 1 - 2019 Currently Under Construction
- Phase 2 - 2020 Construction (August 21 Public Information Centre)



HURON COUNTY AND THE MUNICIPALITY OF HURON EAST
 KIPPEN ROAD/MAIN STREET (CTY RD 12)
 RECONSTRUCTION PROJECT PHASING
PHASE LIMITS MAP

DATE JUL. 26, 2019
SCALE 1:10,000

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Coalition for Huron Injury Prevention: CHIP

Minutes for Wednesday, April 10th, 2019 at 7:00 pm

Present: Jamie McCallum (Morris-Turnberry), Chisomo Mchaina (HCHU), Anita Snobelen (ACW), Mike Hausser (Public Works), John Lowe (Huron East), Bob Illman (Howick), Ric McBurney (North Huron), Jamie Stanley (Huron OPP), Sean Wraight (MTO), Alwyn Vanden Berg (Bluewater)

Regrets: Cathie Simpson (West Wawanosh Mutual Insurance Co.)

1. Welcome and call to order by Chisomo Mchaina
2. Introduction of New Members
3. Election of Chair, Vice Chair*
 - Chair – Councillor Jamie McCallum (Morris-Turnberry)
 - Vice Chair – Councillor John Lowe (Huron East)
4. Agenda
 - 4.1. Additions to the Agenda 8.1 MTO “Impaired is Impaired” Resource
 - 4.2. Adoption of the Agenda

Motion to adopt Agenda: Hausser Seconded: Stanley Disposition: Carried

5. Review of Minutes of March 13th, 2019 Meeting
 - 5.1. Additions / Revisions
 - 5.2. Approval of Minutes

Motion to approve Minutes: Lowe Seconded: Illman Disposition: Carried

6. Review of Action Items

6.1. Review ToR

- 6.1.1. Rotating Secretary
- 6.1.2. Voting
- 6.1.3. RSVPing

Motion to approve ToR: Snobelen Seconded: McBurney Disposition: Carried

- 6.2. ATV Map Project (Mchaina)

- 6.2.1. Next Steps

- MAP PRODUCTION ON HOLD - Howick plans to implement a bylaw, but needs County approval to use portion of County road
- Implementation of bylaw to be discussed and voted on at Howick Council meeting on April 16th
- OPP awareness campaign for GART (trail portion of G2G starting at Hwy 21 to Auburn)
- Issues associated with having hard copy map (i.e. bylaw changes) – best to move towards electronic resource
 - GIS app that you can layer ATV bylaw information on
 - Interest groups to potentially take over printing and updating
- **To be discussed at next meeting**

6.2.2. Review FAQs & proofs

- Prioritized FAQs – based on limited space, what are the most important FAQs to include?
 - Helmet Safety (automatically included)
 - Can I travel with passengers (tied for highest priority)
 - Protect the sport: Where to off-road (tied for highest priority)

6.3. Speed Sign

- Question: How much does one of the electronic speed signs cost → \$5000
 - Units are smaller now, but they are heavy
 - They take two people to mount on a substantial post and take special brackets
- County is unable to put the speed signs on lower-tier municipal roads
- Sign up in Fordwich currently → results are not as promising as in Blyth
 - 80% to 78% reduction in those speeding, but average speed did decrease (people are still speeding, but at lower overall speeds)
- re: current speed sign trailer - Originally a great tool for CHIP exposure, but may be time to consider some alternatives
 - There are now other technologies, including discreet models
 - Could municipal PWs be responsible for picking up and dropping off the sign?
 - Attach nominal fee to use of speed sign paid by the municipality
- **Mchaina to contact Cathie Simpson (West Wawanosh Insurance) → insurance quote, other possible options**
- County to provide “once over” → **Hausser to double check sign is in working order**

7. Financial Reports and Updates (Mchaina)

Motion to approve financial report: Snobelen Seconded: Stanley Disposition: Carried

8. New Business

8.1. New MTO “Impaired is Impaired” resource - impaired driving information

- Provides legal information (e.g. fines, penalties, etc.), and FAQs/common myths
- Could accompany the ATV map
- **Review and discuss at next meeting**

8.2. Funding/grant opportunities

- Keep County on the radar for February 2020
- County PW allocated money for PXOs campaign in the past (also something to keep in mind)
- Libro grants – Road Safety work does not really fit into available funding streams

8.2.1. MTO grants (Wraight)

- Road Safety Challenge (RSC) Grant
 - Up to \$2000
 - How the ATV map was produced (the logo is on the resource)
- Road Safety Community Challenge (RSCC) Grant
 - Larger grant, but you have to have matched in-kind dollars
- Grants have been suspended with the change in government → should receive update after the provincial budget is released on April 11th
- **Follow-up next meeting (pending budget information)**

9. Correspondence:

N/A

10. Meeting Summary:

- a) ATV Map and FAQs
- b) Speed Sign
- c) MTO grants and funding alternatives
- d) Quick Quote: “Hopeful for the year ahead”

11. Next meeting: **May 8, 2019 at 9:30 am**

12. Motion to Adjourn: Snobelen Seconded: Wraight Disposition: Carried

Future meeting dates: **June 12, 2019 at 7:00 pm**

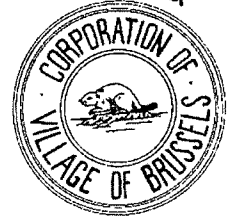
July 10, 2019 at 9:30 am



Huron East/Brussels Community Development Trust

John Lowe, Secretary ~ jlowe@huroneast.com 519-887-9799

Kathy Sebastian, Chair ~ kathleen.sebastian@ed.amdsb.ca 519-450-9627



*Huron East/Brussels Community Development Trust meeting
Tuesday, June 11th, 2019 - 7:30pm
Brussels Library – Community Room*

Present: John Lowe (Councillor), Zoey Onn (Councillor), Joe Seili, Kathy Sebastian, Paul Mutter, Mike Thomas, Paul Nichol

Absent: none **Guests:** none

Call to Order: Called by Chair Kathy Sebastian at 7:29pm.

Agenda: Moved by Paul Nichol and seconded by Zoey Onn: "To accept the agenda as presented." Motion carried.

Declaration of Pecuniary Interest: none

Deputations: none

Minutes of the Previous Meeting: The minutes omitted a motion to give \$5000 in 2019 and 2020 towards the elevating device at the Brussels Medical-Dental Building. John also noted to correct the financials as the current report differs slightly from the previous treasurer. The total funds available should read \$547,087.01 and GIC's totaling \$535,000 with outstanding interest. Moved by Paul Nichol and seconded by Zoey Onn: "To accept the corrected minutes of March 14, 2019 meeting." Motion carried.

Financial Report: Financial report, prepared by Huron East Treasurer Paula Michiels, was emailed out to all by John prior to the meeting.

- Manulife account: \$12,632.77 including accrued interest as at June 4, 2019
- 6 GICs held at Sholdice Financial in the amount of \$535,000 as at June 4, 2019.
 - ~ The \$95,000 Laurentian Bank debenture was reinvested on May 30th at 2.37%.
 - ~ There was a bank fee of \$15 for the 2018 Audit Request.
 - ~ We had our yearly commitments paid out to the Horticultural Society (\$1500), Santa Claus parade (\$500) and the Legion (\$2500).
- Total funds available: \$547,632.77
- Original Trust established on September 7, 2001 with an opening balance of \$529,150.23.

Moved by John Lowe and seconded by Paul Mutter: "That the treasurer's report be accepted as presented." Motion carried.

Correspondence: R. Watson – Butterfly Garden contact and follow up.

Old Business:

MVCA Park/Playground upgrades: – Zoey stated they have selected the ‘Mayberry Set’ for equipment and looked at 3 quotes. The set has a fibre bottom, includes a new play structure, teeter-totter and swing bars. Cost approximately \$15,000.00. Excavating and concrete are over and above and could be donated community work. Stewart Lockie, Supervisor for MVCA, would like contacted again closer to installation. Leo’s are busy fundraising with BBQ’s and the upcoming Much Music Dance on July 6th.

Electronic sign: John provided 2 updated quotes from Artech Signs & Graphics in Seaforth in the amount of \$17,757.95 + HST and Consolidated Signs of Crediton in the amount of \$18,300 (US) + HST + exchange. The local service groups – Legion, Lions, and Optimist – will be asked if they wish to contribute to having their logo placed atop alongside the Village of Brussels Logo. John will reach out to those groups. Moved by Zoey Onn and seconded by Mike Thomas: “To accept the quote from Artech Signs & Graphics in the amount of \$17,757.95 + HST to replace the current electronic sign in front of the Brussels Medical-Dental building.” Motion carried.

BMG Community Centre upgrades: John stated the official report from Campaign Coaches had been presented to the Recreation Board of Management just on Monday. Next steps are to sort out a programming/business plan.

New Business:

Butterfly Garden: Ralph emailed John stating there remains quartz tiles that still have not been installed by Wingham Memorials and also a reminder that a new contact should be decided upon for those wishing to purchase a plaque at the Butterfly Garden. The cost remains \$200 and we have used Wingham Memorials/Mac Anderson in the past to make said plaques. Zoey offered to be the new point of contact. It was suggested to put an ad in The Citizen and/or an interview to remind residents that these may be purchased as a memorial or tribute to those living or deceased. Zoey will also look in to perhaps finding another vendor for the plaques.

Closed Session: none

Adjournment and Next Meeting: Moved by John Lowe and seconded by Joe Seili: "That the time now being 8:02pm the meeting be adjourned." Motion carried.

Date of next meeting: Thursday, September 5, 2019 at 7:30pm in the Brussels Library meeting room or at the call of the Chair.

Kathy Sebastian, Chairperson

John Lowe, Recording Secretary

13-16-9

Brad Knight

From: ICIP Rural (OMAFRA) <ICIPRural@ontario.ca>
Sent: Wednesday, July 24, 2019 2:17 PM
To: Brad Knight
Subject: ICIP Rural and Northern Funding Case #2019-04-1-1306699607
Attachments: REV-Huron East M-2019-04-1-1306699607.pdf

Case #2019-04-1-1306699607
The Municipality of Huron East
Attention: Brad Knight
bknight@huroneast.com

Good afternoon,

We are writing as a follow-up to the correspondence sent to your Head of Council last week from the Minister of Infrastructure announcing that Ontario has nominated the application submitted by your organization under the Rural and Northern funding stream of Ontario's Investing in Canada Infrastructure Program (case number referenced above) to Canada for review and approval. To facilitate its review, Canada may request clarification or additional information. As this is a federal program, Ontario cannot guarantee approval of the application. All final funding decisions are made by Canada, and this notification should not be construed as providing approval.

For your records, attached please find the application form that was shared with Canada as part of the nomination process. During provincial review, changes may have been made to the form to align the format of the information with program requirements, and to reflect follow-up correspondence (if applicable). If you have any questions regarding the information presented in the attached, please do not hesitate to get in touch with us via the contact information at the bottom of this email.

In accordance with the program guidelines please be aware that costs incurred prior to federal approval including all costs associated with contracts awarded prior to the approval date will not be eligible for funding.

Should you have any questions, please contact us at 1-877-424-1300 or email at ICIPRural@ontario.ca

Thank you,

ICIP Rural and Northern Team

Kinburn Line T-13			
Project Cost	\$	2,564,100	
Federal	\$	1,282,050	50%
Provincial	\$	854,615	33%
Huron East	\$	427,435	17%
	\$	<u>2,564,100</u>	<u>100%</u>
Project Year			2021

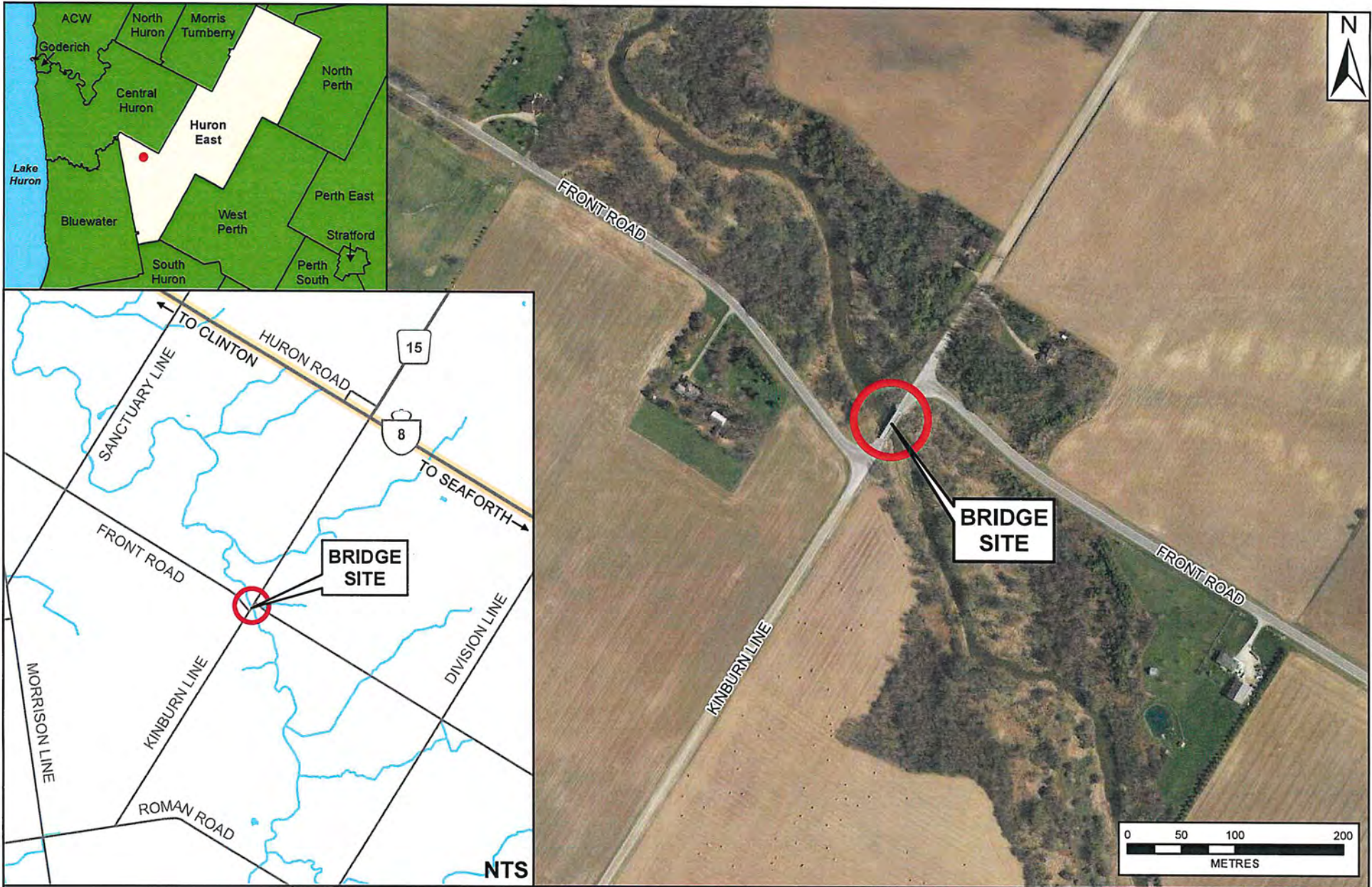


East Elevation



Soffit





MUNICIPALITY OF HURON EAST
STRUCTURE T13 ON KINBURN LINE
LOCATION PLAN

DATE
APR. 26, 2019

PROJECT No.
BR474B

SCALE
AS SHOWN

FIGURE No.
1

Aerial Photo: County of Huron

CORPORATION OF THE MUNICIPALITY OF HURON EAST

SEAFORTH AND TUCKERSMITH WARDS

BY-LAW NO. 52 – 2019

BEING a by-law to amend the zoning on Concession 1, Part Lot 9, Huron Road Survey subject to right of way and easement and Part 4 of Reference Plan 22R2898, Seaforth and Tuckersmith Wards, Municipality of Huron East, known municipally as 42909 Huron Road and 71 Gouinlock Street.

WHEREAS the Corporation of the Municipality of Huron East considers it advisable to amend Zoning By-law 52-2006, as amended.

NOW THEREFORE, the Council of the Corporation of the Municipality of Huron East enacts as follows:

1. This by-law shall apply to Concession 1, Part Lot 9, Huron Road Survey subject to right of way and easement and Part 4 of Reference Plan 22R2898, Seaforth and Tuckersmith Wards, Municipality of Huron East, known municipally as 42909 Huron Road and 71 Gouinlock Street as described and shown on the attached Schedules 1, 2, 3 & 4.
2. By-law 52-2006 is hereby amended by changing from Floodway Special (FW-1) to Floodway Special (FW-3) and changing a portion of the Floodway-Special (FW-1) to Roadway on the attached Schedules 3 and 4.
3. Section 23 is hereby amended by the addition of the following:

FW-3:

In the area zoned FW-3, existing residential uses are permitted. A detached garage is permitted in the front yard of the existing dwelling provided the building is located a minimum of 15 metres from the Gouinlock Street road allowance, has no habitable space, is for storage only, will not be used for any business purposes and is in accordance with the Ausable Bayfield Conservation Authority permit. The right to reconstruct these structures to a similar proportion if destroyed by means other than flooding is recognized. Any alteration of an existing building must be in accordance with Conservation Authority Regulations, through approval of the Ausable-Bayfield Conservation Authority.

4. Key Maps 42 and 66, Schedule A, By-law 52-2006 is hereby replaced with amended Key Maps 42 and 66 (as shown with increased detail) attached hereto, which is declared to be part of the by-law.
5. All other provisions of By-law 52-2006 shall apply.
6. This by-law shall come into force upon final passing, pursuant to Section 34(21) of the Planning Act, RSO 1990, as amended.

READ A FIRST TIME ON THE 6th DAY OF August, 2019.

READ A SECOND TIME ON THE 6th DAY OF August, 2019.

READ A THIRD TIME AND PASSED THE 6th DAY OF August, 2019.

Bernie MacLellan, Mayor

Brad Knight, Clerk/CAO

SCHEDULE 1

CORPORATION OF THE MUNICIPALITY OF HURON EAST

SEAFORTH AND TUCKERSMITH WARDS

BY-LAW NO. 52 – 2019

1. By-law No. 52 – 2019 has the following purpose and effect:

This proposed Zoning By-law Amendment affects Concession 1, Part Lot 9, Huron Road Survey subject to right of way and easement and Part 4 of Reference Plan 22R2898, Seaforth and Tuckersmith Wards, Municipality of Huron East, known municipally as 42909 Huron Road and 71 Gouinlock Street.

The By-law proposes to permit the construction of a detached garage in the floodway and in the front yard of 71 Gouinlock Street, at a distance of 15 metres from the roadway. This involves the creation of a special Floodway Zone (FW-3). The detached garage is permitted for storage purposes only, is not permitted to be used for any business related activities and cannot be rebuilt in the case that it is demolished by flooding.

The portion of the existing street which is directly north of 71 Gouinlock is currently owned by the abutting farm property with which 71 Gouinlock is required to merge as a condition of consent C61/2018. A portion of the street will be conveyed to the Municipality, also as a condition of consent C61/2018.

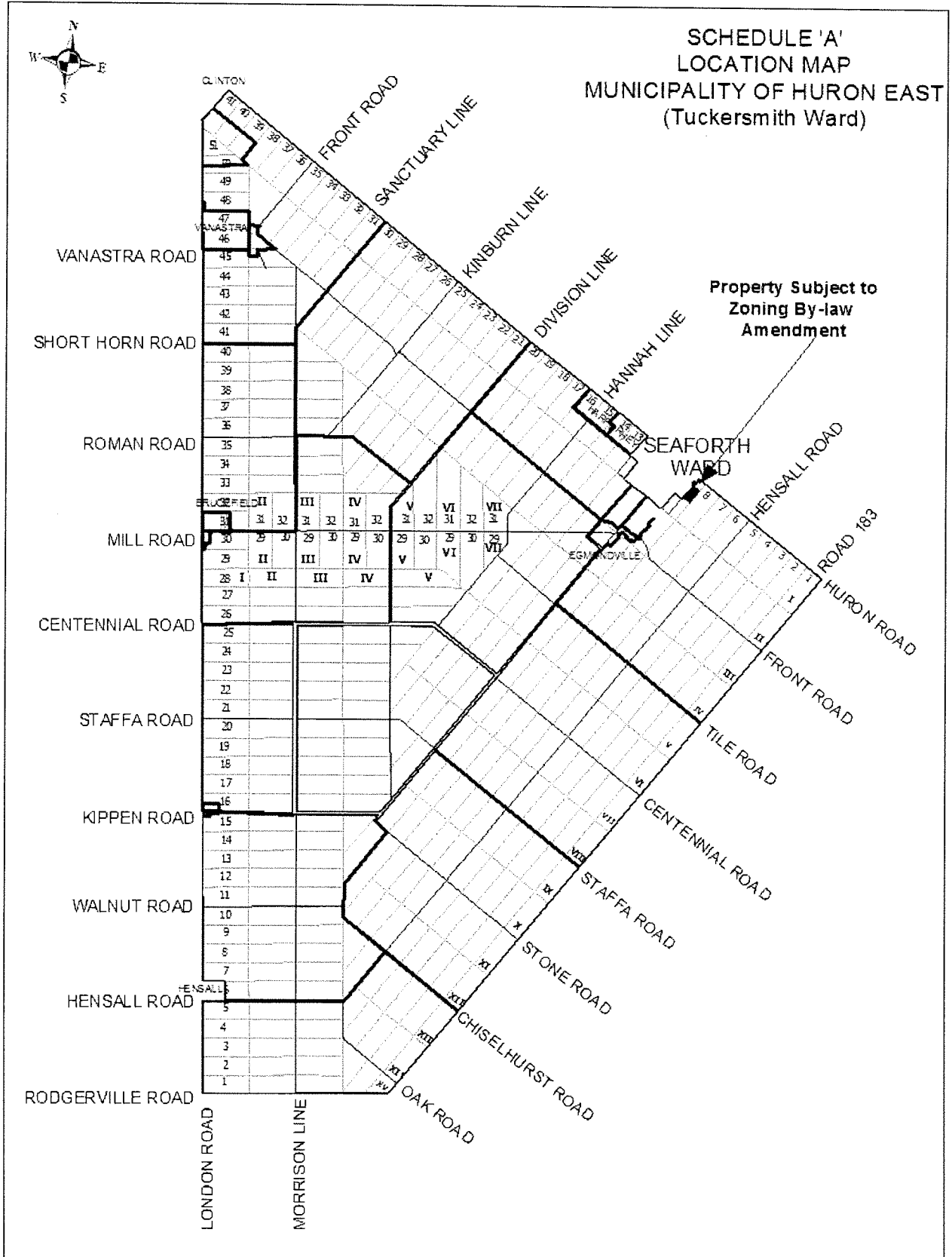
Attached is a sketch which outlines the proposed garage location on 71 Gouinlock Street.

This by-law amends the Zoning By-law of the Municipality of Huron East 52-2006.

All other zone provisions apply.

2. A Location Map and Key Maps showing the location of the lands to which this by-law applies are shown on the following pages entitled Schedules 2, 3 & 4.

SCHEDULE 2
CORPORATION OF THE MUNICIPALITY OF HURON EAST
SEAFORTH AND TUCKERSMITH WARDS
BY-LAW NO. 52 – 2019



READ A FIRST TIME ON THE 6th DAY OF August, 2019.

READ A SECOND TIME ON THE 6th DAY OF August, 2019.

READ A THIRD TIME AND PASSED THE 6th DAY OF August, 2019.

 Bernie MacLellan, Mayor

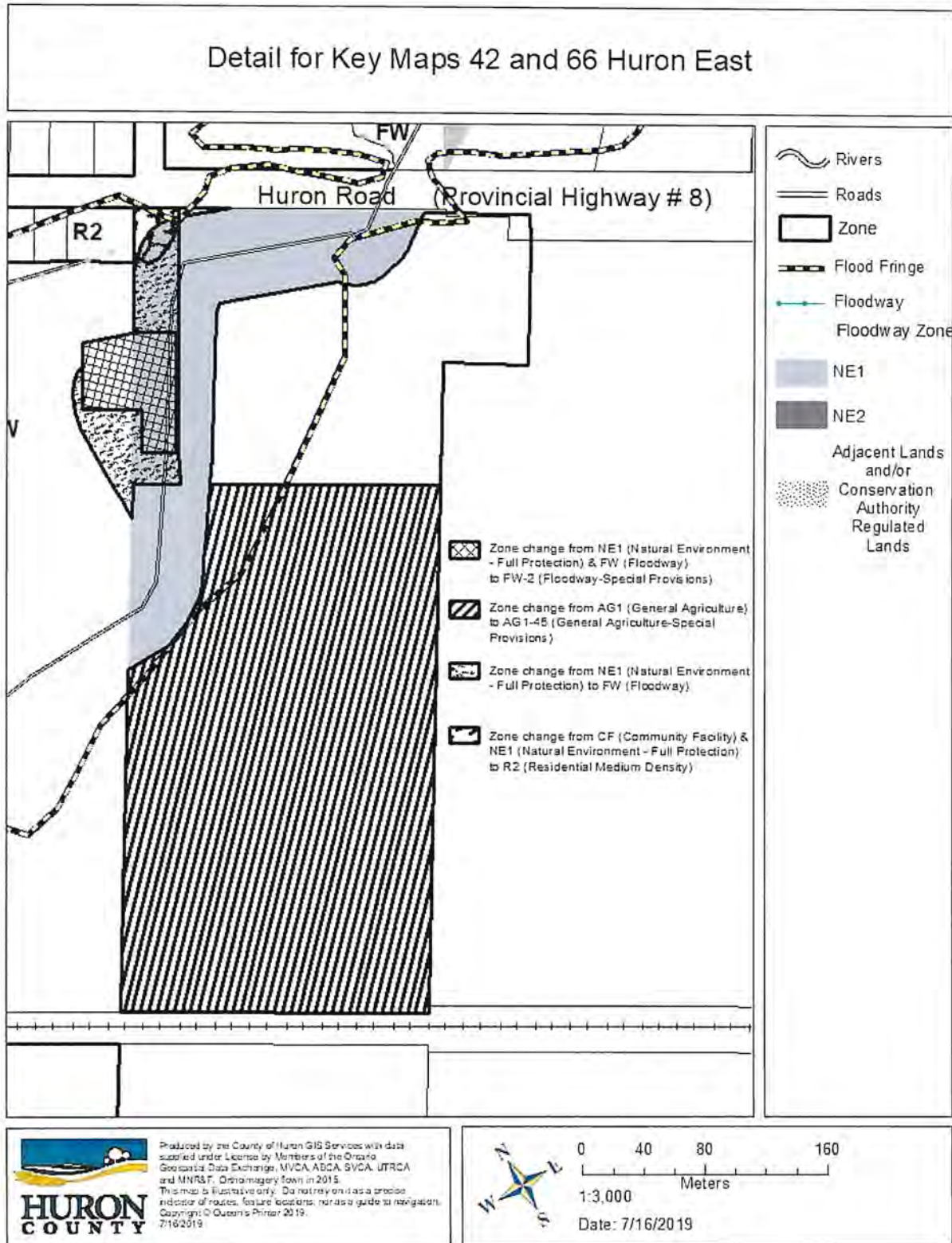
 Brad Knight, Clerk/CAO

SCHEDULE 3

CORPORATION OF THE MUNICIPALITY OF HURON EAST

SEAFORTH AND TUCKERSMITH WARDS

BY-LAW NO. 52 – 2019



READ A FIRST TIME ON THE 6th DAY OF August, 2019.

READ A SECOND TIME ON THE 6th DAY OF August, 2019.

READ A THIRD TIME AND PASSED THE 6th DAY OF August, 2019.

Bernie MacLellan, Mayor

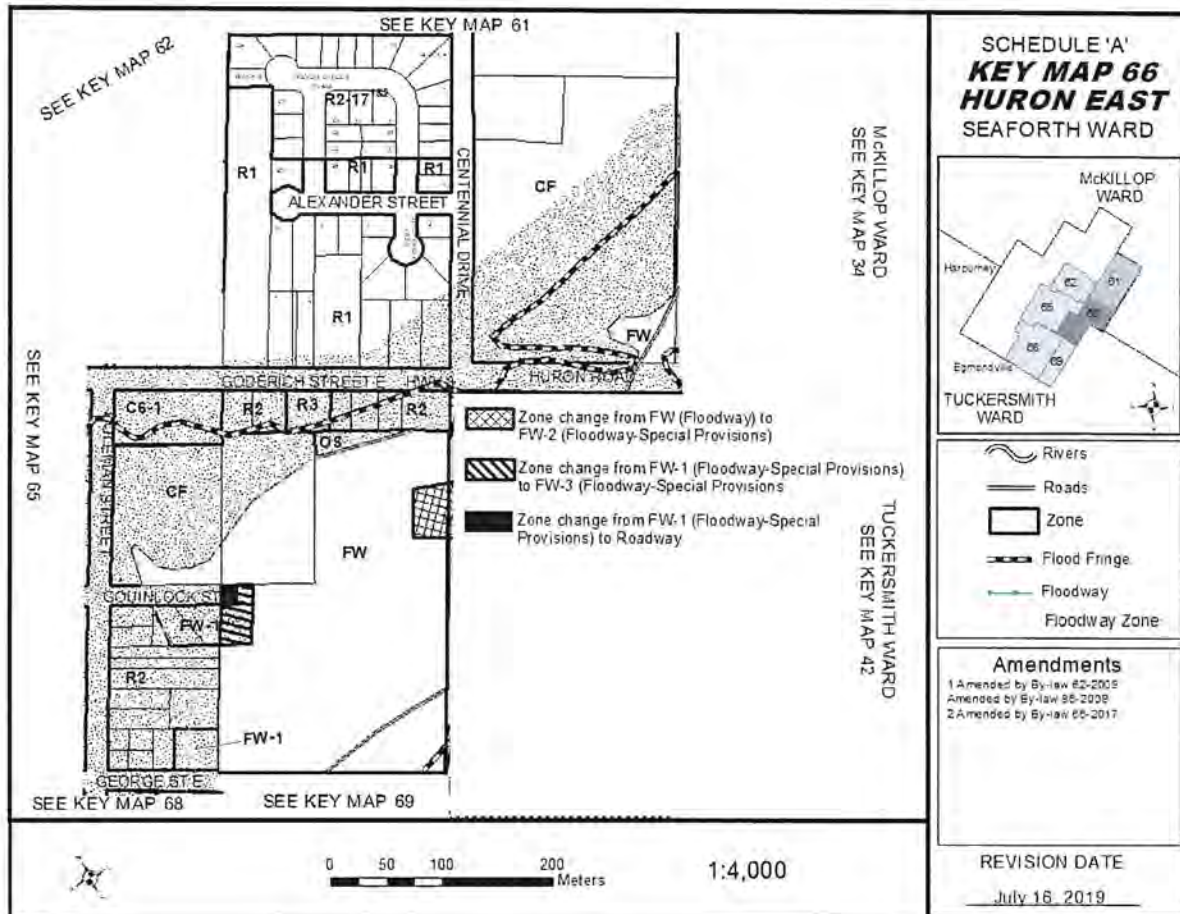
Brad Knight, Clerk/CAO

SCHEDULE 4

CORPORATION OF THE MUNICIPALITY OF HURON EAST

SEAFORTH AND TUCKERSMITH WARDS

BY-LAW NO. 52 – 2019



READ A FIRST TIME ON THE 6th DAY OF August, 2019.

READ A SECOND TIME ON THE 6th DAY OF August, 2019.

READ A THIRD TIME AND PASSED THE 6th DAY OF August, 2019.

Bernie MacLellan, Mayor

Brad Knight, Clerk/CAO

APPENDIX A

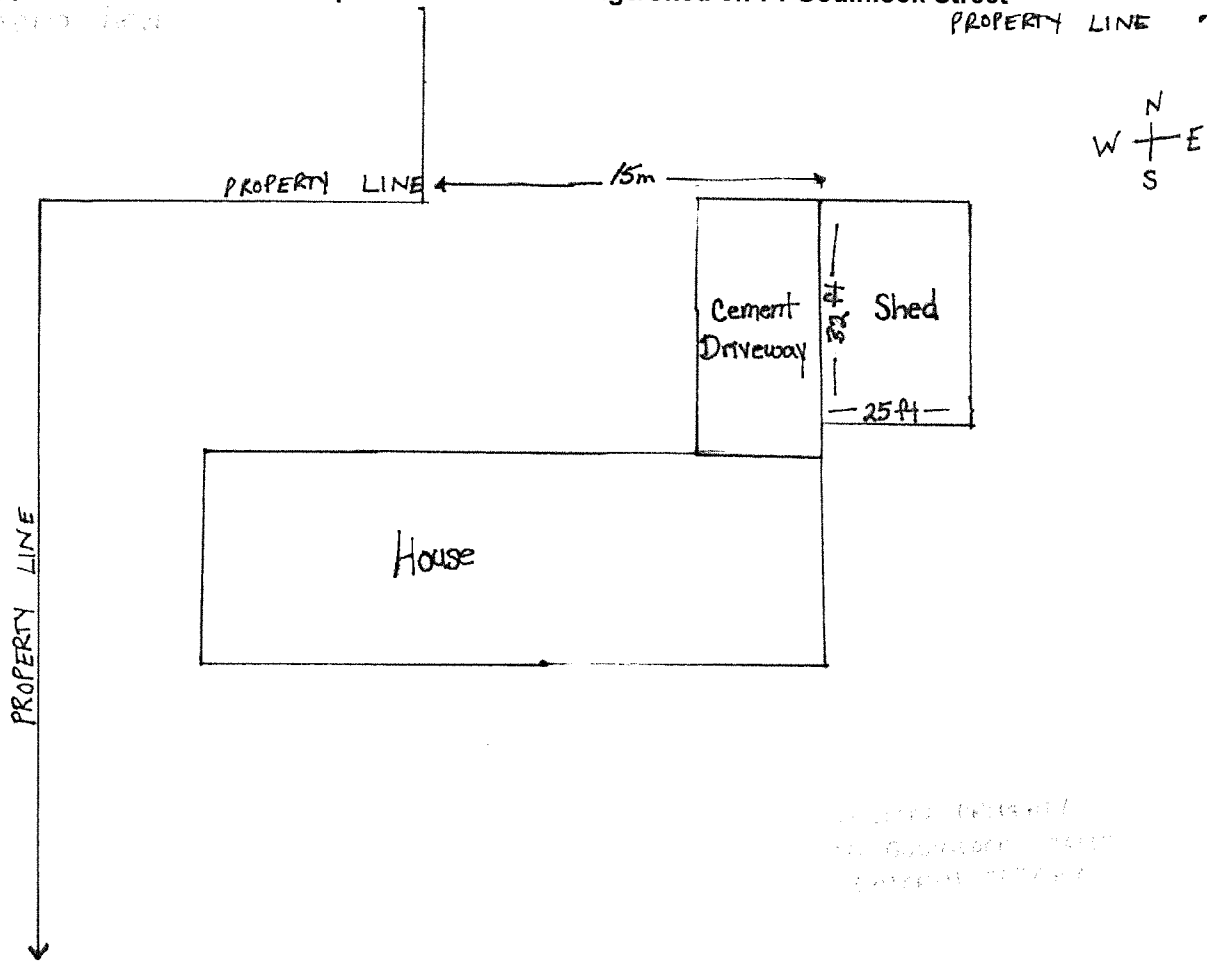
CORPORATION OF THE MUNICIPALITY OF HURON EAST

SEAFORTH AND TUCKERSMITH WARDS

BY-LAW NO. 52 – 2019

Appendix A: Location of Proposed Detached Garage/Shed on 71 Gouinlock Street

App 100



PROPOSED DETACHED GARAGE/SHED
ON GOUINLOCK STREET
SEAFORTH, ONTARIO

CORPORATION OF THE MUNICIPALITY OF HURON EAST

SEAFORTH AND TUCKERSMITH WARDS

BY-LAW NO. 54 – 2019

BEING a by-law to amend the zoning on Concession 1, Part Lot 9, Huron Road Survey subject to right of way and easement, Seaforth and Tuckersmith Wards, Municipality of Huron East, known municipally as 42909 Huron Road.

WHEREAS the Corporation of the Municipality of Huron East considers it advisable to amend Zoning By-law 52-2006, as amended.

NOW THEREFORE, the Council of the Corporation of the Municipality of Huron East enacts as follows:

1. This by-law shall apply to Concession 1, Part Lot 9, Huron Road Survey subject to right of way and easement, Seaforth and Tuckersmith Wards, Municipality of Huron East, known municipally as 42909 Huron Road as described and shown on the attached Schedules 1, 2 & 3.
2. By-law 52-2006 is hereby amended by changing General Agriculture (AG1) to General Agriculture Special Zone (AG1-45); changing from Natural Environment (NE1), Floodway (FW), and Community Facility (CF) to Residential Medium Density (R2) Zone and Floodway Special (FW-2) on the attached Schedule 3.

3. Section 4.11 is hereby amended by the addition of the following:

AG1-45

Notwithstanding provisions to the contrary, in the area zoned AG1-45, the minimum lot size is 7 hectares. All other provisions of the By-law shall apply.

4. Section 23.4 is hereby amended by the addition of the following:

FW-2

The area zoned as FW-2, the existing buildings are permitted and the right to reconstruct these structures to a similar proportion if destroyed is recognized. Any alteration of an existing building must be in accordance with Conservation Authority Regulations, through approval of the Ausable-Bayfield Conservation Authority.

In the area zoned FW-2, a landscaping business is permitted as a home industry subject to definition of 'home industry' and the following additional provisions:

- The area in which the landscaping business is permitted to operate (FW-2 zone) be limited to the area including the existing barns and graveled yard.
- All storage (equipment, materials, etc.) be required to locate within existing buildings;
 - o Notwithstanding the above, bulk mulch is permitted to be stored on the existing concrete pad located between the two, existing barns subject to an ABCA permit;
- Storage of fuels, chemicals and fertilizers is such that their release would be prevented during flood events;
- No further intensification of the home industry use is permitted in the FW-2 Zone;
- Site Plan Control apply to the home industry.

5. Key Maps 42 and 66, Schedule A, By-law 52-2006 is hereby replaced with amended Key Maps 42 and 66 (as shown with increased detail) attached hereto, which is declared to be part of the by-law.
6. All other provisions of By-law 52-2006 shall apply.
7. This by-law shall come into force upon final passing, pursuant to Section 34(21) of the Planning Act, RSO 1990, as amended.

READ A FIRST TIME ON THE 6th DAY OF August, 2019.

READ A SECOND TIME ON THE 6th DAY OF August, 2019.

READ A THIRD TIME AND PASSED THE 6th DAY OF August, 2019.

Bernie MacLellan, Mayor

Brad Knight, Clerk/CAO

SCHEDULE 1

CORPORATION OF THE MUNICIPALITY OF HURON EAST

SEAFORTH AND TUCKERSMITH WARDS

BY-LAW NO. 54 – 2019

1. By-law No. 54 – 2019 has the following purpose and effect:

This proposed Zoning By-law Amendment affects Concession 1, Part Lot 9, Huron Road Survey subject to right of way and easement, Seaforth and Tuckersmith Wards, Municipality of Huron East, known municipally as 42909 Huron Road.

The By-law proposes to change the zoning in two ways:

Firstly, to recognize deficient agricultural area as a result of consent C61-2018. The Huron East Zoning By-law requires that agricultural parcels are a minimum of 18 hectares (45 acres). Due to the division of this parcel between the Seaforth and Tuckersmith Wards, the agricultural parcel created is 7 hectares (17.3 acres).

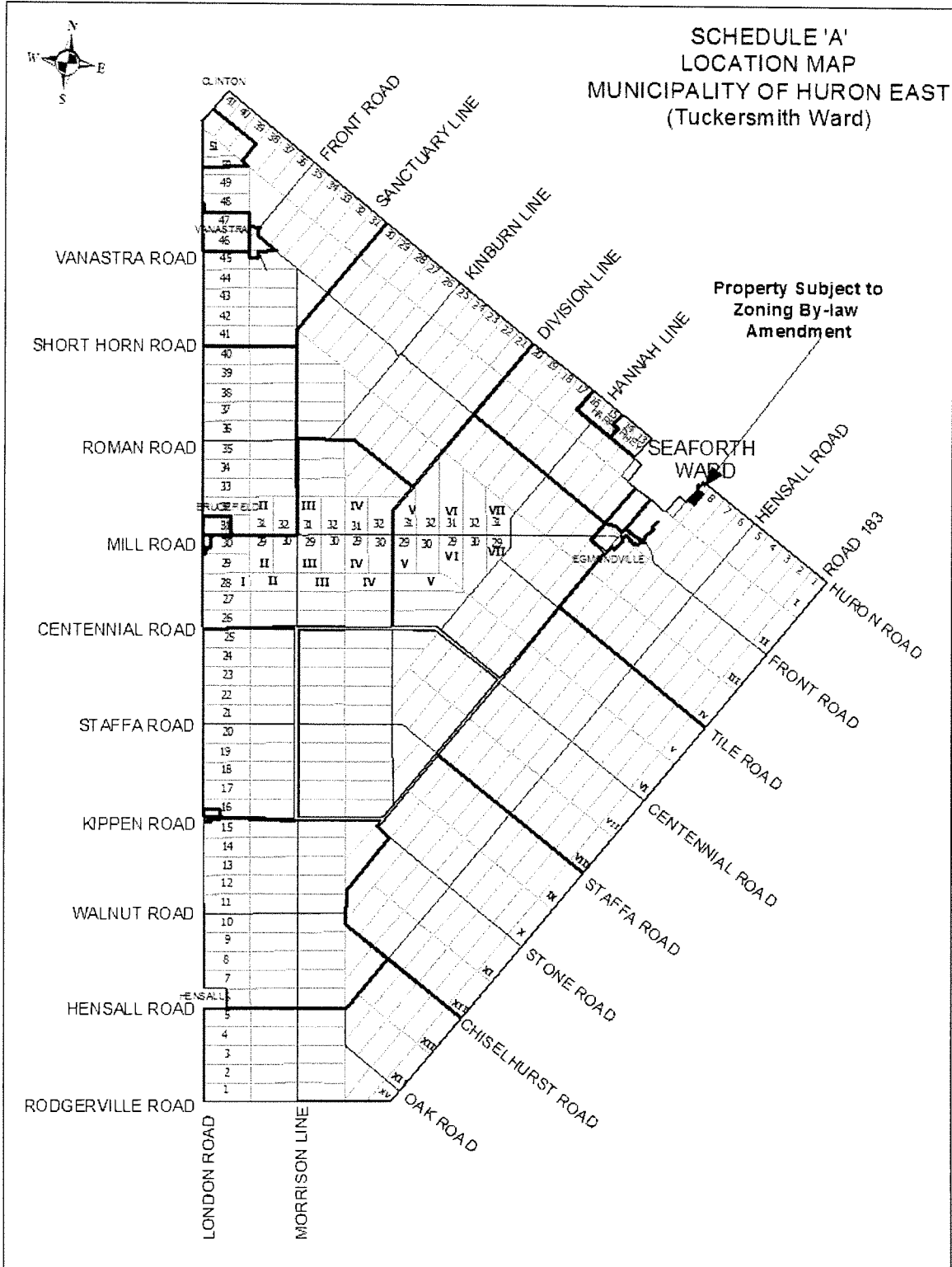
Secondly, to correct the mapping on 42909 Huron Road from Natural Environment (NE1), Floodway (FW), and Community Facility (CF) Zones to Residential (R2) and Floodway Special (FW-2) Zones and to permit a home industry (specifically, a landscaping business) in the Special Floodway Zone (FW-2).

This by-law amends the Zoning By-law of the Municipality of Huron East 52-2006.

All other zone provisions apply.

2. A Location Map and Key Map showing the location of the lands to which this by-law applies are shown on the following pages entitled Schedules 2 & 3.

SCHEDULE 2
CORPORATION OF THE MUNICIPALITY OF HURON EAST
SEAFORTH AND TUCKERSMITH WARDS
BY-LAW NO. 54 – 2019



READ A FIRST TIME ON THE 6th DAY OF August, 2019.
 READ A SECOND TIME ON THE 6th DAY OF August, 2019.
 READ A THIRD TIME AND PASSED THE 6th DAY OF August, 2019.

 Bernie MacLellan, Mayor

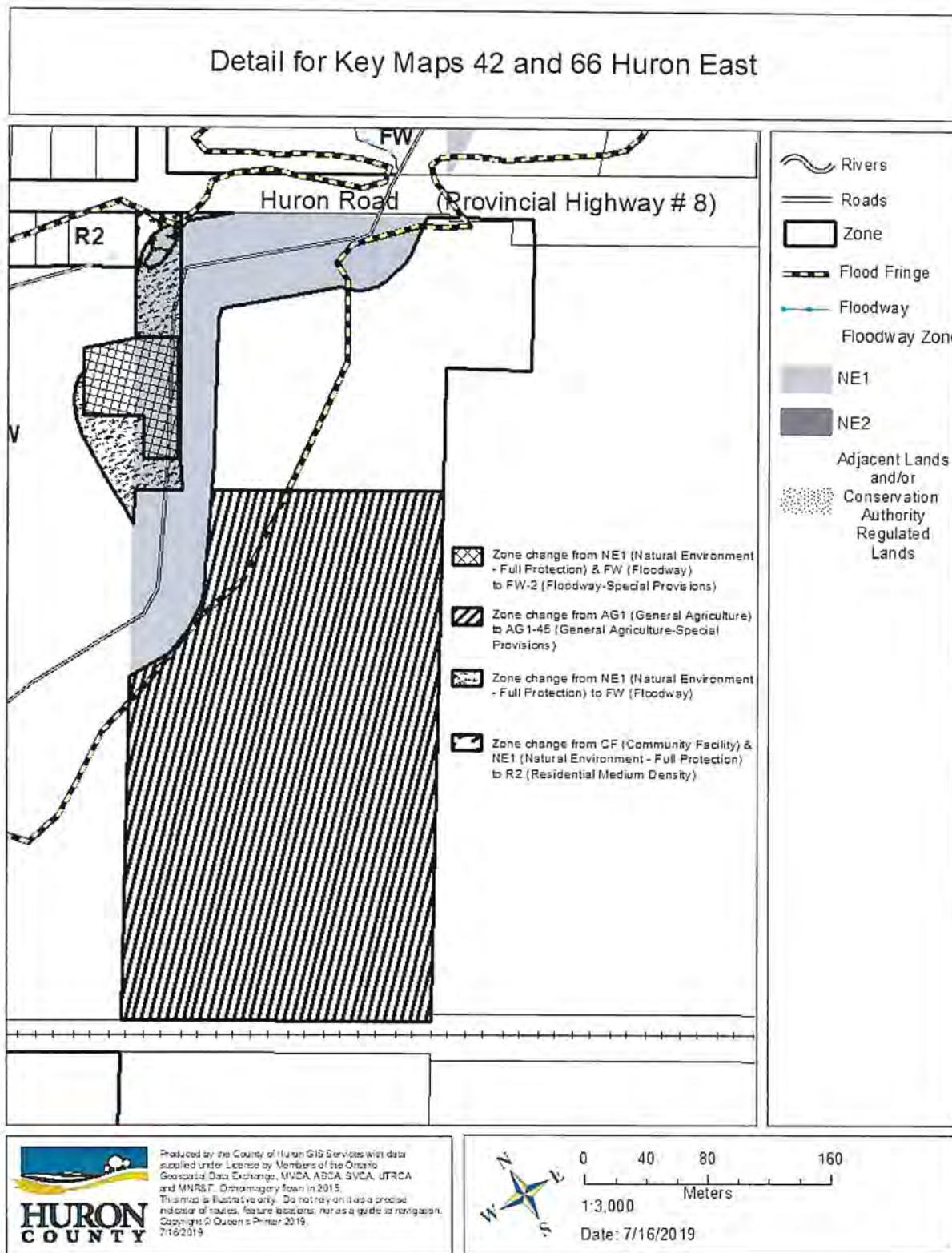
 Brad Knight, Clerk/CAO

SCHEDULE 3

CORPORATION OF THE MUNICIPALITY OF HURON EAST

SEAFORTH AND TUCKERSMITH WARDS

BY-LAW NO. 54 – 2019



READ A FIRST TIME ON THE 6th DAY OF August, 2019.

READ A SECOND TIME ON THE 6th DAY OF August, 2019.

READ A THIRD TIME AND PASSED THE 6th DAY OF August, 2019.

Bernie MacLellan, Mayor

Brad Knight, Clerk/CAO

**THE CORPORATION
OF THE
MUNICIPALITY OF HURON EAST
BY-LAW NO. 56 FOR 2019**

Being a by-law to abandon sections of the Fourteenth
Concession Municipal Drain, the Fraser Municipal Drain and the
West Branch of the Baillie Municipal Drain.

WHEREAS pursuant to Section 84 (1) of the Drainage Act, R.S.O., 1990, as amended, a written request to abandon the upper reaches of three municipal drains has been received from the owners of properties on which said drains are located as shown below:

<u>Con.</u>	<u>Lot</u>	<u>Roll #</u>	<u>Owner</u>	<u>Drain to be Abandoned (Part)</u>
14	31, Pt. 32	420-014-03600	1866025 Ontario Inc.	Fourteenth Concession
14	Pt. 32, 33	420-014-04000	1866025 Ontario Inc.	Fourteenth Concession
14	Pt. 32, 33	420-014-04000	1866025 Ontario Inc.	West Branch – Baillie
14	Pt. 32, 33	420-014-04000	1866025 Ontario Inc.	Fraser

AND WHEREAS the Municipality of Huron East has retained the firm of GM BluePlan Engineering to examine the abandonment of said drainage works and to make recommendations thereto;

AND WHEREAS the Municipality of Huron East has circulated notices to all abutting properties and properties upstream of said abandoned drainage works;

NOW THEREFORE the Council of the Corporation of the Municipality of Huron East
ENACTS AS FOLLOWS:

1. That the Fourteenth Concession Municipal Drain, constructed under the provisions of By-Law 4-1955, and amended by By-Law 42-1982, both of the former Township of Grey, is hereby abandoned south of St. Michaels Road in Lots 31 and 32, Concession 14 as shown on the attached Plan attached hereto as Schedule "A" and designated as Drawing No. 1 and the Municipality of Huron East shall have no further obligation to the section of the municipal drain being abandoned.
2. That the Fraser Municipal Drain, constructed under the provisions of By-Law 11-1984 of the former Township of Grey, is hereby abandoned north of Concession Line 14/15 in Lot 33, Concession 14 as shown on the attached Plan attached hereto as Schedule "A" designated as Drawing No. 1 and the Municipality of Huron East shall have no further obligation to the section of the municipal drain being abandoned.
3. That the West Branch of the Baillie Municipal Drain, constructed under the provisions of By-Law 18-1980 of the former Township of Grey is hereby abandoned west of Lot Line 33/34, Concession 14 in Lot 33, Concession 14 as shown on the attached Plan attached hereto as Schedule "A" designated as Drawing No. 1 and the Municipality of Huron East shall have no further obligation to the section of the municipal drain being abandoned.

4. That all sections of drains being abandoned and subsequent enclosures be completed by 1866025 Ontario Inc. in accordance with the following work permits issued by the Department of Fisheries and Oceans Canada:

	<u>Drain</u>	<u>Permit Number</u>
i)	Fourteenth Concession	19-HCAA-00063
ii)	Fraser	19-HCAA-00064
iii)	Baillie Drain – West Branch	18-HCAA-00084

5. That all sections of drains being abandoned and subsequent enclosures be completed by 1866025 Ontario Inc. in accordance with the following work permits issued by the Maitland Valley Conservation Authority:

	<u>Drain</u>	<u>Permit Number</u>
i)	Fourteenth Concession	MVCA # ALT 35/2019
ii)	Baillie – West Branch	MVCA # ALT 34/2019
iii)	Fraser	MVCA # ALT 33/2019

6. That the abandonment of the Fraser Municipal Drain does not come into force and take effect until the Mutual Drain Agreement attached hereto as Schedule “B” or a Notice of this Agreement between the owners of Lot 33, Concession 14 and Lot 34, Concession 14, Grey Ward, County of Huron is registered in the Land Titles Office for the Land Titles Division of Huron County.
7. That the said abandonments of sections of the Fourteenth Concession Municipal Drain, the West Branch of the Baillie Municipal Drain and the Fraser Municipal Drain does not reduce the drain maintenance obligations of 1866025 Ontario Inc. to said drainage works.
8. That all engineering costs and permit costs for said drainage abandonments shall be assessed to 1866025 Ontario Inc.
9. That this by-law shall come into force and take effect, save and except the provisions of Section 6, on the date of final passing thereof.

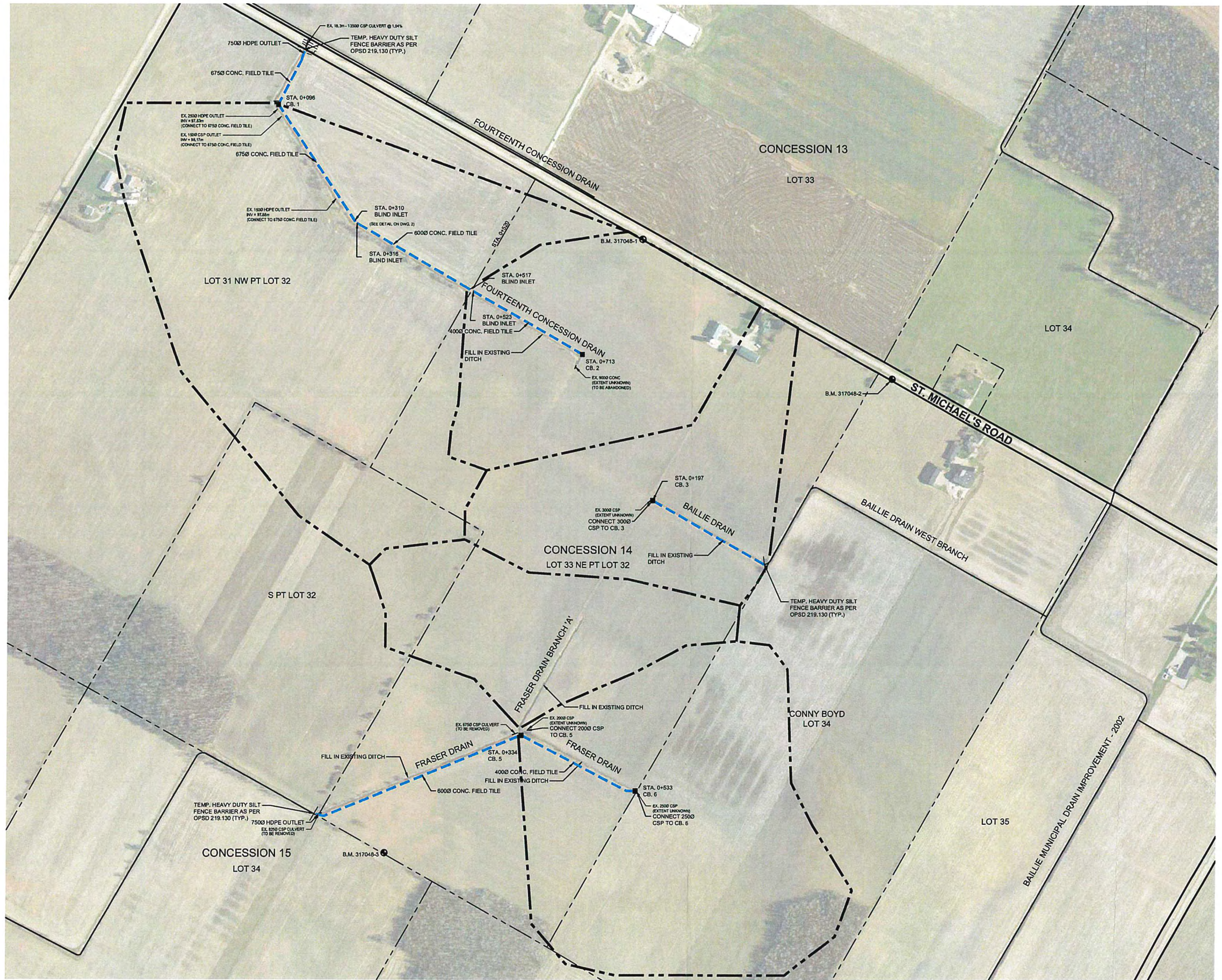
READ a first and second time this 6th day of August, 2019.

READ a third time and finally passed this 6th day of August, 2019.

Mayor, Bernie MacLellan

CAO/Clerk, Brad Knight

FILE V:\InRoads\2019\15186-00\Drawings\15186-00\Drawings\15186-00-100-001.dwg, 15186-00-100-001.dwg, 15186-00-100-001.dwg, 15186-00-100-001.dwg
 DATE: 15/05/19 10:20:13 AM, PLOTTED BY: [redacted], 15186-00-100-001.dwg



- NOTES:**
1. CONTRACTOR IS TO OBTAIN UTILITY LOCATES PRIOR TO CONSTRUCTION.
 2. CONTRACTOR IS TO CONNECT EXISTING TILES DURING CONSTRUCTION.
- NOMENCLATURE:**
- | | |
|------------|--|
| APPROX. CH | APPROXIMATE COMPLETE WITH |
| CB | CATCH BASIN |
| CONC. | CONCRETE |
| C | CENTER LINE |
| CSP | CORRUGATED STEEL PIPE |
| D | DIAMETER |
| D/CB | DITCH INLET CATCH BASIN |
| ELEV. | ELEVATION |
| EX. | EXISTING |
| INV. | INVERT |
| MIN. | MINIMUM |
| PL | PROPERTY LINE |
| R | RADIUS |
| STA. | STATION |
| TYP. | TYPICAL |
| T/G | TOP OF GRATE (NOTE: FOR BIRDCAGE GRATE = LOWER / GROUND ELEV.) |

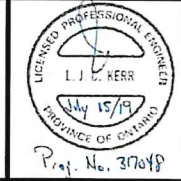


LEGEND:

- WATERSHED BOUNDARY
- - - PROPERTY LINE
- - - OPEN MUNICIPAL DRAIN (PART OF REPORT)
- CLOSED MUNICIPAL DRAIN (PART OF REPORT)
- - - OPEN MUNICIPAL DRAIN (NOT PART OF REPORT)
- CLOSED MUNICIPAL DRAIN (NOT PART OF REPORT)
- PROPOSED CATCH BASIN
- PROPOSED HICKENBOTTOM
- ⊙ BENCHMARK LOCATION

0 20 0 50 100 150

- BENCH MARKS:**
- B.M. 317048-1, ELV=100.000m
NAIL IN SOUTH FACE OF HYDRO POLE ± 210m NORTH WEST OF DRIVEWAY 45251
 - B.M. 317048-2, ELV=102.279m
NAIL IN SOUTH FACE OF FIRST HYDRO POLE ± 20m SOUTH EAST OF PROPERTY LINE OF LOT 33 NE PT LOT 32
 - B.M. 317048-3, ELV=100.271m
NAIL IN NORTH FACE OF FENCE POST ON SOUTH PROPERTY LINE ± 115m EAST OF FRASER DRAIN EX. FARM CROSSING
- THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO THEM.

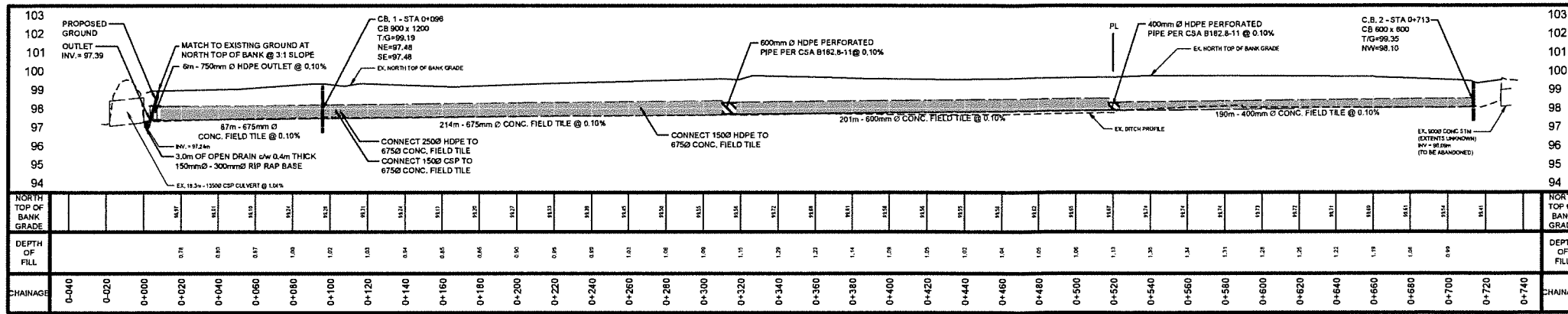


1	07/11/19	FOR MVCA APPLICATION	J.K.
0	10/30/18	PRELIMINARY	-
NO.	MMDDYY	REVISION DESCRIPTION	CHKD



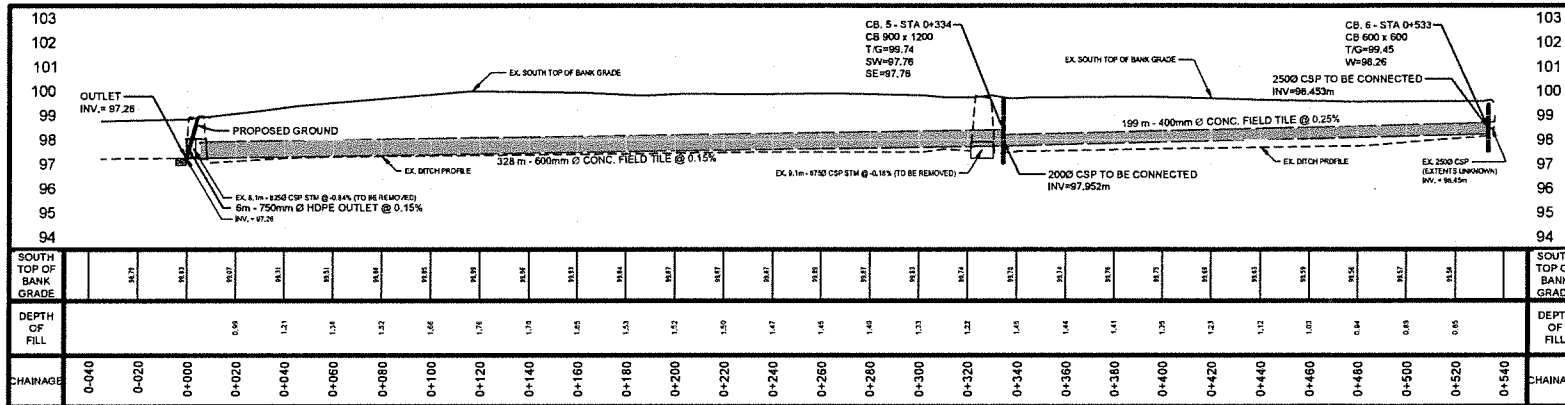
BAILLIE DRAIN ABANDONMENT
MUNICIPALITY OF HURON EAST
PLAN

DRAWN BY: W.B./K.N.	APPROVED BY: M.A.	PROJECT NO.: 317048	DRAWING NO.: 1
DESIGNED BY: M.A.	DATE: MAY 2016		



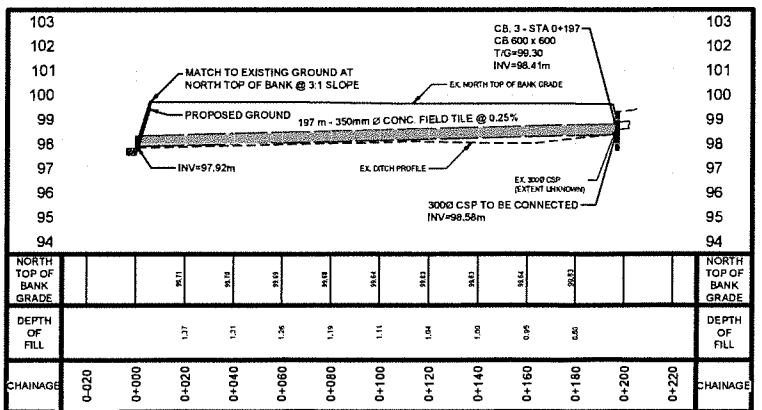
FOURTEENTH CONCESSION DRAIN
N.T.S.

ITEM NO.	STA.	STRUCTURE DESCRIPTION	LENGTH
1	STA. 0+000 TO 0+003	EX. DITCH	
2	STA. 0+003 TO 0+009	7500 HDPE OUTLET @ 0.10% C/W RODENT GRATE	6m
3	STA. 0+009 TO 0+096	6750 CONC. FIELD TILE @ 0.10%	87m
4	STA. 0+096	CB. 1 - 800 x 1200 - C/W BIRDCAGE GRATE	
5	STA. 0+096 TO 0+310	6750 CONC. FIELD TILE @ 0.10%	214m
6	STA. 0+310 TO 0+316	BLIND INLET 1	6m
7	STA. 0+316 TO 0+517	6000 CONC. FIELD TILE @ 0.10%	201m
8	STA. 0+517 TO 0+523	BLIND INLET 2	6m
9	STA. 0+523 TO 0+713	4000 CONC. FIELD TILE @ 0.10%	190m
10	STA. 0+713	CB. 2 - 600 x 600 - C/W BIRDCAGE GRATE	



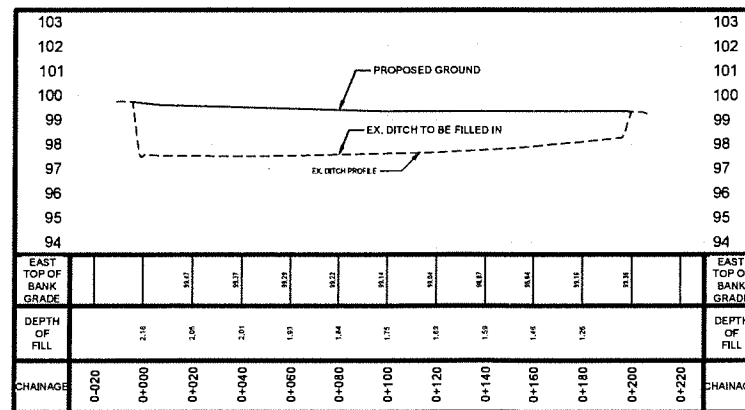
FRASER DRAIN
N.T.S.

ITEM NO.	STA.	STRUCTURE DESCRIPTION	LENGTH
1	STA. 0+000 TO 0+006	7500 HDPE OUTLET @ 0.15% C/W RODENT GRATE	6m
2	STA. 0+006 TO 0+334	6000 CONC. FIELD TILE @ 0.15%	328m
3	STA. 0+334	CB. 5 - 800 x 1200 - C/W BIRDCAGE GRATE	
4	STA. 0+334 TO 0+533	4000 CONC. FIELD TILE @ 0.25%	199m
5	STA. 0+533	CB. 6 - 600 x 600 - C/W BIRDCAGE GRATE	



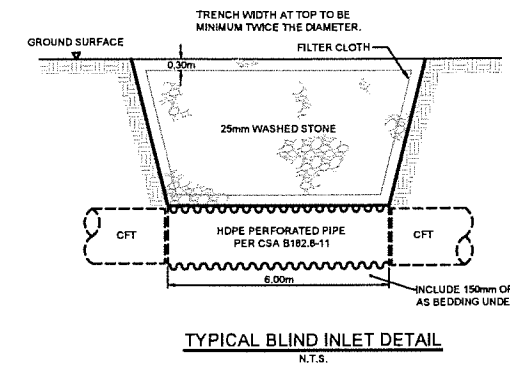
BAILLIE DRAIN
N.T.S.

ITEM NO.	STA.	STRUCTURE DESCRIPTION	LENGTH
1	STA. 0+000 TO 0+197	3500 CONCRETE FIELD TILE @ 0.25%	197m
2	STA. 0+197	C.B. 3 - 600x600 - C/W BIRDCAGE GRATE	

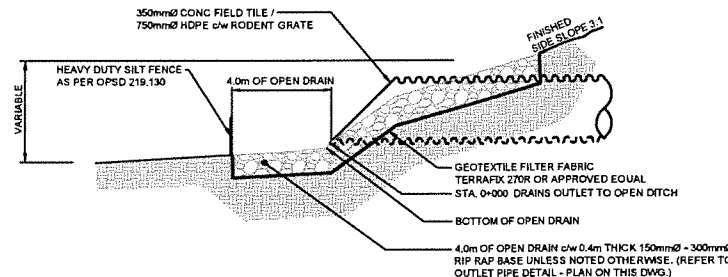


FRASER DRAIN - BRANCH 'A'
N.T.S.

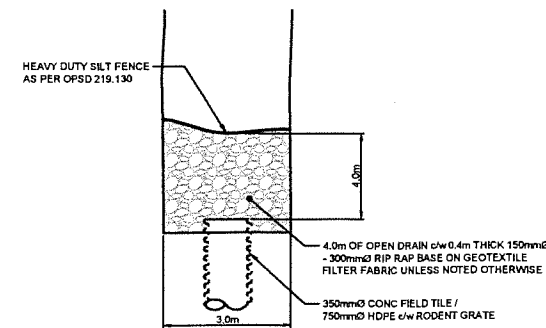
ITEM NO.	STA.	STRUCTURE DESCRIPTION	LENGTH
1	STA. 0+000 TO 0+200	FILL IN EX. DITCH	200



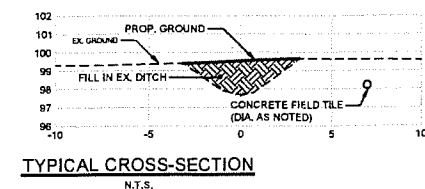
TYPICAL BLIND INLET DETAIL
N.T.S.



TYPICAL OUTLET PIPE DETAIL - PROFILE
N.T.S.



TYPICAL OUTLET PIPE DETAIL - PLAN
N.T.S.



TYPICAL CROSS-SECTION
N.T.S.

NOTES:

- CONTRACTOR IS TO OBTAIN UTILITY LOCATES PRIOR TO CONSTRUCTION.
- CONTRACTOR IS TO CONNECT EXISTING TILES DURING CONSTRUCTION.

NOMENCLATURE:

APPROX. C/W	APPROXIMATE COMPLETE WITH
CB	CATCH BASIN
CONC.	CONCRETE
CSP	CORRUGATED STEEL PIPE
Ø	DIAMETER
DCB	DITCH INLET CATCH BASIN
ELEV.	ELEVATION
EX.	EXISTING
INV.	INVERT
MIN.	MINIMUM
PL	PROPERTY LINE
R	RADIUS
STA.	STATION
TY.	TYPICAL
TIG	TOP OF GRATE (NOTE: FOR BIRDCAGE GRATE = LOWER / GROUND ELEV.)

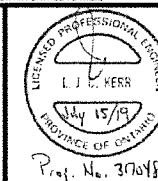
LEGEND:

- EX. SURFACE PROFILE
- [Pattern] CONCRETE FIELD TILE
- [Pattern] HIGH DENSITY POLYETHYLENE PIPE
- [Pattern] PROPOSED BLIND INLET
- [Pattern] RIP-RAP
- [Pattern] PROPOSED CATCH BASIN

BENCH MARKS:

- B.M. 317048-1 ELEV=100.000m
NAIL IN SOUTH FACE OF HYDRO POLE ± 210m NORTH WEST OF DRIVEWAY 45251
- B.M. 317048-2 ELEV=102.279m
NAIL IN SOUTH FACE OF FIRST HYDRO POLE ± 26m SOUTHWEST OF PROPERTY LINE OF LOT 33 NE PT LOT 32
- B.M. 317048-3 ELEV=100.271m
NAIL IN NORTH FACE OF FENCE POST ON SOUTH PROPERTY LINE ± 115m EAST OF FRASER DRAIN EX. FARM CROSSING

THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO THEM.



NO.	DATE	REVISION DESCRIPTION	CHKD
1	07/11/19	FOR MVCA APPLICATION	J.K.
2	10/20/19	PRELIMINARY	-

BluePlan ENGINEERING

GUELPH | OWEN SOUND | LISTOWEL | KITCHENER | LONDON | HAMILTON | OITA
575 WALLACE AVENUE NORTH, LISTOWEL, ON N4W 1W6
TEL: 519-251-8179

BAILLIE DRAIN ABANDONMENT

MUNICIPALITY OF HURON EAST

PROFILE

DRAWN BY:	APPROVED BY:	PROJECT NO.:	DRAWING NO.:
W.B.K.N.	M.A.	317048	2
DESIGNED BY:	DATE:	SCALE:	
M.A.	MAY 2016	AS NOTED	

FILE: \\P:\projects\171918\171918.dwg (Drawn: W.B.K.N., Date: 07/11/19, PLOT: 10/20/19, PLOTTER: HP DesignJet 5000, PLOT SIZE: A1, PLOT SCALE: 1:1, PLOT ORIGIN: 0,0)

Agreement by Owners - Mutual Agreement Drains

Drainage Act, R.S.O. 1990, c. D.17, s.2

We, the undersigned (hereinafter referred to in this agreement as the owners), enter into this agreement made pursuant to the above Act for the construction or improvement and subsequent maintenance of the drainage works for our respective lands as described below:

Property Owners Signing the Mutual Agreement:

- Your municipal tax bill will provide the parcel roll number.
- Complete the following description of the land of each owner sufficient for registration on the title of the property in the proper land registry office.
- Please note that properties registered under *the Registry Act* may be submitted on paper while properties registered under *the Land Titles Act* must be submitted electronically.
- Ensure that each description contains its Property Identification Number (PIN). PINs for municipal roads may require a reference plan.

Contact Information

Last Name Terpstra	First Name Joseph	Middle Initial
-----------------------	----------------------	----------------

Mailing Address

Unit Number	Street/Road Number 84483	Street/Road Name McNaught Line	PO Box
City/Town Brussels		Province Ontario	Postal Code N0G 1H0

Lot or Part Lot No. Part Lot 32, Lot 33	Concession 14	Geographic Township Grey	Parcel Roll No. 404042001404000	Property Identification No. 41354-0032
--	------------------	-----------------------------	------------------------------------	---

Last Name Boyd	First Name Constantine	Middle Initial
-------------------	---------------------------	----------------

Mailing Address

Unit Number	Street/Road Number 45329	Street/Road Name St. Michaels Road R.R.1	PO Box
City/Town Monkton		Province Ontario	Postal Code N0K 1P0

Lot or Part Lot No. 34	Concession 14	Geographic Township Grey	Parcel Roll No. 404042001404100	Property Identification No. 41354-0033
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The Drainage works (*Drainage Act, R.S.O. 1990, s. (1)*) consists of: (Provide brief description of the size, length, and location of the drainage works)
 The Fraser Municipal Drain has been abandoned by the Municipality of Huron East and has been replaced by a private tile drain containing of 199 metres of 400mm concrete field tile, 328 metres, of 600mm concrete field tile, 2 catch basins, and 6 metres of 750 hdpe outlet pipe

The drainage works is located as shown on the attached plan which forms part of this agreement. (The plan must show the parcel boundaries and the location of the drain, giving points of commencement, course and termination, depth, bottom and top width, any bridge, culverts, catch basin, etc., requested and other particulars as agreed upon.) Illegible plans will not be accepted.

The name of the drainage works (optional) Plan and profile maps form part of this Agreement and are attached hereto
 Terpstra- Boyd Agreement Drain as Drawings 1 and 2

The estimated cost of the drainage works \$10,000.00 (dollars)

The proportion of the cost of construction or improvement and subsequent maintenance of the drainage works shall be borne by the owners of the undersigned properties in the proportions set out opposite each property:

Express the proportion under each heading as a percentage. The total of the percentages in each column must add up to 100.

Property Identification No.	Construction/Improvement %	Maintenance %
41354-0032	100	100
41354-0033	0	0

I hereby enter into this agreement for drainage for the land described and acknowledge my financial obligations. (Fill out the applicable section below)

Ownership

Sole ownership

Owner Name (Last Name, First Name) (Type/Print)	Signature	Date (yyyy/mm/dd)

Partnership (Each partner in the ownership of the property must sign the agreement form)

Owner Name (Last Name, First Name) (Type/Print)	Signature	Date (yyyy/mm/dd)
Boyd, Constantine		2019/08/01
Boyd, Cheryl		2019/08/01

Corporation (The individual with authority to bind the corporation must sign the agreement form)

Name of Signing Officer (Last Name, First Name) (Type/Print)

Name of Corporation	Signature
	I have the authority to bind the Corporation
Position Title	Date (yyyy/mm/dd)

**THE CORPORATION
OF THE
MUNICIPALITY OF HURON EAST
BY-LAW NO. 57-2019**

Being a by-law to authorize the execution of a
Development Agreement between Zulk
Enterprises Inc. and the Municipality of Huron
East.

WHEREAS Section 5 (3) of the Municipal Act, S.O. 2001, Chapter 25, as amended, provides that a municipal power, including a municipality's capacity, rights, powers and privileges shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

AND WHEREAS Section 9 of the Municipal Act, S.O. 2001, Chapter 25, as amended, provides that a municipality has 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 the Corporation of the Municipality of Huron East deems it advisable and necessary to enter into a Development Agreement with Zulk Enterprises Inc. ;

NOW THEREFORE the Council of the Corporation of the Municipality of Huron East **ENACTS AS FOLLOWS:**

1. That the Mayor and CAO/Clerk be and are hereby authorized and instructed to enter into a Development Agreement with Zulk Enterprises Inc., a copy of which is attached hereto as Schedule "A".
2. That this by-law shall come into force and take effect on the date of final passing thereof.

READ a first and second time this 6th day of August, 2019.

READ a third time and finally passed this 6th day of August, 2019.

Bernie MacLellan, Mayor

Brad Knight, CAO/Clerk

CORPORATION OF THE MUNICIPALITY OF HURON EAST

DEVELOPMENT AGREEMENT

between

Zulk Enterprises Inc.

- and -

THE CORPORATION OF THE MUNICIPALITY OF HURON EAST

Dated August 6th, 2019

The Corporation of the Municipality of Huron East

Address: 72 Main St. South
Box 610
Seaforth, ON, N0K 1W0

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MUNICIPALITY OF HURON EAST
DEVELOPMENT AGREEMENT

THIS AGREEMENT made in triplicate on the 6th day of August, 2019 A.D.

BETWEEN:

ZULK ENTERPRISES INC.

hereinafter called the "Developer" of the FIRST PART

- and -

THE CORPORATION OF THE MUNICIPALITY OF HURON EAST

hereinafter called the "Municipality" of the SECOND PART

WHEREAS the Developer is the owner of the Land described in Schedule "A" to this Development Agreement (hereinafter called the "Agreement") and proposes to develop it.

AND WHEREAS the Developer declares that it is the registered owner of the lands and has received draft approval from the County of Huron (hereinafter called the "County") on October 4th, 2017 of a Vacant Land Plan of Condominium (40CDM17002) on his lands, and will be making application for site plan approval for a condominium development on the lands, (the lands hereinafter called the "Plan"), which is annexed hereto as Schedule "B" to this Agreement.

AND WHEREAS the Municipality has been authorized by the County to require the Developer to agree to construct and install certain municipal services as hereinafter provided and herein referred to as the "Works" set out in Schedule "C" and to make financial arrangements with the Municipality for the installation and construction of required services before final approval of the Plan by the County.

AND Whereas the Developer and the Municipality will enter into a Site Plan agreement as it relates to the details of the development of the Land.

AND WHEREAS the word "Developer" where used in this Agreement includes an individual, an Association, a Partnership, or a Corporation and wherever the singular is used herein, it shall be construed as including the plural.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of other good and valuable consideration and the sum of One Dollar (\$1.00) of lawful money of Canada, now paid by each of the parties hereto to each of the other parties hereto, (the receipt whereof is hereby acknowledged), the parties hereto hereby covenant, promise and agree with each other as follows:

SECTION 1 – INTERPRETATION

1.1 Definitions

The terms defined in this Section 1.1 shall have the following meanings unless the context expressly or by necessary implication otherwise requires:

“Agreement” means this Agreement titled “Development Agreement”.

“Business Day” means any day that is not a Saturday, Sunday or statutory holiday in the Province of Ontario.

“Certificate of Final Acceptance” means the certificate issued by the Municipality after satisfaction of the conditions identified in Section 4.3.

“Certificate of Inspection Re: Readiness for Occupancy” means the certificate issued by the Municipality after satisfaction of the conditions identified in Section 7.9.

“Certificate of Preliminary Acceptance” means the certificate issued by the Municipality after satisfaction of the conditions identified in Section 4.2.

“Conservation Authority” means the Ausable Bayfield Conservation Authority and its successors and assigns.

“County” means the County of Huron and its successors and assigns.

“Developer” means, collectively, Zulk Enterprises Inc., and their respective successors and assigns.

“Land” means the real property which is the subject of the Plan, the legal description of which is attached as Schedule “A”.

“Municipality” means the Corporation of the Municipality of Huron East, and its successors and assigns.

“Owner” means the Owner of a lot or block and may include the “Developer”.

“Plan” means the plan relating to the Land, a draft copy of which is attached as Schedule “B”.

“Works” means the works and services described in Schedule “C”.

1.2 List of Schedules

The following schedules are attached to and form part of this Agreement:

- Schedule "A" -- Description of Lands Being Developed
- Schedule "B" -- Plan
- Schedule "C" -- Checklist of Works to be Constructed
- Schedule "D" -- Itemized Estimate of Costs of Construction of Each Part of the Works
- Schedule "E" -- List of Lands for Municipal Purposes and Easements to be Granted to the Municipality
- Schedule "F" -- No Occupancy Agreement
- Schedule "G" -- Application for Reduction of Security
- Schedule "H" -- Special Provisions

SECTION 2 -- ORDER OF PROCEDURE

2.1 Upon application to the Municipality for the preparation of an Agreement the Developer shall:

- (a) Pay to the Municipality the fee required by the Municipality's Tariff of Fees By-law.
- (b) Pay to the Municipality the sum of five thousand (\$5,000.00) dollars as a deposit in respect of the Municipality's legal and engineering costs referred to in Section 3.2 (a) herein.
- (c) Submit a General Plan outlining the services to be installed.

2.2 Prior to Registering the Agreement the Developer shall:

- (a) Deposit with the Municipality Securities and Insurance as outlined in this Agreement.
- (b) Pay in full any outstanding taxes or drainage, local improvement charges and charges under the Municipal Act including outstanding sewer rates and/or water rates.
- (c) Provide proof of postponement of any encumbrances on the lands.
- (d) Deposit with the Municipality's Solicitor, copies of this Agreement executed by the Developer, to be executed by the Municipality and retained by the Municipality's Solicitor for registration as hereinafter provided.
- (e) Deliver to the Municipality's Solicitor written authorization to register this Agreement or Notice of this Agreement both before and after registration of the Plan, and a cheque in respect of the cost of the said registrations where upon the Municipality's Solicitor shall register this Agreement.

2.3 Prior to starting construction on the Municipal Works as outlined in Schedule C, the Developer shall:

- (a) Have submitted a Site Plan application to the Municipality and shall have received written approval from the Municipality of all plans and drawings submitted with the Site Plan application.
- (b) Have submitted and obtained the written approval of the Municipality's Engineer for the following all to be done in accordance with the Municipal Servicing Standards of the Municipality:
 - Final approved drawings for all Works required in Schedule "C" to this Agreement.
- (c) Submit to the Municipality the Ministry of the Environment and Climate Change Environmental Compliance Approval for the Water Supply and Distribution System (if required), the Sewage Collection System, and the Storm Sewer System and Storm Water Management Works.
- (d) Submit to the Municipal Engineer a completed Form 1 and supporting documentation for approval of the Water Distribution System.
- (e) Provide written confirmation of having obtained the approval for drainage, road crossings, encroachment, etc. of all road authorities including the Municipality, County, the Ministry of Transportation of Ontario and any other authority involved.

2.4 Prior to the issuance of building permits the Developer shall:

- (a) Have complied with all requirements of Section 7.8 of this Agreement.

2.5 Prior to any person occupying any building, the Developer shall:

- (a) Have complied with all the requirements of Section 7.9

SECTION 3 -- INSTALLATION OF SERVICES

3.1 General

The Developer shall design, construct and install at his own expense and in good workmanlike manner Municipal services to the servicing standards of the Municipality.

3.2 Municipality's Legal and Engineering Costs

- (a) The Developer agrees to pay the Municipality's cost of the Municipal Solicitor and of the Municipality's Engineer's invoices for the checking of plans and specifications and for supervision and inspection on behalf of the Municipality.
- (b) The Developer shall be invoiced regularly by the Municipality for all costs incurred by the Municipality with respect to this Agreement pursuant to Section 3.2 (a).
- (c) The Developer shall reimburse the Municipality for all costs incurred by the Municipality as referred to in Section 3.2 (a) herein, within thirty (30) days of each billing, failing which the Municipality and its agents shall cease all work with respect to the review of the Development.

- (d) The deposit referred to in Section 2.1 (b) of this Agreement shall be retained by the Municipality as a float against any unpaid bills and such deposit (or the balance thereof, if any) shall be returned to the Developer at Final Acceptance of the Development by the Municipality and the Municipality being satisfied, in its discretion, that all costs in Section 3.2 (a) herein and any contingencies with respect to the Development have been paid in full.
- (e) The Developer shall pay to the Municipality, on thirty (30) days written notice from the Municipality, such amount as is necessary to maintain the deposit referred to in Section 2.1 (b) at the sum of five thousand (\$5,000.00) dollars, failing which the Municipality and its agents shall cease all work with respect to the review of the Development.

3.3 Developer's Engineer

The Developer shall employ engineers holding a certificate of authorization from Professional Engineers Ontario and approved by the Municipality:

- (a) To prepare designs;
- (b) To prepare and furnish all required drawings;
- (c) To obtain the necessary approvals in conjunction with the Municipality, the County Health Unit and the Ministry of the Environment and Climate Change, and others as required.
- (d) To provide full time supervision of construction of the works specified in Schedule "C" to this Agreement.
- (e) To maintain all records of construction and upon completion, to advise the Municipality's Engineer of all construction changes and to prepare final "as built" drawings for the works specified in Schedule "C" of this Agreement. Paper prints and digital versions of the "as built" drawings shall be submitted to the Municipality prior to the issuance of the Certificate of Final Acceptance.
- (f) To act as the representative of the Developer in all matters pertaining to the construction.
- (g) To provide co-ordination and scheduling to comply with the timing provisions of this Agreement and the requirements of the Municipality's Engineer, for all works specified in this Agreement.
- (h) To provide certification that the installation of services was in conformance to said plans and specifications, such certification to be in a form acceptable to the Municipality's Solicitor and the Municipality's Engineer.
- (i) To take such other actions as may be required by the Municipality, acting reasonably, for the completion of the development in accordance with this Agreement and good engineering practices.

3.4 Works to be Installed

The Works to be installed are set out in Schedule "C" to this Agreement. This schedule is to set out the works in general terms only and shall not be construed as covering all items in detail. If at any time and from time to time during the development, the Municipality's Engineer is of the opinion that additional works are necessary to provide adequately any of the public services required by the Plan, the Developer shall, at his expense, construct, install or perform such additional works at the request of the Municipality's Engineer.

3.5 Approval of Plans

The detailed plans and specifications of all services must be submitted by the Developer to the Municipality's Engineer for endorsement of approval and such endorsement of approval shall in no way absolve the Developer or its consulting Engineers of responsibility for errors in or omissions from such plans and specifications.

3.6 Notification of Commencement

The Developer shall not commence the construction of any of the works until the plan has been registered and the Developer has provided 72 hours written notice to the Municipality's Engineer of his intent to commence work. Should, for any reason, there be a cessation or interruption of construction, the Developer shall provide 72 hours written notification to the Municipality's Engineer before work is resumed.

3.7 Progress of Works

The Developer shall install all Works in a timely manner, in accordance with the requirements of this Agreement. If he fails to do so, having commenced to install the aforesaid works, fails or neglects to proceed with reasonable speed, or in the event that the aforesaid works are not being installed in the manner required by the Municipality, then upon the Municipality giving seven (7) days written notice by prepaid registered mail to the Developer, the Municipality may, without further notice, enter upon the said lands and proceed to supply all materials and to do all the necessary works in connection with the installation of the said works, including the repair or reconstruction of faulty work and the replacement of materials not in accordance with the specifications, and to charge the cost thereof together with an engineering fee of ten percent (10%) of the cost of such materials and works to the Developer who shall forthwith pay the same upon demand. If the Developer fails to pay the Municipality within thirty (30) days of date on the bill, the money owing may be deducted from the cash deposit, letters of credit, or other securities. It is understood in the event that the Municipality must enter upon said lands and have works completed or repaired due to situations as outlined above any or all original mylars and specifications prepared by the Developer's Engineer must be turned over to the Municipality's Engineer for his use should he require same. It is understood and agreed between the parties hereto that such entry upon the lands shall be as agent for the Developer and shall not be deemed for any purpose whatsoever, as an acceptance or assumption of the said Works by the Municipality. The Municipality, in addition to all other remedies may refuse to issue building permits until such Works are completely installed in accordance with the requirements of the Municipality.

Without limiting the obligations of the Developer herein, if the Developer shall default on the performance of any term, covenant or provision of this Agreement and if such default shall continue for ten (10) days after the Developer receives written notice of such default by the Municipality (or such shorter time as may be required in the cases of an emergency or other urgent matters or as otherwise provided for herein), the Municipality may perform that obligation on the Developer's behalf and may enter onto the lands constituting the Plan for this purpose. If the Municipality is compelled or elects to incur any expense in connection with its performance of the Developer's obligations (including any engineering or legal fees incurred in connection with such actions), any reasonable costs so incurred by the Municipality, together with all interest thereon and any damages incurred, shall be payable by the Developer and shall be collectible by the Municipality in like manner as municipal taxes. The Developer also acknowledges and agrees that the Municipality has the right to draw down any Letters of Credit, cash or other security for the purpose of collecting any such expenses incurred by the Municipality.

3.8 Scheduling of Works

Prior to the start of construction and prior to the issuance of building permits, the Developer shall supply for the approval of the Municipality's Engineer a Schedule of Works setting out the order in which he considers the various sections of the works within the Plan will be built. The Municipality's Engineer may amend this schedule and the Developer must construct, install or perform the work as the Municipality's Engineer from time to time may direct.

3.9 Contractor

The said services shall be installed by a contractor or contractors retained by the Developer.

3.10 Access Roads

All access roads must be maintained by the Developer in good repair acceptable to the Municipality's Engineer during the time of construction. This shall include the removal of mud tracked from the Development as well as dust control. No roadway outside the limits of the proposed Development may be closed without the written consent of the Municipality. To obtain such consent, the Developer shall advise the Municipal Clerk, not later than 14 days prior to the proposed closure, of the date, time and duration they wish to close a roadway. All costs for advertising the closure and signage shall be borne by the Developer. The Municipality reserves the right to limit or prohibit the use of any existing access road by the Developer.

3.11 Movement of Fill

The Developer covenants and agrees that it shall not dump nor permit to be dumped any fill or debris on, nor shall it remove or permit to be removed any fill, topsoil, trees or shrubs from any public lands, other than roads, without the written consent of the Municipality's Engineer. The Developer further agrees that no topsoil shall be removed from the lots and/or blocks except for construction purposes within the development and then such topsoil shall be stockpiled during grading operations and as each building is completed, the topsoil so stockpiled shall be replaced on the ground around each building to comply with the Municipal standards, and the replacing of such topsoil shall include all surfaces not covered by buildings, driveways or pavement within the development. Excess topsoil may be removed from the site with the approval of the Municipality's Works Superintendent.

3.12 Damage to Existing Plant

The Developer shall repair any damage caused to any existing road, road allowance or existing structure or plant located on the road allowance as a result of the development and shall pay for any costs involved in relocation of existing service such as hydrants, telephone poles, hydro poles, pad mount transformers, cubicles and pedestals, etc., which may be necessary because of the development.

3.13 Testing

The Municipality's Engineer may have any qualitative or quantitative tests made of any materials which have been or are proposed to be used in the construction of any of the works required by this Agreement, or may require television camera or soil tests to be carried out, and the cost of such tests shall be paid by the Developer within ten days of the account being rendered by the Municipality. Nothing herein shall relieve the Developer of its responsibility to carry out any tests required by good engineering practice.

3.14 Erosion and Silting Control

The Developer must take all necessary precautions to prevent erosion and sedimentation of sewers, ditches, culverts, slopes, etc., both within the Development

and downstream during construction and completion of servicing. Failing adequate precautions being taken, the Developer will be responsible for correcting any damages and paying all maintenance costs resulting therefrom.

3.15 Emergency Access

The Developer shall at all times during construction and development of the Works maintain emergency access to the land to the satisfaction of the Municipality's Engineer.

3.16 Construction Refuse and Weeds

The Developer, and each subsequent Owner of Lots or Blocks within the Plan, shall regularly dispose of all construction refuse, debris or weeds whether it be from site servicing or house building or any other source related to the development of the site, in an orderly and sanitary fashion. If the Developer or subsequent Owner of the Lots or Blocks within the Plan fails to remove and dispose of construction refuse, debris or weeds to the satisfaction of the Municipality's By-law Officer, the Municipality may give written notice to the Developer or lot Owner. If the Developer or each subsequent Owner of Lots or Blocks within the Plan fails to dispose of the refuse, debris or weeds within forty-eight (48) hours after receiving a written request from the Municipality to do so, the Municipality may, without further notice, undertake such removal and disposition and the cost thereof shall be paid by the Developer or each subsequent Owner of the Lots or Blocks within the Plan forthwith upon demand, which costs shall include all expenses incurred by the Municipality in carrying out such removal and disposition. The burning of construction refuse, debris of weeds, whether it be from site servicing or house building or any other source related to the development of the site on any lands within the Plan is prohibited.

3.17 Dust Control

Until the Final Acceptance of all Services to be constructed under this Agreement, the Developer shall use such reasonable method to prevent any dust problem to traffic or home occupants as the Municipality shall deem necessary and for this purpose the Municipality's Works Superintendent shall notify the Developer in writing from time to time of the requirements of the Municipality.

3.18 Contaminants

In the event the Developer discovers any waste, contaminants, pollutants, hazardous substances or any other similar substances that may be detrimental to the environment during the development of the lands constituting the Plan, the Developer hereby agrees to notify the Municipality and the Ministry of the Environment immediately and take all necessary steps and remedial efforts required by the Ministry of the Environment and the Municipality to remove such waste, contaminants, pollutants, hazardous substances or other substances that could be detrimental to the environment. In taking such action, the Developer shall fulfill all legislative requirements for the remediation and clean-up of lands constituting the Plan and shall comply with all legislative requirements regulating the removal, transportation and disposal of such waste, contaminants, pollutants, hazardous substances or any other similar substances from the said lands.

SECTION 4 -- ACCEPTANCE OF WORKS

4.1 Stages of Construction and Services

The Municipality will grant Preliminary or Final Acceptance of servicing based upon completion of the municipal services as specified in Schedule "C" of this Agreement, as approved by the Municipality.

4.2 Inspection and Acceptance of the Works

When all of the services as specified in Schedule “C” of this Agreement have been completed and the Municipality’s Engineer has been given written certification by the Developer’s Engineer that such services have been constructed in accordance with the approved plans and specifications in this Agreement and upon satisfactory inspection by the Municipality’s Engineer, the Municipality’s Engineer will recommend that the Municipality grant a Certificate of Preliminary Acceptance. This Certificate may include a list of minor deficiencies which the Developer must repair. The services shall then be subject to a guaranteed maintenance period as described in Section 5.1.

4.3 Final Acceptance of the Works

On receipt of a written request from the Developer for final inspection and final acceptance following completion of the guaranteed maintenance period outlined in Section 5.1, the Municipality’s Engineer will complete an inspection and if there are no deficiencies, will recommend to the Municipality that the Certificate of Final Acceptance be issued. This Certificate will be issued provided that the Developer has paid all accounts to the Municipality and the Municipality is:

- Satisfied the applicable services as specified in Schedule “C” of this Agreement have been completely installed;
- Satisfied all repairs or maintenance work on the applicable services as specified in Schedule “C” of this Agreement have been completed.

and the Municipality has:

- Approved the formal certification of final completion from the Developer’s Engineer certifying that all Works as specified in Schedule “C” of this Agreement have been installed;
- Received as-built drawings as detailed elsewhere in this Agreement.

4.4 Acceptance During Winter Months

The Municipality will not be required to provide Certificates of Preliminary or Final Acceptance during the winter months or any other time of year when inspection of the Works and services is impractical due to snow cover or other adverse conditions.

4.5 Use of Works by Municipality

The Developer agrees that:

- (a) The Works may be used prior to acceptance by the Municipality, or other authorized persons for the purposes for which such works were designed.
- (b) Such use shall not be deemed an acceptance of the Works by the Municipality.
- (c) Such use shall not in any way relieve the Developer of his obligations in respect of the construction and maintenance of the Works so used.

4.6 Replacement of Survey Bars

Prior to the final acceptance by the Municipality, the Developer shall deliver to the Municipal Clerk a statement from an Ontario Land Surveyor approved by the Municipality that after the completion of the work, he has found or replaced all survey monuments and iron bars as shown on the registered plan.

4.7 Ownership of Services

Upon the issuance to the Developer of the Certificate of Final Acceptance, the ownership of the services described in Schedule "C" of this Agreement shall vest in the Municipality and the Developer shall have no claim or rights thereto except those occurring as an owner of the lands where such services are installed.

Notwithstanding the above, the Developer and Municipality agree on connection of water distribution systems, the Municipality will become the operator of said systems. This will not relieve the Developer of any maintenance responsibilities under this Agreement.

SECTION 5 -- MAINTENANCE OF WORKS

5.1 Maintenance of Works

The Developer will be responsible for the repair and maintenance of all services as outlined in Schedule "C" of this Agreement, until a Certificate of Final Acceptance is issued for services by the Municipality. This maintenance period shall extend for two (2) years from the date of the Certificate of Preliminary Acceptance for the Works. During this maintenance period, a 10% security holdback shall be retained by the Municipality in accordance with the provisions of Clause 8.3 of this agreement. If during this period, the Developer fails to carry out maintenance work within seventy-two (72) hours after receipt of the request from the Municipality, then the Municipality's Engineer or Works Superintendent may, without further notice, undertake such maintenance work and the total costs of such work, including engineering fees, shall be borne by the Developer. If the Developer fails to pay the Municipality within thirty (30) days of the date of billing then the money owing may be deducted from the deposited securities. Towards the end of the Maintenance Period, the Developer shall make written request to the Municipality for a final inspection to be made in respect to the issuance of the Certificate of Final Acceptance.

Notwithstanding the provisions above, operational responsibility for the water distribution system shall be transferred to the Municipality once the watermain is fully tested, disinfected and commissioned to the satisfaction of the municipality. All costs associated with repair and maintenance of the water distribution system during the maintenance period shall be charged back to the Developer and the Developer shall pay all such amounts to the Municipality forthwith upon receiving the associated invoices.

5.2 Emergency Repairs

Employees or agents of the Municipality may enter onto the Land at any time or from time to time for the purpose of making emergency repairs to any of the Works. Such entry and repairing shall not be deemed an acceptance of any of the Works by the Municipality or an assumption by the Municipality of any liability in connection therewith or a release of the Developer from any of his obligations under this Agreement.

SECTION 6 – LANDS TO BE CONVEYED

6.1 Lands for Municipal Purposes

The Developer shall convey in fee simple a good title free from encumbrances to the Municipality, lands for municipal purposes other than roads, which shall be mutually agreed upon by the Owner and the Municipality, or to make a cash payment in lieu thereof as stipulated by the Municipality and also to convey to the Municipality in fee simple, the 0.3 metre reserves and other lands required by the Municipality. The deeds for the said lands are to be approved by the Municipality's Solicitor and thereafter forthwith registered and deposited with the Municipal Clerk. The cost for preparation and registration of the said deeds shall be paid by the Developer. A list of lands for municipal purposes to be conveyed to the Municipality shall be set out in Schedule "E" of this Agreement.

6.2 Easements

The Developer agrees to grant at his expense all such easements and right-of-ways as may be required for the installation and supply of services to the Development. A list of easements and right-of-ways to be granted to the Municipality shall be set out in Schedule "E" of this Agreement.

SECTION 7 – ADMINISTRATION

7.1 Voiding Agreement

In the event that the Plan is not registered within one year from the date of the signing of this Agreement, the Municipality may at its option declare this Agreement to be null and void. All costs incurred shall be deducted from the deposit paid by the Developer to the Municipality pursuant to this Agreement or any other agreement between the Developer and the Municipality referred to herein.

7.2 Developer's Expense

Every provision of this Agreement by which the Developer is obligated in any way shall be deemed to include the words "at the expense of the Developer" and "as approved or accepted by the Municipality", unless specifically stated otherwise.

7.3 Developer's Liabilities

Until the Municipality has issued the Certificate of Final Acceptance for the Works, the Developer hereby indemnifies and saves harmless the Municipality against all actions, causes of action, suits, claims and demands whatsoever which may arise either directly or indirectly by reason of the Developer undertaking the Plan.

7.4 Insurance

The Developer shall insure against all damages or claims for damage with an Insurance Company satisfactory to the Municipal Clerk. Such policy or policies shall be issued in the joint names of the Developer, the Municipality and the Municipality's Engineer and the form and content shall be subject to the approval of the Municipality. The

minimum limits of such policies shall be \$5,000,000 all inclusive, but the Municipality shall have the right to set higher amounts. The said insurance policy shall include a provision that requires the insurance company to provide the Municipality with thirty (30) days notice of termination of such policy. The policy shall be in effect for the period of this Agreement including the period guaranteed maintenance pursuant to Section 5 of this Agreement. The issuance of such a policy of insurance shall not be construed as relieving the Developer from responsibility for other or larger claims, if any, for which he may be held responsible.

7.5 Legal Notice to Developer

Any notice required to be given hereunder may be given by registered mail addressed to the Developer at his principal place of business and shall be effective as of the date of the deposit hereof in the Post Office.

7.6 Registration

The Developer consents to the registration of this Agreement upon the title to the Land both before and after registration of the Plan at the sole discretion of the Municipality and at the expense of the Developer.

7.7 Mortgages/Encumbrances

The Developer covenants and agrees to obtain and register, at its sole cost and expense, a postponement from each encumbrancer with a charge registered against title to the Land (or part thereof) so that notice of this Agreement shall be registered in priority to any such charge.

Further, the mortgagee, if any, agrees that in the event of him assigning or transferring the mortgage on the lands, the assignment or transfer shall be subject to the terms hereof in the same manner as if the assignee or transferee had executed this Agreement.

7.8 Requirements for Building Permits

The final approval of the Plan of Condominium by the County or the acceptance by the Municipality of the Works as outlined in Schedule "C" of this Agreement shall not be deemed to give any assurance that Municipal building permits, when applied for will be issued in respect of the Units shown on the Plan. Notwithstanding the foregoing, the Developer agrees that it, or anyone claiming title from it or under its authority, shall not apply for any building permits for Units within the Plan until all requirements hereinafter set out have been carried out to the satisfaction of the Municipality. The Municipality shall have the right to refuse any such application until:

- (a) Site Plan Approval has been granted by the Municipality and the Site Plan Agreement has been registered.
- (b) Final approval of plan of condominium has been granted and condominium has been registered.

7.9 Requirements for Occupancy

Subject to Section 7.10 herein, no building erected on the Lots or Blocks within the Plan shall be occupied until a Certificate of Inspection re: Readiness for Occupancy has been issued by the Municipality's Chief Building Official and the said Certificate shall not be issued until:

- (a) Preliminary Acceptance has been granted for Municipal services as described in Schedule "C" of this Agreement.
- (b) The interior street of the development has received the base coat of asphalt.

- (c) All sanitary sewers, storm sewers and stormwater management works are complete to the satisfaction of the Municipality.
- (d) All electrical distribution, telephone lines, cable TV, and gas mains have been installed

7.10 Special Building Permits / Model Homes

Pursuant to Section 7.8, building permits are not obtainable until certain services are installed and approved by the Municipality's Engineer. The Municipality agrees that if the Developer or a builder wishes to obtain a building permit prior to the installation of services, as set out in Section 7.8, a permit may be issued provided the Developer or Builder has executed a No-Occupancy Agreement (Schedule "F") and the Municipality may require a deposit or Letter of Credit as a guarantee of No-Occupancy. In the event that the Developer fails to meet all the requirements set out in Section 7.9 for any building permit that is issued pursuant to the Developer's delivery of a No-Occupancy Agreement, the Developer hereby acknowledges that the deposit shall be immediately forfeited to the Municipality. Such failure to meet the Section 7.9 obligations shall constitute a breach of this Agreement and the Municipality may immediately draw down any security held under this Agreement to complete any work required or fulfill any other requirements of Section 7.9 for any model home that was built pursuant to this Section 7.10.

7.11 Right to Enter into an Agreement

The Developer agrees not to call into question directly or indirectly in any proceedings whatsoever in law or in equity any administrative tribunal, the right to the Municipality to enter into this Agreement and to enforce each and every term, covenant and condition herein contained and this Agreement may be pleaded as an estoppel against the Developer in any such proceedings.

The Developer acknowledges that the Municipality is entering into this Agreement and approving the Plan on the express representation of the Developer that it and its successors and assigns shall observe and perform all the provisions of this Agreement and that the Municipality is of the opinion that the Plan would not be in the public interest if the Developer, its successors and assigns, the owner or owners from time to time of the land within the Plan were not obligated to observe and perform all the provisions hereof except to the extent the Municipality may lawfully change them.

7.12 Successors and Assigns

The covenants, agreement, conditions, and undertakings herein contained on the part of the Developer shall run with the land and shall be binding upon it and upon its successors and assigns as owners and occupiers of the said lands from time to time.

7.13 Notification to Purchaser

The Developer shall in every Agreement of Purchase and Sale or Offer to Purchase pertaining to any Unit within the Plan notify each purchaser of all of the payments to be made by the purchaser to the Municipality pursuant to this Agreement and all of the provisions of this Agreement which shall continue in force after the completion of the sale. Further, the Developer shall furnish a list of those services included in the purchase, specifying those installed and those to be installed at no additional cost.

7.14 Scheduling, Progress and Completion

The Developer shall commence construction of services within eighteen (18) months of the signing of this Agreement or the registration of the Plan whichever is earlier. Within eighteen (18) months of the date of commencement of the servicing of any phase, the Developer shall complete the installation of the services as per Schedule "C" of this Agreement. Failure to adhere to the above schedule may result in the Municipality completing the Works in accordance with Section 3.7 of this Agreement. If the development is phased, the date for commencement of construction on the

balance of the phases may be delayed for up to five years. Failure to commence construction within the time schedule above may result in the Municipality declaring this Agreement to be null and void-

7.15 No Municipal Liability

This Agreement and the provisions herein do not give the Developer or any person acquiring any interest in the land within the Plan (each hereinafter in this clause called "such person"), any rights against the Municipality or the Municipality's Engineer with respect to the failure of any such person to perform any obligations under this Agreement or the failure of the Municipality to force such person to perform any obligations under this Agreement or any negligence of any such person in the performance of the said obligations.

The only duty and responsibility of the Municipality's Engineer arising out of this Agreement is to the Municipality and this Agreement. Any work or services done or performed by the Municipality's Engineer under this Agreement do not in any way create any liability on the part of the Municipality's Engineer to the Developer or any person acquiring any interest in the land within the Plan.

7.16 Assignment

The Developer shall not assign this Agreement without the prior written consent of the Municipality, which consent may not be unreasonably withheld.

7.17 Conflict

In the event of any conflict between or among the plans and specifications relating to the construction of the Works, the Municipality's Engineer shall decide which provisions shall prevail.

7.18 Severability

If any term, covenant or provision of this Agreement shall be found or declared by a Court of competent jurisdiction to be invalid, unenforceable or ultra vires, such term, covenant or provision shall be conclusively deemed to be severable from all other terms, covenants and provisions of this Agreement and the remainder of this Agreement shall be and remain in full force and effect.

7.19 Amendment

Without in any way limiting the rights of the Municipality, the Developer agrees that the Municipality may, with the consent of the then registered owner of any land within the Plan, amend this Agreement insofar as it specifically affects such land or any part thereof.

7.20 Further Assurances

The Developer agrees that it shall and will, on the request of the Municipality, make, do, execute or cause to be made, done or executed all such further and other deeds, acts, things and assurances to ensure the full implementation of this Agreement and to satisfy the intention of the parties as set out in this Agreement.

7.21 Joint and Several

All terms, covenants, provisions and obligations of the Developer in this Agreement shall be joint and several.

SECTION 8 – FINANCIAL PROVISIONS

8.1 Development Charges, Drainage and Local Improvement Charges

Development Charges shall be paid in accordance with any current Development Charges By-law of the Municipality.

The Developer agrees to pay for all arrears of taxes outstanding against the property herein described before the approval of the said Plan is obtained. The Developer further undertakes and agrees to pay all taxes levied on the said lands on the basis and in accordance with assessment and collector's roll entries until such time as the lands herein being subdivided have been assessed and entered on the Collector's Roll according to the Registered Plan.

Before the Plan is approved the Developer agrees to commute and pay all charges made with respect to the Drainage Act, the Local Improvement Act, and the Municipal Act, including but not limited to charges or rates outstanding in respect of the Lands under any sewer rate and/or water rate by-law which are assessed against the property on the Plan. Before the Plan is approved the Developer agrees to commute and pay the Municipality's share of any charges made under the said Drainage Act, the said Local Improvement Act and the said Municipal Act presently servicing this property and assessed against it.

8.2 Securities

Prior to registering this Agreement, the Developer shall deposit with the Municipality to cover the faithful performance of the contract for the installation of the services and the payment of all obligations and contingencies arising thereunder the following securities:

- (a) Cash in the amount of One Hundred Percent (100%) of the estimated cost of all of the works as set out in Schedule "D" and as approved by the Municipality's Engineer and Municipal Council, or
- (b) An irrevocable Letter of Credit from a chartered bank, issued in form and content satisfactory to the Municipality's Solicitor, in the amount of One Hundred Percent (100%) of the estimated cost of all works as set out in Schedule "D" and as approved by the Municipality's Engineer or
- (c) Some combination of cash and Letter of Credit, totaling 100% of the Schedule "D" estimate
- (d) Prior to depositing the securities, the Developer shall submit an estimate of the cost of the Works to the Municipality's Engineer for approval. When the cost estimate has been approved it will be set out in Schedule "D" of this Agreement and will become the basis for the limits of these securities.
- (e) All Letters of Credit shall be for a minimum guaranteed period of two (2) years or such longer time as the Municipality may decide. All Letters of Credit referred to in this Section shall contain the following clause:
"It is a condition of the Letter of Credit that it shall be deemed to be automatically extended without amendment from year to year from the present or any future expiration date thereof, unless at least thirty (30) days prior to the present or any future expiration date, we notify you in writing by registered mail that we elect not to consider this Letter of Credit to be renewable for any additional period."
- (f) Unless each and every Letter of Credit is renewed as noted above, the Municipality shall have the absolute right to refuse to issue building permits and to prohibit occupancy of homes, whether partially or fully completed, from the said date thirty (30) days prior to the expiration of that Letter of Credit.

- (g) The amount for securities shall be submitted by the Engineer for the Developer to the Municipal Engineer for review. The agreed upon security amount shall be inserted in Schedule "D" to this Agreement.

The Municipality reserves the right, at any time, to review the amount of security deposited in light of the value of the work remaining to be completed for any current or subsequent phases of the project and to require an adjustment in the securities, such adjustment to be based upon any anticipated changes to site conditions or construction costs.

8.3 Reduction of Securities

An application for the reduction of the security on deposit with the Municipality pursuant to Section 8.3 herein may be made no earlier than thirty (30) days after the commencement of construction of the Works and every thirty (30) clear days thereafter.

- (a) To obtain a reduction in security the Developer shall file with the Municipality's Engineer a written application in accordance with Schedule "G" attached hereto.
- (b) The application shall include written confirmation from the Developer's Engineer:
- describing the Works constructed as at the date of the application and a calculation of the cost thereof.
 - confirming that the Works have been installed by the Developer with full time supervision of the Developer's Engineer and in accordance with the requirements of this Agreement and schedules hereto.
 - describing the Works remaining to be completed as at the date of the application and a calculation of the estimated cost thereof.
- (c) The value of the reduction shall be determined by the Municipality's Engineer who shall give a certificate to the Municipal Clerk and the Developer confirming the amount of the reduction of the security and the amount of the security remaining on deposit with the Municipality.
- (d) The value of the reduction shall be based upon the value of the Works as outlined in Schedule 'C' of this Agreement remaining to be completed by the Developer plus ten percent (10%) of the value of the Works completed to the date of the application.
- (e) Subject to any outstanding deficiencies or contingencies, the Municipality throughout the maintenance period shall hold as security the greater of ten percent (10%) of the estimate of the cost of the Works as set out in Schedule "D" or twenty thousand dollars (\$20,000.00).

8.4 Statutory Declaration of Accounts Paid

The Developer agrees that upon applying for a discharge of securities or for a Certificate of Preliminary Acceptance for the services, he shall supply the Municipality with a Statutory Declaration that all accounts for work and materials for said services have been paid except normal guarantee holdbacks and that there are no claims for liens or otherwise in connection with such work done or materials supplied for or on behalf of the Developer in connection with the Development.

8.5 The Construction Act, R.S.O. 1990 c. C.30

The Developer agrees that it will hold back in its payments to any Contractor who may construct the services, such sums as are provided in accordance with the Construction Act, R.S.O. 1990, c. C.30, and will otherwise indemnify and save harmless the Municipality against any claims, actions or demands for construction liens or otherwise in connection with the works and all costs in connection therewith, and on the demands of the Municipality's Solicitor will forthwith take such steps to immediately discharge all Liens upon the services.

Notwithstanding anything to the contrary contained in this Agreement, the Developer hereby agrees that the filing of any liens pursuant to the said Construction Act, with respect to the land described in Schedule "A" attached hereto, shall constitute a default by the Developer of the terms of this Agreement and shall entitle the Municipality to draw on any or all of the security referred to in Section 8.2 of this Agreement and to utilize said draw to make payment into Court of the holdback together with costs.

8.6 Release

When all of the obligations of the developer under this agreement ; are completed to the satisfaction of the Municipality, then the Municipality, upon application from the developer, may consider executing a release of this agreement.

The Municipality may then enact a bylaw, or by-laws to provide that the Clerk is to execute a release of this Agreement. The completion and registration of such release shall constitute a full and final release of the obligations of the Developer.

SECTION 9 – SPECIAL PROVISIONS

9.1 The Developer and the Municipality agree that the provisions set forth in the attached Schedule "H" form an integral part of this Agreement.

SECTION 10 – SIGNATURES

THIS AGREEMENT shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF the parties hereto have executed this Agreement.
SIGNED, SEALED AND DELIVERED this 6th day of August, A.D. 2019.

(ZULK ENTERPRISES INC.
(
(_____
(Title: Andrzej Tomasz Kluz, President
(I/We have authority to bind the Corporation
(
(THE CORPORATION of THE MUNICIPALITY OF
(HURON EAST
(
(_____
(Bernie MacLellan, Mayor
(
(_____
(Brad Knight, CAO/Clerk
(We have authority to bind the Corporation

Developer's Address: Box 1205, 77 West Street, Seaforth, Ontario. N0K 1W0

Developer's Telephone: 519-271-3545, 226-338-8199 (cell) 519-954-8073 (fax)

Developer's Email: zulkcorp@gmail.com

SCHEDULE "A" OF AGREEMENT

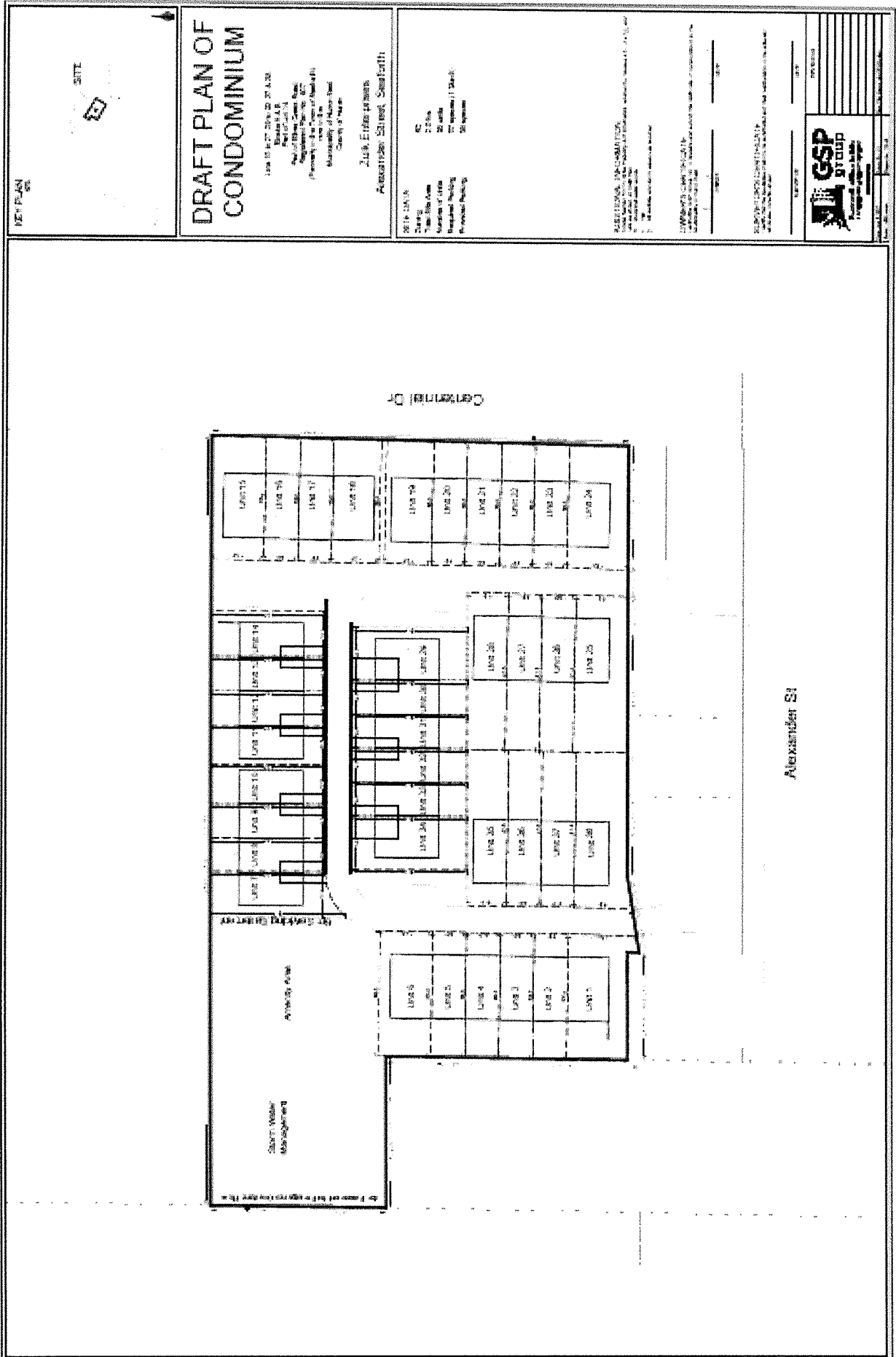
Note: It is understood and agreed that this Schedule forms part of the Municipality's Agreement.

DESCRIPTION OF LANDS BEING DEVELOPED

Part Lots 14 & 15 Plan 407 Seaforth Part 2 22R-1836; Part Lot 15 Plan 407 Seaforth Part 3 22R-1836; Part Lots 15 & 16 Plan 407 Seaforth Part 4 22R-1836; Part Lots 16 & 17 Plan 407 Seaforth Part 5 22R-1836; Part Lot 17 Plan 407 Seaforth Part 16 22R-1836; Lots 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 29, 30, 31, 32, 33, 37 & 38, Blocks A & B Plan 407 Seaforth Except Part 1 22R-6596; Part Silver Creek Road Plan 407 Seaforth Parts 2, 4 & 8 22R-6543 Closed by Hc123679 Subject To An Easement In Gross Over Part 6 22R-6543 As In Hc123708 Subject To An Easement In Gross Over Part 10 22R-6543 As In Hc123707 Subject To An Easement In Gross Over Part 4 22R-6543 As In Hc123708 Municipality of Huron East, County of Huron.

SCHEDULE "B" OF AGREEMENT

Note: It is understood and agreed that this Schedule forms part of the Municipality's Agreement.



SCHEDULE “C” OF AGREEMENT

Note: It is understood and agreed that this Schedule forms part of the Municipality’s Agreement.

Section 2.3 of this Agreement requires plans and drawings submitted with the Site Plan application to be approved for the construction of municipal works as outlined in Schedule “C”. The Developer agrees and covenants to construct all municipal works and services as required under this Agreement in accordance with the following municipally approved plans and drawings.

C.1 GENERAL ARRANGEMENT SITE PLAN

Identified as : Servicing Plan for Zulk Enterprises Inc.
Drawing C2.2 dated June 9th, 2017 with revisions to March 27th, 2019

Prepared by: MTE Engineers/Scientists/Surveyors

Approved on: June 6th, 2019

C.2 NOTES & DETAILS PLAN

Identified as: Construction Notes and Details Plan for Zulk Enterprises Inc.
Drawing C2.1 dated June 9th, 2017 with revisions to March 27th, 2019

Prepared by: MTE Engineering/Scientists/Surveyors

Approved on: June 6th, 2019

CHECKLIST OF MUNICIPAL WORKS TO BE CONSTRUCTED

- (1) Water distribution system, fire hydrants and related appurtenances and building connections to the curb stop.

- (2) Road construction of Silver Creek Road from the southerly limits of the Development to Alexander Street.

Note: Works Required Denoted by

SCHEDULE "D" OF AGREEMENT

Note: It is understood and agreed that this Schedule forms part of the Municipality's Agreement.

**ITEMIZED ESTIMATE OF COSTS OF CONSTRUCTION
OF EACH PART OF THE WORKS¹**

1.	Storm Water Management Plan/Storm Sewer Services	\$150,000
2.	Sanitary Sewer Service	\$ 65,000
3.	Water Service/Fire Protection	\$100,000
4.	Sidewalks	\$ 8,500
5.	Roadways	\$ 30,000
6.	Lighting	\$ 20,000
7.	Landscaping	<u>\$ 7,500</u>
		<u>\$381,000</u>

¹ Estimates provided by the Developer has for the purposes of this Agreement not been verified by the Municipality of Huron East

The Municipality of Huron East acknowledges that the Draft Approval of the Plan of Condominium provides that the water mains and lines shall be operated, repaired and maintained by the Municipality of Huron East. Provisions in the Site Plan Agreement will address the security requirement for such services at the time of registration of the Agreement.

The Municipality of Huron East, as a condition of this Agreement, requires Silver Creek Road to be extended from the south edge of the Development to Alexander Street. The road extensions are to be constructed to municipal standards. The Municipality of Huron East will require \$25,000 in securities for the Silver Creek Road Extensions and such security will not be released until the completion of the top coat of asphalt. For the purposes of this Agreement, no other securities are required at this time for the construction of the works as itemized above.

SCHEDULE "E" OF AGREEMENT

Note: It is understood and agreed that this Schedule forms part of the Municipality's Agreement.

LANDS FOR MUNICIPAL PURPOSES TO BE CONVEYED TO THE MUNICIPALITY

None

LIST OF EASEMENTS TO BE GRANTED TO THE MUNICIPALITY

The Municipality has been granted an easement registered as Instrument Number HC 123707 on Parts 4 and 6, Plan 22R-6543 for the purposes of maintaining a municipal sanitary sewer.

A Blanket easement will be granted in favour of the Municipality over Parts 4 and 8, Plan 22R-6543 for the purposes of access to water services.

SCHEDULE "F" OF AGREEMENT

Note: It is understood and agreed that this Schedule forms part of the Municipality's Agreement.

NO OCCUPANCY AGREEMENT

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of other good and valuable consideration and the sum of One (\$1.00) Dollar of lawful money of Canada, the Parties hereto mutually covenant and agree as follows:

1. In consideration of the Corporation of the _____ of _____ issuing a building permit to the Owner for _____, the Owner covenants and agrees that it will not apply for an occupancy permit until the services referred to in the is Development Agreement have been installed to the satisfaction of the Municipality;
2. The Municipality hereby acknowledges that it has a cash deposit from the Developer in the sum of _____ and will use its best efforts to see to it that the above referred to services are completed by _____.

THIS AGREEMENT shall be binding upon and enure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF the parties hereto have executed this Agreement.

SIGNED, SEALED AND DELIVERED

This _____ day of _____, 20 ____.

(
 (
 (_____
 (DEVELOPER (NAME OF DEVELOPER)
 (
 (THE CORPORATION OF THE
 (_____ OF _____
 (
 (
 (Mayor
 (
 (
 (Clerk
 (We have authority to bind the Corporation.

SCHEDULE "G" OF AGREEMENT

Note: It is understood and agreed that this Schedule forms part of the Municipality's Agreement.

APPLICATION FOR REDUCTION OF SECURITY

To: (Name of Municipality's Engineer), Engineer, _____ of _____

Developer: (Name of Developer)

Agreement: (Date of Agreement)

Property: (Legal Description of Property)

Application No. (Specify number of application)

The undersigned, (Name of Developer's Engineer) being the Developer's Engineer, hereby confirms that the Works constructed as at the date of this Application have been installed by the Developer under the full time supervision of the Developer's Engineer and in accordance with the requirements of the Agreement between the Developer and the Municipality.

The Works installed to the date hereof and the calculation of the cost thereof are detailed in the schedule attached hereto.

Further, the undersigned Developer's Engineer hereby confirms that the Works remaining to be constructed as at the date of this Application and the calculation of the estimated cost thereof are also detailed in the schedule attached hereto.

This Application is given and delivered to the Municipality's Engineer with full knowledge that the Municipality's Engineer and the Municipality will rely upon the information contained herein in granting a reduction of the security held by the Municipality pursuant to Section 8.3 of the said Agreement affecting the above property.

DATED at _____, Ontario this _____ day of _____, 201 ____.

Signature of Developer's Engineer

Name of Developer's Engineer

SCHEDULE "H" OF AGREEMENT

Note: It is understood and agreed that this Schedule forms part of the Municipality's Agreement.

SPECIAL PROVISIONS

The following special provisions apply to this Agreement:

1. In addition to the municipal water and sanitary sewer Connection fees that apply at the time of issuance of a building permit (currently \$5,000 per unit), the Developer shall pay at the time of the issuance of a building permit a capital charge of \$975 per unit as contribution towards the already constructed sanitary sewer in Part 4, Plan 22R-6543. For the purposes of clarity a 4 unit condominium shall pay the current \$20,000 connection fee and a \$3,900 capital infrastructure fee.

**THE CORPORATION
OF THE
MUNICIPALITY OF HURON EAST
BY-LAW NO. 58 FOR 2019**

Being a by-law for the purposes of identifying prescribed special service areas and for levying a special local municipal levy on the rateable property in the area designated as benefiting from a service not being provided generally throughout the municipality and to repeal By-Law No. 038-2003.

WHEREAS Section 326(1) of the Municipal Act R.S.O. 2001 as amended provides that a municipality may pass a by-law for special services;

AND WHEREAS Section 312 of the Municipal Act R.S.O. 2001 as amended provides that a municipality may levy on the rateable property in an area designated as a special service area and raise the costs determined.

NOW THEREFORE the council of the Corporation of the Municipality of Huron East **ENACTS AS FOLLOWS:**

1. That the Special Service Areas as shown and described on Schedule "A" attached hereto be designated as Special Service Areas within the Municipality of Huron East.
2. That By-Law No. 038-2003 and any other by-law(s) and or resolution(s) that are inconsistent with the provisions herein are hereby repealed.
3. That this By-law shall come into force and take effect upon the date of final passing thereof.

Read a first and second time this 16th day of July 2019.

Read a third time and finally passed this 16th day of July 2019.

Bernie MacLellan, Mayor

Brad Knight, CAO/Clerk

THE CORPORATION OF THE MUNICIPALITY OF HURON EAST

BY-LAW NO. 58-2019

SCHEDULE "A" - SPECIAL SERVICE AREAS

IDENTIFICATION OF SPECIAL SERVICE Section 326 (1)(a) of the Municipal Act, R.S.O. 2001	DETERMINATION OF COSTS Section 326 (1)(b) of the Municipal Act, R.S.O. 2001	DESIGNATED AREA Section 326 (1)(c) of the Municipal Act, R.S.O. 2001
Bridges Streetlight Area	100% of energy, maintenance & capital expenditures	160-002-01240 to 160-002-01240 160-002-04500 to 160-002-04646
Brucefield Streetlight Area	100% of energy, maintenance & capital expenditures	160-021-04800 to 160-021-04900 160-021-05100 to 160-021-07600 160-021-07701 to 160-021-07701 160-021-07800 to 160-021-07800 160-021-07900 to 160-021-09200
Cranbrook Streetlight Area	100% of energy, maintenance & capital expenditures	420-011-02500 (residence & farm buildings only) 420-011-02518 to 420-011-02540 420-011-02755 to 420-011-03305 420-011-03415 to 420-011-03415 420-011-03500 (residential only) 420-011-03501 to 420-011-03501 420-011-04155 to 410-011-04155 420-011-04201 to 420-011-04310 420-012-01800 to 420-012-01800 420-012-01900 (residential only) 420-012-01907 to 420-012-03005 420-012-03101 to 420-012-03104

THE CORPORATION OF THE MUNICIPALITY OF HURON EAST

BY-LAW NO. 58-2019

SCHEDULE "A" - SPECIAL SERVICE AREAS

Dublin Streetlight Area	100% of energy, maintenance & capital expenditures	380-001-00300 to 380-001-00500 380-001-00600 to 380-001-01100
Egmondville Streetlight Area	100% of energy, maintenance & capital expenditures	160-030-00100 to 160-030-34300 160-030-34410 to 160-030-34410 160-030-36000 to 160-030-48500
Ethel Streetlight Area	100% of energy, maintenance & capital expenditures	420-019-00200 to 420-019-05300 420-019-05700 to 420-019-07100 420-019-07200 (residential only) 420-018-07300 to 420-019-07700 420-019-07800 (residence & farm buildings only) 420-019-08000 to 420-019-08000
Harpurhey Streetlight Area	100% of energy, maintenance & capital expenditures	160-001-02100 to 160-001-04600 160-001-04702 to 160-001-06100 160-001-06300 to 160-001-06600 160-001-06705 to 160-001-07115 160-001-07200 to 160-001-07200 160-001-07301 to 160-001-07400
Kippen Streetlight Area	100% of energy, maintenance & capital expenditures	160-021-02301 to 160-021-02400 160-021-02600 to 160-021-03300

THE CORPORATION OF THE MUNICIPALITY OF HURON EAST

BY-LAW NO. 58-2019

SCHEDULE "A" - SPECIAL SERVICE AREAS

Molesworth Streetlight Area	100% of energy, maintenance & capital expenditures	420-001-05900 to 420-001-05900 420-001-06100 to 420-001-06400 420-001-06500 (residential only) 420-001-06501 to 420-001-06800
St. Columban Streetlight Area	100% of energy, maintenance & capital expenditures	380-001-02600 to 380-001-03100 380-001-03310 to 380-001-03400
Walton Streetlight Area	100% of energy, maintenance & capital expenditures	380-014-05700 (residential only) 380-014-05900 to 380-014-05900 380-014-06100 to 380-014-06500 380-014-07400 to 380-014-07500 420-017-00200 to 420-017-00400 420-018-00100 to 420-018-02100 420-018-02200 (residential only) 420-018-02201 to 420-018-02201 420-018-02300 to 420-018-02800
Vanastra Streetlight Area	100% of energy, maintenance & capital expenditures	160-021-11200 to 160-021-11200 160-021-11303 to 160-021-11303 160-031-00000 to 160-031-99999

THE CORPORATION OF THE MUNICIPALITY OF HURON EAST

BY-LAW NO. 58-2019

SCHEDULE "A" - SPECIAL SERVICE AREAS

<p>Vanastra Sewage Area</p>	<p>24% of operating & capital expenses to operate the Vanastra sanitary sewer system for all Vanastra properties with the exception of single residential and duplex unit properties.</p>	<p>160-021-11200 to 160-021-11200 160-021-11303 to 160-021-11303 160-031-00000 to 160-031-99999</p>
<p>Seaforth BIA</p>	<p>An annual amount established by the Seaforth BIA under the authority of By-Law 14-1981 of the former Town of Seaforth to promote the activities of the BIA. Taxation amounts are subject to minimum/maximum amounts (\$120/\$800) see BIA minutes January 23rd, 1992.</p>	<p>390-001-00100 to 390-001-00100 390-001-00400 to 390-001-00400 390-001-00800 to 390-001-00800 390-011-01600 to 390-011-01900 390-012-01200 to 390-012-01200 390-012-01700 to 390-012-01700 390-013-00100 to 390-013-00200 390-013-00900 to 390-013-01000 390-013-01200 to 390-013-01800 390-013-02100 to 390-013-02500 390-017-01300 to 390-017-01400 390-017-01600 to 390-017-01800 390-017-02000 to 390-017-02000 390-021-03200 to 390-021-03200 390-021-03900 to 390-021-04400 390-023-00900 to 390-023-01900 390-026-00100 to 390-026-00400 390-026-01900 to 390-026-02700</p>

THE CORPORATION OF THE MUNICIPALITY OF HURON EAST

BY-LAW NO. 58-2019

SCHEDULE "A" - SPECIAL SERVICE AREAS

Brussels Waste Management	100% of net operating & capital costs to provide curb side recycling, garbage collection and garbage disposal to the residents of the former Village of Brussels.	Comprised of the boundaries of the former Village of Brussels
Grey/McKillop Waste Management	100% of net operating & capital costs to provide curb side recycling, garbage collection and garbage disposal to the residents of the former Township of Grey and McKillop and the net operating/capital costs of the Walton Landfill Site.	Comprised of the boundaries of the former Townships of Grey and McKillop
Seaforth Urban Waste Management	100% of net operating & capital costs to provide curb side recycling, garbage collection and garbage disposal to the residents of the former Town of Seaforth, Harpurhey, Egmondville and the Bridges and 70% of monitoring/maintenance costs of the Seaforth Landfill Site (closed).	Comprised of the boundaries of the former Town of Seaforth and 160-001-02100 to 160-001-04600 160-001-04702 to 160-001-06100 160-001-06300 to 160-001-06600 160-001-06705 to 160-001-07301 160-001-07400 to 160-001-07400 160-002-01240 to 160-002-01240 160-002-04500 to 160-002-04646 160-030-00100 to 160-030-48500

THE CORPORATION OF THE MUNICIPALITY OF HURON EAST

BY-LAW NO. 58-2019

SCHEDULE “A” - SPECIAL SERVICE AREAS

Tuckersmith Rural Waste Management	100% of net operating & capital costs to provide curb side recycling, garbage collection and garbage disposal to the rural residents of the former Township of Tuckersmith (excluding Harpurhey, Egmondville and the Bridges) and 30% of the monitoring/maintenance costs of the Seaforth Landfill Site (closed).	160-000-00100 to 160-000-00100 160-001-00100 to 160-001-02030 160-001-04601 to 160-001-04701 160-001-06200 to 160-001-06200 160-001-06700 to 160-001-06700 160-001-07350 to 160-001-07350 160-001-07500 to 160-001-46500 160-002-00100 to 160-002-01202 160-002-01300 to 160-021-11100 160-021-11300 to 160-021-11300 160-021-11395 to 160-027-00400
Vanastra Waste Management	100% of net operating & capital costs to provide curb side recycling, garbage collection and garbage disposal to the residents of Vanastra	160-021-11200 to 160-021-11200 160-021-11303 to 160-021-11303 160-031-00100 to 160-031-99999
Policing	Pursuant to Section 17(2) of the Municipal Restructuring Order by the Minister of Municipal Affairs & Housing dated March 31, 2000, a tax rate adjustment in respect of the rateable property located in the geographical area of the former municipality. Adjustments are determined in the annual Huron East Budget.	Individually comprised of the boundaries of the former Town of Seaforth, the Village of Brussels and the Townships of Grey, McKillop & Tuckersmith.

**THE CORPORATION
OF THE
MUNICIPALITY OF HURON EAST
BY-LAW NO. 59 FOR 2019**

Being a by-law to enter into a Connecting Links Program
Contribution Agreement with Her Majesty The Queen In Right Of
Ontario, as represented by the Minister of Transportation.

WHEREAS the Corporations of the Municipality of Huron East and the Municipality of Morris-Turnberry has submitted an application to the Ontario Ministry of Transportation under the Connecting Links Program;

AND WHEREAS the municipal application has been confirmed eligible by the Ontario Ministry of Transportation for funding under the Connecting Links Program;

AND WHEREAS the Ontario Ministry of Transportation requires the Municipality to enter into a Contribution Agreement for funding under the Connecting Links Program;

NOW THEREFORE the Council of the Corporation of the Municipality of Huron East enacts as follows:

1. That the Mayor and CAO/Clerk are hereby authorized to sign and execute a Connecting Links Program Contribution Agreement, attached hereto as Schedule "A" with Her Majesty The Queen In Right Of Ontario, as represented by the Minister of Transportation.
2. That this by-law shall come into force and take effect on the date of final passing thereof.

Read a first and second time this 6th day of August, 2019.

Read a third time and finally passed this 6th day of August, 2019.

Bernie MacLellan, Mayor

Brad Knight, CAO/Clerk

CONNECTING LINKS PROGRAM CONTRIBUTION AGREEMENT

BETWEEN:

HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO
as represented by the Minister of Transportation

(“Ontario”)

– and –

THE CORPORATION OF THE MUNICIPALITY OF HURON EAST

(the “Recipient”)

WHEREAS the Government of Ontario has created the Connecting Links Program to provide funding to help municipalities construct and repair roads and bridges on designated Connecting Links;

AND WHEREAS subsection 21(1) of the *Public Transportation and Highway Improvement Act*, R.S.O. 1990, c. P.50, as amended from time to time, (hereinafter referred to as, the “Act”) states that the Minister of Transportation may designate a highway or part of a highway as a Connecting Link between parts of the King’s Highway or as an extension of the King’s Highway, to be constructed and maintained by the Recipient road authority having jurisdiction over the highway;

AND WHEREAS subsection 21(2) of the Act states that every such highway remains under the jurisdiction and control of the road authority;

AND WHEREAS subsection 44(1) of the *Municipal Act, 2001* S.O. 2001, c. 25, s. 485(1) as amended from time to time, states that a municipality that has jurisdiction over the highway or bridge shall keep it in a state of repair that is reasonable in the circumstances, including the character and location of the highway or bridge;

AND WHEREAS the highway named in Schedule “A” to this Agreement is a highway under the jurisdiction and control of the Recipient and has been designated as a Connecting Link or as an extension to the Connecting Link by the Minister of Transportation in accordance with the subsection 21(1) of the Act;

AND WHEREAS subsection 116(1)(a) of the Act states that the Minister of Transportation may enter into agreements for the purpose of the Act, including agreements related to among other things the design and construction of any highway or bridge;

AND WHEREAS subsection 116(2) of the Act states that any such agreement may provide that a proportion of the costs arising from the agreement be paid out of the monies appropriated therefor by the Legislature;

AND WHEREAS the Recipient has applied to the Connecting Links Program for funding to assist the Recipient in carrying out the Project and Ontario wishes to provide funding for the Project;

AND WHEREAS the Recipient is eligible to receive funding under the Connecting Links Program to undertake a Project;

NOW THEREFORE, in accordance with the principles set out above, the mutual covenants and agreements herein and for other good and valuable consideration, the receipt and sufficiency of which is expressly acknowledged, the Parties hereby agree as follows:

SECTION 1 INTERPRETATION

1.1 Definitions. For the purposes of this Agreement, the following terms shall have the following meanings described below.

“Act” means the *Public Transportation and Highway Improvement Act*, R.S.O. 1990, c.P.50, as amended from time to time.

“Aboriginal Group” includes the Indian, Inuit and Métis peoples of Canada or any other group holding Aboriginal or treaty rights under section 35 of the *Constitution Act, 1982*.

“Adjust the Funds” means Ontario’s right to adjust, without limitation, liability, costs or penalty any Funds provided to the Recipient in respect of the Project under this Agreement.

“Agreement” means this agreement between Ontario and the Recipient, including all Schedules attached hereto.

“Arm’s Length” has the meaning given to it under the *Income Tax Act (Canada)* as in effect on the Effective Date of this Agreement.

“Auditor General” means the Auditor General of Ontario.

“BPSAA” means the *Broader Public Sector Accountability Act, 2010 (Ontario)*.

“Bridge” means a public bridge, and includes a bridge forming part of a highway or on, over, under or across which a highway passes.

“Business Day” means any day on which the Government of Ontario offices are generally open for business in the Province of Ontario.

“Communications Protocol” means the protocol set out under Schedule “F” of this Agreement.

“Conflict of Interest” includes any and all circumstances where the Recipient or any Person who has the capacity to influence the Recipient’s decisions has outside commitments, relationships or

SCHEDULE "A"
PROJECT DESCRIPTION

- Application Project Name:** Highway No. 8 (Goderich Street East and West) – resurfacing; sections of full excavation and replacement of road
- Approved Project Name:** Resurfacing of Goderich Street (Highway 8) East and West
- Project Description:** Resurfacing of Goderich Street (Highway 8) East and West including related watermain and storm sewer improvements.

Project Description Details (from Application):

The project is located in the Municipality of Huron East along the Provincial Highway 8 Connecting Link section located in the Town of Seaforth. The connecting link section which is the subject of this application extends from 100 metres west of Adam Street (former Town limit) at the westerly extent, to Centennial Drive in the east, a distance of 1447 metres.

The project involves resurfacing of Goderich Street East and Goderich Street West (Highway 8 Connecting Link) through the community of Seaforth, as well as a localized full excavation and replacement of road base between William and Chalk Streets. The proposed road work would address surface defects such as longitudinal cracking, transverse cracking and utility repairs before moisture infiltrates the pavement structure further. In addition to the road resurfacing component, the Municipality is planning to replace municipal watermains along the entire project length in conjunction with the project. Existing 100 mm dia. watermains will be replaced with 150 mm dia. watermains from Ann Street, east to the end of the connecting link section. From Ann Street to the west extent of the connecting link, a distance of approximately 200m, 100 mm dia. watermains will be replaced with 250 mm dia. watermain, as part of a municipal water distribution system upgrade to provide larger diameter watermains connecting the municipal water supply (well field) and the elevated tank. Individual service connections to each property will be replaced as part of the project, as well as connections to the existing watermain distribution system located at each intersection. Storm sewer upgrades will also be completed at the intersection of Coleman Street and Goderich Street East to provide improved connectivity and capacity. Sanitary collector sewers will be replaced between Louisa and William Street, a distance of approximately 340 metres.

SCHEDULE "C"
FINANCIAL INFORMATION FOR THE PROJECT

PART C.1 – MAXIMUM FUNDS

C.1.1 Ontario's Maximum Funds Under Agreement. Subject to the terms and conditions of this Agreement, Ontario shall provide the Recipient with an amount up to One Million, Six Hundred and Sixty-Two Thousand, Four Hundred and Ninety-Four Dollars (\$1,662,494) in Funds for Eligible Costs for the Project.

Project's Estimated Total Net Eligible Costs: \$1,847,215 (Original budget from application)

Percentage of Provincial Support

The Percentage of Provincial Support is fixed at Ninety Percent (90%) for the Term of the Agreement.

The percentage noted above is rounded to a whole number. Note that for payment purposes the percentage is calculated to 10 decimal places and is based on the Maximum Funds against the Project's Estimated Total Net Eligible Costs as provided above.

"Total Net Eligible Costs" means all direct costs that are, in Ontario's sole and absolute discretion, properly and reasonably incurred no earlier than July 15, 2019 and prior to the Project Completion Date by the Recipient under a contract for goods or services necessary for the implementation of the Project, as more particularly described in part D.1 – Eligible Costs of this Schedule "B", less any HST rebate or any other rebates the Recipient has received, will receive or is eligible to receive from any government source.

PART C.2 – HOLDBACK

C.2.1 Holdback. Ontario may hold back up to fifteen (15) percent from any payment of any Funds under this Agreement. Ontario may retain this holdback until it has approved the Recipient's Final Report, upon after which Ontario shall pay the holdback to the Recipient.

PART C.3 – END OF FUNDS DATE

C.3.1 End of Funds Date. Despite anything else contained in this Agreement, Ontario shall not provide any Funds to the Recipient for the Project after March 31, 2022.

PART C.4 – PAYMENT OF FUNDS

C.4.1 Payment Of Funds. Ontario shall pay, subject to the terms and conditions of the Agreement, to the Recipient the Funds in accordance with the following:

[REST OF PAGE INTENTIONALLY LEFT BLANK]

**THE CORPORATION
OF THE
MUNICIPALITY OF HURON EAST
BY-LAW NO. 60 FOR 2019**

Being a by-law to authorize the signing of an Agreement between the Corporation of the Municipality of Huron East and Integrated Maintenance and Operations Services Inc., operating under the name of "Owen Sound Highway Maintenance Limited" to provide winter maintenance on Highway 8 within the limits of the Ward of Seaforth.

WHEREAS Highway 8 within the limits of the former Town of Seaforth is under the jurisdiction of the Municipality of Huron East and connects to Highway 8;

AND WHEREAS the Ministry of Transportation has awarded the contract to provide maintenance on provincial highways in this area to Integrated Maintenance and Operations Services Inc.;

AND WHEREAS Integrated Maintenance and Operations Services Inc. will travel over Highway 8 within the limits of the former Town of Seaforth in order to maintain Highway 8;

AND WHEREAS the Municipality has requested that Integrated Maintenance and Operations Services Inc. provide winter maintenance services on Highway 8 within the former Town of Seaforth;

AND WHEREAS Integrated Maintenance and Operations Services Inc. has agreed to provide such winter maintenance services on Highway 8 within the limits of the former Town of Seaforth;

AND WHEREAS the Council of the Municipality of Huron East deems it advisable to enter into the Agreement with Integrated Maintenance and Operations Services Inc. for the purpose of providing the winter maintenance services on Highway 8;

NOW THEREFORE the Council of the Corporation of the Municipality of Huron East **ENACTS AS FOLLOWS:**

1. The Mayor and Clerk are hereby authorized and instructed to execute a Winter Maintenance Agreement attached hereto as Schedule 'A'.
2. That By-Law 74-2018 is hereby repealed.

READ a first and second time this 6th day of August, 2019.

READ a third time and finally passed this 6th day of August, 2019.

Bernie MacLellan, Mayor

Brad Knight, CAO/Clerk

This Agreement for winter maintenance services made this _____ day of _____, 2019

BETWEEN:

Integrated Maintenance and Operations Services Inc.
Operating under the name of "Owen Sound Highway Maintenance
Limited"

(hereinafter referred to as "IMOS")

-and-

The Corporation of the Municipality of Huron East

(hereinafter referred to as the "Municipality")

WHEREAS Highway 8 within the limits of the former Town of Seaforth is under the jurisdiction of the Municipality and connects to Highway 8;

AND WHEREAS IMOS will travel over Highway 8 within the limits of the former Town of Seaforth in order to maintain Highway 8.

AND WHEREAS the Municipality has requested that IMOS provide winter maintenance services on Highway 8 within the limits of the former Town of Seaforth and it is cost-efficient to provide such services.

AND WHEREAS IMOS has agreed to provide such winter maintenance services on Highway 8 within the limits of the former Town of Seaforth upon the terms and conditions set out herein.

NOW THEREFORE in consideration of the covenants in this Agreement and for other good and valuable consideration (the receipt and sufficient of which are hereby acknowledged), the parties hereto agree as follows:

1. **Term:** IMOS hereby agrees to provide the winter maintenance services on Highway 8 within the limits of the former Town of Seaforth from 12:01 a.m. October 15, 2019 until 11:59 p.m. April 30, 2020.

2. **Level of Service:** IMOS hereby agrees to provide such winter maintenance services and at the level of service specified in attached Schedule "A" to this Agreement.

3. **Contacts:**

IMOS' contact shall be:

Greg Smart, Operations Manager
PO Box 309
Chatsworth, ON N0H 1G0
(519) 387-0563

The Municipality's contact shall be:

Barry Mills, Public Works Manager
Municipality of Huron East
PO Box 610
72 Main Street South
Seaforth, ON N0K 1W0

4. **Insurance/Workplace Safety & Insurance:** Before signing the Agreement, the Municipality will require that the Contractor furnish certificates or affidavits to show that:

- a) His employees are currently covered by the Workplace Safety and Insurance Board
- b) He has General Liability and Property Damage Insurance in the amount of Five Million Dollars (\$5,000,000.00). The policy shall be endorsed to provide that it shall not be altered, cancel or lapse without 30 days notice to the Municipality.
- c) He has Standard Automobile Insurance Coverage providing third party limits of at least Two Million Dollars (\$2,000,000.00) on all licensed vehicles in the performance of services required in this contract.
- d) The Municipality shall maintain, in full force and effect, adequate liability insurance at all times and throughout the term of this Agreement.

5. **Payment:** The Municipality hereby agrees to pay IMOS two lump sum payments of \$2,878.42 plus HST for the winter maintenance services provided by IMOS pursuant to this Agreement. Invoices will be issued by IMOS to the Municipality in the above noted amounts on December 31st, 2019 and February 28th, 2020.

6. **Authority:** The Municipality warrants that it has taken all necessary steps, done all acts, passed all by-laws and obtained all approvals required to give it the authority to enter into this Agreement.

IN WITNESS WHEREOF IMOS and the Municipality, by their duly authorized representatives, have hereunto set their signatures on the dates herein written below.

IMOS

The Corporation of the Municipality
of Huron East



Greg Smart, Operations Manager
Owen Sound Highway Maintenance Ltd.

Mayor

Clerk

Schedule 'A'

IMOS agrees to attempt to maintain one lane in each direction of the Municipality's Connecting Link as a Class 2 Highway in accordance with the Ministry of Transportation's Maintenance Quality Standards 701. The following points also form part of this agreement:

1. The agreement must be renewed annually. IMOS cannot guarantee that the work can be undertaken in subsequent years and will notify the municipality as soon as possible if unable to provide future service.
2. The level of service will include patrolling, plowing, sanding and salting.
3. Snow removal adjacent to the through lanes will not be included in this agreement.

**THE CORPORATION
OF THE
MUNICIPALITY OF HURON EAST
BY-LAW NO. 61 FOR 2019**

Being a by-law to confirm the proceedings of the Council of
the Corporation of the Municipality of Huron East.

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 meeting held on the 6th day of August, 2019 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 6th day of August, 2019.

READ a third time and finally passed this 6th day of August, 2019.

Bernie MacLellan, Mayor

Brad Knight, CAO/Clerk