



COUNCIL AGENDA – 23 – 2019 MUNICIPALITY OF HURON EAST

to be held on

TUESDAY, DECEMBER 3rd, 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**
 - 4.23.1 Regular Meeting – November 19th, 2019 (encl.) (Pages 4-6)
 - 4.23.2 Public Hearing – November 19th, 2019 (encl.) (Pages 7-9)
5. **PUBLIC MEETINGS/HEARINGS AND DELEGATIONS**
 - 5.23.1 7:00 p.m. – Public Meeting – Zoning By-Law Amendment Application
43003 Tile Road, Part Lot 8, Concession 5, HRS, Registered Plan
22R-5803 Part 1, Tuckersmith Ward (William Swinkles) (encl.)
(Pages 10-16)
 - 5.23.1.1 – County of Huron Planners Report (encl.) (Pages 17-21)
 - 5.23.2 7:15 p.m. – Engineers' Report – Haney Municipal Drain 2019 (encl.)
(Pages 22-65)
6. **PLANNING**
 - 6.23.1 Huron County Planning and Development Department – copy of
Planners Report on JL Retirement Living Inc. Plan of Condo Approval
Extension, Part Lot 24, Concession 1, McKillop/Seaforth, designated
as Part(s) 9, 10 and 11, Plan 22R-6567. (encl.) (Pages 66-72)
 - 6.23.2 Huron County Planning and Development Department – copy of
Planners Report on Kyle Henderson's severance inquiry (Hydro Line).
(encl.) (Pages 73-75)
 - 6.23.3 Huron County Planning Department – Site Plan Application for
Trailblazer Home Ltd. (encl.) (Pages 76-78)
7. **ACCOUNTS PAYABLE**
8. **REPORTS & RECOMMENDATIONS OF MUNICIPAL OFFICERS**
 - 8.23.1 CAO/Clerk – Kyle Henderson Severance Inquiry (Roxburgh) (encl.)
(Pages 79-83)

- 8.23.2 Public Works Coordinator – Improvements to Town Hall parking lot
(encl.) (Pages 84-86)

9. **CORRESPONDENCE**

- 9.23.1 Township of Larder Lake – correspondence to the Ministry of Agriculture,
Food and Rural Affairs concerning an extension request to their allocated
main street revitalization funding. (encl.) (Pages 87-88)

10. **UNFINISHED BUSINESS**

- 10.23.1 Strategic Planning

11. **MUNICIPAL DRAINS**

12. **COUNCIL REPORTS**

- 12.23.1 Council Member Reports
→ County Council Report
→ Other Boards/Committees or Meetings/Seminars
- 12.23.2 Requests by Members
- 12.23.3 Notice of Motions
- 12.23.4 Announcements

13. **INFORMATION ITEMS**

- 13.23.1 Coalition for Huron Injury Prevention (CHIP) – copy of meeting minutes –
October 16th, 2019. (encl.) (Pages 89-91)
- 13.23.2 Brussels Fire Area Protection Committee – copy of meeting minutes –
November 14th, 2019. (encl.) (Pages 92-99)
- 13.23.3 Association of Municipalities of Ontario – advising the Province has
officially launched a multi-stage public consultation process on the
transition of the Blue Box program to full producer responsibility. (encl.)
(Pages 100-101)
- 13.23.4 Vanastra Recreation Centre/Day Care Committee – copy of meeting
minutes – November 18th, 2019. (encl.) (Pages 102-104)
- 13.23.5 Seaforth & District Community Centres Management Committee – copy of
meeting minutes – November 13th, 2019. (encl.) (Pages 105-106)

14. **OTHER BUSINESS**

15. **BY-LAWS**

- 15.23.1 By-Law 84-2019 – Haney Municipal Drain 2019 (1st and 2nd readings)
(encl.) (Page 107)
- 15.23.2 By-Law 85-2019 – Zoning Amendment – Temporary Use – Part Lot 8,
Concession 5, HRS, Registered Plan 22R-5803 Part 1, Tuckersmith
Ward, William Swinkles (encl.) Pages 108-112)
- 15.23.3 By-Law 86-2019 – Authorize Agreement – Garden Suite – Part Lot 8,

Concession 5, HRS, Registered Plan 22R-5803 Part 1, Tuckersmith Ward, William Swinkles (encl.) (Pages 113-119)

- 15.23.4** By-Law 87-2019 – (Draft to be finalized by Council) - Authorize Agreement – Site Plan Control – Lots 221 and 222, Plan 389, Seaforth Ward, Mark Joseph Dekroon, Kyle Douglas Bennewies and Scott Christopher Dekroon (encl.) (Pages 120-132)

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

16.23.1 Adoption of April 2nd, 2019 Closed Session of Council meeting minutes

16.23.2 239(2)(b) – personal matters about an identifiable person (see enclosed report from CAO/Clerk regarding employee specific grid placements and market check adjustments)

17. CONFIRMATORY BY-LAW

17.23.1 By-Law 88-2019 – Confirm Council Proceedings (encl.) (Page 133)

18. ADJOURNMENT

**MUNICIPALITY OF HURON EAST COUNCIL MEETING MINUTES
HELD IN THE COUNCIL CHAMBERS, SEAFORTH, ONTARIO
TUESDAY, NOVEMBER 19th, 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, Ray Chartrand, Larry McGrath and Joe Steffler

Members Absent: nil

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

Others Present: Shawn Loughlin, Editor, The Citizen

Herman Terpstra and Eline Terpstra, applicants of the proposed Minor Variance Application A11-2019 on Lot 2, Concession 7, Grey Ward, attended the public hearing to hear the discussion and answer any questions. (Item 5.22.2)

Betty Cardiff, neighbouring property owner of Minor Variance Application A11-2019 on Lot 2, Concession 7, Grey Ward, attended the public hearing to hear the discussion. (Item 5.22.2)

CALL TO ORDER & MAYOR’S REMARKS

Mayor Bernie MacLellan called the meeting to order at 7:05 p.m.

CONFIRMATION OF THE AGENDA

Moved by Alvin McLellan and seconded by Joe Steffler: Adopt Agenda
That the Agenda for the Regular Meeting of Council dated November 19th, 2019 be adopted as circulated. Carried.

DISCLOSURE OF PECUNIARY INTEREST

Councillor Larry McGrath declared a pecuniary interest on the accounts payable as there was a cheque payable to a company he owns (Agenda Item 6).

MINUTES OF PREVIOUS MEETING

Moved by Joe Steffler and seconded by Brenda Dalton: Meeting Minutes
That Council of the Municipality of Huron East approve the following Council Meeting Minutes as printed and circulated:

- a) Regular Meeting – November 5th, 2019

Carried.

PUBLIC MEETINGS/HEARINGS AND DELEGATIONS

7:08 p.m. Public Hearing – Minor Variance Applications A10-2019 and A11-2019

Moved by Alvin McLellan and seconded by Ray Chartrand: Minor Variance A10-2019 A11-2019
That Council of the Municipality of Huron East adjourn the regular meeting of Council at 7:08 p.m. to go into a Public Hearing to discuss the following:

- i) Minor Variance Application A10-2019 – Lot 20, Concession 13, Grey Ward (Lefor Farms Inc. – Peter Lefor)
- ii) Minor Variance Application A11-2019 – Lot 2, Concession 7, Grey Ward (Terpstra Farms Ltd. – Herman Terpstra)

Carried.

The regular meeting reconvened at 7:21 p.m.

7:15 p.m. Huron and Area Search and Rescue (HASAR)

Heather Boa, Public Relations Officer for HASAR attended before Council and reviewed a powerpoint presentation outlining the creation, growth and success of HASAR, a volunteer based search and rescue organization. Ms. Boa advised HASAR was created to provide professional civilian volunteer ground based and marine search and rescue. The organization provides training to ordinary community members to give them the skills required to work together to conduct successful search and rescue operations in extra-ordinary circumstances. HASAR will assist law enforcement and other agencies requiring specialized assistance when requested. It was noted their area of responsibility for ground search is from Kincardine in the north to Pork Franks in the south and east to Sebringville. The marine search area covers from Amberley south to Grand Bend. Ms. Boa requested Council consider a financial donation towards their organization during the 2020 budget deliberations.

Moved by Joe Steffler and seconded by John Lowe:
That Council defer the financial request of Huron and Area Search and Rescue to the 2020 budget deliberations. Carried.

Defer HASAR
Financial
Request

ACCOUNTS PAYABLE

Moved by Dianne Diehl and seconded by Gloria Wilbee:
That the accounts payable in the amount of \$1,208,825.47 be approved for payment. Carried.

Accounts
Payable

REPORTS & RECOMMENDATIONS OF MUNICIPAL OFFICERSCORRESPONDENCE

Moved by Ray Chartrand and seconded by Larry McGrath:
That Council of the Municipality of Huron East acknowledge the 2020 Budget of the Ausable Bayfield Conservation Authority with a 1.50% overall increase for 2020 and the total Huron East levy projected at \$62,247 (4.61%). Carried.

ABCA
2020 Budget
& Levy

UNFINISHED BUSINESSMUNICIPAL DRAINSPLANNINGCOUNCIL REPORTSCounty of Huron – Climate Change

Deputy Mayor Fisher reported that the County had received a report from County Climate Change and Energy Specialist Lily Hamlin providing a 2017/18 corporate greenhouse gas inventory for the County which would be used as a baseline to track emissions and progress moving forward.

INFORMATION ITEMS

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

Board/Committee
Meeting Minutes

- (1) Huron East/Seaforth Community Development Trust – October 3rd, 2019
Carried.

OTHER BUSINESSBY-LAWS

Moved by Larry McGrath and seconded by Ray Chartrand:
BE IT HEREBY RESOLVED that leave be given to introduce
By-Laws 78 and 82 for 2019.

Introduce
By-Laws

By-Law 78-2019 – Authorize Municipal Water, Sanitary and Storm Sewer Easements on Parts 3, 4, 5 and 6, Plan 22R Mark Joseph Dekroon, Kyle Douglas Bennewies and Scott Christopher Dekroon (3rd reading)

By-Law 82-2019 – Confirm Council Proceedings Carried.

Moved by Ray Chartrand and seconded by Joe Steffler:
BE IT HEREBY RESOLVED that By-Law 78 for 2019, a by-law to authorize easements on Parts 3, 4, 5 and 6 of Plan 22R, Seaforth Ward, Mark Joseph Dekroon, Kyle Douglas Bennewies and Scott Christopher Dekroon, be given third and final readings and signed by the Mayor and Clerk, and the Seal of the Corporation be affixed thereto. Carried.

Authorize
Easements
Tripod
Properties
3rd reading

CLOSED SESSION AND REPORTING OUT

CONFIRMATORY BY-LAW

Moved by John Lowe and seconded by Zoey Onn
BE IT HEREBY RESOLVED that By-Law 82 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.

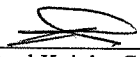
Confirm
Proceedings

ADJOURNMENT

Moved by Dianne Diehl and seconded by John Lowe:
The time now being 7:56 p.m.
That the meeting do adjourn until December 3rd, 2019 at 7:00 p.m. Carried.

Adjournment

Bernie MacLellan, Mayor



Brad Knight, CAO/Clerk

PUBLIC HEARING**MUNICIPALITY OF HURON EAST****Tuesday, November 19th, 2019 – 7:08 P.M.**

Huron East Municipal Council met in the Council Chambers of the Municipal Office, Seaforth on Tuesday, November 19th, 2019 at 7:08 p.m. All members of Council were in attendance.

Also present for the public hearing were:

- Herman Terpstra and Eline Terpstra, applicants of Minor Variance Application A11-2019 on Lot 2, Concession 7, Grey Ward.
- Betty Cardiff, neighbouring property owner of Minor Variance Application A11-2019 on Lot 2, Concession 7, Grey Ward.

CALL TO ORDER & MAYORS REMARKS

Mayor Bernie MacLellan called the meeting to order at 7:08 p.m.

CONFIRMATION OF THE AGENDA

Moved by Ray Chartrand and seconded by Zoey Onn:

Adopt Agenda

That the Agenda for the Public Hearing of the Committee of Adjustment dated November 19th, 2019 be adopted as circulated. Carried.

DISCLOSURE OF PECUNIARY INTEREST**MINOR VARIANCE APPLICATION A10-2019**

The Clerk explained the purpose of the meeting was to consider a minor variance application by Lefor Farms Inc., Peter Lefor on Lot 20, Concession 13, Grey Ward.

CAO/Clerk Brad Knight explained the purpose and intent of the proposed minor variance is to permit a reduced exterior side yard setback from 60 metres to 38 metres for a barn addition to an existing dairy barn.

The Clerk advised that a notice of the Committee of Adjustment public hearing had been circulated to all government agencies and adjoining property owners as provided by the legislation and one reply was received.

Huron County Planning and Development Department

CAO/Clerk Brad Knight reviewed Huron County Planning report to Council concerning the minor variance application on Lot 20, Concession 13, Grey Ward with the following points being highlighted.

The purpose of the application is to permit a reduced exterior side yard setback for a barn addition to an existing dairy barn. The reduction is from the required 60 metres to 38 metres.

The subject property is 100 acres and contains a dwelling, three sheds and a barn and is surrounded by agricultural operations. The property is zoned General Agriculture (AG1) in the Huron East Zoning By-Law. It was noted the existing farm operation on the subject property experienced a fire that burnt down a livestock barn. In order to maintain their operations and livestock hosing needs, the owner is seeking to establish a new addition to the existing dairy barn on the site.

The Planning Department advised the requested variance 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 minor variance application be approved.

Moved by Dianne Diehl and seconded by Alvin McLellan:

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 A10-2019;
AND WHEREAS agency comments were received from the Huron County Planning and Department recommending approval of the application;
AND WHEREAS no public comments were received on this application so there was no effect on the decision;

NOW THEREFORE, the Committee of Adjustment approves the minor variance application A10-2019 by Lefor Farms Inc. – Peter Lefor on Lot 20, Concession 13, Grey Ward to permit the following variance from By-Law 52-2006:

1. Section 4.4. – reduce the exterior side yard depth from 60 metres to 38 metres.
Carried.

MINOR VARIANCE APPLICATION A11-2019

The Clerk explained the purpose of the meeting was to consider a minor variance application by Terpstra Farms Ltd., Herman Terpstra on Lot 2, Concession 7, Grey Ward.

CAO/Clerk Brad Knight explained the purpose and intent of the proposed minor variance is to permit a reduced Minimum Distance Separation (MDS) for a new finishing hog barn to three neighbouring residences.

The Clerk advised that a notice of the Committee of Adjustment public hearing had been circulated to all government agencies and adjoining property owners as provided by the legislation and one reply was received.

Huron County Planning and Development Department

CAO/Clerk Brad Knight reviewed Huron County Planning report to Council concerning the minor variance application on Lot 2, Concession 7, Grey Ward with the following point being highlighted.

The purpose of the application is to permit a reduced Minimum Distance Separation for a new finishing hog barn to three neighbouring residences. The requested variances are as follows:

- To reduce the Minimum Distance Separation setback from 562 metres to 472 metres
- To reduce the Minimum Distance Separation setback from 562 metres to 486 metres
- To reduce the Minimum Distance Separation setback from 562 metres to 559 metres

The subject property is 100 acres and contains three barns, a manure storage facility and a coverall structure. The property is zoned General Agriculture (AG1) and Natural Environment (NE2) in the Huron East Zoning By-Law. It was noted the applicant is proposing to locate the new barn in the existing area of the other barns, which will be able to utilize the existing driveway and minimize the amount of cropped field being removed from production to accommodate the new barn. The application requests a reduction in MDS to a residence to both the east and west of the subject property and directly across Brandon Road to the south.

The Planning Department advised the requested variance 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 minor variance application be approved.

Betty Cardiff questioned who the owners were of the three properties that require a reduced Minimum Distance Separation setback to their residences. Mr. Terpstra advised he owns the property to the south and rents out the residence. Mr. Terpstra also noted he has spoken with the owners of the residence to the east and they had no objection to the requested variance. The CAO advised that the distances to the three individual residences are as follows:

- residence to the south – 562 metres to 472 metres
- residence to the west – 562 metres to 486 metres
- residence to the east – 562 metres to 559 metres

Moved by Alvin McLellan and seconded by Dianne Diehl:

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 A11-2019;

AND WHEREAS agency comments were received from the Huron County Planning and Department recommending approval of the application;

AND WHEREAS no public comments were received on this application so there was no effect on the decision;


NOW THEREFORE, the Committee of Adjustment approves the minor variance application A11-2019 by Terpstra Farms Ltd. – Herman Terpstra on Lot 2, Concession 7, Grey Ward to permit the following variances from By-Law 52-2006:

1. Section 4.5
 - reduce the Minimum Distance Separation setback from 562 metres to 472 metres
 - reduce the Minimum Distance Separation setback from 562 metres to 486 metres
 - reduce the Minimum Distance Separation setback from 562 metres to 559 metres

Carried.

Moved by John Lowe and seconded by Robert Fisher:
That the Public Hearing for the Committee of Adjustment be closed
at 7:21 p.m. Carried.

Bernie MacLellan, Mayor



Brad Knight, CAO/Clerk



MUNICIPALITY OF HURON EAST

PUBLIC MEETING

TUESDAY, DECEMBER 3rd, 2019 – 7:00 P.M.

HURON EAST COUNCIL CHAMBERS

The purpose of the public meeting is to consider amendments to the Huron East Zoning By-Law 52-2006.

AGENDA

1. **Call to Order – Adopt Agenda for Public Meeting**
2. **Disclosure of Elected Officials – Pecuniary Interest**
3. **Zoning By-Law Amendment Applications**

Note: 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.
- 3 a) Zoning By-Law Amendment Application by William Swinkles affecting Part Lot 8, Concession 5, HRS, Registered Plan 22R-5803 Part 1, Tuckersmith Ward. The Temporary Use By-Law proposes to amend Zoning By-Law 52-2006 to allow the placement of a secondary dwelling unit in the front yard to provide additional housing for farm employees or farm family. (encl.)

Comments Received:

- Report from Planner Laura Simpson dated November 28th, 2019 (encl.)

4. **Close Public Meeting**

**PUBLIC MEETING
CONCERNING A PROPOSED TEMPORARY ZONING BY-LAW AMENDMENT
AFFECTING THE MUNICIPALITY OF HURON EAST**

Roll No. 4040 160 005 00902

TAKE NOTICE that Council of the Corporation of the Municipality of Huron East will hold a public meeting on **Tuesday, December 3, 2019 at 7:00 pm** in the Huron East Council Chambers to consider a proposed temporary use zoning by-law amendment under Section 34 of the Planning Act.

BE ADVISED that the Clerk/Council of the Corporation of the Municipality of Huron East considered this application to be complete on November 1, 2019.

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of, or in opposition to, the proposed zoning by-law amendment.

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 is not entitled to appeal the decision of the Municipality of Huron East to the Local Planning Appeal Tribunal.

IF a person or public body does not make an oral submission 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 before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body.

ADDITIONAL INFORMATION relating to the proposed temporary zoning by-law amendment is available for inspection during regular office hours at the Huron East Municipal Office and the County of Huron Planning and Development Department (519) 524-8394 x 3.

DATED AT THE MUNICIPALITY OF HURON EAST this 12th DAY of NOVEMBER 2019.

Brad Knight, CAO/Clerk, Municipality of Huron East
72 Main Street South, PO Box 610 Seaforth, Ontario N0K 1W0
Phone: 519-527-0160 1-888-868-7513 (toll free) Fax: 519-527-2561

PURPOSE AND EFFECT

The purpose of the proposed temporary use zoning by-law amendment is to permit a temporary secondary dwelling unit in the front yard on Concession 5, Huron Road Survey, Part Lot 8, Registered Plan 22R5803 Part 1, Tuckersmith Ward, Municipality of Huron East (43003 Tile Road). The subject property is zoned AG4 (Agricultural Small Holding Zone) and designated Agriculture in the Huron East Official Plan.

The temporary secondary dwelling unit is to be used by farm employees or farm family. It will be required to be removed at the expense of the owner when it is no longer required or the temporary use by-law expires. The temporary dwelling unit must be either a mobile home or modular home, designed to be moveable, and connected to the existing site services.

The temporary dwelling will not be entitled to a severance from the existing parcel. The proposed by-law can be in effect for up to 20 years, with the renewal of the by-law requiring a further public meeting.

Attached is a sketch that outlines the proposed temporary dwelling location on 43003 Tile Road. This by-law amends the Zoning By-law of the Municipality of Huron East 52-2006.

CORPORATION OF THE MUNICIPALITY OF HURON EAST

TUCKERSMITH WARD

BY-LAW NO. - 2019

BEING a by-law to amend the zoning on Concession 5, Huron Road Survey, Part Lot 8, Registered Plan 22R5803 Part 1, Tuckersmith Ward, Municipality of Huron East, known municipally as 43003 Tile Road.

WHEREAS Section 39.1(3) of the Planning Act, 1990, authorizes a municipality to pass a by-law under Section 34 of the Planning Act, 1990, for the purpose of authorizing the temporary use of lands, buildings, or structures for purposes otherwise prohibited by the by-law.

WHEREAS the Council of 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 Temporary Use by-law shall apply to Concession 5, Huron Road Survey, Part Lot 8, Registered Plan 22R5803 Part 1, Tuckersmith Ward, Municipality of Huron East (43003 Tile Road).
2. The Temporary Use authorized by this by-law shall be in effect for a period of 20 years from the date of passing of this by-law.
3. The Council may, by by-law, grant further periods of not more than three years during which the Temporary Use is authorized.
4. The Temporary Use permitted by this by-law is as follows:
Notwithstanding the provisions of Section 7.1, 7.2., and 7.3. of By-law 52-2006, to the contrary, the lands to which this Temporary Use By-law applies may also be used for a temporary secondary dwelling unit for farm employees or farm family as outlined in the agreement with the Municipality of Huron East, subject to the setback provisions of Section 7.4. The temporary dwelling unit must be either a mobile home or modular home, designed to be moveable, and will have a maximum floor area of 130 sq. metres (1400 sq. feet). The temporary dwelling will be connected to the site services. The temporary dwelling will not be entitled to a severance from the existing parcel. All other provisions of By-law 52-2006 continue to apply.
5. This by-law affects Key Map 46 of By-law 52-2006, as attached as Schedule 3.
6. All other provisions of By-law 52-2006 shall apply.
7. This by-law shall come into effect upon final passing, pursuant to Section 34 and 39.1(3) of the Planning Act, RSO, 1990.

READ A FIRST TIME ON THE _____ DAY OF _____, 2019.

READ A SECOND TIME ON THE _____ DAY OF _____, 2019.

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2019.

Bernie MacLellan, Mayor

Brad Knight, Clerk/CAO

SCHEDULE 1

CORPORATION OF THE MUNICIPALITY OF HURON EAST

TUCKERSMITH WARD

BY-LAW NO. - 2019

1. By-law - 2019 has the following purpose and effect:

The purpose of the proposed temporary use zoning by-law amendment is to permit a temporary secondary dwelling unit in the front yard on Concession 5, Huron Road Survey, Part Lot 8, Registered Plan 22R5803 Part 1, Tuckersmith Ward, Municipality of Huron East (43003 Tile Road). The subject property is zoned AG4 (Agricultural Small Holding Zone) and designated Agriculture in the Huron East Official Plan.

The temporary secondary dwelling unit is to be used by farm employees or farm family. It will be required to be removed at the expense of the owner when it is no longer required or the temporary use by-law expires. The temporary dwelling unit must be either a mobile home or modular home, designed to be moveable, and connected to the existing site services.

The temporary dwelling will not be entitled to a severance from the existing parcel. The proposed by-law can be in effect for up to 20 years, with the renewal of the by-law requiring a further public meeting.

Attached is a sketch that outlines the proposed temporary dwelling location on 43003 Tile Road. This by-law amends the Zoning By-law of the Municipality of Huron East 52-2006.

All other zone provisions apply.

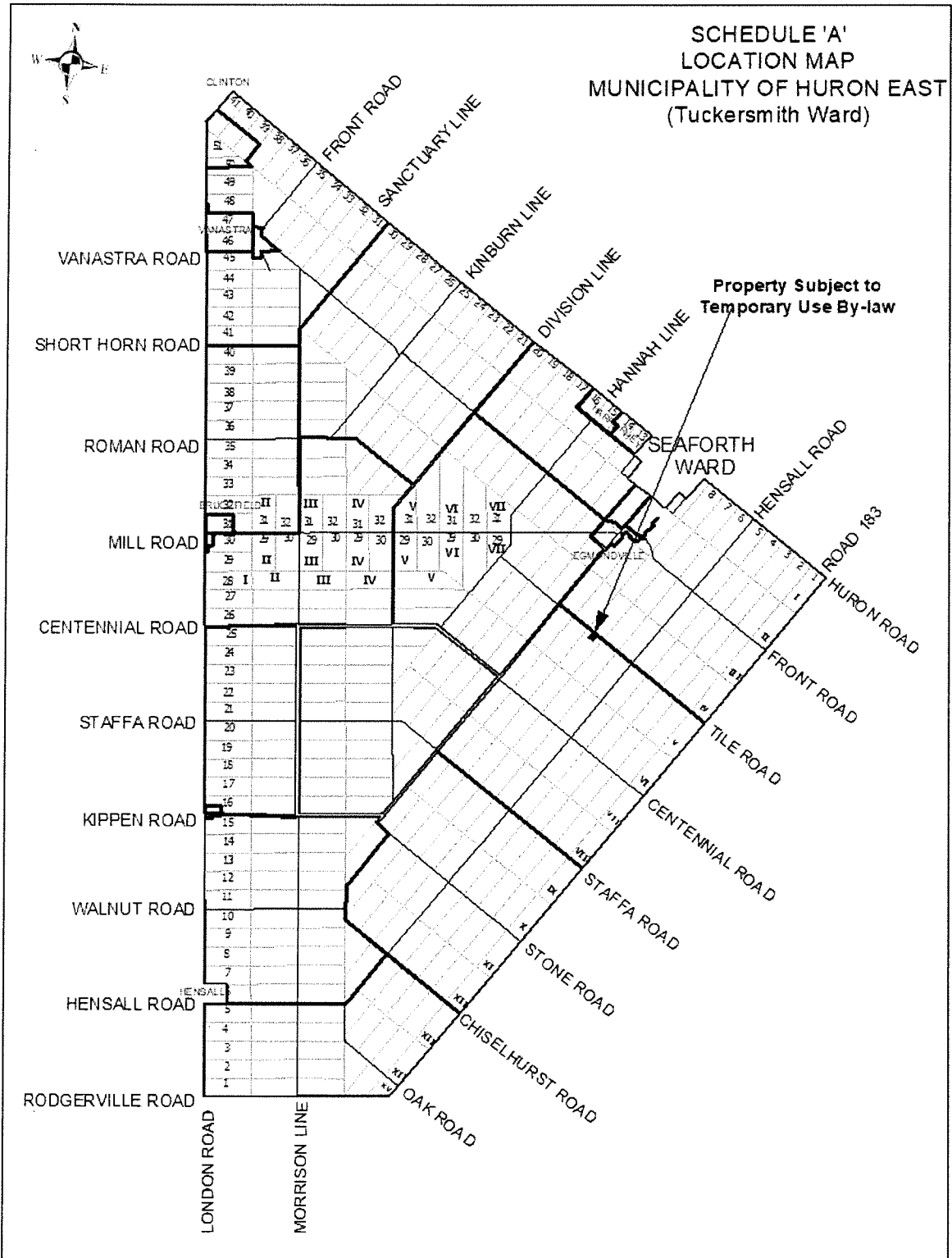
2. A Location Map and Key Map showing the location of the lands to which this by-law applies are shown on the following pages and are entitled Schedules 2 & 3.

SCHEDULE 2

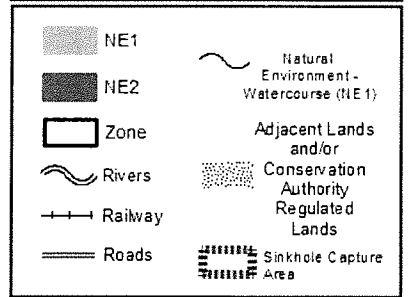
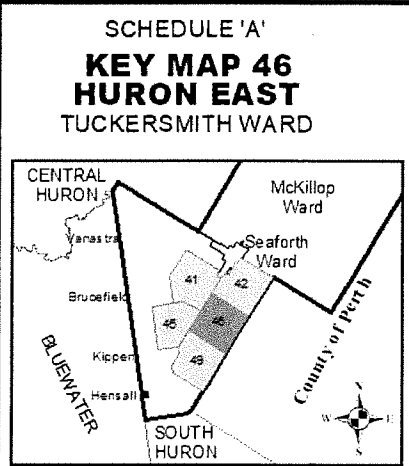
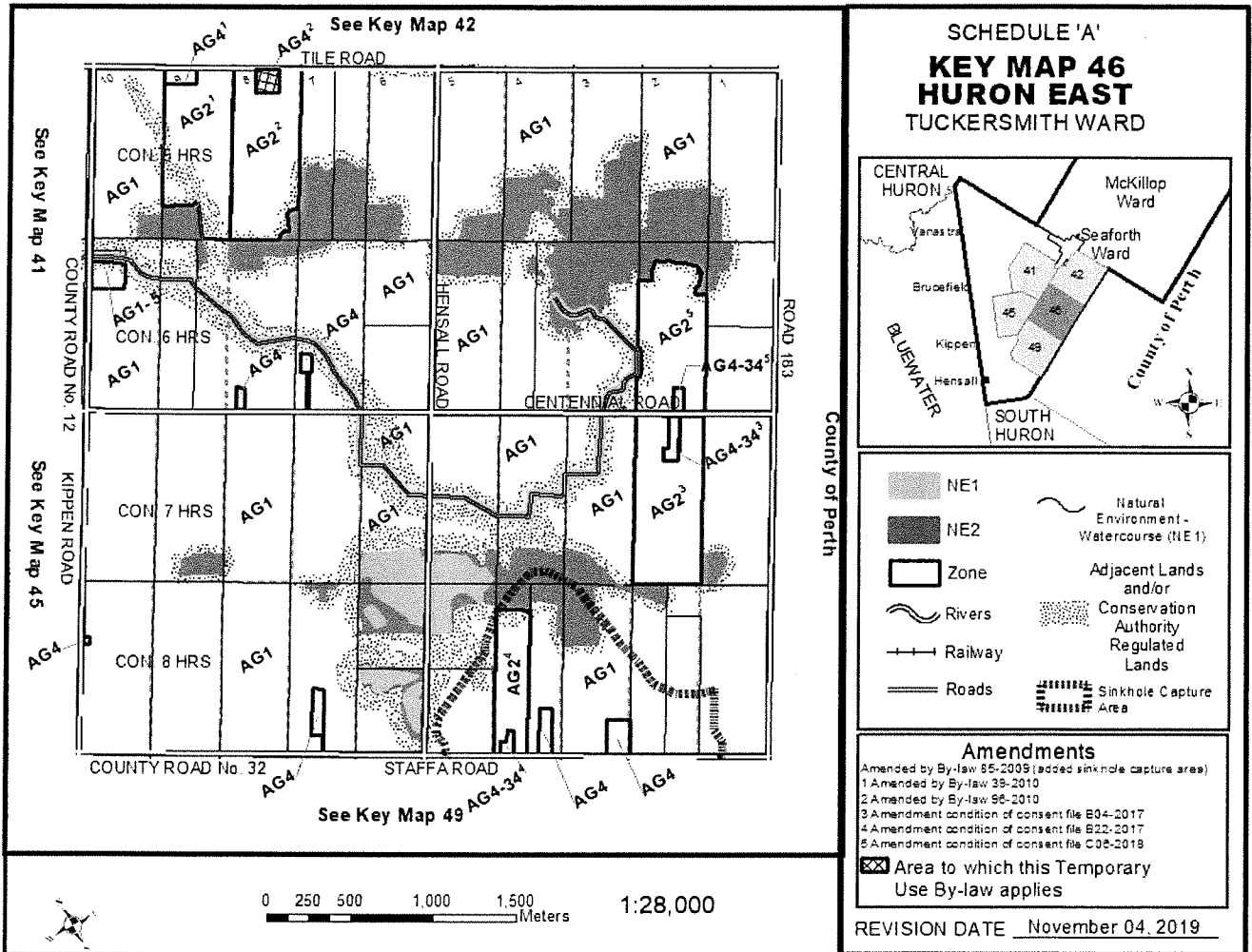
CORPORATION OF THE MUNICIPALITY OF HURON EAST

TUCKERSMITH WARD

BY-LAW NO. - 2019



SCHEDULE 3
CORPORATION OF THE MUNICIPALITY OF HURON EAST
TUCKERSMITH WARD
BY-LAW NO. – 2019



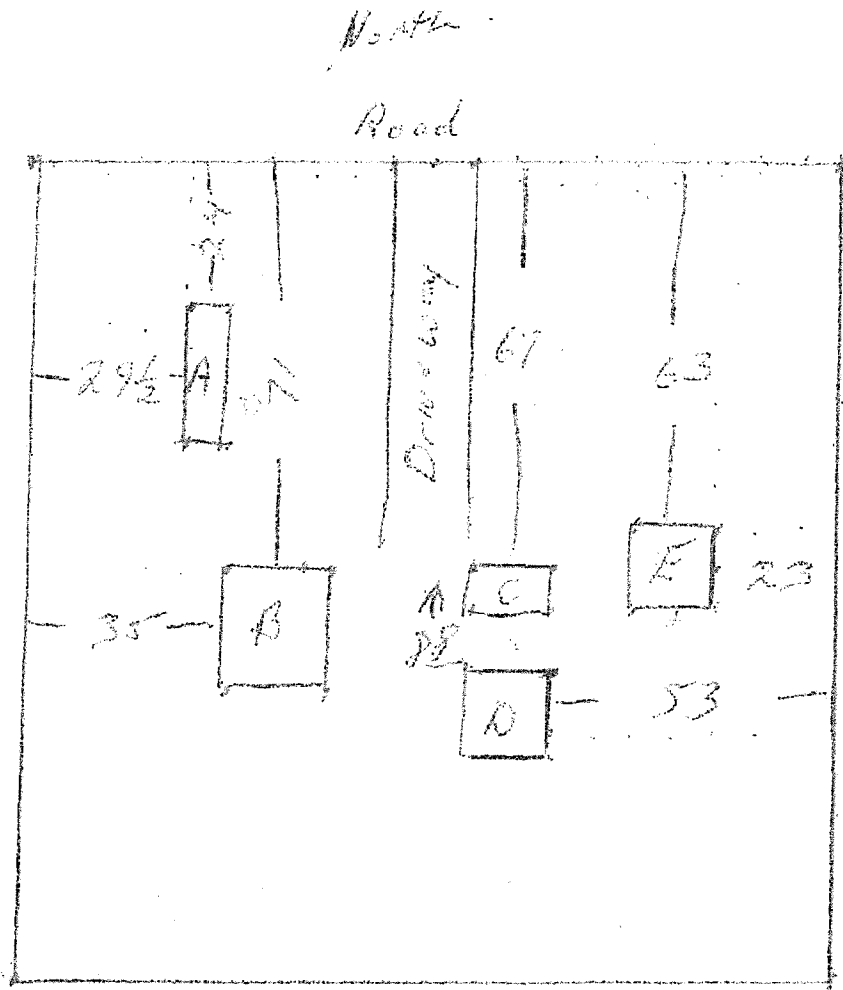
Amendments

Amended by By-law 55-2009 (added sinkhole capture area)
 1 Amended by By-law 39-2010
 2 Amended by By-law 96-2010
 3 Amendment condition of consent file E04-2017
 4 Amendment condition of consent file B22-2017
 5 Amendment condition of consent file C08-2018

Area to which this Temporary Use By-law applies

REVISION DATE November 04, 2019

Appendix A: Submitted sketch of proposed location for garden suite at Tile Road



- A - New building site
- B - Barn 18×18
- C - Shed 14×7
- D - Shed 13×13
- E - House 13×14

To: Mayor and Members of Huron East Council
 From: Laura Simpson, Planner
 Date: 27 November 2019
 Re: **Z04-19 Temporary Use Zoning By-law Amendment**
Concession 5, Huron Road Survey, Part Lot 8, Registered Plan 22R5803 Part 1, Tuckersmith Ward, Municipality of Huron East (43003 Tile Road)

Owner/Applicant: William Swinkels

RECOMMENDATION

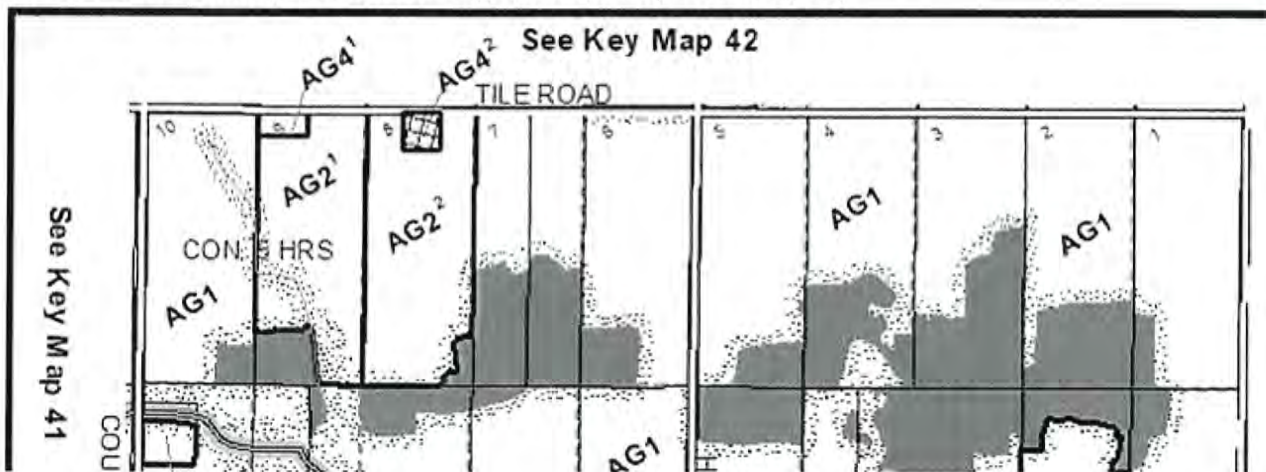
It is recommended that the application Z04-19 for a temporary use zoning by-law be **approved**.

PURPOSE and DESCRIPTION

The purpose of the proposed temporary use zoning by-law amendment is to permit a temporary secondary dwelling unit on Concession 5, Huron Road Survey, Part Lot 8, Registered Plan 22R5803 Part 1, Tuckersmith Ward, Huron East. The temporary secondary dwelling unit will be required to be removed at the expense of the owner when it is no longer required or the temporary use by-law expires. The temporary dwelling unit must be either a mobile home or modular home and designed to be moveable. The temporary dwelling will be clustered with the existing buildings and will not be entitled to a severance from the farm parcel. The proposed by-law can be in effect for up to 20 years, with the renewal of the by-law requiring a further public meeting.

This by-law amends Zoning By-law 52-2006, Municipality of Huron East Zoning By-law, for the duration of the temporary use.

Figure 1: Location of Proposed Zone Change (excerpt from Zone Map 46)




-  Area to which this Temporary Use By-law applies

Figure 2: Aerial photo of the subject property; blue shape indicates approximate area for garden suite



PLANNING COMMENTS

Under the provisions of the Planning Act a “garden suite” is considered as a one unit detached residential structure containing bathroom and kitchen facilities which is ancillary to an existing residential structure and which is designed to be portable. The subject property is zoned AG4- Agricultural Small Holding and designated Agriculture in the Huron East Official Plan. The Huron East Official Plan permits garden suites to be located on an agricultural property, subject to a temporary use rezoning.

Section 4.4.4 of the Huron East Official Plan establishes criteria to guide the development of garden suites:

- the subject lot contain an existing, occupied dwelling
- the garden suite be compatible with adjacent uses
- located within close proximity to the existing dwelling
- uses the same driveway to access and ties in to existing services
- the lot size be suitable for water and sewage disposal
- the garden suite meets Minimum Distance Separation
- no consent be granted for the garden suite.

This application meets all criteria.

Section 39(3) establishes that a temporary by-law may permit a garden suite to be established for a period of up to 20 years. Council may by by-law grant further periods of not more than three years each during which the temporary use is authorized.

The Planning Act permits Council to require the owner of the garden suite to enter into an agreement with the Municipality dealing with such matters including:

- a) the installation, maintenance and removal of the garden suite;
- b) The period of occupancy of the garden suite
- c) Security that council may require for actual or potential costs to the municipality related to the garden suite.

It is recommended that Council enter into such an agreement; by entering into an agreement, it is further assurance to the Municipality that the use is temporary and there are provisions in place that deal with the removal of the garden suite when it is no longer required. Staff has prepared an agreement for Council's consideration.

This application conforms to the Huron East Official Plan and is consistent with the Provincial Policy Statement.

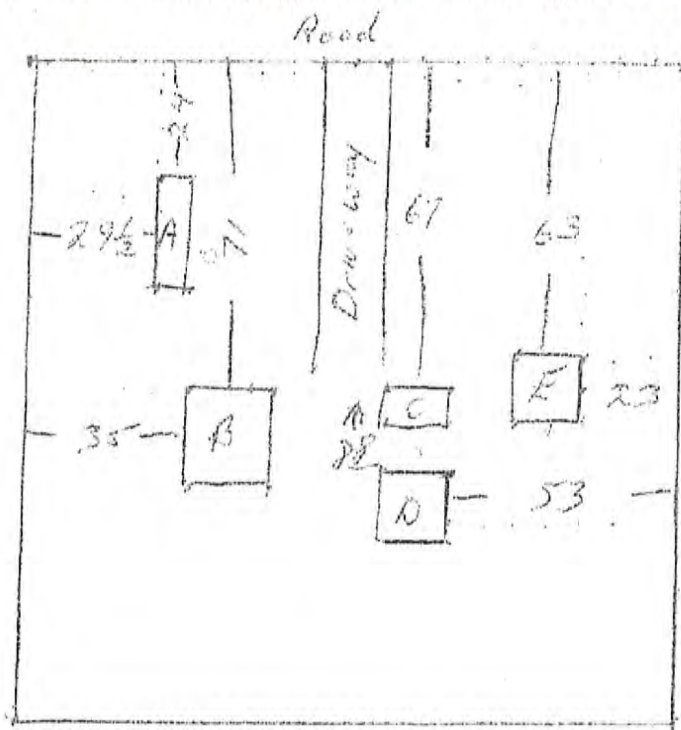
Figure 3: Photo of the subject property showing approximate location for garden suite marked by red flags



Figure 4: Photo of the subject property showing existing house



Figure 4: Sketch submitted by applicant demonstrating garden suite location



- A - New building site
- B - Barn 18x18
- C - Shed 14x7
- D - Shed 13x13
- E - House 13x14

COMMENTS RECEIVED

There were no comments received from the public during the commenting period. This report was prepared in advance of the Public Meeting and Council should consider any comments that may arise at the Public Meeting.

Sincerely,

Original Signed By _____

Laura Simpson,

Planner MCIP, RPP



BURNSIDE

Engineer's Report
Haney Municipal Drain

Municipality of Huron East
72 Main Street South
Seaforth, ON N0K 1W0



BURNSIDE

**Engineer's Report
Haney Municipal Drain**

**Municipality of Huron East
72 Main Street South
Seaforth, ON N0K 1W0**

**R.J. Burnside & Associates Limited
332 Lorne Avenue East
Stratford ON N5A 6S4 CANADA**

**November 2019
300041222.0000**





APPENDIX - NET ASSESSMENTS for CONSTRUCTION

PROJECT: Haney Municipal Drain
DATE : November 2019

MUNICIPALITY: Huron East
PROJECT #: 300041222

Conc. or Plan	Lot or Part	Owner	Roll No.	Affected Area (Ha.)	Main Drain	Branch 'A'	Branch 'B'	Branch 'C'	Branch 'D'	Totals	Less 1/3 Grant	Less Allowances	Net Assessment
Agricultural Lands													
2	8	* Seaforth Golf Course (1996) Ltd.	(2-009-00)	1.23	\$ 420	\$ -	\$ -	\$ -	\$ -	\$ 420	\$ -	\$ 200	\$ 220
2	7	M. & E. Haney	(2-008-00)	6.77	\$ 24,560	\$ -	\$ -	\$ -	\$ -	\$ 24,560	\$ 8,187	\$ 7,030	\$ 9,343
2	6	M. Haney	(2-007-00)	5.71	\$ 3,780	\$ -	\$ -	\$ -	\$ -	\$ 3,780	\$ 1,260	\$ -	\$ 2,520
2	5	W. Oldfield	(2-006-00)	19.02	\$ 27,950	\$ 27,890	\$ -	\$ -	\$ -	\$ 55,840	\$ 18,613	\$ 700	\$ 36,527
2	4	G. & D. Haney	(2-005-00)	10.95	\$ 16,090	\$ 14,900	\$ -	\$ -	\$ -	\$ 30,990	\$ 10,330	\$ -	\$ 20,660
3	8	T. & S. Van Miltenburg	(3-010)	0.61	\$ 220	\$ -	\$ -	\$ -	\$ -	\$ 220	\$ 73	\$ -	\$ 147
3	7	G. & D. Haney	(3-009-00)	18.47	\$ 70,260	\$ -	\$ 9,650	\$ -	\$ -	\$ 79,910	\$ 26,637	\$ 9,390	\$ 43,883
3	6	K. & R. Haney	(3-008-00)	40.47	\$ 57,910	\$ 19,870	\$ 84,640	\$ 8,030	\$ 8,110	\$ 178,560	\$ 59,520	\$ 36,000	\$ 83,040
3	W ½ 5	M. & E. Haney	(3-006-00)	14.03	\$ 20,610	\$ 17,800	\$ 8,790	\$ 18,400	\$ 15,820	\$ 81,420	\$ 27,140	\$ 4,470	\$ 49,810
3	E ½ 5	G. & D. Haney	(3-007-00)	3.78	\$ 5,550	\$ 4,620	\$ -	\$ -	\$ -	\$ 10,170	\$ 3,390	\$ -	\$ 6,780
3	Pt. 5	* G., D., & R. Haney	(3-007-02)	0.60	\$ 1,100	\$ 920	\$ -	\$ -	\$ -	\$ 2,020	\$ -	\$ -	\$ 2,020
3	E ½ 4	G. & D. Haney	(3-005-00)	0.69	\$ 1,010	\$ 840	\$ -	\$ -	\$ -	\$ 1,850	\$ 617	\$ -	\$ 1,233
4	7	G. Hendriks	(4-009-00)	0.05	\$ 70	\$ -	\$ 160	\$ -	\$ -	\$ 230	\$ 77	\$ -	\$ 153
4	8	C. & A. Maloney	(4-008-05)	2.40	\$ 1,760	\$ -	\$ 7,560	\$ -	\$ -	\$ 9,320	\$ 3,107	\$ 620	\$ 5,593
TOTAL ON LANDS				124.78	\$ 231,290	\$ 86,840	\$ 110,800	\$ 26,430	\$ 23,930	\$ 479,290	\$ 158,950	\$ 58,410	\$ 261,930
Roads													
Front Road		* Municipality of Huron East		3.02	\$ 57,000	\$ 34,800	\$ -	\$ -	\$ -	\$ 91,800	\$ -	\$ -	\$ 91,800
Hensall Road		* Municipality of Huron East		2.57	\$ 13,980	\$ 35,150	\$ 6,180	\$ 33,150	\$ 35,960	\$ 124,420	\$ -	\$ -	\$ 124,420
Hensall Road Gas Main		* Union Gas		0.00	\$ -	\$ 4,490	\$ -	\$ -	\$ -	\$ 4,490	\$ -	\$ -	\$ 4,490
TOTAL ON ROADS				5.59	\$ 70,980	\$ 74,440	\$ 6,180	\$ 33,150	\$ 35,960	\$ 220,710	\$ -	\$ -	\$ 216,220
ALL LANDS AND ROADS				130.37	\$ 302,270	\$ 161,280	\$ 116,980	\$ 59,580	\$ 59,890	\$ 700,000	\$ 158,950	\$ 58,410	\$ 478,150

Notes: (1) It is presumed that all private lands are Agricultural, within the meaning of the Drainage Act except properties denoted with *
(2) It is the responsibility of the landowner to confirm whether their property is eligible for an OMAFRA grant, under ADIP policies as eligibility has not been confirmed as part of the preparation of this report.

Executive Summary

Authorization

This report is being prepared in response to an appointment by the Municipality of Huron East Council, dated July 14th, 2017 to provide an improvement to the existing Haney Municipal Drain in accordance with Section 78 of the Drainage Act, R.S.O. 1990.

Objective & Recommendations

The objective of this report is to determine a drainage solution to help alleviate existing ponding, provide a subsurface drainage outlet, and improve the quality of the stormwater for the properties in the watershed.

This report recommends the improvement of the existing Haney Drainage Works (1966). It proposes the following in the Municipality of Huron East (Tuckersmith Ward), Huron County:

- The deepening of the existing Dill Drainage works in Lot 7 & 8, Concession 2.
- The construction of a new closed Main Drain beginning within Lot 7, Concession 2, proceeding south to the west boundary of Lot 6, Concession 3.
- The construction of a new closed Branch 'A' beginning at the west boundary of Lot 6, Concession 3, proceeding east to the south boundary of Lot 5, Concession 2.
- The construction of a new closed Branch 'B' beginning at the west boundary of Lot 6, Concession 3, proceeding southwest to the north boundary of Lot 6, Concession 4.
- The construction of a new closed Branch 'C' beginning within Lot 6, Concession 3, proceeding southeast to the west boundary of Lot 5, Concession 3.
- The construction of a new closed Branch 'D' beginning within Lot 6, Concession 3, proceeding southeast to the west boundary of Lot 5, Concession 3.

Summary of Assessments

A summary of the assessments for this project are as follows in the format of the OMAFRA grant application:

Canada Owned Lands	\$ 0
Ontario Lands	\$ 0
Municipal Lands	\$ 126,550
Privately Owned Non-Agricultural	\$ 2,440
Privately Owned Agricultural – grantable	\$ 476,850

Special Non-Prorateable Assessments	<u>\$ 94,160</u>
Total Estimated Assessments	\$ 700,000

Acknowledgements

Burnside would like to acknowledge the assistance and cooperation of the landowners directly involved with this project, and the Council and staff of the Municipality of Huron East, as well as Ken McCallum, Drainage Superintendent for the Municipality of Huron East, Davin Heinbuck, Water Resources Coordinator from the ABCA, and representatives from the DFO, and MNRF.



BURNSIDE

[THE DIFFERENCE IS OUR PEOPLE]



Appendix A

Allowances – Sections 29 & 30

APPENDIX A - ALLOWANCES

PROJECT: Haney Municipal Drain
DATE : November 2019

MUNICIPALITY: Huron East
PROJECT #: 300041222

Conc.	Lot	Owner	Roll No.	Right-of-Way (Sect.29)	Damages (Sect.30)	Totals
<u>Main Drain</u>						
2	8	Seaforth Golf Course (1996) Ltd.	(2-009-00)	\$ -	\$ 200	\$ 200
2	7	M. & E. Haney	(2-008-00)	\$ 5,450	\$ 1,580	\$ 7,030
3	7	G. & D. Haney	(3-009-00)	\$ 7,180	\$ 2,210	\$ 9,390
Total - Main Drain				\$ 12,630	\$ 3,990	\$ 16,620
<u>Branch 'A'</u>						
3	6	K. & R. Haney	(3-008-00)	\$ 7,680	\$ 1,970	\$ 9,650
3	W ½ 5	M. & E. Haney	(3-006-00)	\$ 2,570	\$ 500	\$ 3,070
2	5	W. Oldfield	(2-006-00)	\$ 500	\$ 200	\$ 700
Total - Branch 'A'				\$ 10,750	\$ 2,670	\$ 13,420
<u>Branch 'B'</u>						
3	6	K. & R. Haney	(3-008-00)	\$ 10,720	\$ 3,130	\$ 13,850
4	8	C. & A. Maloney	(4-008-05)	\$ 500	\$ 120	\$ 620
Total - Branch 'B'				\$ 11,220	\$ 3,250	\$ 14,470
<u>Branch 'C'</u>						
3	6	K. & R. Haney	(3-008-00)	\$ 4,850	\$ 1,380	\$ 6,230
3	W ½ 5	M. & E. Haney	(3-006-00)	\$ 500	\$ 200	\$ 700
Total - Branch 'C'				\$ 5,350	\$ 1,580	\$ 6,930
<u>Branch 'D'</u>						
3	6	K. & R. Haney	(3-008-00)	\$ 4,930	\$ 1,340	\$ 6,270
3	W ½ 5	M. & E. Haney	(3-006-00)	\$ 500	\$ 200	\$ 700
Total - Branch 'D'				\$ 5,430	\$ 1,540	\$ 6,970
TOTAL ALLOWANCES				\$ 45,380	\$ 13,030	\$ 58,410



BURNSIDE

[THE DIFFERENCE IS OUR PEOPLE]



Appendix B

Project Cost Estimate

Appendix B - Project Cost Estimate

Haney Municipal Drain

The estimate of the cost of all labour, equipment and material required to construct this project is as follows:

Note **SP** refers to the **Special Provisions** (in Appendix F) to reference for additional details of work.

Item	Description	Approx. Quantity	Cost Estimate
M.	<u>Main Drain</u>		
	<u>Work on Private Property (Open Work)</u>		
M1	a) Deepening & widening of existing channel (<0.3 m excavation) (SP M1a) (Sta. -0+100 to -0+010)	LS	\$ 900
	b) Hydroseeding of disturbed areas on channel banks with approved grass mix and matrix, including nurse crop of annual rye grass (Approx. 3 m width). (SP M1b) (Sta. -0+100 to -0+010)	LS	\$ 3,000
M2	Supply and install two (2) bio-filter sediment control structures (see accompanying details). (SP M2) (Sta. -0+100 and Sta. -0+010)	LS	\$ 2,500
M3	Excavation of one (1) sediment basin. (SP M3) (Sta. -0+090 to -0+085)	LS	\$ 500
M4	a) Construction of one (1) stilling basin, including riverstone and rip-rap erosion protection as per the accompanying details. (SP M4a) (Sta. -0+010 to Sta. 0+010)	LS	\$ 5,300
	b) Hydroseeding of disturbed areas on channel banks with approved grass mix and matrix, including nurse crop of annual rye grass (Approx. 6 m width). (SP M1b) (Sta. -0+010 to Sta. 0+000)	LS	\$ 650
Total Estimated Cost of Construction - Private Property (Open Work)			\$ 12,850

Work on Private Property (Closed Work)

M5	Supply and install 6 m of 900 mm dia. solid HDPE dual-wall bell and spigot outlet pipe (320 kPa stiffness (BOSS 2000 or ap. Equal)) c/w rodent grate. (SP M5) (Sta. 0+000 to Sta. 0+006)	LS	\$ 2,580
M6	Supply and install approx. 275 m of 900 mm dia. 2000D geotextile wrapped CDT. (Sta. 0+006 to Sta. 0+281)	LS	\$ 55,060
M7	Locate and destroy existing A Drain (approx. 302 m of 300 mm clay tile and 350 mm dia. CDT). (SP M7) (Sta. 0+000 to Sta. 0+281)	LS	\$ 910
M8	Locate and destroy existing B Drain (approx. 296 m of 400 mm dia. CDT). (SP M7) (Sta. 0+000 to Sta. 0+281)	LS	\$ 890
M9	a) Supply and install approx. 423 m of 900 mm dia. 2000D geotextile wrapped CDT. (Sta. 0+301 to Sta. 0+724)	LS	\$ 83,180
	b) Supply and install approx. 6 m of 900 mm dia. solid HDPE dual-wall (320 kPa) bell and spigot pipe c/w 45 deg. HDPE elbow. (Sta. 0+724 to Sta. 0+730)	LS	\$ 1,500
M10	Locate and destroy existing A Drain (approx. 342 m of 350 mm dia. CDT). (SP M7) (Sta. 0+301 to Sta. 0+730)	LS	\$ 1,030
M11	Remove and dispose of existing CB on A Drain. (Sta. 0+730)	LS	\$ 250
M12	Locate and destroy existing B Drain (approx. 431 m of 350 mm and 400 mm dia. CDT). (SP M7) (Sta. 0+301 to Sta. 0+730)	LS	\$ 1,290
M13	Remove and dispose of existing CB on B Drain. (Sta. 0+730 offset approx. 120 m southeast)	LS	\$ 250
M14	Supply and install one (1) 1200 mm x 1800 mm inline concrete DICB c/w directional berm. (Sta. 0+730)	LS	\$ 6,000
M15	Connect existing 300 mm dia. CDT to proposed CB with approx. 12 m of 300 mm dia. solid HDPE (320 kPa) pipe or approved equivalent. (SP M15) (Sta. 0+730)	LS	\$ 1,000
Total Estimated Cost of Construction - Private Property (Closed Work)			\$ 153,940

Work on Front Road ROW (Closed Work)

M16	Supply and install one (1) 1,200 mm x 1,800 mm inline concrete DICB c/w directional berm. (Sta. 0+281)	LS	\$ 6,000
M17	Supply and install approx. 20 m of approx. 900 mm outside dia. (O.D.) SWWSP (min 9.53 mm thickness) by the jack and bore method. (SP M17) (Sta. 0+281 to Sta. 0+301)	LS	\$ 25,300
M18	Remove and dispose of existing CB on A Drain. (Sta. 0+281)	LS	\$ 250
M19	Grout existing A Drain crossing on Front Road ROW. (SP M19) (Sta. 0+281 to Sta. 0+301)	LS	\$ 1,500
M20	Remove and dispose of existing CB on B Drain. (Sta. 0+301)	LS	\$ 250
M21	Grouting of existing B Drain crossing on Front Road ROW. (SP M19) (Sta. 0+281 to Sta. 0+301)	LS	\$ 1,500
M22	a) Supply and install one (1) 1,200 mm x 1,800 mm inline concrete CB c/w directional berm. (SP M22) (Sta. 0+301)	LS	\$ 6,000
	b) Supply and install one (1) 300 mm dia. surface water inlet. (SP M22) (Sta. 0+301)	LS	\$ 920
	c) Supply and install one (1) buried surface water inlet including approx. 10 m of 200 mm dia. perforated dual-wall HDPE pipe (320 kPa), c/w pipe endcap, geotextile filter pipe sock, and geotextile wrapped clear stone envelope (approx. 8 m ³) as per the accompanying details. (SP M22) (Sta. 0+301)	LS	\$ 1,200
Total Estimated Cost of Construction - Front Road ROW (Closed Work)			<hr/> \$ 42,920
Total Estimated Cost of Construction Main Drain			<hr/> \$ 209,710 <hr/>

A. BRANCH 'A'

Work on Private Property (Closed Work)

A1	Supply and install approx. 150 m of 600 mm dia. 2000D geotextile wrapped CDT. (Sta. A0+000 to Sta. A0+150)	LS	\$ 10,380
A2	Supply and install one (1) 900 mm x 1200 mm buried junction box. (Sta. A0+150)	LS	\$ 1,600
A3	a) Supply and install approx. 342 m of 600 mm dia. 2000D geotextile wrapped CDT. (Sta. A0+150 to A0+492)	LS	\$ 22,160
	b) Supply and install approx. 6 m of 600 mm dia. HDPE dual-wall (320 kPa) bell and spigot pipe c/w 45 deg. HDPE elbow. (Sta. A0+492 to A0+498)	LS	\$ 1,500
A4	Additional soil stripping for approx. 378 m as required for use of wheel trencher. (Sta. A0+120 to Sta. A0+498)	LS	\$ 2,650
A5	a) Supply and install approx. 6 m of 525 mm dia. HDPE dual-wall (320 kPa) bell and spigot pipe c/w 45 deg. HDPE elbow. (Sta. A0+518 to A0+524)	LS	\$ 1,500
	b) Supply and install approx. 97 m of 525 mm dia. 2000D geotextile wrapped CDT. (Sta. A0+524 to A0+621)	LS	\$ 2,530
	c) Supply and install approx. 6 m of 525 mm dia. HDPE dual-wall (320 kPa) bell and spigot pipe c/w 45 deg. HDPE elbow. (Sta. A0+621 to A0+627)	LS	\$ 1,500
A6	Locate and destroy existing A Drain (approx. 100 m of 250 mm dia. CDT). (SP M7) (Sta. A0+518 to A0+627)	LS	\$ 300
A7	Connect existing 200 mm dia. CDT to proposed CB with approx. 6 m of 200 mm dia. solid HDPE (320 kPa) pipe or approved equivalent. (SP A7) (Sta. A0+647)	LS	\$ 360

Total Estimated Cost of Construction - Private Property (Closed Work)

\$ 44,480

Work on Hensall Road ROW (Closed Work)

A8	Supply and install one (1) 900 mm x 1200 mm inline concrete DICB c/w directional berm. (Sta. A0+498)	LS	\$ 3,300
A9	Supply and install approx. 20 m of approx. 600 mm outside dia. (O.D.) SWWSP (min 9.53 mm thickness) by the jack and bore method. (SP M17) (Sta. A0+498 to Sta. A0+518)	LS	\$ 16,100
A10	Grouting of existing A Drain crossing on Hensall Road ROW. (SP M19) (Sta. A0+498 to Sta. A0+518)	LS	\$ 1,500
A11	a) Supply and install one (1) 900 mm x 1200 mm inline concrete CB c/w directional berm. (SP M22) (Sta. A0+518)	LS	\$ 3,300
	b) Supply and install one (1) 300 mm dia. surface water inlet. (SP M22) (Sta. A0+518)	LS	\$ 920
	c) Supply and install one (1) buried surface water inlet including approx. 10 m of 200 mm dia. perforated dual-wall HDPE pipe (320 kPa), c/w pipe endcap, geotextile filter pipe sock, and geotextile wrapped clear stone envelope (approx. 8 m ³) as per the accompanying details. (SP M22) (Sta. A0+518)	LS	\$ 1,200
Total Estimated Cost of Construction - Hensall Road ROW (Closed Work)			\$ 26,320

Work on Front Road ROW (Closed Work)

A12	Supply and install one (1) 900 mm x 1200 mm inline concrete DICB c/w directional berm. (Sta. A0+627)	LS	\$ 3,300
A13	Supply and install approx. 20 m of approx. 500 mm outside dia. (O.D.) SWWSP (min 9.53 mm thickness) by the jack and bore method. (SP M17) (Sta. A0+627 to Sta. A0+647)	LS	\$ 14,490
A14	Grouting of existing A Drain crossing on Front Road ROW. (SP M19) (Sta. A0+627 to Sta. A0+647)	LS	\$ 1,500
A15	Remove and dispose of existing CB on A Drain. (Sta. A0+647)	LS	\$ 250

A16	a) Supply and install one (1) 900 mm x 1200 mm inline concrete CB c/w directional berm. (SP M22) (Sta. A0+647)	LS	\$ 3,300
	b) Supply and install one (1) 300 mm dia. surface water inlet. (SP M22) (Sta. A0+647)	LS	\$ 920
	c) Supply and install one (1) buried surface water inlet including approx. 10 m of 200 mm dia. perforated dual-wall HDPE pipe (320 kPa), c/w pipe endcap, geotextile filter pipe sock, and geotextile wrapped clear stone envelope (approx. 8 m ³) as per the accompanying details. (SP M22) (Sta. A0+647)	LS	\$ 1,200
Total Estimated Cost of Construction - Front Road ROW (Closed Work)			\$ 24,960
Total Estimated Cost of Construction Branch 'A'			\$ 95,760

B. BRANCH 'B'

Work on Private Property (Closed Work)

B1	Supply and install approx. 115 m of 675 mm dia. 2000D geotextile wrapped CDT. (Sta. B0+000 to Sta. B0+115)	LS	\$ 10,000
B2	Supply and install one (1) 900 mm x 1200 mm inline concrete DICB c/w directional berm. (Sta. B0+115)	LS	\$ 3,300
B3	a) Supply and install approx. 6 m of 750 mm dia. HDPE dual-wall (320 kPa) bell and spigot pipe c/w 45 deg. HDPE elbow. (Sta. B0+115 to Sta. B0+121)	LS	\$ 1,500
	b) Supply and install approx. 221 m of 675 mm dia. 2000D geotextile wrapped CDT. (Sta. B0+121 to Sta. B0+342)	LS	\$ 17,710
B4	a) Supply and install one (1) 900 mm x 1200 mm inline concrete CB. (SP B4) (Sta. B0+342)	LS	\$ 2,500
	b) Supply and install one (1) 300 mm dia. surface water inlet. (SP B4) (Sta. B0+342)	LS	\$ 920

	c) Supply and install one (1) buried surface water inlet including approx. 30 m of 200 mm dia. perforated dual-wall HDPE pipe (320 kPa), c/w pipe endcap, geotextile filter pipe sock, and geotextile wrapped clear stone envelope (approx. 20 m ³) as per the accompanying details. (SP B4) (Sta. B0+342)	LS	\$ 3,000
	d) Supply and install one (1) inline buried surface water inlet including approx. 6 m of 450 mm dia. perforated dual-wall HDPE pipe (320 kPa), c/w non-woven geo-textile filter sock, and a 2 cell geo-textile wrapped clear stone envelope (approx. 20 m ³) as per the accompanying details in the drawing set. (SP B4) (Sta. B0+342 to Sta. B0+348)	LS	\$ 2,000
B5	Supply and install approx. 162 m of 450 mm dia. 2000D geotextile wrapped CDT. (Sta. B0+348 to Sta. B0+510)	LS	\$ 7,820
B6	a) Supply and install one (1) 900 mm x 1200 mm inline permeable concrete CB. (SP B6) (Sta. B0+510)	LS	\$ 2,500
	b) Supply and install one (1) 300 mm dia. surface water inlet. (SP B6) (Sta. B0+510)	LS	\$ 920
	c) Supply and install one (1) inline buried surface water inlet including approx. 6 m of 300 mm dia. perforated dual-wall HDPE pipe (320 kPa), c/w non-woven geo-textile filter sock, and a 2 cell geo-textile wrapped clear stone envelope (approx. 20 m ³) as per the accompanying details in the drawing set. (SP B6) (Sta. B0+510 to Sta. B0+516)	LS	\$ 1,500
B7	Supply and install approx. 193 m of 300 mm dia. 2000D geotextile wrapped CDT. (Sta. B0+516 to Sta. B0+709)	LS	\$ 6,190
B8	Supply and install one (1) 600 mm x 600 mm inline concrete DICB c/w directional berm. (Sta. B0+709)	LS	\$ 2,400
B9	Additional soil stripping for approx. 255 m as required for use of wheel trencher. (Sta. B0+000 to Sta. B0+195 and Sta. B0+610 to Sta. B0+670)	LS	\$ 1,790
B10	Locate and destroy existing B Drain (approx. 700 m of 350 mm to 150 mm dia. CDT). (SP M7) (Sta. B0+000 to Sta. B0+709)	LS	\$ 2,100

B11	Remove and dispose of existing CB on B Drain. (Sta. B0+709)	LS	\$ 250
Total Estimated Cost of Construction - Private Property (Closed Work)			\$ 66,400
Total Estimated Cost of Construction Branch 'B'			\$ 66,400

C. BRANCH 'C'

Work on Private Property (Closed Work)

C1	Supply and install approx. 302 m of 300 mm dia. 2000D geotextile wrapped CDT. (Sta. C0+000 to Sta. C0+302)	LS	\$ 9,680
C2	Additional soil stripping for approx. 22 m as required for use of wheel trencher. (Sta. C0+280 to Sta. C0+302)	LS	\$ 150
C3	Locate and destroy existing C Drain (approx. 332 m of 150 mm dia. CDT). (SP M7) (Sta. C0+000 to Sta. C0+302)	LS	\$ 1,000
C4	Connect existing 150 mm dia. tile to proposed CB with approx. 6 m solid HDPE (320 kPa) pipe or approved equivalent. (SP C4) (sta. C0+322)	LS	\$ 150
Total Estimated Cost of Construction - Private Property (Closed Work)			\$ 10,980

Work on Hensall Road ROW (Closed Work)

C5	Supply and install one (1) 600 mm x 600 mm inline concrete DICB c/w directional berm. (Sta. C0+302)	LS	\$ 2,400
C6	Supply and install approx. 20 m of approx. 400 mm outside dia. (O.D.) SWWSP (min 9.53 mm thickness) by the jack and bore method. (SP M17) (Sta. C0+302 to Sta. C0+322)	LS	\$ 12,650
C7	Grouting of existing C Drain crossing on Hensall Road ROW. (SP M19) (Sta. C0+302 to Sta. C0+322)	LS	\$ 1,500
C8	Remove and dispose of existing CB on C Drain. (Sta. C0+322)	LS	\$ 250
C9	a) Supply and install one (1) 600 mm x 600 mm inline concrete CB c/w directional berm. (SP M22) (Sta. C0+322)	LS	\$ 2,400

<p>b) Supply and install one (1) 300 mm dia. surface water inlet. (SP M22) (Sta. C0+322)</p>	<p>LS</p> <p style="text-align: right;">\$ 920</p>
<p>c) Supply and install one (1) buried surface water inlet including approx. 10 m of 200 mm dia. perforated dual-wall HDPE pipe (320 kPa), c/w pipe endcap, geotextile filter pipe sock, and geotextile wrapped clear stone envelope (approx. 8 m³) as per the accompanying details. (SP M22) (Sta. C0+322)</p>	<p>LS</p> <p style="text-align: right;">\$ 1,200</p>
<p>Total Estimated Cost of Construction - Hensall Road ROW (Closed Work)</p>	<p style="text-align: right;">\$ 21,320</p>
<p>Total Estimated Cost of Construction Branch 'C'</p>	<p style="text-align: right;">\$ 32,300</p>

D. BRANCH 'D'

Work on Private Property (Closed Work)

<p>D1 Supply and install approx. 307 m of 250 mm dia. 2000D geotextile wrapped CDT. (Sta. D0+000 to Sta. D0+307)</p>	<p>LS</p> <p style="text-align: right;">\$ 9,030</p>
<p>D2 Additional soil stripping for approx. 132 m as required for use of wheel trencher. (Sta. D0+175 to Sta. D0+307)</p>	<p>LS</p> <p style="text-align: right;">\$ 920</p>
<p>D3 Locate and destroy existing D Drain (approx. 375 m of 150 mm dia. CDT). (SP M7) (Sta. D0+000 to Sta. D0+307)</p>	<p>LS</p> <p style="text-align: right;">\$ 1,130</p>
<p>D4 Connect existing 150 mm dia. tile to proposed CB with approx. 6 m solid HDPE (320 kPa) pipe or approved equivalent. (Sta. 0+327)</p>	<p>LS</p> <p style="text-align: right;">\$ 150</p>
<p>Total Estimated Cost of Construction - Private Property (Closed Work)</p>	<p style="text-align: right;">\$ 11,230</p>

Work on Hensall Road ROW (Closed Work)

<p>D5 Supply and install one (1) 600 mm x 600 mm inline concrete DICB c/w directional berm. (Sta. D0+307)</p>	<p>LS</p> <p style="text-align: right;">\$ 2,400</p>
<p>D6 Supply and install approx. 20 m of approx. 400 mm outside dia. (O.D.) SWWSP (min 9.53 mm thickness) by the jack and bore method. (SP M17) (Sta. D0+307 to Sta. D0+327)</p>	<p>LS</p> <p style="text-align: right;">\$ 12,650</p>
<p>D7 Grouting of existing D Drain crossing on Hensall Road ROW. (SP M19) (Sta. D0+307 to Sta. D0+327)</p>	<p>LS</p> <p style="text-align: right;">\$ 1,500</p>

D8	Remove and dispose of existing CB on D Drain. (Sta. D0+327)	LS	\$ 250
D9	a) Supply and install one (1) 600 mm x 600 mm inline concrete CB c/w directional berm. (SP M22) (Sta. D0+327)	LS	\$ 2,400
	b) Supply and install one (1) 300 mm dia. surface water inlet. (SP M22) (Sta. D0+327)	LS	\$ 920
	c) Supply and install one (1) buried surface water inlet including approx. 10 m of 200 mm dia. perforated dual-wall HDPE pipe (320 kPa), c/w pipe endcap, geotextile filter pipe sock, and geotextile wrapped clear stone envelope (approx. 8 m ³) as per the accompanying details. (SP M22) (Sta. D0+327)	LS	\$ 1,200
Total Estimated Cost of Construction - Hensall Road ROW (Closed Work)			\$ 21,320
Total Estimated Cost of Construction Branch 'D'			\$ 32,550

E. CONTINGENCIES

E1	Tile connections and existing tile reconnections to the drain (as approved by the Engineer). (SP E1)		
	a) 150 mm dia. pipe – Reconnection	10 ea.	\$ 1,250
	b) 100 mm dia. pipe – Reconnection	10 ea.	\$ 1,000
	c) 150 mm dia. pipe – Connection	10 ea.	\$ 1,500
	d) 100 mm dia. pipe – Connection	10 ea.	\$ 1,250
E2	Install drain on specified depth of 19 mm dia. crushed clear stone bedding in areas of soil instability, as directed by the Engineer. This cost represents the additional unit price for installation by excavator and will be paid in addition to the cost of installation specified by wheel trencher. (SP E2)		
	a) 150 mm depth bedding and backfill to pipe springline	250 m	\$ 13,750
E3	Removal of wheel trencher due to large stones. (SP E3)	10 ea.	\$ 3,000
E4	Supply and install a 450 mm thickness of OPSS R50 quarry stone rip-rap with geotextile underlay. (SP E4)	100 m ²	\$ 4,400
E5	OPSS 19 mm (3/4") clear crushed stone delivered on-site. (SP E5)	100 t	\$ 2,000
E6	OPSS Granular 'B' material delivered on-site. (SP E6)	200 t	\$ 2,000
	Total Estimated Cost of Construction - Contingencies		\$ 30,150
	<u>Total Estimated Cost of Construction - Haney Municipal Drain</u>		<u>\$ 466,870</u>

SUMMARY OF COSTS

Total Estimated Cost of Construction	\$ 466,870
Allowances to Owners (Sections 29 & 30)	\$ 58,410
<i>On-Site Meeting</i>	\$6,500
Initial Investigation, Preliminary Drawing Preparation, Attendance at On-Site Meeting.	
<i>Preparation of Report</i>	\$ 73,000
Field Survey, Preparation of Preliminary Design and Drawing Set. Information Meetings, Drawing Set, and System Design. Report Preparation including Allowances, Cost Estimates, Construction and Maintenance Assessment Schedules.	
<i>Meetings and Procedure</i>	\$ 1,500
Preparation of Report Copies for Distribution. Preparation and Attendance at the Consideration of the Report.	
<i>Tendering</i>	\$ 3,500
Preparation and Distribution of Electronic Tender.	
<i>Contract Administration</i>	\$ 42,000
Site Reviews During Construction (20 days continuous construction included). Payment Certificates and Related Appurtenances.	
Total Estimated Engineering	\$ 126,500
Other Project Costs	\$ 8,860
Utilities Investigation, CCTV Camera Inspection, and Soils Investigation.	
Administration and Financing	\$ 39,360
ABCA Review Fee, Net HST (Construction and Engineering), and Interest Charges.	
<u>Total Estimated Cost - Haney Municipal Drain</u>	<u>\$ 700,000</u>



BURNSIDE

[THE DIFFERENCE IS OUR PEOPLE]

Appendix C

Special Assessments – Section 26

Appendix C — Special Assessments (Section 26)

Haney Municipal Drain

Pursuant to Section 26 of the Drainage Act the following Special Assessments are made:

1. Main Drain — Front Road (Municipality of Huron East) (Sta. 0+281 to 0+301)

The Special Assessment for this portion of the work is the increased cost to the proposed drain due to the presence and operation of the road and is calculated as follows:

Construction Costs	-	Equivalent Drain	+	Engineering/ Administration	=	Special Assessment
Consisting of Items: Item M17 — 20 m of 900 mm dia. SWWSP installed by the boring method. Item M19 – Grouting of existing A Drain crossing. Item M21 – Grouting of existing B Drain crossing.		Consisting of: 20 m of 900 mm dia. CDT installed by excavator on stone bedding		Consisting of: Construction layout and inspection.		
\$ 28,300	-	\$ 4,000	+	\$ 1,500	=	\$ 25,800

Whether or not the Municipality of Huron East elects to do work on their property (Front Road), they shall be assessed the actual cost of the work incurred (estimated as \$ 28,300), minus the actual cost of an equivalent drain (estimated as \$ 4,000), plus engineering/administration (estimated as \$ 1,500) as a Special Assessment.

2. Branch 'A' — Union Gas (Hensall Road R.O.W.) (Sta. A0+498)

The Special Assessment for this portion of the work is the increased cost to the proposed drain due to the presence and operation of the utility and is calculated as follows:

Construction Costs	+	Engineering/ Administration	=	Special Assessment
Consisting of Items: Item A4 — Additional soil stripping required as a result of natural gas main crossing.		Consisting of: Revisions to road and gas main crossing design.		
\$ 2,650	+	\$ 1,000	=	\$ 3,650

As a result of the elevation of the gas main and the corresponding design revisions, Union Gas shall be assessed the actual cost of the work incurred (estimated as \$ 2,650), plus engineering/administration (estimated as \$ 1,000) as a Special Assessment.

3. Branch 'A' — Hensall Road (Municipality of Huron East) (Sta. A0+498 to A0+518)

The Special Assessment for this portion of the work is the increased cost to the proposed drain due to the presence and operation of the road and is calculated as follows:

Construction Costs	-	Equivalent Drain	+	Engineering/ Administration	=	Special Assessment
Consisting of Items: Item A9 — 20 m of 600 mm dia. SWWSP installed by the boring method. Item A10 – Grouting of existing A Drain crossing.		Consisting of: 20 m of 525 mm dia. CDT installed by wheel trencher		Consisting of: Construction layout and inspection.		
\$ 17,600	-	\$ 1,140	+	\$ 1,500	=	\$ 17,960

Whether or not the Municipality of Huron East elects to do work on their property (Hensall Road), they shall be assessed the actual cost of the work incurred (estimated as \$ 17,600), minus the actual cost of an equivalent drain (estimated as \$ 1,140), plus engineering/administration (estimated as \$ 1,500) as a Special Assessment.

4. Branch 'A' — Front Road (Municipality of Huron East) (Sta. A0+627 to A0+647)

The Special Assessment for this portion of the work is the increased cost to the proposed drain due to the presence and operation of the road and is calculated as follows:

Construction Costs	-	Equivalent Drain	+	Engineering/ Administration	=	Special Assessment
Consisting of Items: Item A13 — 20 m of 500 mm dia. SWWSP installed by the boring method. Item A14 – Grouting of existing A Drain crossing.		Consisting of: 20 m of 400 mm dia. CDT installed by wheel trencher		Consisting of: Construction layout and inspection.		
\$ 15,990	-	\$ 810	+	\$ 1,500	=	\$ 16,680

Whether or not the Municipality of Huron East elects to do work on their property (Front Road), they shall be assessed the actual cost of the work incurred (estimated as \$ 15,990) minus the actual cost of an equivalent drain (estimated as \$ 810), plus engineering/administration (estimated as \$ 1,500) as a Special Assessment.

5. Branch 'C' — Hensall Road (Municipality of Huron East) (Sta. C0+302 to C0+322)

The Special Assessment for this portion of the work is the increased cost to the proposed drain due to the presence and operation of the road and is calculated as follows:

Construction Costs	-	Equivalent Drain	+	Engineering/ Administration	=	Special Assessment
Consisting of Items: Item C6 — 20 m of 400 mm dia. SWWSP installed by the boring method. Item C7 – Grouting of existing C Drain crossing.		Consisting of: 20 m of 300 mm dia. CDT installed by wheel trencher		Consisting of: Construction layout and inspection.		
\$ 14,150	-	\$ 640	+	\$ 1,500	=	\$ 15,010

Whether or not the Municipality of Huron East elects to do work on their property (Hensall Road), they shall be assessed the actual cost of the work incurred (estimated as \$ 14,150), minus the actual cost of an equivalent drain (estimated as \$ 640), plus engineering/administration (estimated as \$ 1,500) as a Special Assessment.

6. Branch 'D' — Hensall Road (Municipality of Huron East) (Sta. D0+307 to D0+327)

The Special Assessment for this portion of the work is the increased cost to the proposed drain due to the presence and operation of the road and is calculated as follows:

Construction Costs	-	Equivalent Drain	+	Engineering/ Administration	=	Special Assessment
Consisting of Items: Item D6 — 20 m of 400 mm dia. SWWSP installed by the boring method. Item D7 – Grouting of existing D Drain crossing.		Consisting of: 20 m of 250 mm dia. CDT installed by excavator on stone bedding		Consisting of: Construction layout and inspection.		
\$ 14,150	-	\$ 590	+	\$ 1,500	=	\$ 15,060

Whether or not the Municipality of Huron East elects to do work on their property (Hensall Road), they shall be assessed the actual cost of the work incurred (estimated as \$ 14,150), minus the actual cost of an equivalent drain (estimated as \$ 590), plus engineering/administration (estimated as \$ 1,500) as a Special Assessment.



BURNSIDE

[THE DIFFERENCE IS OUR PEOPLE]

Appendix D

Schedules of Assessment

Assessment Schedules	
Main Drain – For Construction	D1
Branch 'A' – For Construction	D2
Branch 'B' – For Construction	D3
Branch 'C' – For Construction	D4
Branch 'D' – For Construction	D5
Net Assessment Schedule – For Construction	D6
Main Drain – For Maintenance	D7
Branch 'A' – For Maintenance	D8
Branch 'B' – For Maintenance	D9
Branch 'C' – For Maintenance	D10
Branch 'D' – For Maintenance	D11



**APPENDIX D1 - ASSESSMENTS for CONSTRUCTION
MAIN DRAIN**

PROJECT: Haney Municipal Drain
DATE : November 2019

MUNICIPALITY: Huron East
PROJECT #: 300041222

Conc. or Plan	Lot or Part	Owner	Roll No.	Affected Area (Ha.)	Benefit Assess't (Sect.22)	Outlet Assess't (Sect.23)	Special Assess't (Sect.26)	Totals
		Agricultural Lands						
2	8	* Seaforth Golf Course (1996) Ltd.	(2-009-00)	1.23	\$ 390	\$ 30	\$ -	\$ 420
2	7	M. & E. Haney	(2-008-00)	6.77	\$ 22,200	\$ 2,360	\$ -	\$ 24,560
2	6	M. Haney	(2-007-00)	5.71	\$ -	\$ 3,780	\$ -	\$ 3,780
2	5	W. Oldfield	(2-006-00)	19.02	\$ -	\$ 27,950	\$ -	\$ 27,950
2	4	G. & D. Haney	(2-005-00)	10.95	\$ -	\$ 16,090	\$ -	\$ 16,090
3	8	T. & S. Van Miltenburg	(3-010)	0.61	\$ -	\$ 220	\$ -	\$ 220
3	7	G. & D. Haney	(3-009-00)	18.47	\$ 47,680	\$ 22,580	\$ -	\$ 70,260
3	6	K. & R. Haney	(3-008-00)	40.47	\$ -	\$ 57,910	\$ -	\$ 57,910
3	W ½ 5	M. & E. Haney	(3-006-00)	14.03	\$ -	\$ 20,610	\$ -	\$ 20,610
3	E ½ 5	G. & D. Haney	(3-007-00)	3.78	\$ -	\$ 5,550	\$ -	\$ 5,550
3	Pt. 5	* G., D., & R. Haney	(3-007-02)	0.60	\$ -	\$ 1,100	\$ -	\$ 1,100
3	E ½ 4	G. & D. Haney	(3-005-00)	0.69	\$ -	\$ 1,010	\$ -	\$ 1,010
4	7	G. Hendriks	(4-009-00)	0.05	\$ -	\$ 70	\$ -	\$ 70
4	8	C. & A. Maloney	(4-008-05)	2.40	\$ -	\$ 1,760	\$ -	\$ 1,760
TOTAL ON LANDS				124.78	\$ 70,270	\$ 161,020	\$ -	\$ 231,290

	Roads						
Front Road	* Municipality of Huron East		3.02	\$ 19,590	\$ 11,610	\$ 25,800	\$ 57,000
Hensall Road	* Municipality of Huron East		2.57	\$ -	\$ 13,980	\$ -	\$ 13,980
TOTAL ON ROADS			5.59	\$ 19,590	\$ 25,590	\$ 25,800	\$ 70,980
ALL LANDS AND ROADS			130.37	\$ 89,860	\$ 186,610	\$ 25,800	\$ 302,270

- Notes:**
- (1) It is presumed that all private lands are Agricultural, within the meaning of the Drainage Act except properties denoted with *
 - (2) It is the responsibility of the landowner to confirm whether their property is eligible for an OMAFRA grant, under ADIP policies as eligibility has not been confirmed as part of the preparation of this report.



**APPENDIX D2 - ASSESSMENTS for CONSTRUCTION
BRANCH 'A'**

PROJECT: Haney Municipal Drain
DATE : November 2019

MUNICIPALITY: Huron East
PROJECT #: 300041222

Conc. or Plan	Lot or Part	Owner	Roll No.	Affected Area (Ha.)	Benefit Assess't (Sect.22)	Outlet Assess't (Sect.23)	Special Assess't (Sect.26)	Totals
		Agricultural Lands						
2	5	W. Oldfield	(2-006-00)	19.02	\$ 2,000	\$ 25,890	\$ -	\$ 27,890
2	4	G. & D. Haney	(2-005-00)	10.95	\$ -	\$ 14,900	\$ -	\$ 14,900
3	6	K. & R. Haney	(3-008-00)	13.80	\$ 14,230	\$ 5,640	\$ -	\$ 19,870
3	W ½ 5	M. & E. Haney	(3-006-00)	6.53	\$ 10,480	\$ 7,320	\$ -	\$ 17,800
3	E ½ 5	G. & D. Haney	(3-007-00)	3.78	\$ -	\$ 4,620	\$ -	\$ 4,620
3	Pt. 5	* G., D., & R. Haney	(3-007-02)	0.60	\$ -	\$ 920	\$ -	\$ 920
3	E ½ 4	G. & D. Haney	(3-005-00)	0.69	\$ -	\$ 840	\$ -	\$ 840
TOTAL ON LANDS				55.37	\$ 26,710	\$ 60,130	\$ -	\$ 86,840
		Roads						
Front Road		* Municipality of Huron East		1.08	\$ 12,540	\$ 5,580	\$ 16,680	\$ 34,800
Hensall Road		* Municipality of Huron East		0.94	\$ 13,060	\$ 4,130	\$ 17,960	\$ 35,150
Hensall Road Gas Main		* Union Gas		0.00	\$ 840	\$ -	\$ 3,650	\$ 4,490
TOTAL ON ROADS				2.02	\$ 26,440	\$ 9,710	\$ 38,290	\$ 74,440
ALL LANDS AND ROADS				57.39	\$ 53,150	\$ 69,840	\$ 38,290	\$ 161,280

- Notes:**
- (1) It is presumed that all private lands are Agricultural, within the meaning of the Drainage Act except properties denoted with *
 - (2) It is the responsibility of the landowner to confirm whether their property is eligible for an OMAFRA grant, under ADIP policies as eligibility has not been confirmed as part of the preparation of this report.



**APPENDIX D3 - ASSESSMENTS for CONSTRUCTION
BRANCH 'B'**

PROJECT: Haney Municipal Drain
DATE : November 2019

MUNICIPALITY: Huron East
PROJECT #: 300041222

Conc. or Plan	Lot or Part	Owner	Roll No.	Affected Area (Ha.)	Benefit Assess't (Sect.22)	Outlet Assess't (Sect.23)	Totals
		Agricultural Lands					
3	7	G. & D. Haney	(3-009-00)	6.47	\$ 2,170	\$ 7,480	\$ 9,650
3	6	K. & R. Haney	(3-008-00)	26.67	\$ 50,720	\$ 33,920	\$ 84,640
3	W ½ 5	M. & E. Haney	(3-006-00)	7.50	\$ -	\$ 8,790	\$ 8,790
4	7	G. Hendriks	(4-009-00)	0.05	\$ -	\$ 160	\$ 160
4	8	C. & A. Maloney	(4-008-05)	2.40	\$ 3,720	\$ 3,840	\$ 7,560
TOTAL ON LANDS				43.09	\$ 56,610	\$ 54,190	\$ 110,800
		Roads					
Hensall Road		* Municipality of Huron East		1.26	\$ -	\$ 6,180	\$ 6,180
TOTAL ON ROADS				1.26	\$ -	\$ 6,180	\$ 6,180
ALL LANDS AND ROADS				44.35	\$ 56,610	\$ 60,370	\$ 116,980

- Notes:**
- (1) It is presumed that all private lands are Agricultural, within the meaning of the Drainage Act except properties denoted with *
 - (2) It is the responsibility of the landowner to confirm whether their property is eligible for an OMAFRA grant, under ADIP policies as eligibility has not been confirmed as part of the preparation of this report.



**APPENDIX D4 - ASSESSMENTS for CONSTRUCTION
BRANCH 'C'**

PROJECT: Haney Municipal Drain
DATE : November 2019

MUNICIPALITY: Huron East
PROJECT #: 300041222

Conc. or Plan	Lot or Part	Owner	Roll No.	Affected Area (Ha.)	Benefit Assess't (Sect.22)	Outlet Assess't (Sect.23)	Special Assess't (Sect.26)	Totals
		Agricultural Lands						
3	6	K. & R. Haney	(3-008-00)	4.46	\$ 5,640	\$ 2,390	\$ -	\$ 8,030
3	W ½ 5	M. & E. Haney	(3-006-00)	5.70	\$ 2,780	\$ 15,620	\$ -	\$ 18,400
TOTAL ON LANDS				10.16	\$ 8,420	\$ 18,010	\$ -	\$ 26,430
		Roads						
Hensall Road		* Municipality of Huron East		0.83	\$ 10,030	\$ 8,110	\$ 15,010	\$ 33,150
TOTAL ON ROADS				0.83	\$ 10,030	\$ 8,110	\$ 15,010	\$ 33,150
ALL LANDS AND ROADS				10.99	\$ 18,450	\$ 26,120	\$ 15,010	\$ 59,580

- Notes:**
- (1) It is presumed that all private lands are Agricultural, within the meaning of the Drainage Act except properties denoted with *
 - (2) It is the responsibility of the landowner to confirm whether their property is eligible for an OMAFRA grant, under ADIP policies as eligibility has not been confirmed as part of the preparation of this report.



**APPENDIX D5 - ASSESSMENTS for CONSTRUCTION
BRANCH 'D'**

PROJECT: Haney Municipal Drain
DATE : November 2019

MUNICIPALITY: Huron East
PROJECT #: 300041222

Conc. or Plan	Lot or Part	Owner	Roll No.	Affected Area (Ha.)	Benefit Assess't (Sect.22)	Outlet Assess't (Sect.23)	Special Assess't (Sect.26)	Totals
		Agricultural Lands						
3	6	K. & R. Haney	(3-008-00)	4.76	\$ 1,600	\$ 6,510	\$ -	\$ 8,110
3	W ½ 5	M. & E. Haney	(3-006-00)	1.80	\$ 2,450	\$ 13,370	\$ -	\$ 15,820
TOTAL ON LANDS				6.56	\$ 4,050	\$ 19,880	\$ -	\$ 23,930
		Roads						
	Hensall Road	* Municipality of Huron East		0.43	\$ 9,720	\$ 11,180	\$ 15,060	\$ 35,960
TOTAL ON ROADS				0.43	\$ 9,720	\$ 11,180	\$ 15,060	\$ 35,960
ALL LANDS AND ROADS				6.99	\$ 13,770	\$ 31,060	\$ 15,060	\$ 59,890

- Notes:**
- (1) It is presumed that all private lands are Agricultural, within the meaning of the Drainage Act except properties denoted with *
 - (2) It is the responsibility of the landowner to confirm whether their property is eligible for an OMAFRA grant, under ADIP policies as eligibility has not been confirmed as part of the preparation of this report.

APPENDIX D6 - NET ASSESSMENTS for CONSTRUCTION



PROJECT: Haney Municipal Drain
DATE : November 2019

MUNICIPALITY: Huron East
PROJECT #: 300041222

Conc. or Plan	Lot or Part	Owner	Roll No.	Affected Area (Ha.)	Main Drain	Branch 'A'	Branch 'B'	Branch 'C'	Branch 'D'	Totals
		Agricultural Lands								
2	8	* Seaforth Golf Course (1996) Ltd.	(2-009-00)	1.23	\$ 420	\$ -	\$ -	\$ -	\$ -	\$ 420
2	7	M. & E. Haney	(2-008-00)	6.77	\$ 24,560	\$ -	\$ -	\$ -	\$ -	\$ 24,560
2	6	M. Haney	(2-007-00)	5.71	\$ 3,780	\$ -	\$ -	\$ -	\$ -	\$ 3,780
2	5	W. Oldfield	(2-006-00)	19.02	\$ 27,950	\$ 27,890	\$ -	\$ -	\$ -	\$ 55,840
2	4	G. & D. Haney	(2-005-00)	10.95	\$ 16,090	\$ 14,900	\$ -	\$ -	\$ -	\$ 30,990
3	8	T. & S. Van Miltenburg	(3-010)	0.61	\$ 220	\$ -	\$ -	\$ -	\$ -	\$ 220
3	7	G. & D. Haney	(3-009-00)	18.47	\$ 70,260	\$ -	\$ 9,650	\$ -	\$ -	\$ 79,910
3	6	K. & R. Haney	(3-008-00)	40.47	\$ 57,910	\$ 19,870	\$ 84,640	\$ 8,030	\$ 8,110	\$ 178,560
3	W ½ 5	M. & E. Haney	(3-006-00)	14.03	\$ 20,610	\$ 17,800	\$ 8,790	\$ 18,400	\$ 15,820	\$ 81,420
3	E ½ 5	G. & D. Haney	(3-007-00)	3.78	\$ 5,550	\$ 4,620	\$ -	\$ -	\$ -	\$ 10,170
3	Pt. 5	* G., D., & R. Haney	(3-007-02)	0.60	\$ 1,100	\$ 920	\$ -	\$ -	\$ -	\$ 2,020
3	E ½ 4	G. & D. Haney	(3-005-00)	0.69	\$ 1,010	\$ 840	\$ -	\$ -	\$ -	\$ 1,850
4	7	G. Hendriks	(4-009-00)	0.05	\$ 70	\$ -	\$ 160	\$ -	\$ -	\$ 230
4	8	C. & A. Maloney	(4-008-05)	2.40	\$ 1,760	\$ -	\$ 7,560	\$ -	\$ -	\$ 9,320
TOTAL ON LANDS				124.78	\$ 231,290	\$ 86,840	\$ 110,800	\$ 26,430	\$ 23,930	\$ 479,290

	Roads								
Front Road	* Municipality of Huron East	3.02	\$ 57,000	\$ 34,800	\$ -	\$ -	\$ -	\$ 91,800	
Hensall Road	* Municipality of Huron East	2.57	\$ 13,980	\$ 35,150	\$ 6,180	\$ 33,150	\$ 35,960	\$ 124,420	
Hensall Road Gas Main	* Union Gas	0.00	\$ -	\$ 4,490	\$ -	\$ -	\$ -	\$ 4,490	
TOTAL ON ROADS		5.59	\$ 70,980	\$ 74,440	\$ 6,180	\$ 33,150	\$ 35,960	\$ 220,710	
ALL LANDS AND ROADS		130.37	\$ 302,270	\$ 161,280	\$ 116,980	\$ 59,580	\$ 59,890	\$ 700,000	

- Notes:**
- (1) It is presumed that all private lands are Agricultural, within the meaning of the Drainage Act except properties denoted with *
 - (2) It is the responsibility of the landowner to confirm whether their property is eligible for an OMAFRA grant, under ADIP policies as eligibility has not been confirmed as part of the preparation of this report.



**APPENDIX D7 - ASSESSMENTS for CONSTRUCTION
MAIN DRAIN**

PROJECT: Haney Municipal Drain
DATE : November 2019

MUNICIPALITY: Huron East
PROJECT #: 300041222

Conc. or Plan	Lot or Part	Owner	Roll No.	Affected Area (Ha.)	Equivalent Area (Ha.)	Totals
Agricultural Lands						
2	8	* Seaforth Golf Course (1996) Ltd.	(2-009-00)	1.23	1.23	0.84%
2	7	M. & E. Haney	(2-008-00)	6.77	6.77	4.65%
2	6	M. Haney	(2-007-00)	5.71	5.71	3.92%
2	5	W. Oldfield	(2-006-00)	19.02	19.02	13.05%
2	4	G. & D. Haney	(2-005-00)	10.95	10.95	7.52%
3	8	T. & S. Van Miltenburg	(3-010)	0.61	0.31	0.21%
3	7	G. & D. Haney	(3-009-00)	18.47	18.47	12.68%
3	6	K. & R. Haney	(3-008-00)	40.47	40.39	27.73%
3	W ½ 5	M. & E. Haney	(3-006-00)	14.03	14.03	9.63%
3	E ½ 5	G. & D. Haney	(3-007-00)	3.78	3.78	2.59%
3	Pt. 5	* G., D., & R. Haney	(3-007-02)	0.60	0.75	0.51%
3	E ½ 4	G. & D. Haney	(3-005-00)	0.69	0.69	0.47%
4	7	G. Hendriks	(4-009-00)	0.05	0.05	0.03%
4	8	C. & A. Maloney	(4-008-05)	2.40	1.20	0.82%
TOTAL ON LANDS				124.78	123.35	84.65%
Roads						
Front Road		* Municipality of Huron East		3.02	12.08	8.29%
Hensall Road		* Municipality of Huron East		2.57	10.28	7.06%
TOTAL ON ROADS				5.59	22.36	15.35%
ALL LANDS AND ROADS				130.37	145.71	100.00%

Notes: (1) It is presumed that all private lands are Agricultural, within the meaning of the Drainage Act except properties denoted with *



**APPENDIX D8 - ASSESSMENTS for CONSTRUCTION
BRANCH 'A'**

PROJECT: Haney Municipal Drain
DATE : November 2019

MUNICIPALITY: Huron East
PROJECT #: 300041222

Conc. or Plan	Lot or Part	Owner	Roll No.	Affected Area (Ha.)	Equivalent Area (Ha.)	Totals
Agricultural Lands						
2	5	W. Oldfield	(2-006-00)	19.02	19.02	30.83%
2	4	G. & D. Haney	(2-005-00)	10.95	10.95	17.75%
3	6	K. & R. Haney	(3-008-00)	13.80	11.90	19.28%
3	W ½ 5	M. & E. Haney	(3-006-00)	6.53	6.53	10.58%
3	E ½ 5	G. & D. Haney	(3-007-00)	3.78	3.78	6.13%
3	Pt. 5	* G., D., & R. Haney	(3-007-02)	0.60	0.75	1.22%
3	E ½ 4	G. & D. Haney	(3-005-00)	0.69	0.69	1.12%
TOTAL ON LANDS				55.37	53.62	86.91%
Roads						
Front Road		* Municipality of Huron East		1.08	4.32	7.00%
Hensall Road		* Municipality of Huron East		0.94	3.76	6.09%
TOTAL ON ROADS				2.02	8.08	13.09%
ALL LANDS AND ROADS				57.39	61.70	100.00%

Notes: (1) It is presumed that all private lands are Agricultural, within the meaning of the Drainage Act except properties denoted with *



**APPENDIX D9 - ASSESSMENTS for CONSTRUCTION
BRANCH 'B'**

PROJECT: Haney Municipal Drain
DATE : November 2019

MUNICIPALITY: Huron East
PROJECT #: 300041222

Conc. or Plan	Lot or Part	Owner	Roll No.	Affected Area (Ha.)	Equivalent Area (Ha.)	Totals
		Agricultural Lands				
3	7	G. & D. Haney	(3-009-00)	6.47	6.47	13.81%
3	6	K. & R. Haney	(3-008-00)	26.67	26.59	56.75%
3	W ½ 5	M. & E. Haney	(3-006-00)	7.50	7.50	16.01%
4	7	G. Hendriks	(4-009-00)	0.05	0.05	0.11%
4	8	C. & A. Maloney	(4-008-05)	2.40	1.20	2.56%
TOTAL ON LANDS				43.09	41.81	89.24%
		Roads				
Hensall Road		* Municipality of Huron East		1.26	5.04	10.76%
TOTAL ON ROADS				1.26	5.04	10.76%
ALL LANDS AND ROADS				44.35	46.85	100.00%

Notes: (1) It is presumed that all private lands are Agricultural, within the meaning of the Drainage Act except properties denoted with *



**APPENDIX D10 - ASSESSMENTS for CONSTRUCTION
BRANCH 'C'**

PROJECT: Haney Municipal Drain
DATE : November 2019

MUNICIPALITY: Huron East
PROJECT #: 300041222

Conc. or Plan	Lot or Part	Owner	Roll No.	Affected Area (Ha.)	Equivalent Area (Ha.)	Totals
		Agricultural Lands				
3	6	K. & R. Haney	(3-008-00)	4.46	4.46	33.09%
3	W ½ 5	M. & E. Haney	(3-006-00)	5.70	5.70	42.28%
TOTAL ON LANDS				10.16	10.16	75.37%
		Roads				
Hensall Road		* Municipality of Huron East		0.83	3.32	24.63%
TOTAL ON ROADS				0.83	3.32	24.63%
ALL LANDS AND ROADS				10.99	13.48	100.00%

Notes: (1) It is presumed that all private lands are Agricultural, within the meaning of the Drainage Act except properties denoted with *



**APPENDIX D11 - ASSESSMENTS for CONSTRUCTION
BRANCH 'D'**

PROJECT: Haney Municipal Drain
DATE : November 2019

MUNICIPALITY: Huron East
PROJECT #: 300041222

Conc. or Plan	Lot or Part	Owner	Roll No.	Affected Area (Ha.)	Equivalent Area (Ha.)	Totals
		Agricultural Lands				
3	6	K. & R. Haney	(3-008-00)	4.76	4.68	57.07%
3	W ½ 5	M. & E. Haney	(3-006-00)	1.80	1.80	21.95%
TOTAL ON LANDS				6.56	6.48	79.02%
		Roads				
Hensall Road		* Municipality of Huron East		0.43	1.72	20.98%
TOTAL ON ROADS				0.43	1.72	20.98%
ALL LANDS AND ROADS				6.99	8.20	100.00%

Notes: (1) It is presumed that all private lands are Agricultural, within the meaning of the Drainage Act except properties denoted with *



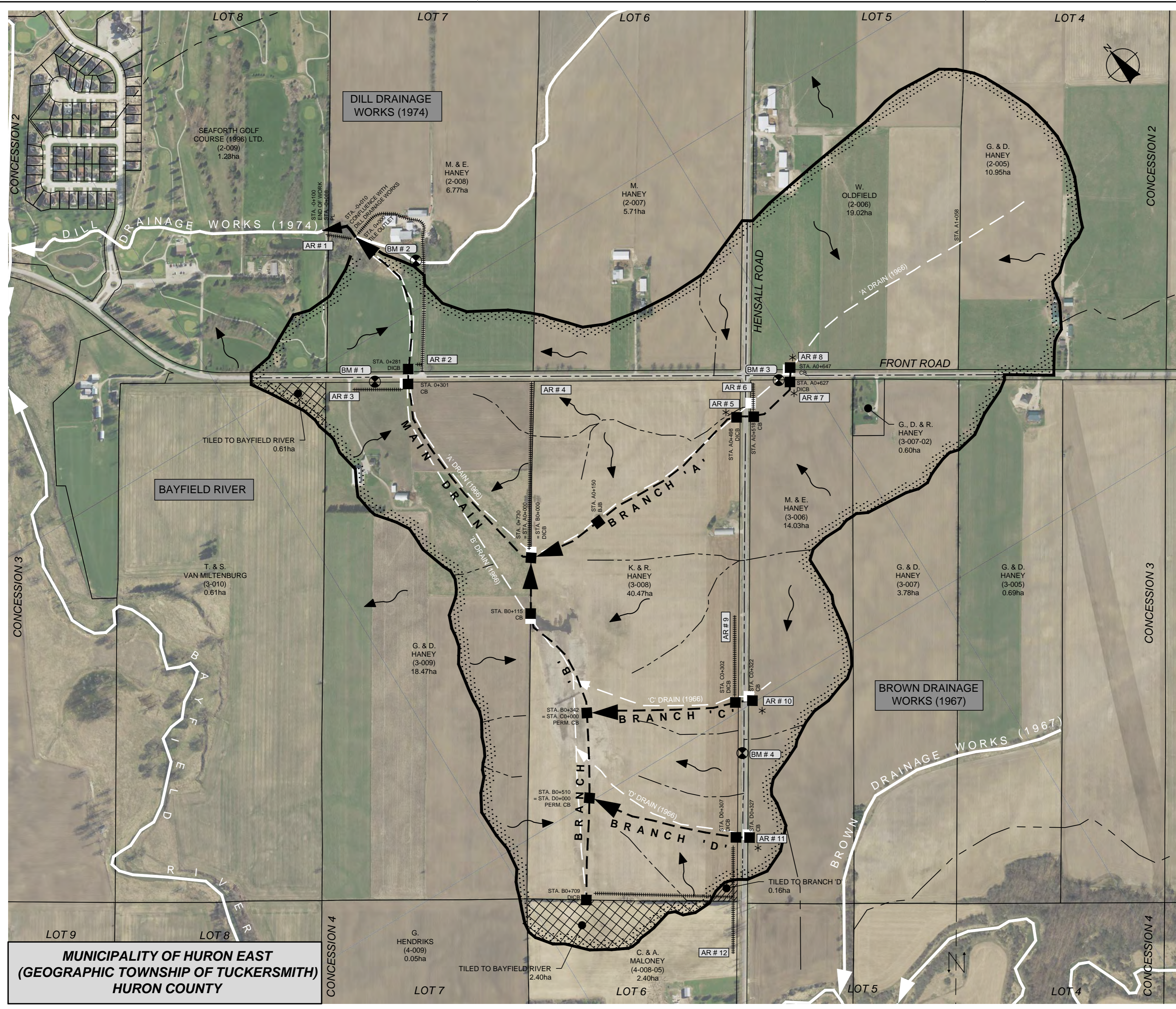
BURNSIDE

[THE DIFFERENCE IS OUR PEOPLE]

Appendix I

Drawings

Watershed Plan	1 OF 5
Main Drain, Branch 'C' and 'D' Profiles	2 OF 5
Branch 'A' and 'B' Profile and Details	3 OF 5
Details	4 OF 5
Details	5 OF 5



KEY PLAN
SCALE: N.T.S.

LEGEND:

- WATERSHED BOUNDARY
- SUB WATERSHED BOUNDARY
- PROPOSED DRAIN LOCATION AND DIRECTION
- BENCHMARK NUMBER
- PROPOSED STRUCTURE
- EXISTING DRAIN LOCATION AND DIRECTION
- ACCESS ROUTE
- DIRECTION OF SURFACE FLOW
- ROLL NUMBER AFFECTED AREA
- SHARED ROLL NO.

- Notes**
- This drawing is the exclusive property of R. J. Burnside & Associates Limited. The reproduction of any part without prior written consent of this office is strictly prohibited.
 - The contractor shall verify all dimensions, levels, and datums on site and report any discrepancies or omissions to this office prior to construction.
 - This drawing is to be read and understood in conjunction with all other plans and documents applicable to this project.
 - All property lines are approximate and for information purposes only.

FOR ENGINEER'S REPORT

T.A. KUEPPER
100506337
Nov 11/2019
PROVINCE OF ONTARIO

E.M. DELAY
100180151
Nov 11/2019
PROVINCE OF ONTARIO

No.	Issue / Revision	Date	Auth.
1	ISSUED FOR INFO MEETING NO. 1	2018/04/13	EMD
2	ISSUED FOR INFO MEETING NO. 2	2018/07/26	EMD
3	ISSUED TO ABCA FOR REVIEW	2019/09/13	EMD
4	ISSUED FOR ENGINEER'S REPORT	2019/11/11	EMD



R.J. Burnside & Associates Limited
332 Lorne Avenue East
Stratford, Ontario, N5A 6S4
telephone (519) 271-5111 fax (519) 271-3790
web www.rjburnside.com

Client
MUNICIPALITY OF HURON EAST
72 MAIN STREET SOUTH
PO BOX 610
SEAFORTH, ON N0K1W0

Drawing Title
HANEY DRAINAGE WORKS
WATERSHED PLAN

Designed	Checked	Drawn	Checked	Drawing No.
TK	EMD	TK	EMD	1 OF 5
Date	Project No.			
2018/02/27	300041222.0000			
Scale	0 50 100 200 300m			
1:5,000				

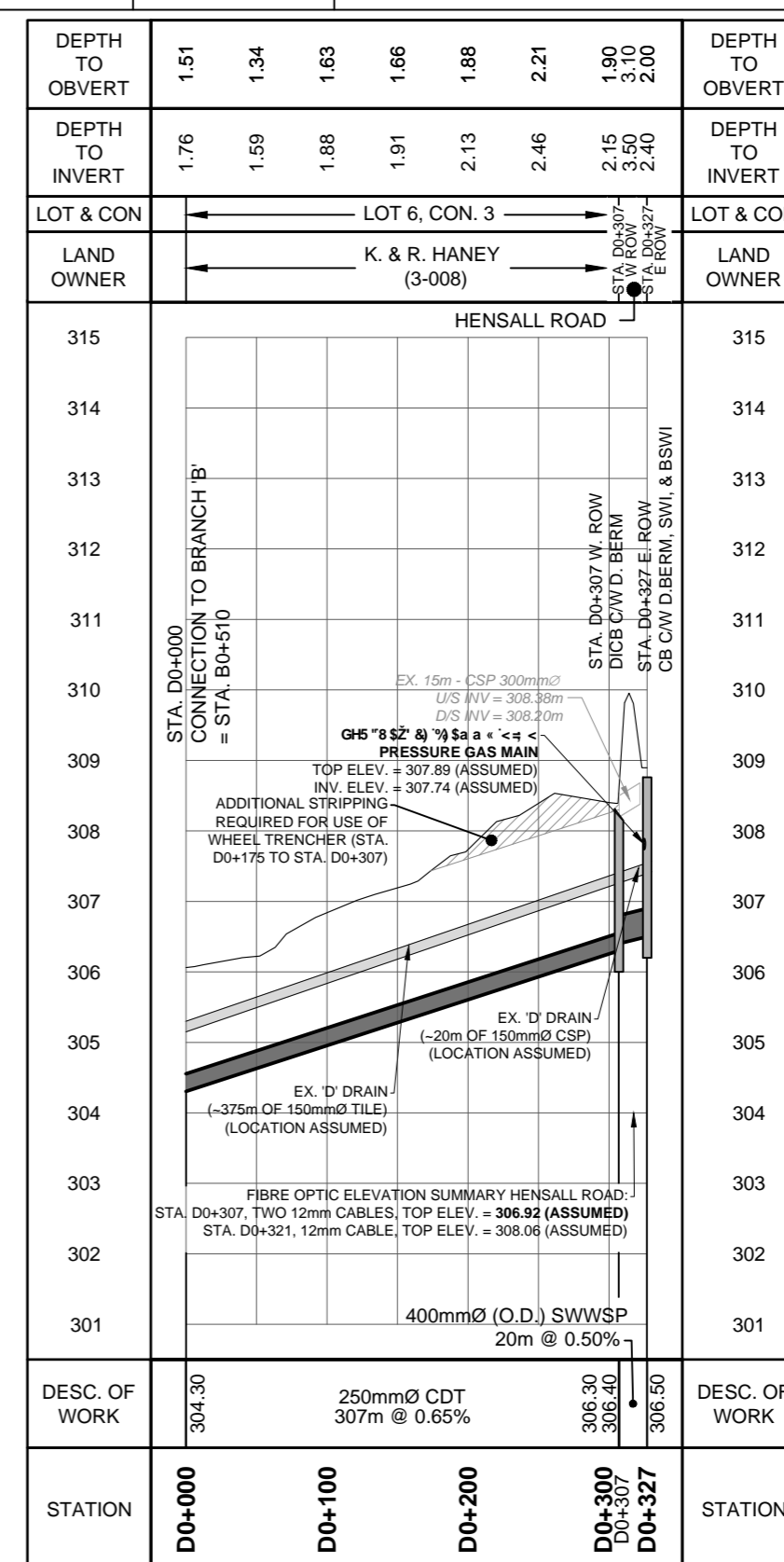
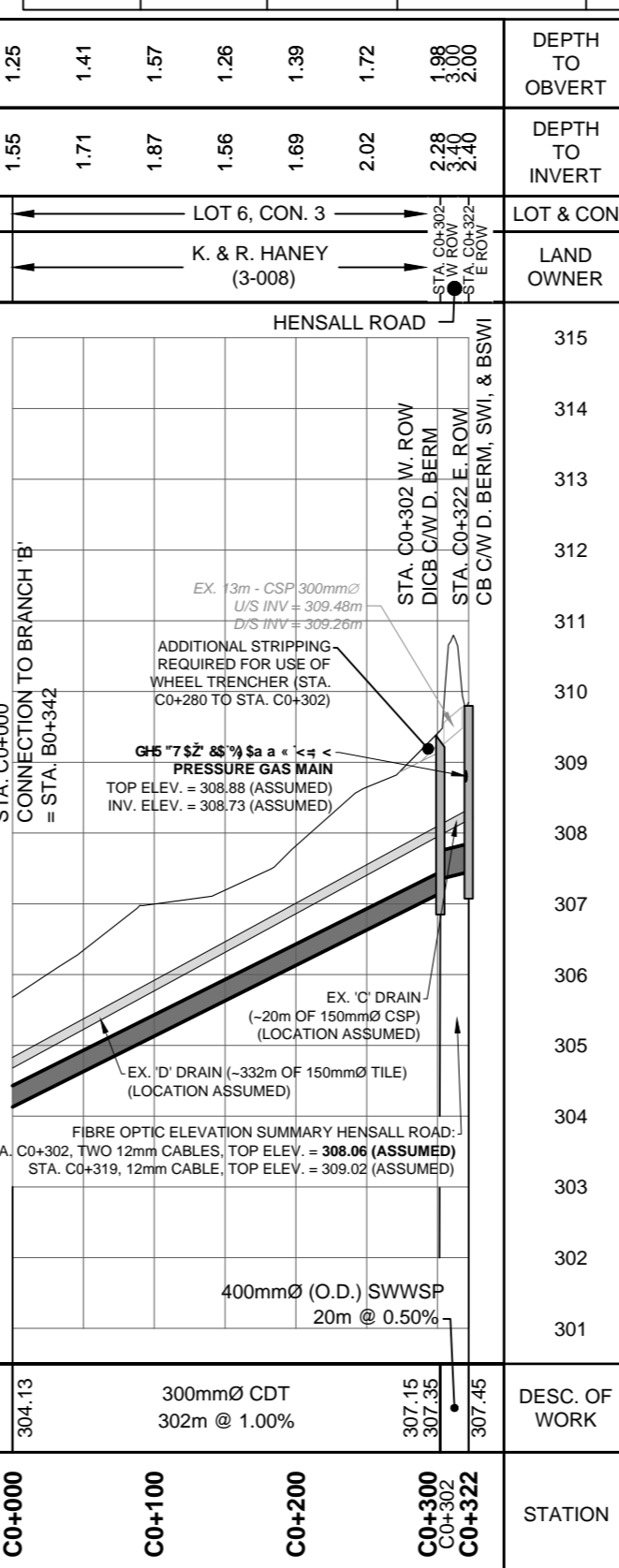
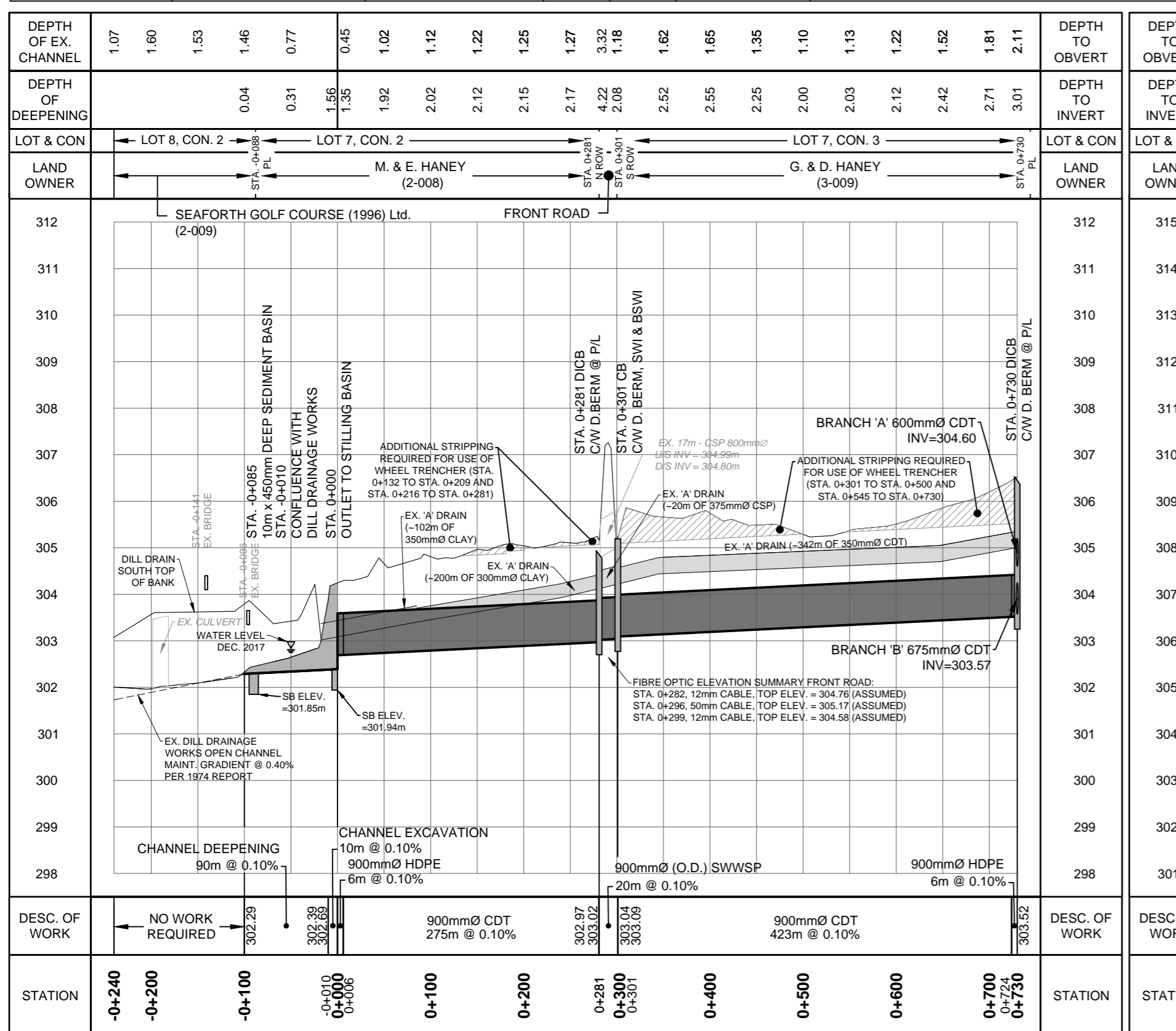
MUNICIPALITY OF HURON EAST
(GEOGRAPHIC TOWNSHIP OF TUCKERSMITH)
HURON COUNTY

PIPE TABLE						
MAIN DRAIN						
PIPE MATERIAL	JOINING METHOD	DIAMETER (mm)	STATION		LENGTH (m)	NOTES
			FROM	TO		
HDPE	GEOTEXTILE WRAPPED	900	0+000	0+006	6	320 kPa STIFFNESS
CDT/HDPE	GEOTEXTILE WRAPPED	900	0+006	0+281	275	2000D/320 kPa STIFFNESS
SWWSP	WELDED	900	0+281	0+301	20	MIN. O.D., 9.53 mm THICKNESS
CDT/HDPE	GEOTEXTILE WRAPPED	900	0+301	0+724	423	2000D/320 kPa STIFFNESS
HDPE	GEOTEXTILE WRAPPED	900	0+724	0+730	6	320 kPa STIFFNESS, C/W 45 DEG. ELBOW AT MIDPOINT
BRANCH 'A'						
CDT/HDPE	GEOTEXTILE WRAPPED	600	A0+000	A0+150	150	2000D/320 kPa STIFFNESS
CDT/HDPE	GEOTEXTILE WRAPPED	600	A0+150	A0+492	342	2000D/320 kPa STIFFNESS
HDPE	GEOTEXTILE WRAPPED	600	A0+492	A0+498	6	320 kPa STIFFNESS, C/W 45 DEG. ELBOW AT MIDPOINT
SWWSP	WELDED	600	A0+498	A0+518	20	MIN. O.D., 9.53 mm THICKNESS
HDPE	GEOTEXTILE WRAPPED	450	A0+518	A0+524	6	320 kPa STIFFNESS, C/W 45 DEG. ELBOW AT MIDPOINT
CDT/HDPE	GEOTEXTILE WRAPPED	450	A0+524	A0+621	97	2000D/320 kPa STIFFNESS
HDPE	GEOTEXTILE WRAPPED	450	A0+621	A0+627	6	320 kPa STIFFNESS, C/W 45 DEG. ELBOW AT MIDPOINT
SWWSP	WELDED	500	A0+627	A0+647	20	MIN. O.D., 9.53 mm THICKNESS
BRANCH 'B'						
CDT/HDPE	GEOTEXTILE WRAPPED	675/750	B0+000	B0+115	115	2000D/320 kPa STIFFNESS
HDPE	GEOTEXTILE WRAPPED	750	B0+115	B0+121	6	320 kPa STIFFNESS, C/W 45 DEG. ELBOW AT MIDPOINT
CDT/HDPE	GEOTEXTILE WRAPPED	675/750	B0+121	B0+342	221	2000D/320 kPa STIFFNESS
HDPE	GEOTEXTILE WRAPPED	450	B0+342	B0+348	6	320 kPa STIFFNESS, PERFORATED PIPE C/W SOCK & BSWI (SEE DETAIL)
CDT/HDPE	GEOTEXTILE WRAPPED	450	B0+348	B0+510	162	2000D/320 kPa STIFFNESS
HDPE	GEOTEXTILE WRAPPED	300	B0+510	B0+516	6	320 kPa STIFFNESS, PERFORATED PIPE C/W SOCK & BSWI (SEE DETAIL)
CDT/HDPE	GEOTEXTILE WRAPPED	300	B0+516	B0+709	193	2000D/320 kPa STIFFNESS
BRANCH 'C'						
CDT/HDPE	GEOTEXTILE WRAPPED	300	C0+000	C0+302	302	2000D/320 kPa STIFFNESS
SWWSP	WELDED	400	C0+302	C0+322	20	MIN. O.D., 9.53 mm THICKNESS
BRANCH 'D'						
CDT/HDPE	GEOTEXTILE WRAPPED	250	D0+000	D0+307	307	2000D/320 kPa STIFFNESS
SWWSP	WELDED	400	D0+307	D0+327	20	MIN. O.D., 9.53 mm THICKNESS

STRUCTURE TABLE						
MAIN DRAIN						
STATION	TYPE	SIZE (mm)	TOP/ LOW WALL ELEV. (m)	GRATE	NOTES	
0+281	DICB	1200 X 1800mm	304.80	BIRDCAGE	C/W D.BERM, SEE DETAILS	
0+301	CB	1200 X 1800mm	305.10	BIRDCAGE	C/W D. BERM, SWI, & BSWI, SEE DETAILS	
0+730	DICB	1200 X 1800mm	306.40	BIRDCAGE	C/W D.BERM, SEE DETAILS	
BRANCH 'A'						
A0+150	BJB	900 X 1200mm	N/A	N/A	MIN. 300mm BETWEEN TOP OF PIPE AND BASE OF BJB COVER	
A0+498	DICB	900 X 1200mm	308.80	BIRDCAGE	C/W D.BERM, SEE DETAILS	
A0+518	CB	900 X 1200mm	309.70	BIRDCAGE	C/W D. BERM, SWI, & BSWI, SEE DETAILS	
A0+627	DICB	900 X 1200mm	309.70	BIRDCAGE	C/W D.BERM, SEE DETAILS	
A0+647	CB	900 X 1200mm	310.30	BIRDCAGE	C/W D. BERM, SWI, & BSWI, SEE DETAILS	
BRANCH 'B'						
B0+115	CB	900 X 1200mm	305.80	BIRDCAGE	C/W D.BERM	
B0+342	PERM. CB	900 X 1200mm	305.70	BIRDCAGE	C/W SWI & BSWI, SEE DETAILS	
B0+510	PERM. CB	900 X 1200mm	306.05	BIRDCAGE	SEE DETAILS	
B0+709	DICB	600 X 600mm	306.00	BIRDCAGE	C/W D.BERM	
BRANCH 'C'						
C0+302	DICB	600 X 600mm	309.25	BIRDCAGE	C/W D.BERM, SEE DETAILS	
C0+322	CB	600 X 600mm	309.80	BIRDCAGE	C/W D. BERM, SWI, & BSWI, SEE DETAILS	
BRANCH 'D'						
D0+307	DICB	600 X 600mm	308.20	BIRDCAGE	C/W D.BERM, SEE DETAILS	
D0+327	CB	600 X 600mm	308.80	BIRDCAGE	C/W D. BERM, SWI, & BSWI, SEE DETAILS	
CHANNEL TABLE						
MAIN DRAIN						
STATION	LENGTH (m)	TYPE	BOTTOM WIDTH (m)	SIDESLOPES	NOTES	
0+000	0+010	10	TRAPEZOIDAL	2.0	2H : 1V SEE STILLING BASIN DETAIL	
0+010	0+100	90	TRAPEZOIDAL	2.0	2H : 1V CHANNEL DEEPENING	

BENCHMARKS:

- BENCHMARK #1** ELEVATION = 306.46
NAIL IN HYDRO POLE LOCATED APPROXIMATELY 11m SOUTH OF FRONT ROAD C/L OFFSET APPROXIMATELY 65m WEST OF PROPOSED MAIN DRAIN STA. 0+301.
- BENCHMARK #2** ELEVATION = 306.64
TOP OF WEST HEADWALL OF LANEWAY CROSSING (ROLL NO. 2-008-00) LOCATED APPROXIMATELY 140m UPSTREAM OF PROPOSED DRAIN OUTLET @ THE DILL DRAINAGE WORKS (STA. 0+000).
- BENCHMARK #3** ELEVATION = 310.41
NAIL IN HYDRO POLE LOCATED APPROXIMATELY 11m SOUTH OF FRONT ROAD C/L OFFSET APPROXIMATELY 18m WEST OF PROPOSED BRANCH 'A' STA. A0+627.
- BENCHMARK #4** ELEVATION = 310.68
NAIL IN FENCE POST LOCATED APPROXIMATELY 11m EAST OF HENSALL ROAD C/L OFFSET APPROXIMATELY 100m SW OF PROPOSED BRANCH 'C' STA. C0+322.



- Notes
- This drawing is the exclusive property of R. J. Burnside & Associates Limited. The reproduction of any part without prior written consent of this office is strictly prohibited.
 - The contractor shall verify all dimensions, levels, and datums on site and report any discrepancies or omissions to this office prior to construction.
 - This drawing is to be read and understood in conjunction with all other plans and documents applicable to this project.
 - All property lines are approximate and for information purposes only.

FOR ENGINEER'S REPORT



No.	Issue / Revision	Date	Auth.
1	ISSUED FOR INFO MEETING NO. 1	2018/04/13	EMD
2	ISSUED FOR INFO MEETING NO. 2	2018/07/26	EMD
3	ISSUED TO ABCA FOR REVIEW	2019/09/13	EMD
4	ISSUED FOR ENGINEER'S REPORT	2019/11/11	EMD

BURNSIDE

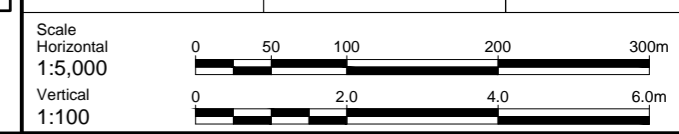
R.J. Burnside & Associates Limited
332 Lorne Avenue East
Stratford, Ontario, N5A 6S4
telephone (519) 271-5111 fax (519) 271-3790
web www.rjburnside.com

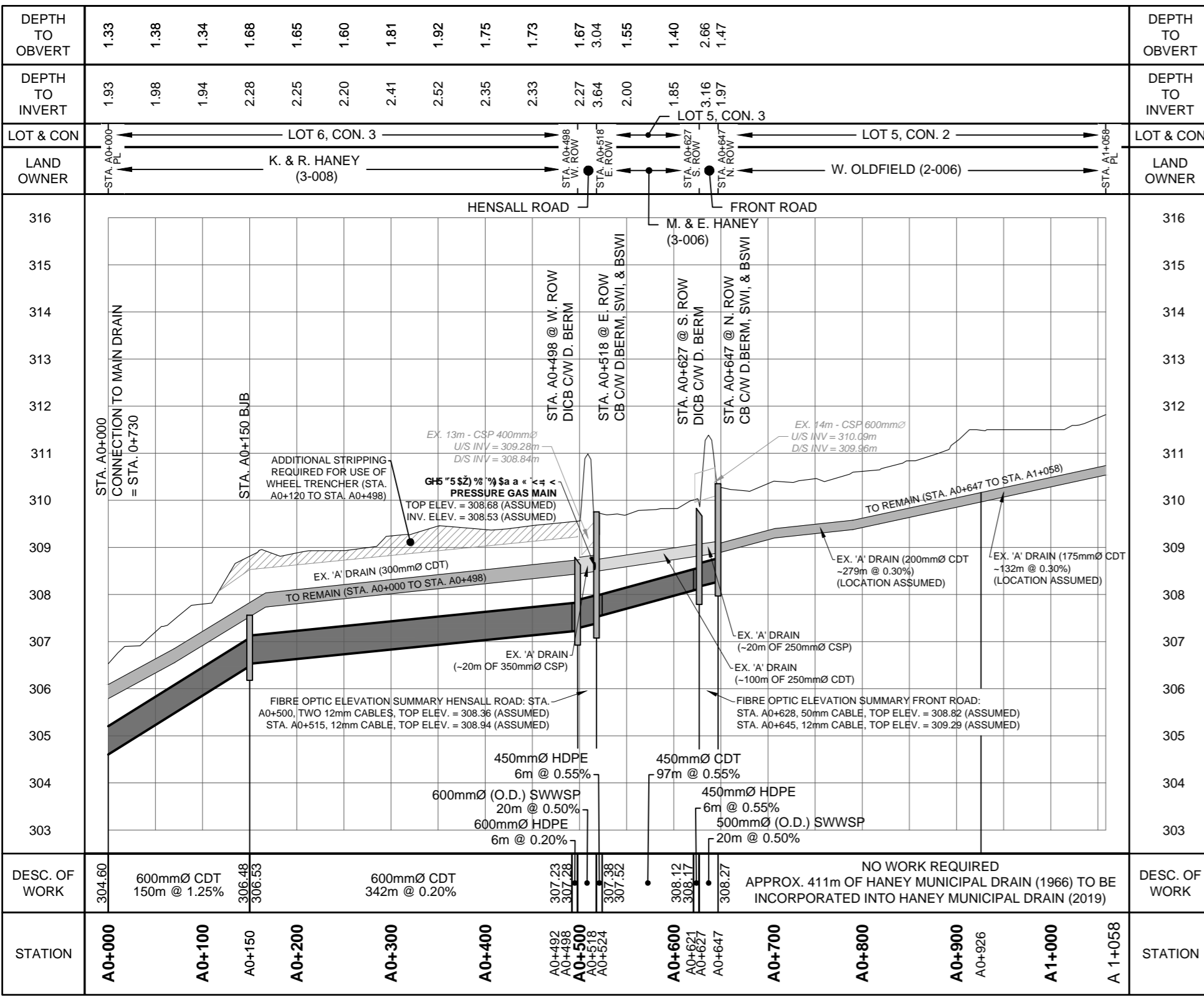
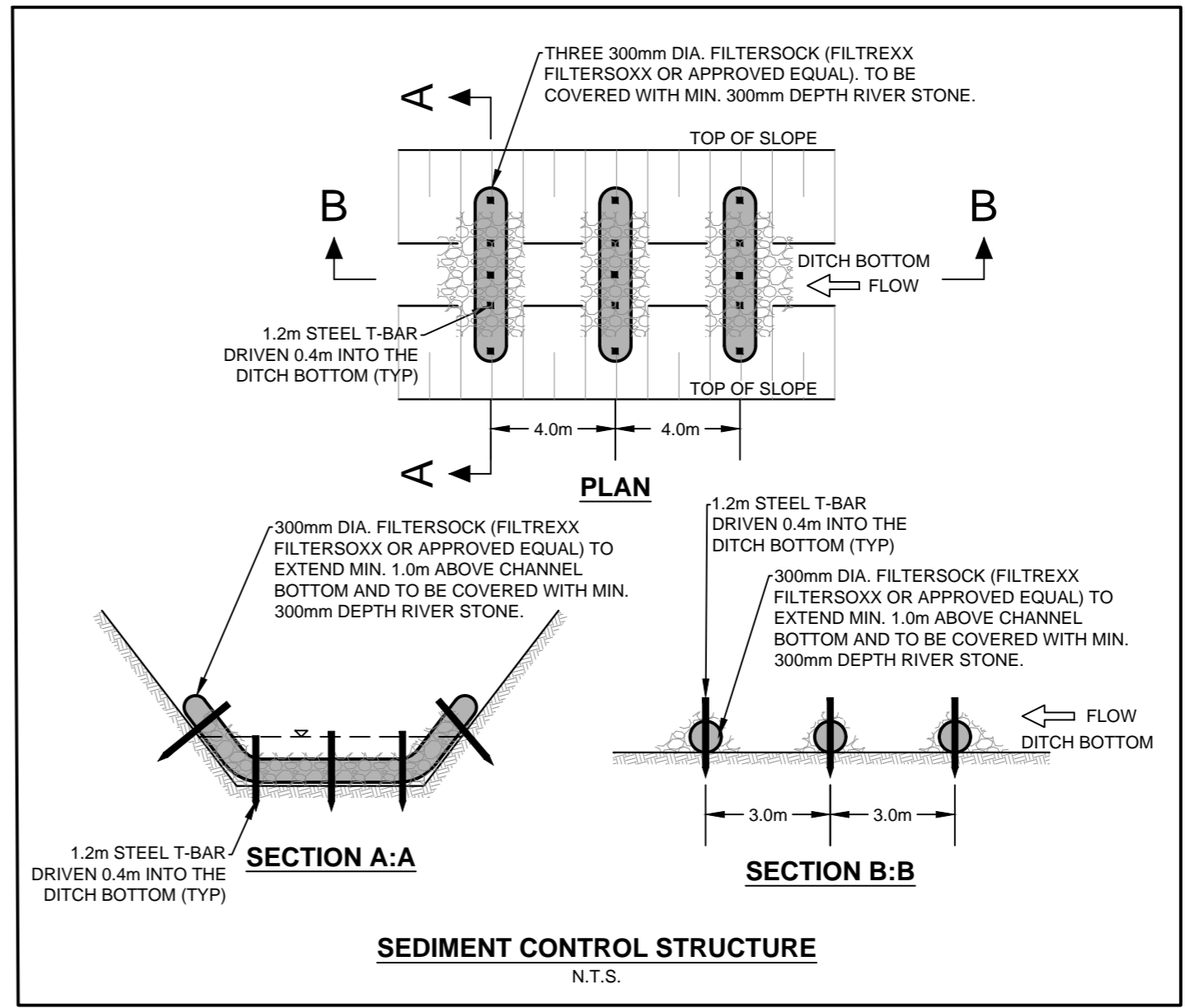
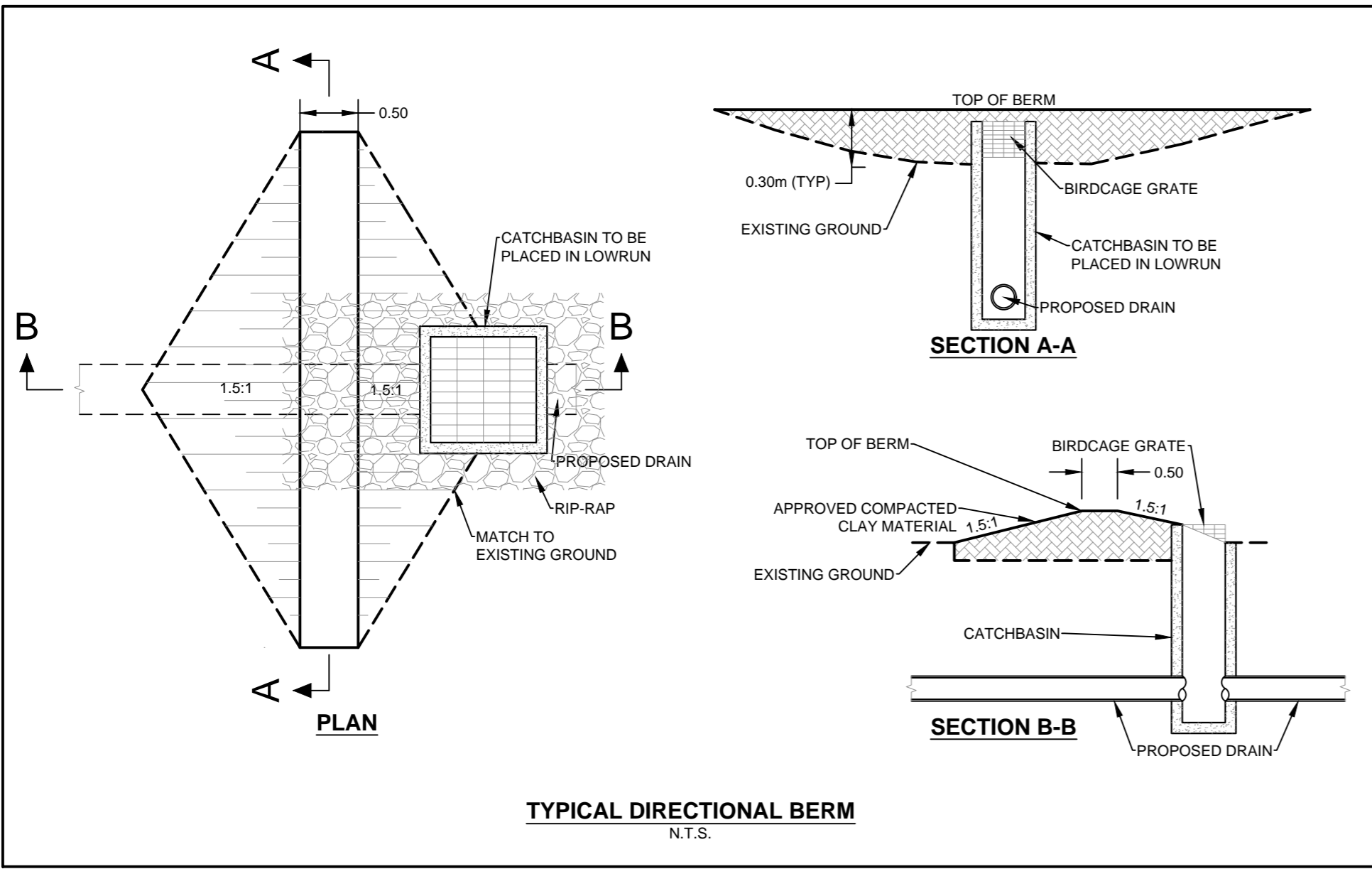
Client
MUNICIPALITY OF HURON EAST
72 MAIN STREET SOUTH
PO BOX 610
SEAFORTH, ON N0K1W0

Drawing Title
HANEY DRAINAGE WORKS

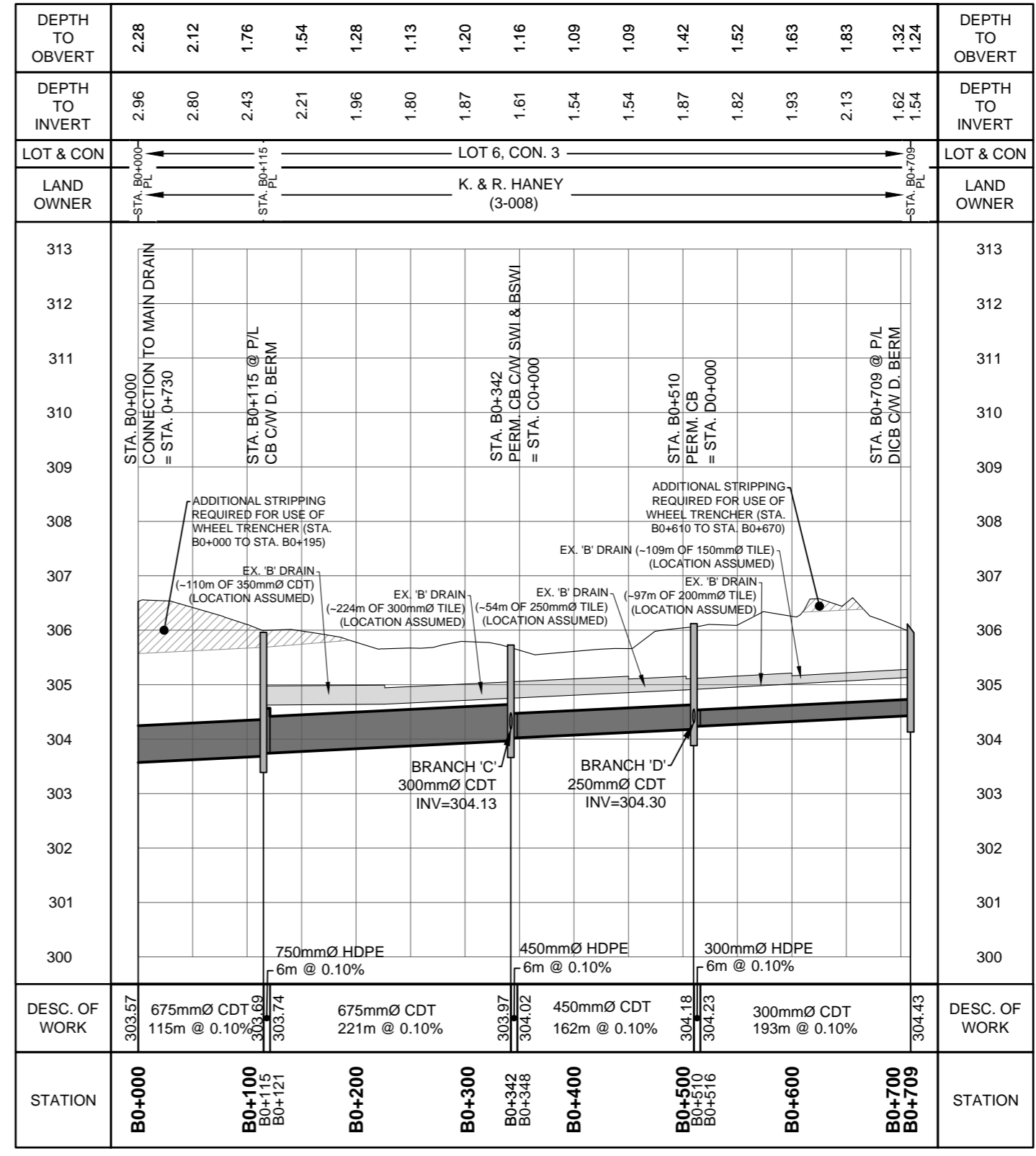
MAIN DRAIN, BRANCH 'C' AND 'D' PROFILES

Designed TK	Checked EMD	Drawn TK	Checked EMD	Drawing No. 2 OF 5
Date 2018/02/27	Project No. 300041222.0000			





BRANCH 'A' PROFILE



BRANCH 'B' PROFILE

- BENCHMARKS:**
- BENCHMARK #1** ELEVATION = 306.46
NAIL IN HYDRO POLE LOCATED APPROXIMATELY 11m SOUTH OF FRONT ROAD C/L OFFSET APPROXIMATELY 65m WEST OF PROPOSED MAIN DRAIN STA. 0+301.
 - BENCHMARK #2** ELEVATION = 306.64
TOP OF WEST HEADWALL OF LANEWAY CROSSING (ROLL NO. 2-008-00) LOCATED APPROXIMATELY 140m UPSTREAM OF PROPOSED DRAIN OUTLET @ THE DILL DRAINAGE WORKS (STA. 0+000).
 - BENCHMARK #3** ELEVATION = 310.41
NAIL IN HYDRO POLE LOCATED APPROXIMATELY 11m SOUTH OF FRONT ROAD C/L OFFSET APPROXIMATELY 18m WEST OF PROPOSED BRANCH 'A' STA. A0+627.
 - BENCHMARK #4** ELEVATION = 310.68
NAIL IN FENCE POST LOCATED APPROXIMATELY 11m EAST OF HENSALL ROAD C/L OFFSET APPROXIMATELY 100m SW OF PROPOSED BRANCH 'C' STA. C0+322.

Notes

- This drawing is the exclusive property of R. J. Burnside & Associates Limited. The reproduction of any part without prior written consent of this office is strictly prohibited.
- The contractor shall verify all dimensions, levels, and datums on site and report any discrepancies or omissions to this office prior to construction.
- This drawing is to be read and understood in conjunction with all other plans and documents applicable to this project.
- All property lines are approximate and for information purposes only.

FOR ENGINEER'S REPORT

T. A. KUEFFER
100506337
Nov 11 / 2019
PROVINCE OF ONTARIO

E. M. DELAY
100180151
Nov 11 / 2019
PROVINCE OF ONTARIO

No.	Issue / Revision	Date	Auth.
1	ISSUED FOR INFO MEETING NO. 1	2018/04/13	EMD
2	ISSUED FOR INFO MEETING NO. 2	2018/07/26	EMD
3	ISSUED TO ABCA FOR REVIEW	2019/09/13	EMD
4	ISSUED FOR ENGINEER'S REPORT	2019/11/11	EMD

BURNSIDE

R.J. Burnside & Associates Limited
332 Lorne Avenue East
Stratford, Ontario, N5A 6S4
telephone (519) 271-5111 fax (519) 271-3790
web www.rjburnside.com

Client
MUNICIPALITY OF HURON EAST
72 MAIN STREET SOUTH
PO BOX 610
SEAFORTH, ON N0K1W0

Drawing Title
HANEY DRAINAGE WORKS

Branch 'A' & 'B' PROFILE AND DETAILS

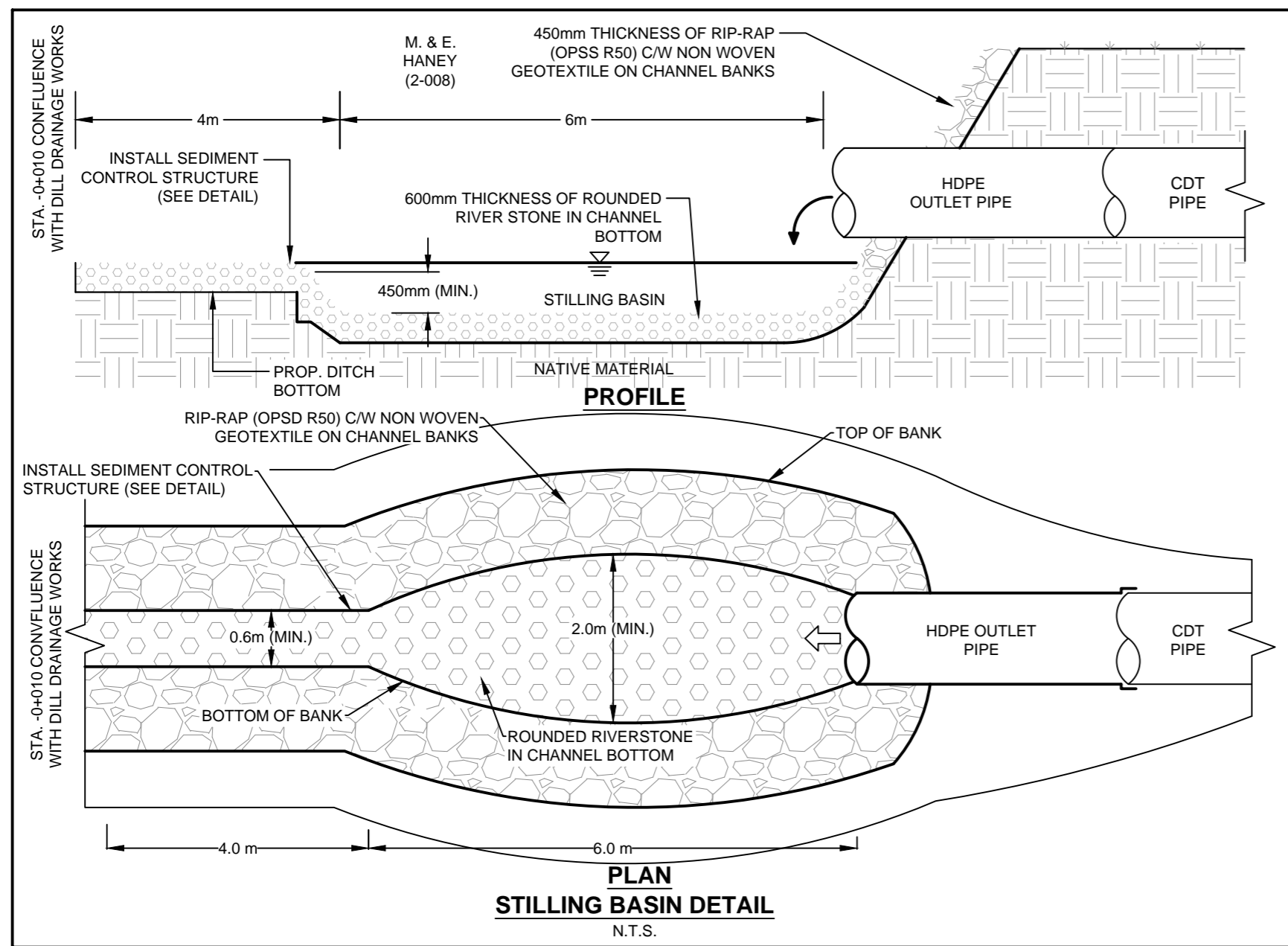
Designed	Checked	Drawn	Checked	Drawing No.
TK	EMD	TK	EMD	3 OF 5

Date: 2018/02/27 Project No.: 300041222.0000

Scale

Horizontal: 1:5,000

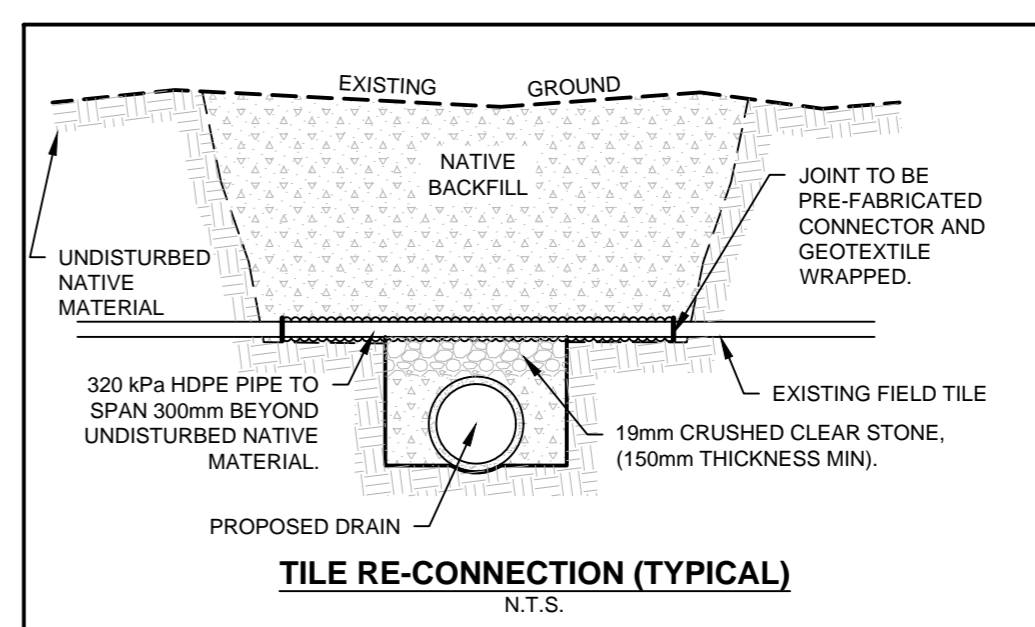
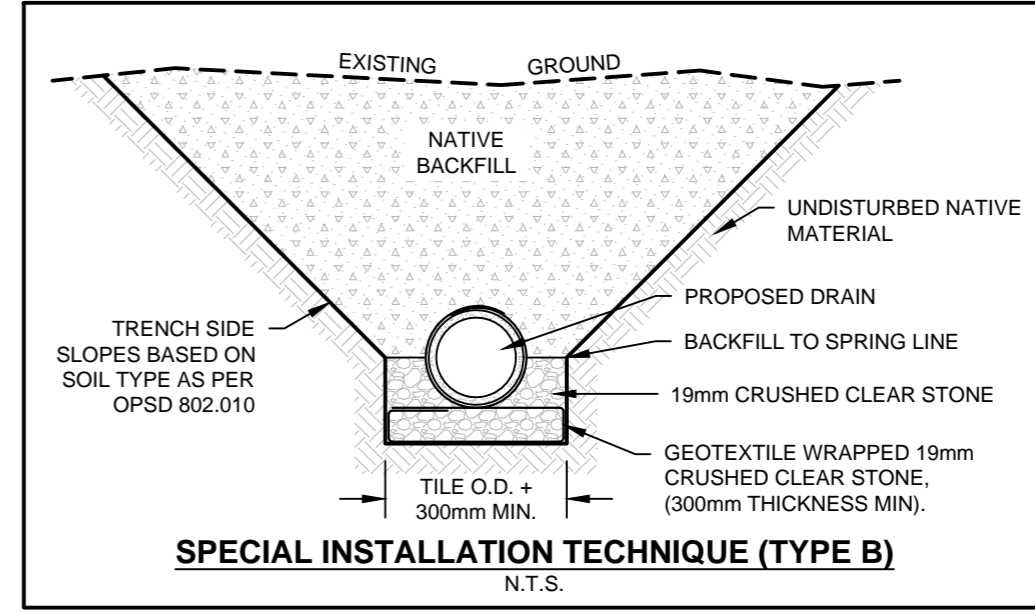
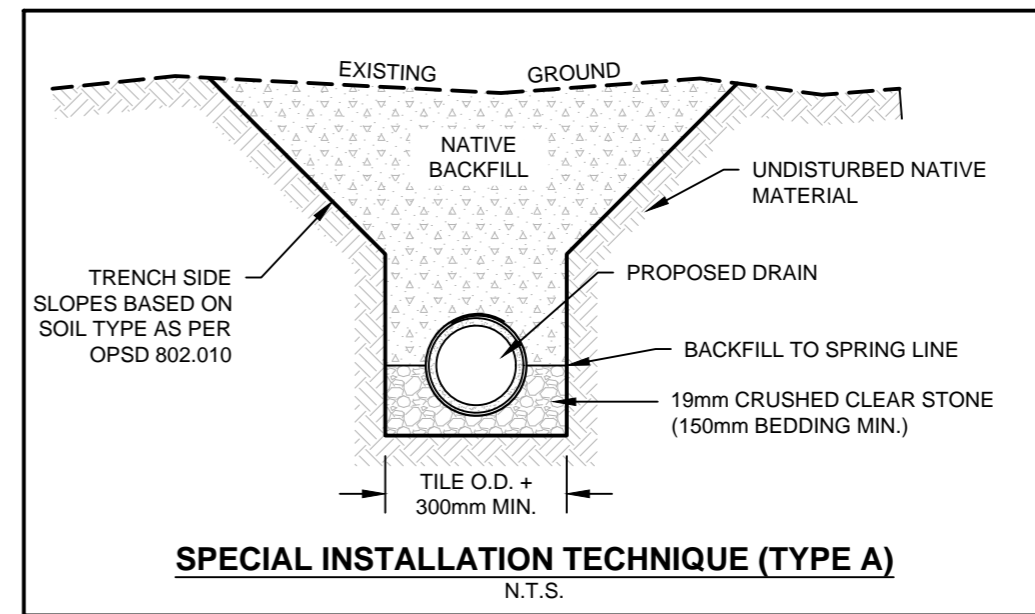
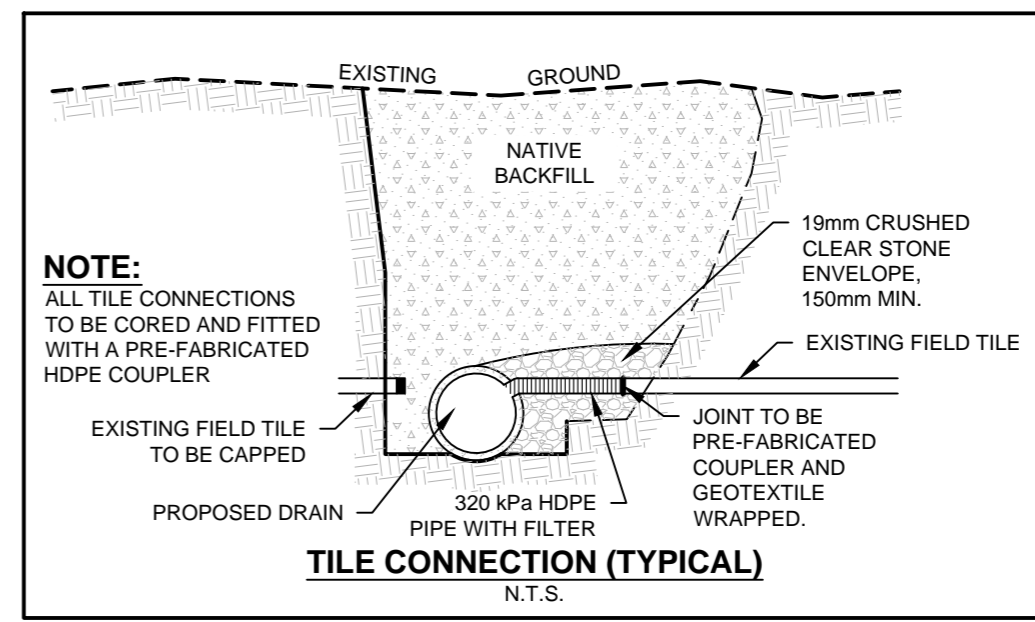
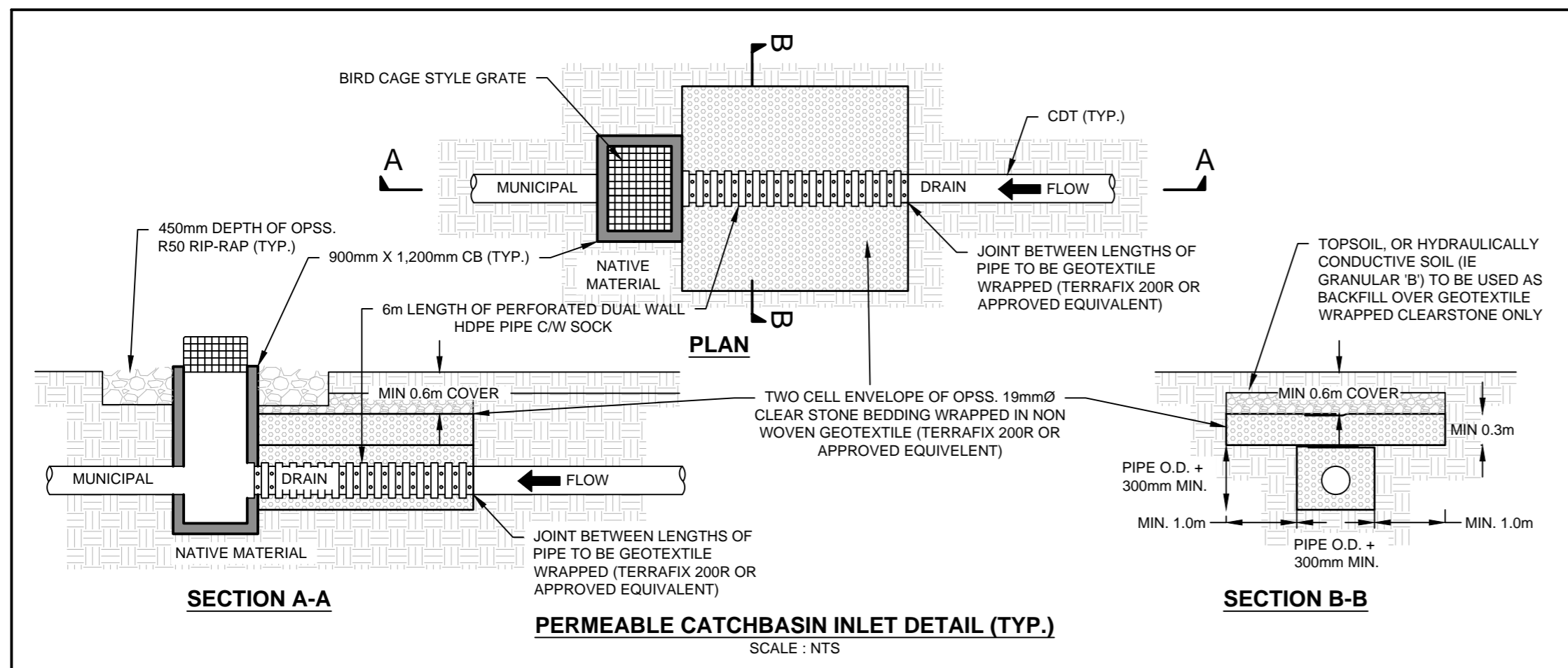
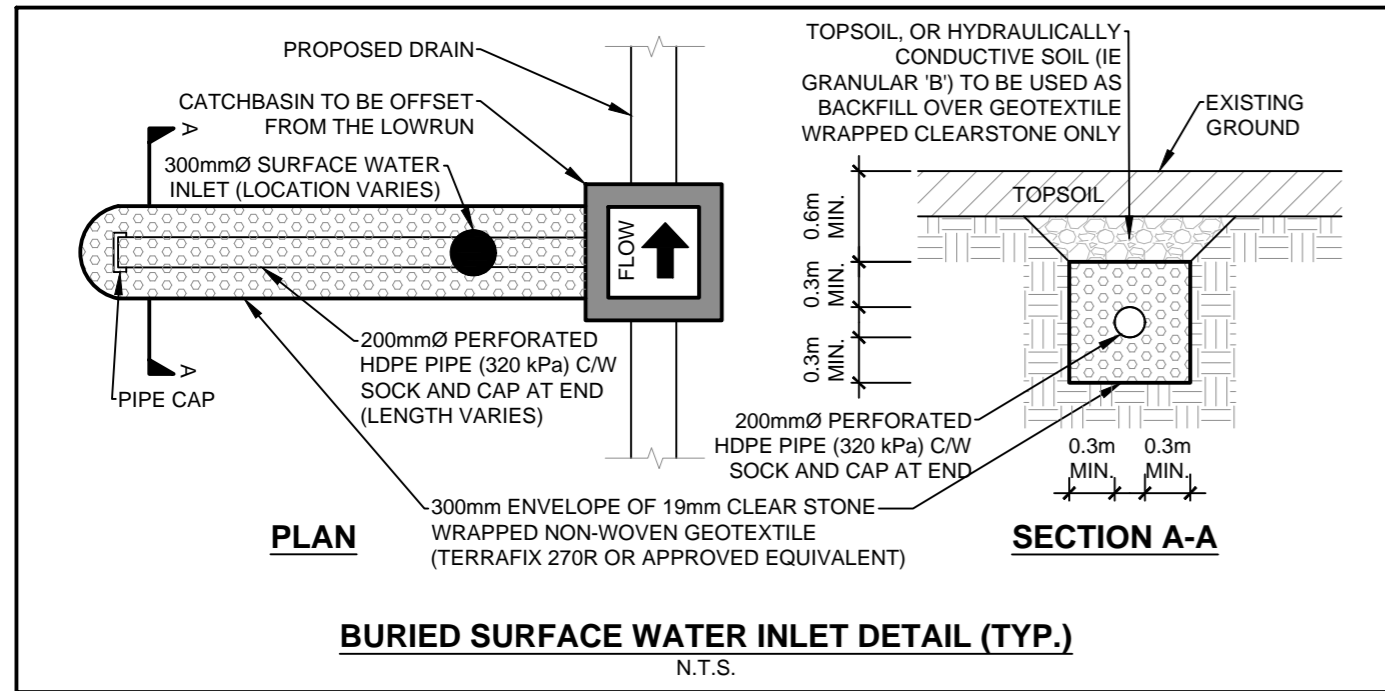
Vertical: 1:100



- PIPE NOTES:**
1. ALL PIPE AND PIPE WORKS SHALL CONFORM TO THE GENERAL SPECIFICATIONS.
 2. ALL CONCRETE DRAINAGE TILE (CDT) SHALL BE NON-REINFORCED 2000D RATED, OR APPROVED EQUAL.
 3. ALL HIGH DENSITY POLYETHYLENE (HDPE) PIPE SHALL BE DUAL-WALL, 320 KPA PIPE STIFFNESS, OR APPROVED EQUAL.
 4. ALL SMOOTH WALLED WELDED STEEL PIPE (SWWSP) USED IN JACK AND BORING INSTALLATIONS SHALL BE MEASURED ON OUTSIDE DIAMETER (O.D.) UNLESS OTHERWISE NOTED.
 5. ALL CORRUGATED STEEL PIPE (CSP) SHALL BE GALVANIZED AND CONFORM TO THE GENERAL SPECIFICATIONS.
 6. ALL OUTLET PIPES SHALL BE CORRUGATED STEEL PIPE (CSP) OR HIGH DENSITY POLYETHYLENE (HDPE).
 - 6.1. CSP OUTLET PIPES SHALL FIT AROUND THE LAST SECTION OF TILE WITH A MINIMUM OVERLAP LENGTH OF 450mm, COMPLETE WITH A GEOTEXTILE WRAPPED CONNECTION.
 - 6.2. HDPE OUTLET PIPES SHALL BE THE SAME DIAMETER AS THE LAST SECTION OF TILE. THE CONNECTION SHALL BE BUTT JOINTED AND SHALL BE GEOTEXTILE WRAPPED.
 - 6.3. ALL OUTLET PIPES SHALL HAVE A RODENT GRATE AND HAVE RIP-RAP PROTECTION.

- CHANNEL NOTES:**
1. ALL CHANNEL WORKS SHALL BE IN ACCORDANCE WITH THE PROVIDED TABLE, PROFILE, AND SPECIFICATIONS.
 2. ALL CHANNEL WORKS SHALL CONFORM TO THE GENERAL SPECIFICATIONS.
 3. ALL CHANNEL WORKS AND EXCAVATIONS SHALL CONFORM TO THE GOVERNING OPSS AND OPSD.
 4. ACCESS TO THE CHANNEL AND WORKING SPACE SHALL BE EXECUTED IN ACCORDANCE WITH THE SPECIAL PROVISIONS.
 5. SPOIL SHALL BE SPREAD ON THE DESIGNATED CHANNEL BANK, A MINIMUM OF 2m FROM THE TOP OF THE BANK, UNLESS OTHERWISE DIRECTED BY THE ENGINEER IN THE SPECIAL PROVISIONS OR AT THE TIME OF CONSTRUCTION. ALL FUNCTIONING OUTLET PIPES AFFECTED BY THE EXCAVATION SHALL HAVE RIP-RAP EROSION PROTECTION (MINIMUM 2m) PLACED BELOW THE OUTLET.
 7. ALL WORKING OUTLET PIPES DAMAGED DURING THE EXCAVATION SHALL BE REPLACED SECURELY WITH CORRUGATED STEEL PIPE (CSP) OR HIGH DENSITY POLYETHYLENE (HDPE) TO THE SATISFACTION OF THE ENGINEER. ALL WORKING OUTLET PIPES SHALL HAVE A RODENT GRATE.

- STRUCTURE NOTES:**
1. ANY VARIATION FROM THE ELEVATIONS AND DIMENSIONS OF THESE STRUCTURES MUST BE APPROVED BY THE ENGINEER.
 2. STRUCTURES NOT MANUFACTURED AS SPECIFIED MAY BE REJECTED FOR USE AND SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 3. ALL ABOVE GRADE STRUCTURES SHALL HAVE A MINIMUM SUMP OF 300mm UNLESS OTHERWISE NOTED; BURIED STRUCTURES ARE NOT REQUIRED TO BE BENCHED.
 4. ALL ABOVE GRADE STRUCTURES SHALL HAVE BIRD-CAGE GRATES TO SUIT AND RIP-RAP C/W GEOTEXTILE UNDERLAY FOR ONE METRE AROUND THE STRUCTURE, UNLESS INDICATED OTHERWISE IN THE SPECIAL PROVISIONS.
 5. ALL ABOVE GRADE STRUCTURES ARE TO HAVE POSTS AND MARKERS.
 6. ALL GRATES AND COVERS SHALL BE FASTENED TO THE STRUCTURE IN AN APPROVED MANNER.
 7. ALL STRUCTURES MUST HAVE PLUGGED INLETS IN THE SIDES NOT UTILIZED BY THE MUNICIPAL DRAIN TO ACCOMMODATE A 250mm DIA. HDPE PIPE SET 0.10m ABOVE THE OUTLET INVERT, UNLESS OTHERWISE NOTED. ALL PLUGGED INLETS MUST HAVE THEIR LOCATION IDENTIFIED ON THE INSIDE OF THE STRUCTURE.
 8. ALL CONNECTIONS TO STRUCTURES MUST BE MADE USING RIGID PIPE WHICH MUST SPAN FROM THE STRUCTURE TO UNDISTURBED NATIVE SOIL. (AS PER THE ACCOMPANYING DETAIL).
 9. WHERE 900mm X 1200mm STRUCTURES ARE SPECIFIED, THE MUNICIPAL DRAIN INLETS AND OUTLETS SHALL BE INSTALLED IN THE 1200mm WALLS AND THE PLUGGED INLETS SHALL BE IN THE 900mm WALLS, UNLESS NOTED OTHERWISE.
 10. ALL STRUCTURES SHALL BE CAST WITH A MINIMUM OF A 150mm HIGH RISER SECTION TO ALLOW FOR ADJUSTMENT OF THE TOP ELEVATION TO SUIT FIELD CONDITIONS; ACCORDINGLY NO MONOLITHIC STRUCTURES WILL BE PERMITTED.
 11. A CATCHBASIN (CB, OR DICB) IS INTENDED TO TAKE ON SURFACE WATER, AN OBSERVATION BOX (OB) IS INTENDED FOR TILE CONNECTIONS AND TO SERVE AS AN OBSERVATION/INSPECTION POINT.
 12. ALL 600mm X 600mm DICB TO HAVE A 2:1 SLOPE AND ALL 900mm X 1200mm OR LARGER DICB TO HAVE A 3:1 SLOPE WITH CORRESPONDING BIRD-CAGE GRATES.
 13. BURIED JUNCTION BOXES TO HAVE A MIN. 300mm OF COVER BETWEEN THE TOP OF THE PIPE AND THE BASE OF THE CONCRETE COVER.



- BENCHMARKS:**
- BENCHMARK #1** ELEVATION = 306.46
NAIL IN HYDRO POLE LOCATED APPROXIMATELY 11m SOUTH OF FRONT ROAD C/L OFFSET APPROXIMATELY 65m WEST OF PROPOSED MAIN DRAIN STA. 0+301.
- BENCHMARK #2** ELEVATION = 306.64
TOP OF WEST HEADWALL OF LANEWAY CROSSING (ROLL NO. 2-008-00) LOCATED APPROXIMATELY 140m UPSTREAM OF PROPOSED DRAIN OUTLET @ THE DILL DRAINAGE WORKS (STA. 0+000).
- BENCHMARK #3** ELEVATION = 310.41
NAIL IN HYDRO POLE LOCATED APPROXIMATELY 11m SOUTH OF FRONT ROAD C/L OFFSET APPROXIMATELY 18m WEST OF PROPOSED BRANCH 'A' STA. A0+627.
- BENCHMARK #4** ELEVATION = 310.68
NAIL IN FENCE POST LOCATED APPROXIMATELY 11m EAST OF HENSALL ROAD C/L OFFSET APPROXIMATELY 100m SW OF PROPOSED BRANCH 'C' STA. C0+322.

- Notes
1. This drawing is the exclusive property of R. J. Burnside & Associates Limited. The reproduction of any part without prior written consent of this office is strictly prohibited.
 2. The contractor shall verify all dimensions, levels, and datums on site and report any discrepancies or omissions to this office prior to construction.
 3. This drawing is to be read and understood in conjunction with all other plans and documents applicable to this project.
 4. All property lines are approximate and for information purposes only.

FOR ENGINEER'S REPORT

T.A. KUEPPER
100506337
Nov 11/2019
PROVINCE OF ONTARIO

E.M. DELAY
100180151
Nov 11/2019
PROVINCE OF ONTARIO

No.	Issue / Revision	Date	Auth.
1	ISSUED FOR INFO MEETING NO. 1	2018/04/13	EMD
2	ISSUED FOR INFO MEETING NO. 2	2018/07/26	EMD
3	ISSUED TO ABCA FOR REVIEW	2019/09/13	EMD
4	ISSUED FOR ENGINEER'S REPORT	2019/11/11	EMD

BURNSIDE

R.J. Burnside & Associates Limited
332 Lorne Avenue East
Stratford, Ontario, N5A 6S4
telephone (519) 271-5111 fax (519) 271-3790
web www.rjburnside.com

Client
MUNICIPALITY OF HURON EAST
72 MAIN STREET SOUTH
PO BOX 610
SEAFORTH, ON N0K1W0

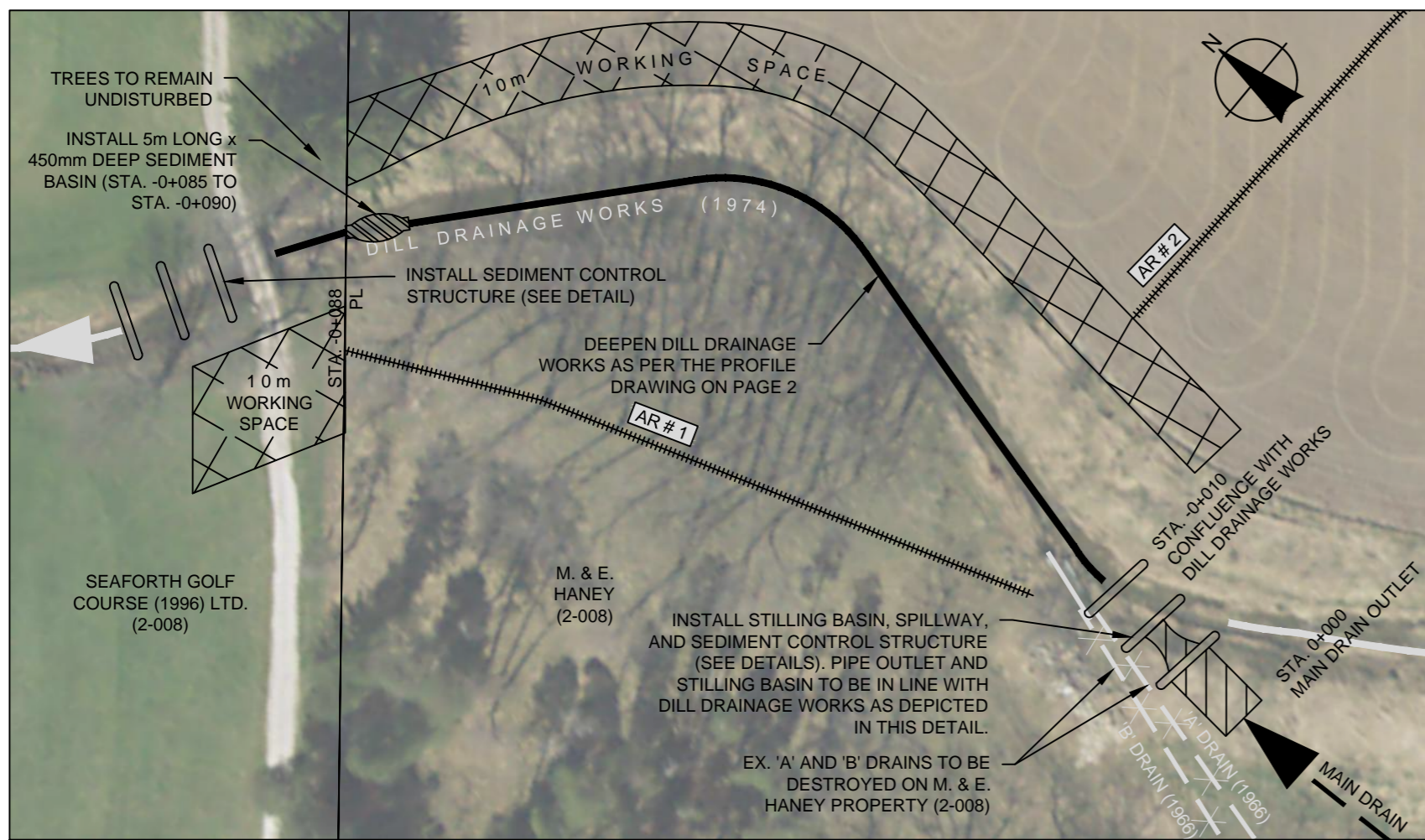
Drawing Title
HANEY DRAINAGE WORKS

DETAILS

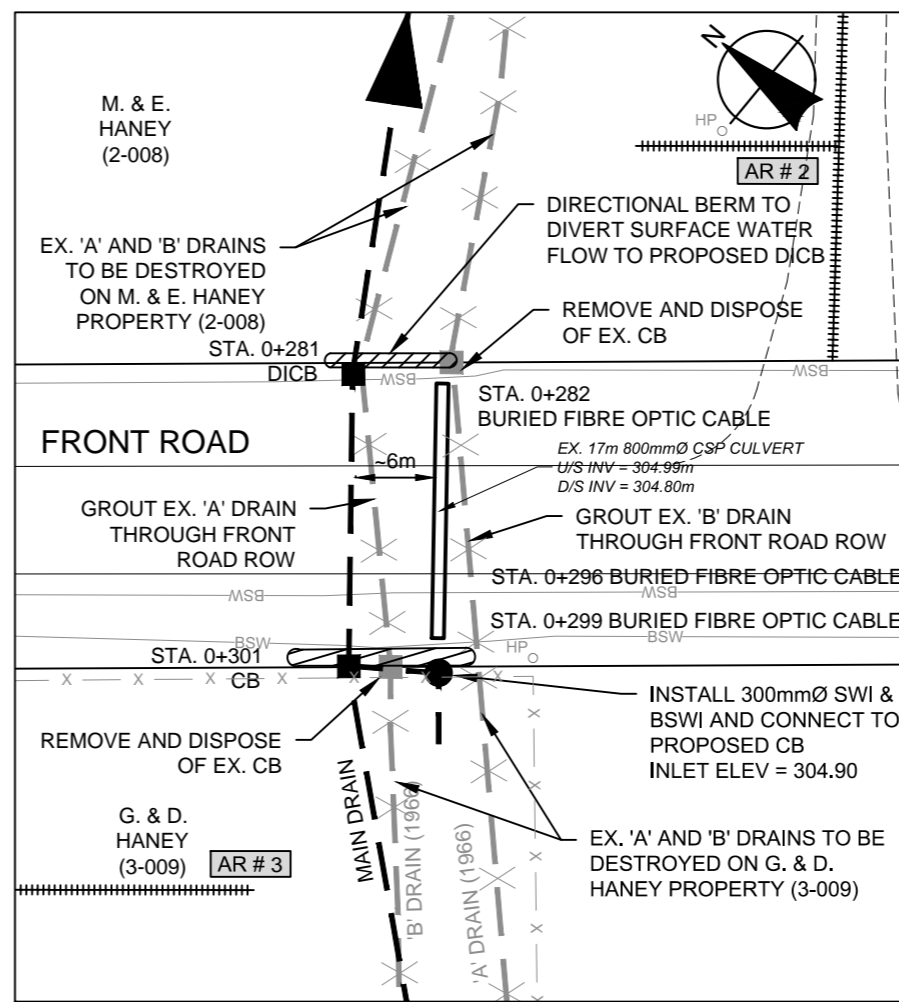
Designed TK	Checked EMD	Drawn TK	Checked EMD	Drawing No. 4 OF 5
Date 2018/02/27	Project No. 300041222.0000			

Scale
Horizontal 1:5,000
Vertical 1:100

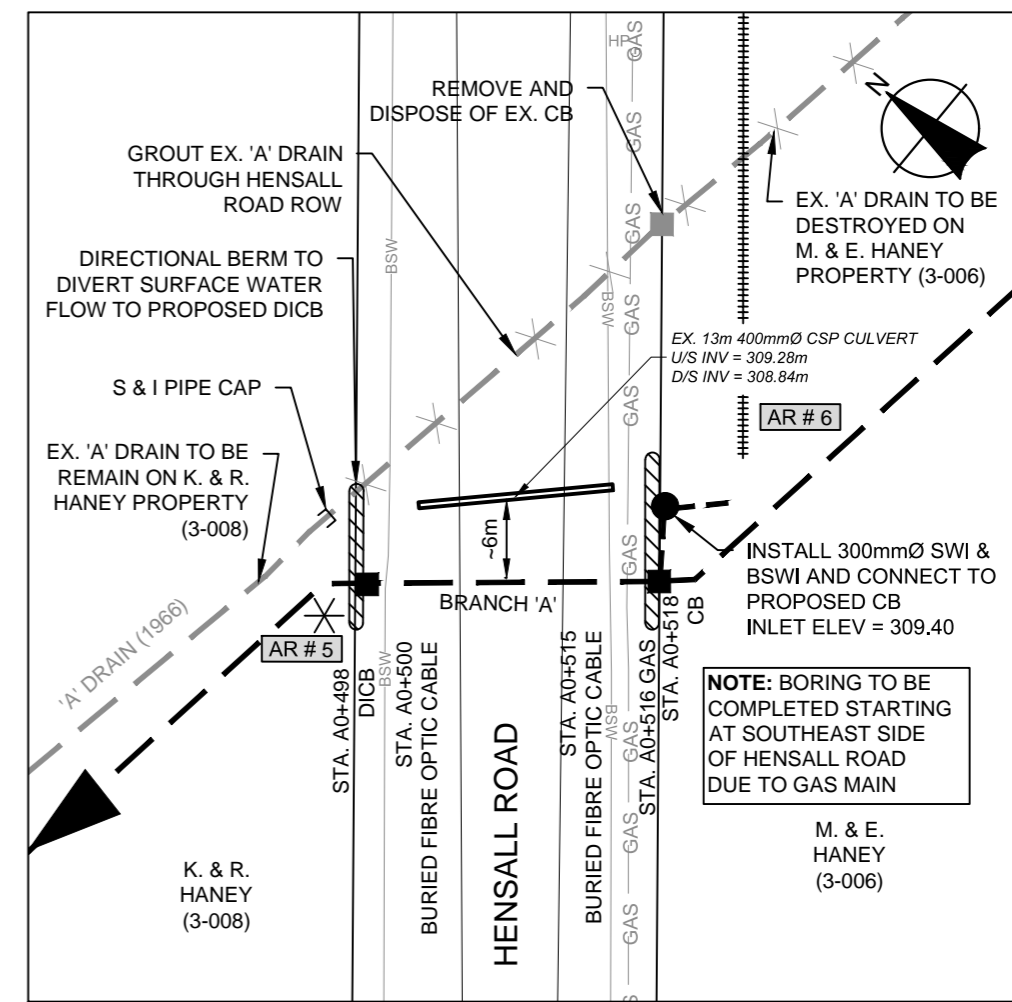
File: s:\drea\shared\work\area041222_haney_drainage_works\03_Production\Drawings\041222_PROFILE_171130.dwg Date Plotted: November 11, 2019 - 12:08 PM



OUTLET DETAIL
SCALE: 1:500



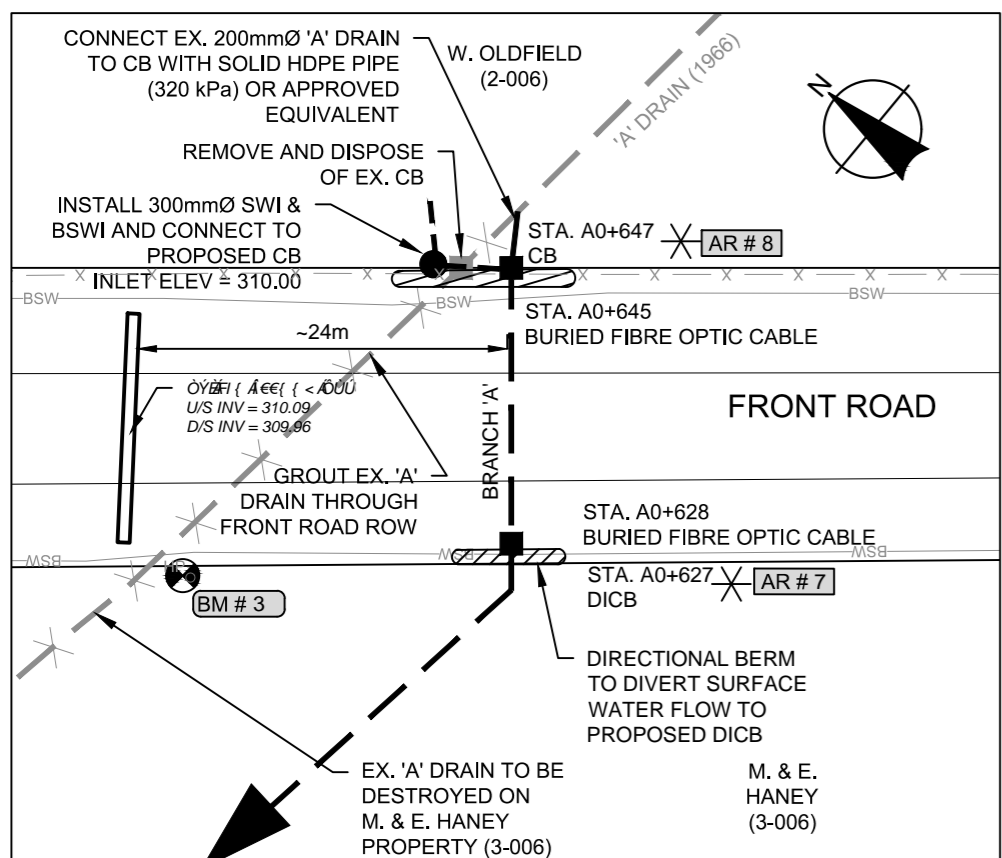
STA. 0+281 TO STA. 0+301 ROAD CROSSING DETAIL
SCALE: 1:500



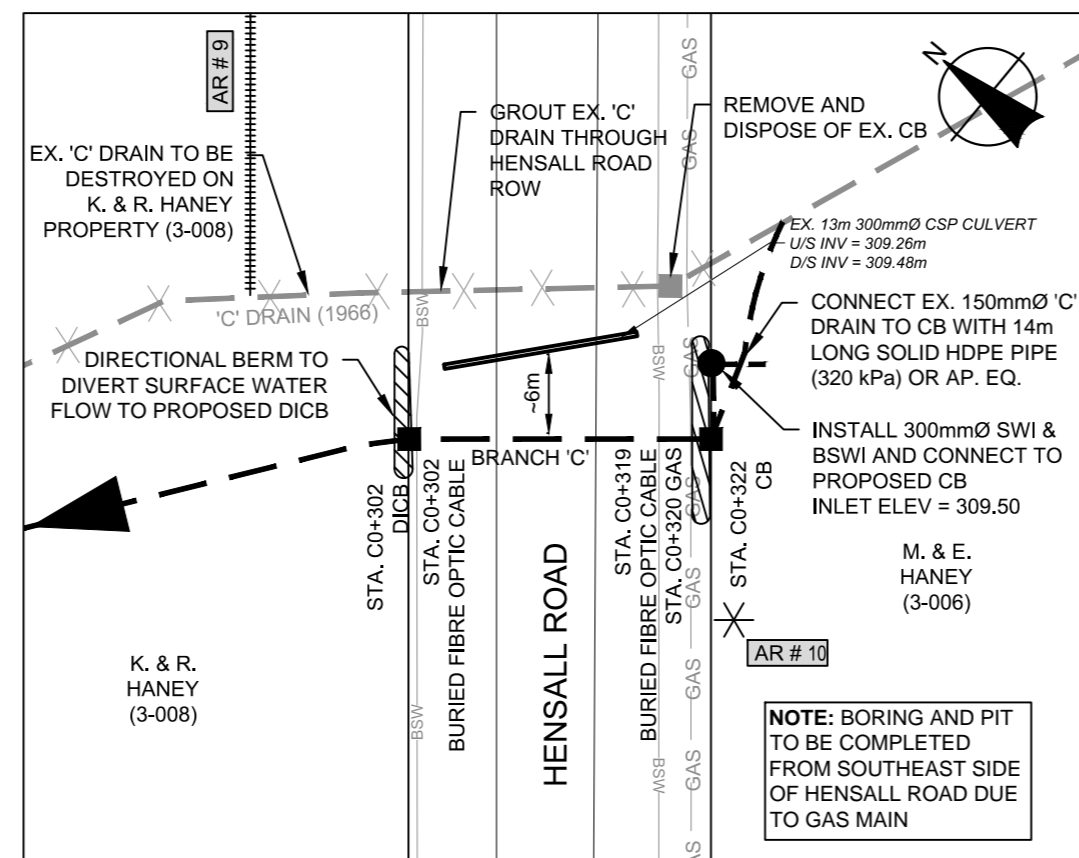
STA. A0+498 TO STA. A0+518 CROSSING DETAIL
SCALE: 1:500

LEGEND

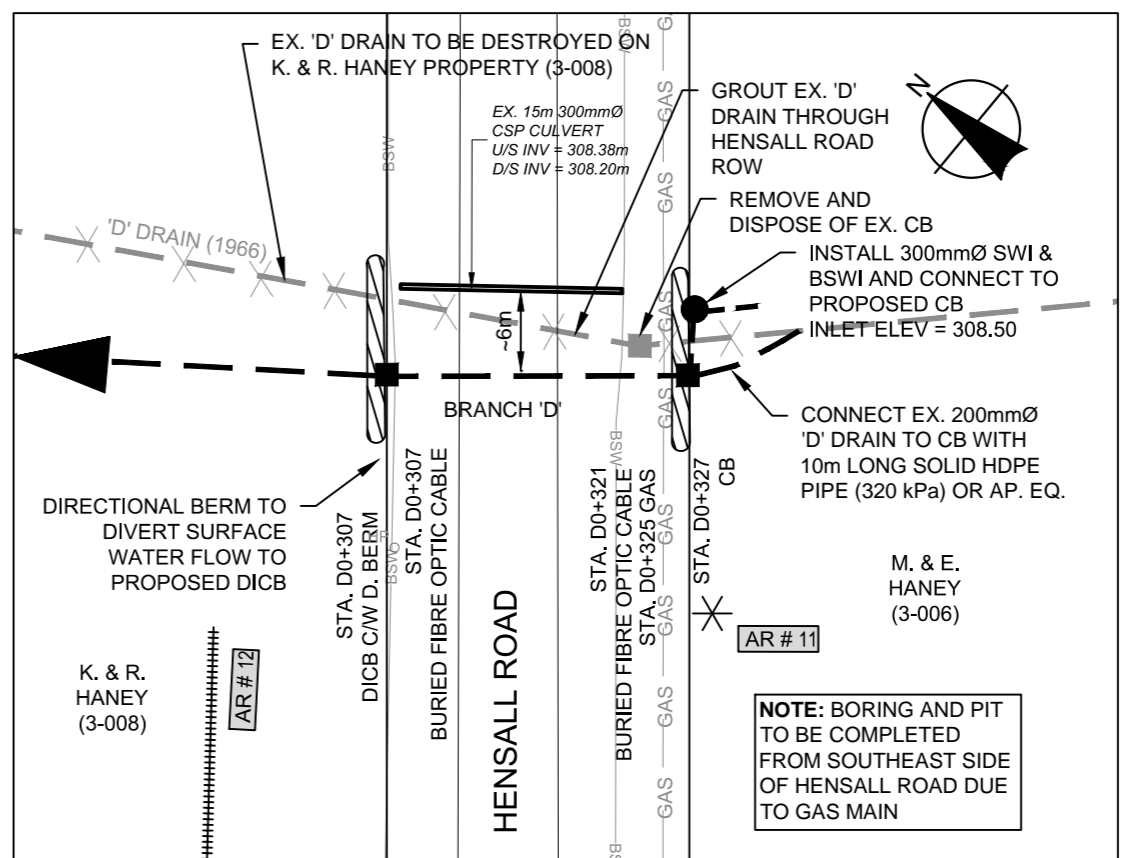
- BURIED CABLE — BSW
- BURIED GAS MAIN — GAS — GAS
- EDGE OF ASPHALT — — — — —
- EDGE OF GRAVEL — - - - - -
- EXISTING FENCE — x x x x
- PROPOSED DRAIN LOCATION AND DIRECTION — CLOSED DRAIN (solid arrow), OPEN DRAIN (dashed arrow)
- BENCHMARK NUMBER — BM # 1
- BENCHMARK LOCATION —
- PROPOSED STRUCTURE — DESC.
- EXISTING DRAIN LOCATION AND DIRECTION — CLOSED DRAIN (solid arrow), OPEN DRAIN (dashed arrow)
- ACCESS ROUTE — (3-005-00)
- ROLL NUMBER —



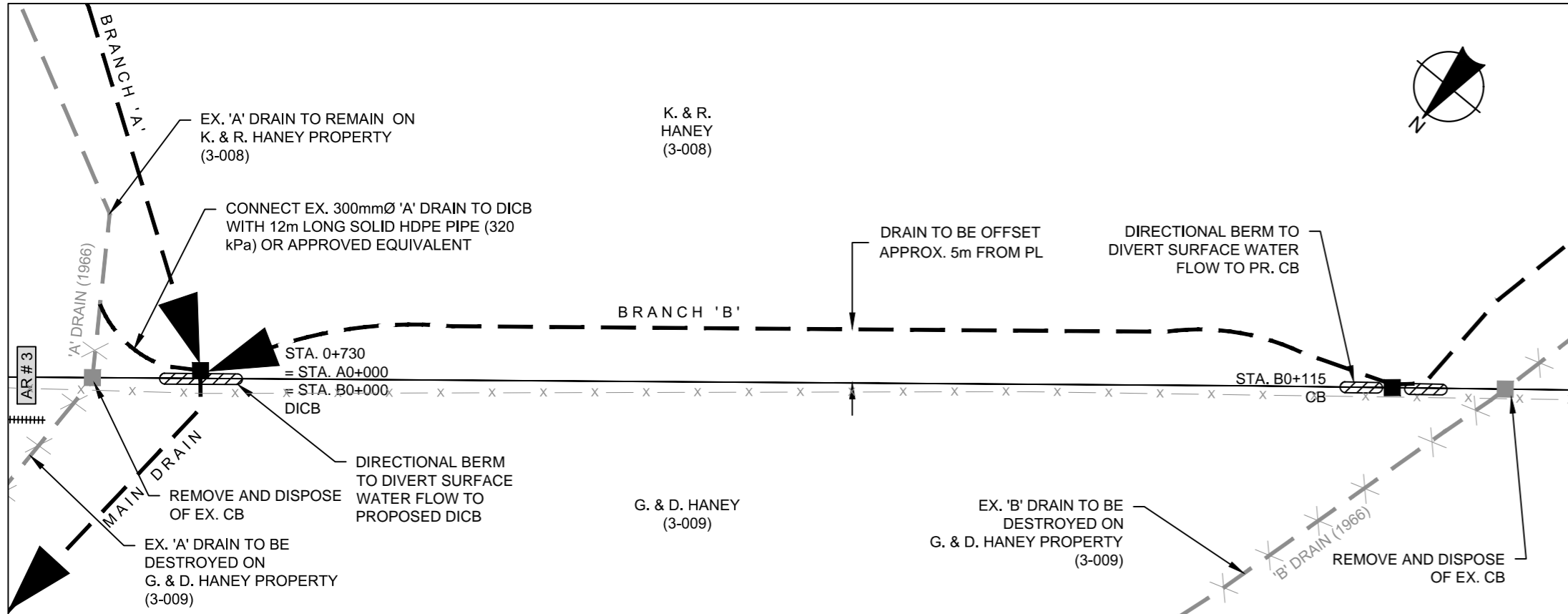
STA. A0+627 TO STA. A0+647 CROSSING DETAIL
SCALE: 1:500



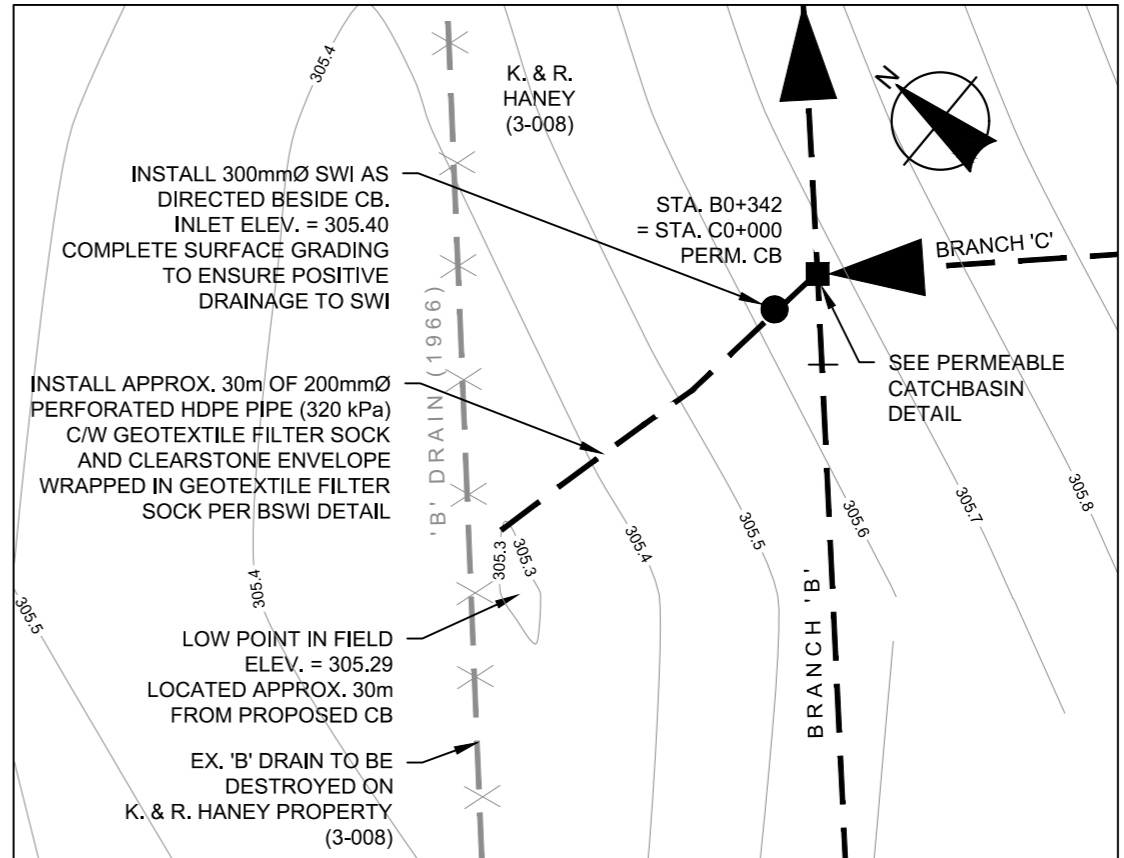
STA. C0+302 TO STA. C0+322 CROSSING DETAIL
SCALE: 1:500



STA. D0+307 TO STA. D0+327 CROSSING DETAIL
SCALE: 1:500



MAIN DRAIN CONNECTION TO BRANCHES 'A' & 'B' DETAIL
SCALE: 1:500



STA. B0+342 DETAIL
SCALE: 1:500

- Notes
- This drawing is the exclusive property of R. J. Burnside & Associates Limited. The reproduction of any part without prior written consent of this office is strictly prohibited.
 - The contractor shall verify all dimensions, levels, and datums on site and report any discrepancies or omissions to this office prior to construction.
 - This drawing is to be read and understood in conjunction with all other plans and documents applicable to this project.
 - All property lines are approximate and for information purposes only.

FOR ENGINEER'S REPORT



No.	Issue / Revision	Date	Auth.
1	ISSUED FOR INFO MEETING NO. 1	2018/04/13	EMD
2	ISSUED FOR INFO MEETING NO. 2	2018/07/26	EMD
3	ISSUED TO ABCA FOR REVIEW	2019/09/13	EMD
4	ISSUED FOR ENGINEER'S REPORT	2019/11/11	EMD



R.J. Burnside & Associates Limited
332 Lorne Avenue East
Stratford, Ontario, N5A 6S4
telephone (519) 271-5111 fax (519) 271-3790
web www.rjburnside.com

Client
MUNICIPALITY OF HURON EAST
72 MAIN STREET SOUTH
PO BOX 610
SEAFORTH, ON N0K1W0

HANEY DRAINAGE WORKS

DETAILS

Designed	Checked	Drawn	Checked	Drawing No.
TK	EMD	TK	EMD	5 OF 5
Date	Project No.			
2018/02/27	300041222.0000			
Scale	0 5.0 10.0 20.0 30.0m			
1:500				

AERIAL PHOTOGRAPHY PROVIDED BY: COUNTY OF HURON.
PARCELS PROVIDED BY: COUNTY OF HURON, DATED: 2019



PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

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

www.huroncounty.ca

To: Municipality of Huron East Council, Brad Knight CAO
 From: Laura Simpson, Planner
 RE: **Extension of Draft Plan of Condominium 40CDM16001**
 Location: **Portion of Part 4, 22R6187, Part Lot 24, Concession 1, McKillop/Seaforth, Municipality of Huron East**
 Applicant: Amanda Stellings c/o Polocorp Inc.
 Owner: Jessica Lunshof c/o JL Retirement Living Inc.
 Date: 27 November 2019

This report is submitted for the Council Meeting on December 3, 2019.

RECOMMENDATION

That Huron East Council **pass a resolution supporting** a three-year extension of approval for draft plan of condominium 40CDM16001 JL Retirement Living Inc. and direct the Clerk to forward this resolution to the Huron County Planning and Development Department for consideration by the approval authority under Planning Act s. 51(33).

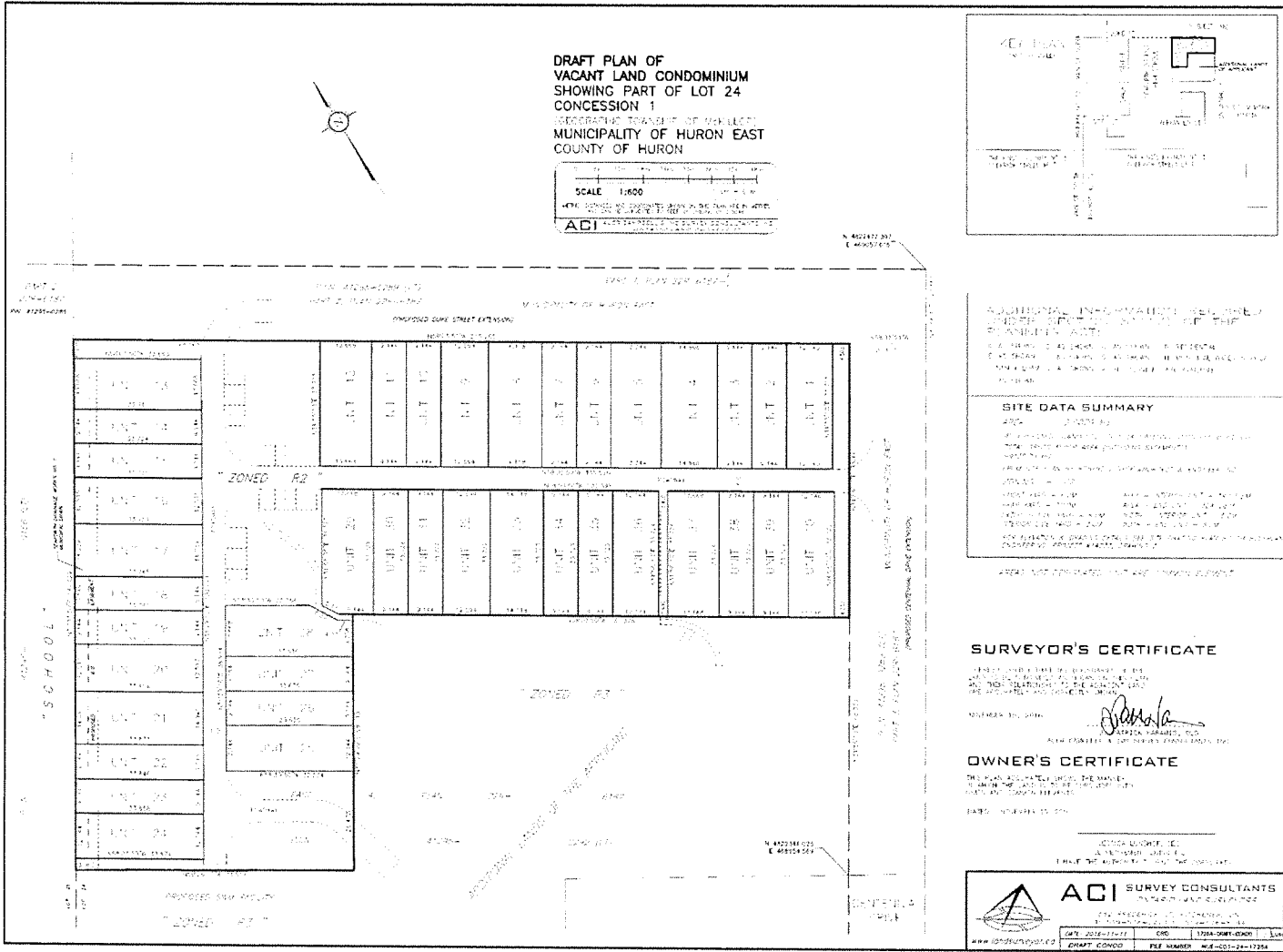
POURPOSE AND EFFECT

The applicant seeks a three year extension to draft plan of condominium approval. The draft plan was granted approval by the County of Huron on February 8, 2017. The current draft plan approval lapses on March 2, 2020. No other changes to the draft plan have been requested by the applicant. The effect of extending draft plan approval would be to provide an additional number of years for the applicant to satisfy all conditions, before the subsequent lapse date.

BACKGROUND

The draft approved plan of condominium contains 40 multiple attached dwelling units (townhouses) as a residential vacant land condominium. The Plan of Condominium will be accessed by 2 private internal roads, one with access to the Duke Street extension and the other having access on the Centennial Street extension. Municipal water and sewer will be extended to service this development.

Figure 1: 40CDM16001 Approved Draft Plan of Condominium



DISCUSSION

The lands are designated Residential in the Huron East Official Plan and are zoned R2-16 (Residential Medium Density – Special Zone) to permit the construction of multiple attached dwellings in the Huron East Zoning By-law.

The Planning Act allows approval authorities to grant further extensions to approved draft plans of condominium provided the request for extension has been made prior to the lapse date (March 2, 2020). The developer has satisfied several of the required conditions since given draft approval in 2017.

It is recommended a three (3) year extension be granted to provide time for the applicant to fulfill conditions on this development. There has been infrastructure work for the Plan of condominium completed by the owner and securities held by the Municipality in anticipation of further progress. The original conditions have been included with this report for reference. The department is satisfied that these conditions cover requirements set out in the proposed development. No changes to conditions are proposed as part of this three year extension.

SUMMARY

It is recommended a three year extension be granted to encourage continued movement towards fulfilling conditions and obtaining final plan approval.

“original signed in file”

Laura Simpson MCIP, RPP, Planner



**CONDITIONS FOR DRAFT PLAN APPROVAL
PLAN OF CONDOMINIUM 40CDM16001**

JL Retirement Living Inc., Municipality of Huron East, County of Huron

WHEREAS the application for condominium 40CDM16001 has been circulated according to Section 51 of the Planning Act, RSO 1990, as amended and according to the Delegation Orders of the Minister of Municipal Affairs and the County of Huron's Procedures Manual;

AND WHEREAS the application affects an area designated for residential development in the Municipality of Huron East Official Plan;

AND WHEREAS any issues raised during the circulation of the application are addressed by the following conditions to draft approval;

NOW, THEREFORE the Council of the Corporation of the County of Huron hereby issues draft approval to the file 40CDM16001 which pertains to a portion of Part 4, 22R6187, Part of Lot 24, Concession 1, McKillop/Seaforth, Municipality of Huron East, County of Huron; and the following conditions shall apply:

Description

1. This approval applies to the registration of a Vacant Land Plan of Condominium in accordance with the draft Plan prepared by ACI Survey Consultants (File No. HUE-C01-24-17264), authorized by the Owner on November 15, 2016.

Zoning

2. That the Municipality advise the County of Huron that the appropriate zoning is in effect for this development.

Plan and Declaration

3. That the Owner provide the Municipality of Huron East and the County of Huron with a final draft of both the Plan of Condominium and the Declaration for review and approval prior to application for final approval of the Plan of Condominium.
4. The following clause shall be included in the Declaration for this development:
"Canada Post advises future residents that home/business mail delivery will be from a designated Centralized Mail Box. The Centralized Mail Box is located adjacent to (insert location)."
5. The following clause shall be included in the Declaration for this development:
"Purchasers are advised that the Common Elements within this vacant land condominium plan do not include any part of any building and that each individual unit owner is wholly responsible for all maintenance repair and replacement of the entire building within each owner's individual unit. The individual owner's responsibility includes responsibility for the maintenance, repair and replacement of all structural building components and for all exterior building components, including the exterior

cladding, eaves, soffits, eaves troughs, and roofing.”

6. The Condominium Declaration shall provide that those sanitary sewer lines (and appurtenances thereto), storm sewers (and appurtenances thereto) and water lines, which serve more than one unit; all perimeter fencing; all retaining walls and all catch basins, whether or not any such are located within the boundaries of a unit, are part of the Common Elements, and not part of a unit, and that such components are to be operated, repaired and maintained by the Condominium Corporation.
7. The Condominium Declaration shall include a statement regarding how billing of municipal water and sewer services will be apportioned to each unit owner to the satisfaction the Municipality of Huron East.
8. That a statement shall be included in the Condominium Declaration to the satisfaction of the Municipality of Huron East acknowledging that the road within the development shall remain privately owned and the condominium corporation shall be responsible for the maintenance of the road within the development.
9. A statement shall be included in the Condominium Declaration to the satisfaction of the Municipality of Huron East regarding the long term maintenance of the stormwater management services, acknowledging among other things, that the stormwater management services shall remain privately owned and shall not be maintained or assumed by the Municipality of Huron East.

Common Elements

10. Prior to final approval, the Owner's professional engineer shall provide certification in writing to the Municipality of Huron East, in a format and wording satisfactory to the Municipality of Huron East, that all buildings, structures, facilities and services (including landscaping and grading), shown in the Declaration and Description to be included in the Common Elements, have been completed, installed and provided in accordance with the requirements of the Condominium Act, 1998, and to the satisfaction of the Municipality.

In the event that this Condition is not complied with prior to final approval, the Owner shall have the Owner's professional engineer provide a written, detailed estimate of 100% of the cost to complete compliance with the said Conditions, and the Owner shall provide security in a form acceptable to the Treasurer for the Municipality of Huron East, in an amount equal to such estimate plus 25% for administration and contingencies. Should security already being held by the Municipality of Huron East under the authority of Section 41 of the Planning Act be partially or fully sufficient in form and amount to meet this requirement, the Condominium security requirement may be reduced or waived by the Municipality of Huron East.

Easements

11. That such easements and/or agreements as may be required for utilities, including telephone, television cable, gas, hydro, sewage, water, or stormwater/drainage purposes shall be granted to the appropriate authorities in a form satisfactory to the Municipality of Huron East.
12. That the Owner will provide for the creation of easements over and in favour of the lands within the Condominium Plan and for the entering into of an agreement between the Condominium Corporation and the Owner of the retirement home, all to the satisfaction of the Municipality of Huron East, to provide for:
 - a) Rights of access to and use of all joint facilities on each property;

- b) Responsibility for, and distribution costs for the operation, maintenance and repair of the joint facilities.
- c) The receipt of stormwater from the lands within County Condominium 40CDM16001 by the stormwater management pond, detailing the maintenance and operation of such pond and annual reporting requirements.
- d) Establishing and maintenance of a fire route and emergency access to the rear of the retirement home building, to the satisfaction of the Municipality of Huron East.

Examples of such joint facilities include, but are not limited to, internal roads and services, stormwater management facilities, perimeter fencing, visitor parking spaces, fire route to the retirement home and shared amenity areas.

Stormwater Management

- 13. The stormwater management pond servicing condominium file 40CDM16001 on adjacent lands owned by JL Retirement Living Inc. either be functionally operational to receive water prior to final approval of the plan of condominium or a Development Agreement be in place in terms satisfactory to the Municipality of Huron East with respect to the completion of the said pond.

Roads

- 14. The private roads in the plan of condominium shall be named and numbered for 9-1-1 purposes to the satisfaction of the Municipality of Huron East and the County of Huron.
- 15. That provisions shall be made in an agreement for the Owner to install "No Parking" signs of a design satisfactory to the Municipality to restrict street parking within the development and identify roads as a fire route.

Foundation Construction

- 16. That the Owner shall enter into an agreement with the Municipality of Huron East which ensures the foundations of each party wall of a multiple attached dwelling is confirmed to be are constructed on the condominium unit boundary in accordance with the vacant land condominium plan; to the satisfaction of the Municipality of Huron East.

Canada Post

- 17. That the Owner shall consult with Canada Post and shall provide the necessary centralized mail facility; to the satisfaction of Canada Post and the Municipality of Huron East.

Site Plan Agreement

- 18. That the Municipality of Huron East shall advise the County of Huron that they are satisfied the Owner are in compliance with all terms, covenants, provisions and financial obligations of any the site plan agreement registered on the subject property.

Fees

- 19. That arrangements shall be made, satisfactory to both the Municipality of Huron East and the County of Huron, for reimbursement of any legal and/or engineering fees and disbursements incurred by them in connection with the review and approval of this application and the plan, and in connection with the review of the final plan of condominium.

Clearances

- 20. That the County be advised in writing by appropriate agencies how the foregoing conditions have been satisfied.

Lapsing

21. The proponent has three years from the date of draft approval of this plan of condominium to obtain final approval from the County. If final approval is not obtained before three years from the date of the notice of decision of draft approval, then the draft approval shall be deemed to be void.

NOTES TO DRAFT APPROVAL

PLAN OF CONDOMINIUM 40CDM16001

1. It is the applicant's responsibility to fulfill the conditions of draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the County of Huron, Planning and Development Department, quoting the County file number.

2. Clearances are required from the following agencies:

Brad Knight, CAO/Clerk, or designate
Municipality of Huron East
72 Main Street South
P.O. Box 610
Seaforth, ON, N0K 1W0

Manager
Delivery Planning
Huron-Rideau Region
Canada Post Corporation
955 Highbury Ave
London, ON, N5Y 1M2

3. An application for final approval of the plan of condominium must be submitted to the County of Huron with copies of the required clearance letters. Be advised that the County of Huron requires a **minimum of 2 weeks** to review an application for final approval of a plan of condominium. The application for final approval shall be submitted to:

County of Huron
c/o Huron County Planning and Development Department
2nd Floor, 57 Napier Street
Goderich, ON, N7A 1W2

4. Should any archaeological findings be made during the construction of this Plan of Condominium, the appropriate First Nation shall be provided notification in regard to the identification of burial sites and significant archaeological resources relating to the activities of their ancestors.

4-23-2



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

MEMO

To: Mayor MacLellan and Members of Council

From: Laura Simpson, Planner

Date: November 28, 2019

RE: Kyle Henderson Severance Inquiry (Hydro Line)

This memo is in response to the inquiry for a parcel of land on Hydro Line and the ability to sever the land. There is not an active planning application for the property at this time and a planning recommendation is not being provided; this information is being provided for Council's consideration of the applicable policies for land division.

The subject property is designated Agriculture in the Huron East Official Plan and zoned AG1 (General Agriculture) and Natural Environment (NE1 & NE2). The middle portion of the property is within the Maitland Valley Conservation Authority floodplain and does not permit development.

The inquiry presented is the intent to change the existing 2 parcels of land (currently separated by a Huron East-owned road allowance) and create three building lots through a consent application. Two legally conveyable parcels exist and the Planning and Development Department would support the reconfiguration of those 2 parcels. The request to create 3 lots is not supported by the policies and could not be supported. The Provincial, County and municipal policies very clearly state that it is not permitted to create non-farm lots in the Agriculture designation. The relevant policy framework is provided below.

Provincial Policy Statement

The Provincial Policy Statement, 2014 (PPS) Section 2.3.4.1 states that lot creation in prime agricultural areas is discouraged and may only be permitted for: agricultural uses, agriculture-related uses, a residence surplus to a farming operation and infrastructure. Section 2.3.4.3 explicitly prohibits the creation of new residential lots in prime agricultural areas unless they are a residence surplus to a farming operation. An application to create a vacant residential building lot in a prime agricultural area the application would not be consistent with the Provincial Policy Statement.

Huron County Official Plan

The Huron County Official Plan Section 2.3.1 recognizes Huron County as a prime agricultural area, which includes the subject property. Non-farm related development is directed to settlement areas. Further, Section 2.3.7 discourages lot creation in prime agricultural areas and only permits severances for agricultural purposes, commercial and industrial uses directly related to agriculture, a residence surplus to a farming operation, infrastructure and public service utilities that cannot otherwise be accommodated, and minor lot adjustments subject to the local Official Plan.

Huron East Official Plan

Section 10.3.1.6 of the Huron East Official Plan, the Agriculture Land Division subsection states that consents will not be allowed which have the effect of creating lots for non-farm residential uses. The creation of vacant residential building lots (non-farm rural residential) lots will not be permitted. Policies in the Agriculture section of the Official Plan speak to protecting farmland and maintaining its use for agricultural operations, residences being permitted where appropriate and being secondary to the agricultural operation, and that lot sizes shall be based on the long-term needs of agriculture. A severance of an agricultural parcel to create more lots than currently exist would not satisfy these policies and would not meet the intent of the Huron East Official Plan.

Original signed by
Laura Simpson, Planner MCIP RPP


Brad Knight, CAO/Clerk



PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

Phone: 519.524.8394 Ext. 3 Fax: 519.524.5677

Toll Free: 1.888.524.8394 Ext. 3

www.huroncounty.ca

To: Municipality of Huron East, Mayor and Members of Council
 From: Denise Van Amersfoort, Senior Planner
 Date: November 28, 2019

Re: **Site Plan Control Application**
 Plan 389, Lots 221 & 222, Seaforth Ward, Municipality of Huron East (known municipally as 76-82 Huron Street)

Applicant/Owner: Eric Miles of MHBC Planning for Trailblazer Home Ltd.

RECOMMENDATION

It is recommended that Council enter into a Site Plan Agreement with the owner of 76-82 Huron Street.

PURPOSE

The purpose of this application is to permit the construction of a four-unit multiple attached dwelling. The subject development has had related applications in recent years (Consent C24/2019, Minor Variance MV07/2019 and a Development Agreement for service installation).

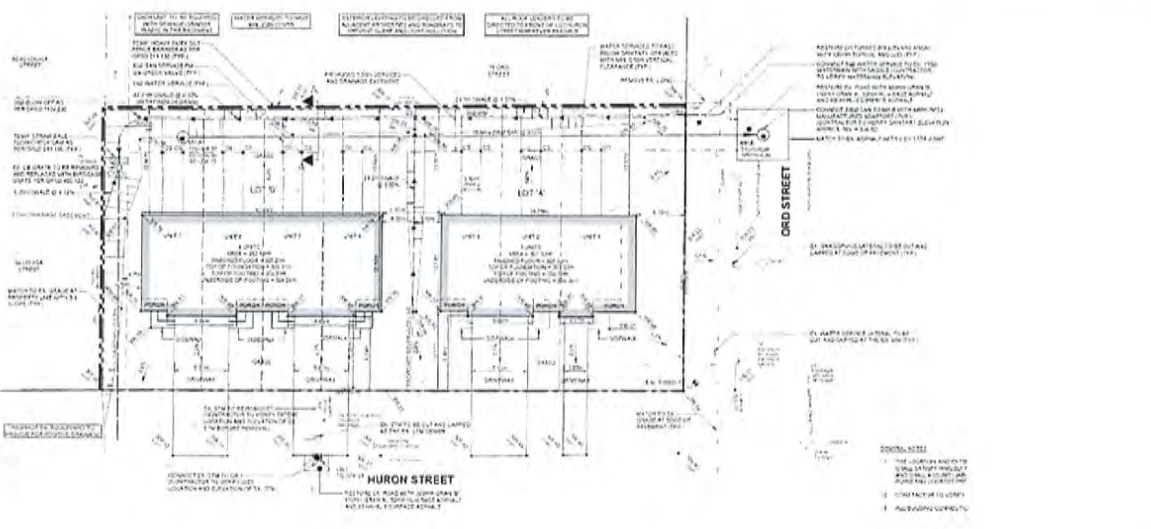
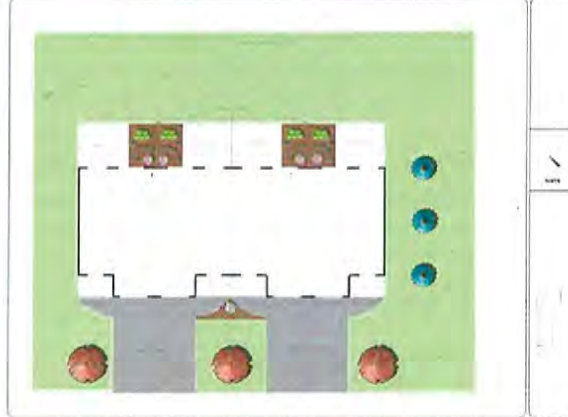
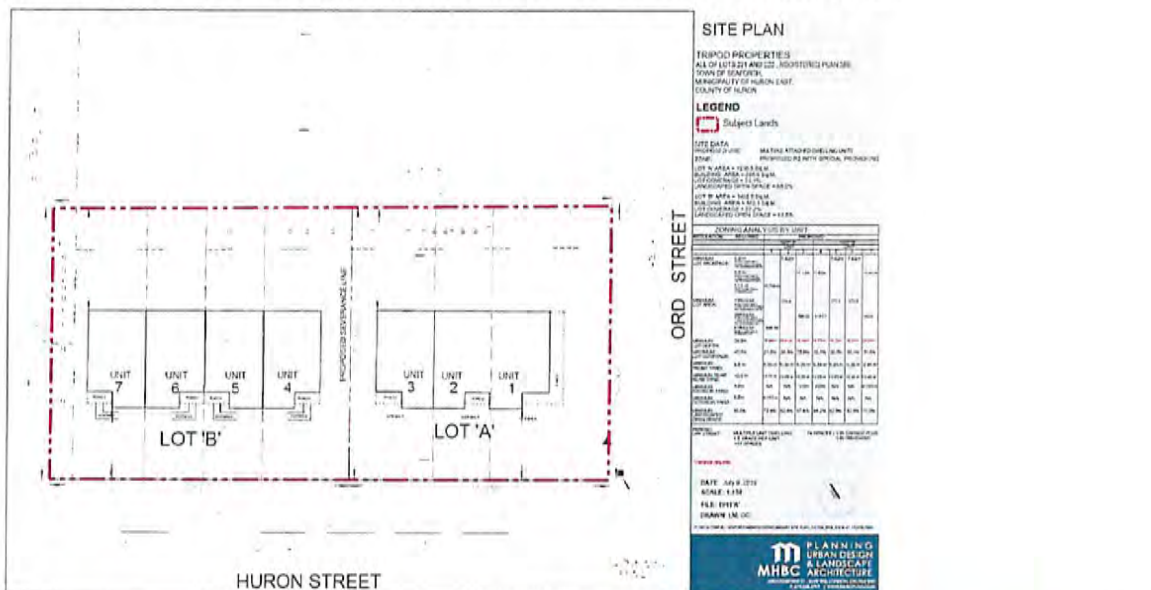
REVIEW

The subject property is designated Residential in the Huron East Official Plan and zoned Residential Medium Density (R2).

Figure 1: Subject Property



Figure 2: Site Plan, Building Elevations, Landscape Plan & Site Servicing Plan



Planning Review

The subject property is approximately 1400 square metres in size. The development of the proposed four-unit multiple attached dwelling will occur as follows:

- Servicing
 - Serviced by municipal water and sanitary sewer which will be newly installed.
 - Stormwater will be directed to a catchbasin along the western edge of the subject property and then enter a municipal storm sewer. This property is designed to receive stormwater from the abutting property to the east via a registered easement.
- Access
 - The proposed dwelling will front onto Huron Road with two, large driveways (serving 2 units each).
- Buffering & Landscaping
 - A board on board fence is required along the north property line.
 - Limited landscaping is proposed; each unit does have a private outdoor patio space (screened with a fence) and garden to the rear of the unit.

In terms of the compatibility with existing industrial uses, including the railway, a noise assessment was completed by Nous Environmental to support the subject application. The study states that “the noise that will be experienced at the building facades of Lot A and B are slightly above the exclusion limits for non-impulsive sounds...these exceedances occur on the south facades of the proposed development only”. It further states that the proposed outdoor living areas are outside of the exclusion limits and that while there are slight exceedances (in the order of 3 dBA), it is their opinion that mitigation measures to ensure compliance are not warranted at this time as. The study suggests that the noise model is based off of a worst case scenario and that 3 dBA is generally imperceptible.

It has been noted that Huron Street experiences high volumes of truck traffic, particularly in winter months. The introduction of seven residential driveways onto Huron Street will require changes to how Huron Street is utilized, such as the practice of ‘queuing’ of trucks along this street. It is recommended that a ‘no on-street parking’ sign is erected on the south side of Huron Street to help avoid potential issues.

OTHERS CONSULTED

This Site Plan has been reviewed the Brad Knight, CAO/Clerk; Barry Mills, Head of Public Works and Brad Dietrich, Chief Building Official in addition to myself. Municipal staff are satisfied with the proposal proceeding as per the conditions in the attached site plan agreement.

SUMMARY

It is recommended that Council enter into the attached agreement for the further development of the site.

Sincerely,
‘Original signed by’

Denise Van Amersfoort, RPP
Senior Planner

**HURON EAST
ADMINISTRATION**

TO: Mayor MacLellan and Members of Council
FROM: Brad Knight, CAO/Clerk
DATE: November 20th, 2019
SUBJECT: Kyle Henderson Severance Inquiry (Roxburgh)

RECOMMENDATION:

That the Municipality advise the owners of Plan 296 (Roxburgh) that the Municipality has no objection to the closing and conveyance of Scott, James and William Streets provided the applicant meets the requirements of road closing policy 1.10 and road allowance sale policy 1.15.

BACKGROUND:

This report should be read in conjunction with a report from Planner Laura Simpson regarding the planning considerations of this property.

Several years ago the Municipality started to receive inquiries about development options on Roxburgh (Roxboro) Plan 296 which is located on Bridge Road at the west end of McKillop. The property had been under the ownership of Leen and Agatha Vandeban for some time. An air photo, assessment map and PIN map are attached to this report.

Similar to other rural plans of subdivision that are not in urban areas, this Plan was deemed by McKillop By-Law 10-1990 to not be a Plan of Subdivision.

The area of the total property is about 7 acres. Notwithstanding issues with zoning and severance issues (see report from Laura Simpson) the existence of the unopened road allowances creates issues for both existing buildings on the property and any future buildings and/or lot creation. The lots between Bridge Road and William Street are 165' deep, and if the property was in an AG4 zone, the front yard and exterior side yard setbacks to the road allowances would consume 111' of the lot depth, limiting both the location and size of any residential structure.

However, the existence of the road allowances, under the ownership of the Municipality creates a unique situation in that it divides Plan 296 into two separate conveyable parcels (PIN 41310-0040 and PIN 41310-0025).

With respect to previous inquiries that Denise Van Amersfoort and myself received on this property, we were consistent with our approach. While existing Official Plan polices would not support the creation of additional non-farm parcels in rural areas, the existence of **two** separate conveyable parcels (as created by the road allowances) would support the reconfiguration of the property into **two** conveyable parcels provided that the road allowances were stopped up, closed and acquired by the owner under the provisions of our road closing policy. Our policies require the applicant to pay all legal and survey costs and compensate the Municipality at a rate of \$10,000 per acre.

Regardless of the position that Council may take regarding the creation of a 3rd lot, staff because of the existence of two existing conveyable parcels can support the re-creation of two, more viable parcels, provided the applicant acquires the road allowance. While staff, for planning policy reasons, cannot support the applicant's request for 3 parcels, any lot reconfiguration or creation should involve the acquisition of the municipal road allowances as the existence of the road allowances in their current form restricts any development on the property.

Council should however, take into consideration all agency and public comments on all planning applications affecting this property before any final decisions are made regarding the road allowances.

OTHERS CONSULTED:

Laura Simpson, Planner

BUDGET IMPACTS:

The total area of the road allowances is approximately 1.2 acres. The revenue generated from the sale (\$12,000) would be allocated to our parkland reserves.

SIGNATURES:

Brad Knight, CAO/Clerk

Laura Simpson, Planner

ROXBORO

INST.

46197

CENTRELINE 100

210'

WIDE H.E.P.C.

3-39

180.23 ac

180.25 ac. use

Plus 98.75 ac. PT. Lot 28

269.00 ac. subj. to 19.94 ac. H.

7c. subd.

80.68 ac. subd.

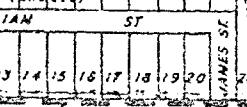
LOT 29, less 1

3-43
10.25 ac. t

ALL R.P. 296 DEEMED BY
BY-LAW 10/90 & 260278
REG. PLAN 296

LIMIT OF MILL POND (3)

3-40



SEE DETAIL 'A'

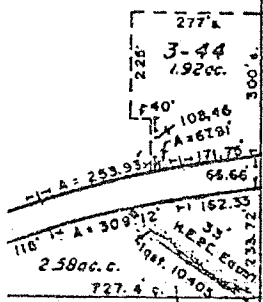
799.42 PL. plus deed

2-52
0.31 ac

2-53

49.49 ac. subd.

49.5 ac. use

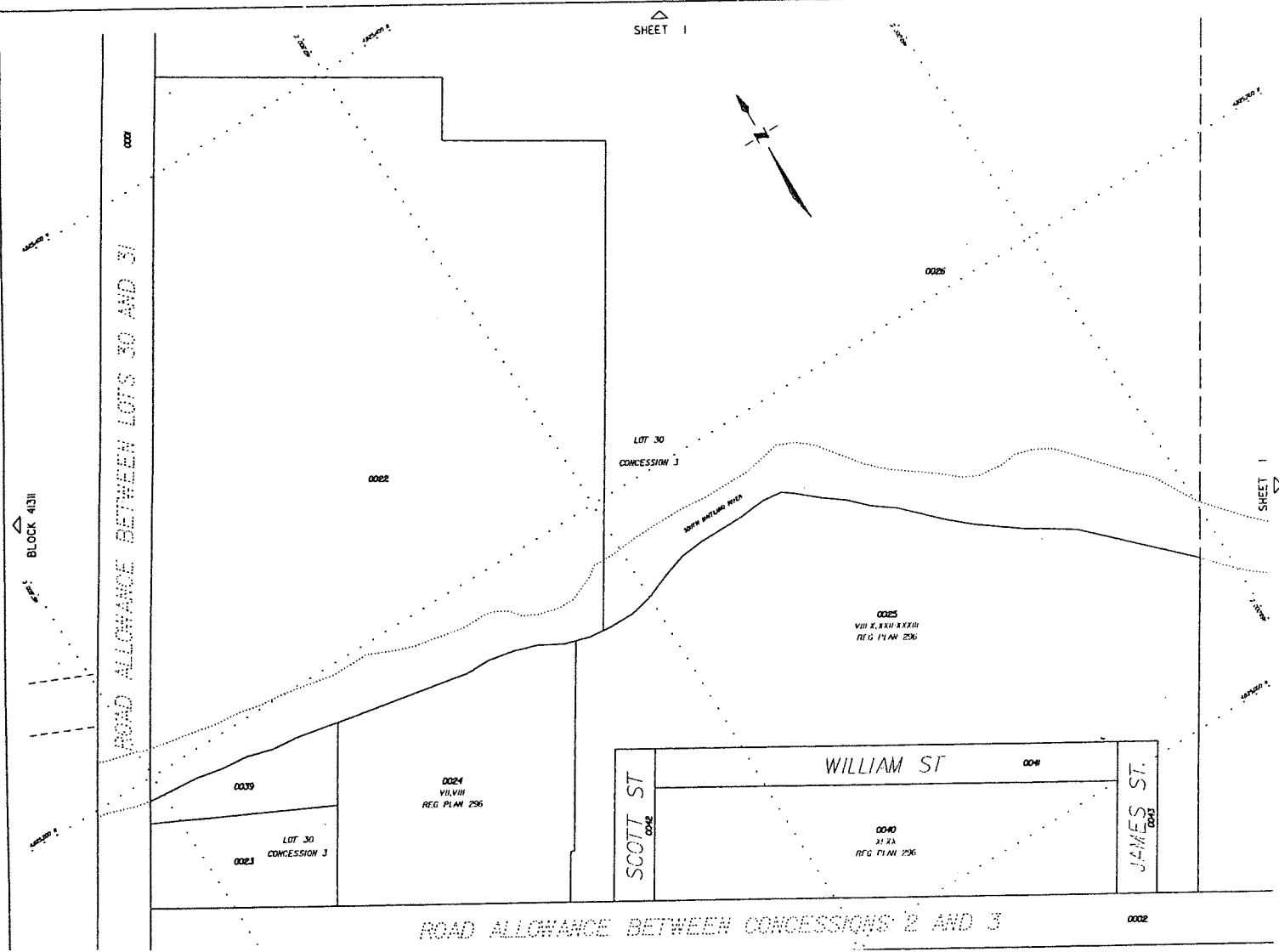


ALL'CE conveyed
Inst. 16
18 ac. c.

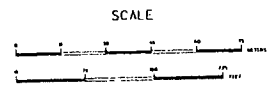
of 31, Con. 2
Lot 31, Con. 3
Road

use
sm'l)

LINE BETWEEN NORTH



THIS INDEX MAP SHOWS ALL
PROPERTIES EXISTING IN
BLOCK 41310 - SHEET 3
ON NOVEMBER 1, 1999



PROPERTY INDEX MAP
BLOCK 41310
TOWNSHIP OF MCKILLOP
COUNTY OF HURON
(OFFICE 22)

LEGEND

FRESHED PROPERTY BOUNDARY	---
LEASEHOLD PROPERTY BOUNDARY	---
NATURAL RESERVE PROPERTY BOUNDARY	---
FRESHED PROPERTY NUMBER	0047
LEASEHOLD PROPERTY NUMBER	0047
NATURAL RESERVE PROPERTY NUMBER	0047
TOWNSHIP FABRIC	---
STREAMS/RIVERS	---
ELEVATION	---
UTM GRID	---
ADJACENT MAP NUMBER	BLOCK 346

THE UNIQUE IDENTIFIER FOR ANY PROPERTY (E.G. 0008 - 0147)
IS COMPOSED OF THE MAP BLOCK NUMBER (0008) AND THE FOUR
DIGIT NUMBER (0147) WHICH APPEARS IN EACH ACTIVATED PROPERTY

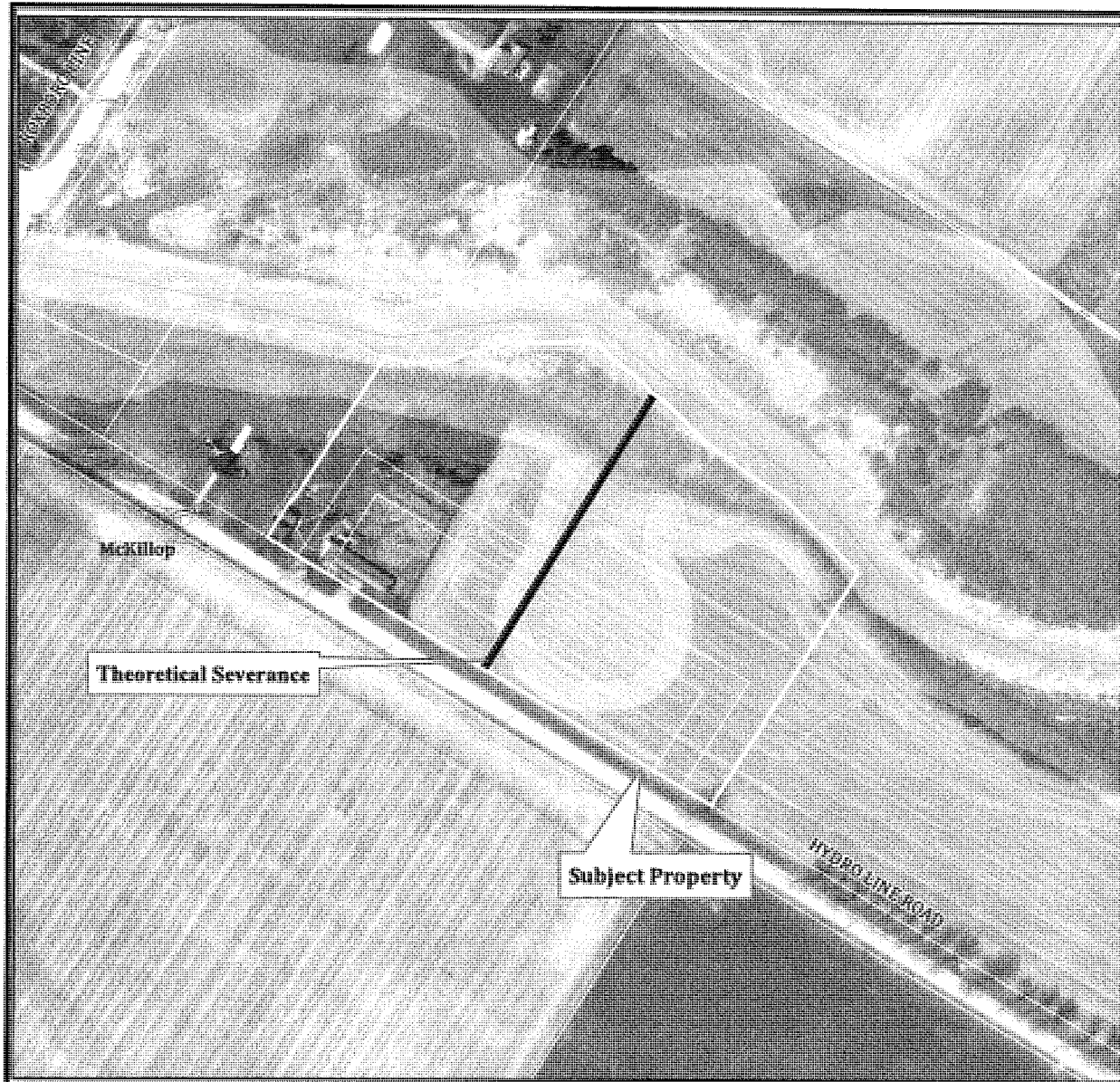
NOTES

NORTH AMERICAN DATUM 1983
UNIVERSAL TRANSVERSE MERCATOR PROJECTION
ZONE 18 CENTRAL MERIDIAN 8 00° W

THIS IS NOT A PLAN
OF SURVEY

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

FOR OVERLAYS OF PROPERTY BOUNDARIES



**Ontario Regulation 164/06
Regulated Features**

Lots 9-20 & 22-30 & Part Lot 8,
Plan 296,
McKillop Ward,
Municipality of Huron East,
County of Huron
42440 Hydro Line Road

LEGEND

- Floodplain
- Flood Hazard 15m Buffer
- Floodprose
- Watercourses
- 1.5 metre Watercourse Buffer



1:2,500
1 cm = 25 metres
N 75 1530 0000
MURR
MURR

Map Projection UTM NAD83 Zone 17

Produced by Maitland Water Conservation Authority.
GIS/Planning Services under Licence with Ontario
Ministry of Natural Resources.
Copyright (c) Queen's Printer 1995, 2015

Aerial Photography taken in 2015 by Pogo-Geospatial.
This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Maitland Valley Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretation or conclusions drawn from this map are the sole responsibility of the user.

Planning & Regulations - Development & Alterations

Date: 03/05/2018

Produced by: Patrick Huber-Kidby



Maitland
CONSERVATION

HURON EAST PUBLIC WORKS

TO: Mayor and Members of Council

FROM: Barry Mills, Public Works Manager, C.Tech

DATE: November 28th, 2019

SUBJECT: Town Hall Parking Lot

RECOMMENDATION:

That the Public Works Manager be authorized to include improvement and paving of the Town Hall parking lot in the 2020 budget of the Huron East share of reconstruction of the Seaforth Main Street.

BACKGROUND:

In the BM Ross presentation to Council on November 5th, 2019 and in the public presentations on November 20th, 2019, it was indicated that the Municipality was considering improvements to the Town Hall parking lot in advance of the 2020 reconstruction of Main Street.

It has generally been acknowledged that parking in the vicinity of Main Street during the reconstruction period is a primary concern for the BIA. Improvements have been suggested for the Town Hall parking lot in terms of paving and line painting to create more organized parking and make better use of the space.

A preliminary drawing has been prepared by BM Ross and Associates and is attached. Some additional space is proposed by excavating a small area at the east side. Site grading and drainage improvements are proposed and the proposal layout would have 25 marked parking spaces along with 3 accessible spaces along the edge of the Town Hall.

The estimated cost for the project is \$60,000 but the Municipality can offset this somewhat by doing the excavation work in-house.

Our parking lot is often very congested, especially on days that the foodbank is open. The opportunity to make improvement to the parking lot to assist with parking issues during reconstruction will be viewed positively by the BIA membership and would be a long-term enhancement both to the benefit of the Town Hall and downtown core.


OTHERS CONSULTED:

Brad Knight, CAO/Clerk

BUDGET IMPACTS:

Allocate \$60,000 in the 2020 budget for the improvements.

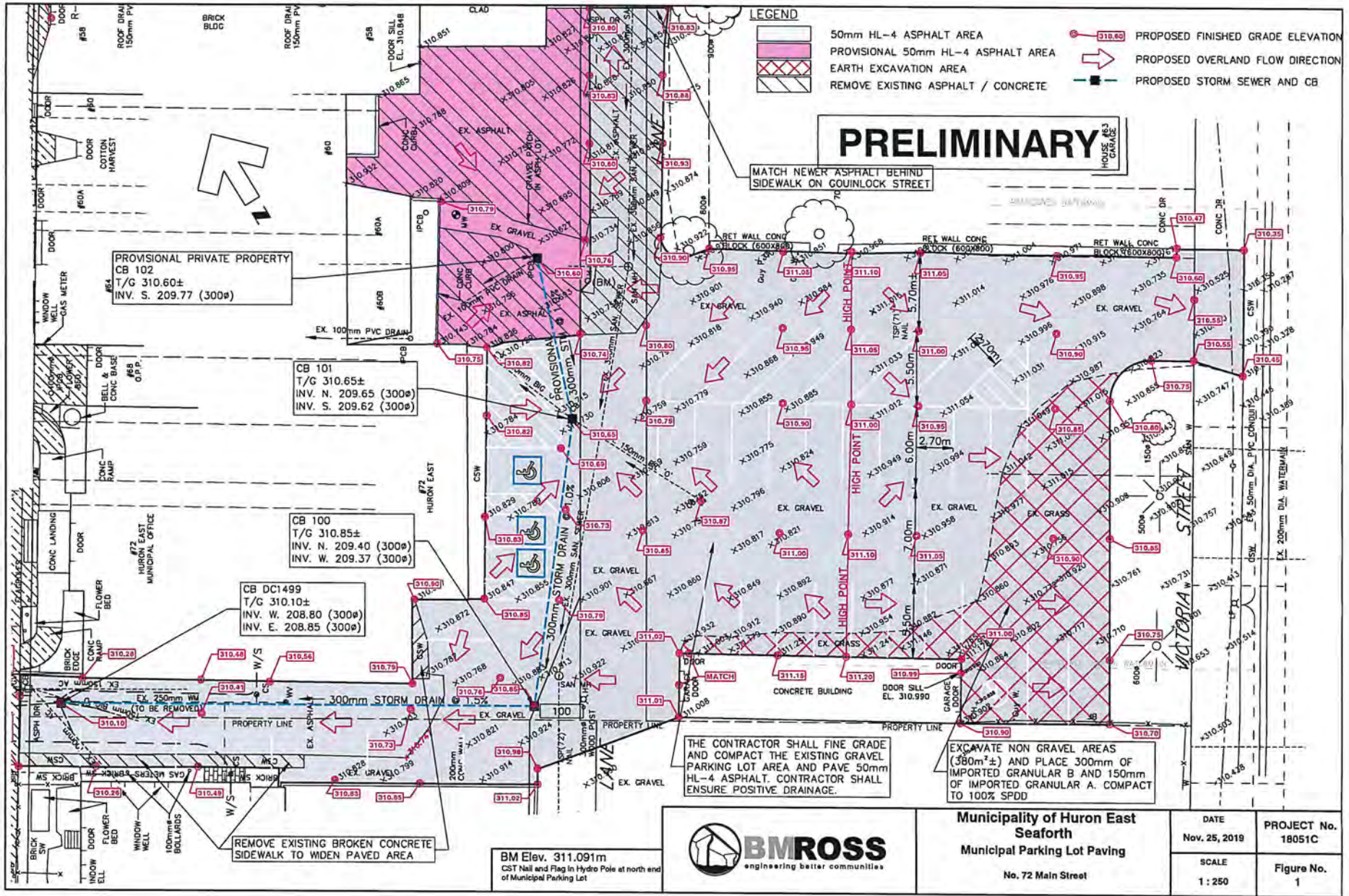
SIGNATURES:



Barry Mills, Public Works Manager



Brad Knight, CAO/Clerk



PROVISIONAL PRIVATE PROPERTY
 CB 102
 T/G 310.60±
 INV. S. 209.77 (300e)

CB 101
 T/G 310.65±
 INV. N. 209.65 (300e)
 INV. S. 209.62 (300e)

CB 100
 T/G 310.85±
 INV. N. 209.40 (300e)
 INV. W. 209.37 (300e)

CB DC1499
 T/G 310.10±
 INV. W. 208.80 (300e)
 INV. E. 208.85 (300e)

REMOVE EXISTING BROKEN CONCRETE
 SIDEWALK TO WIDEN PAVED AREA

LEGEND

	50mm HL-4 ASPHALT AREA		PROPOSED FINISHED GRADE ELEVATION
	PROVISIONAL 50mm HL-4 ASPHALT AREA		PROPOSED OVERLAND FLOW DIRECTION
	EARTH EXCAVATION AREA		PROPOSED STORM SEWER AND CB
	REMOVE EXISTING ASPHALT / CONCRETE		

PRELIMINARY

MATCH NEWER ASPHALT BEHIND
 SIDEWALK ON GOUINLOCK STREET

THE CONTRACTOR SHALL FINE GRADE
 AND COMPACT THE EXISTING GRAVEL
 PARKING LOT AREA AND PAVE 50mm
 HL-4 ASPHALT. CONTRACTOR SHALL
 ENSURE POSITIVE DRAINAGE.

EXCAVATE NON GRAVEL AREAS
 (380m²±) AND PLACE 300mm OF
 IMPORTED GRANULAR B AND 150mm
 OF IMPORTED GRANULAR A. COMPACT
 TO 100% SFDD

BM Elev. 311.091m
 CST Nail and Flag in Hydro Pole at north end
 of Municipal Parking Lot



**Municipality of Huron East
 Seaforth
 Municipal Parking Lot Paving**

No. 72 Main Street

DATE Nov. 25, 2019	PROJECT No. 18051C
SCALE 1:250	Figure No. 1



THE CORPORATION OF THE TOWNSHIP OF LARDER LAKE

69 FOURTH AVENUE, P. O. BOX 40, LARDER LAKE, ON P0K 1L0

PH: 705-643-2158 FAX: 705-643-2311

LARDERLAKE.CA

November 12, 2019

Ministry of Agriculture, Food and Rural Affairs
 1 Stone Road West, Guelph, ON N1G 4Y2
minister.omafra@ontario.ca

Dear Mr. Ernie Hardeman:

Re: Main Street Revitalization Grant – Extension request

In the summer of 2018, we were advised that we were allocated main street revitalization funding. On September 4th, 2019 Municipal senior staff reached out to the representative of the distributing agency of these funds (AMO) to request an extension on the spending of the funds. Staff were told that we are not the only Municipality that has enquired about an extension but that no formal response has been received from OMAFRA to AMO about allowing an extension.

An email follow-up was sent to AMO on October 7th to see if any progress had been made on granting extensions. The email also included the following list of reasons why an extension is REQUIRED:

- We were advised of the funding in summer of a Municipal election year
- Council not knowing if they were going to be re-elected did not want to choose a project for the funds
- An entirely new Council was elected in October and sworn in in early December.
- Council orientation and 2019 budget took precedence on choosing a project
- Council has recently (end of August 2019) chosen a project.
- The project requires work outside in reasonable temperatures.
- The temperatures in Northern Ontario are not stable enough till may to perform the project.

The response from AMO, which was received on the same day, was the following:

“Thanks for this, Julie. We’ve outlined several these reasons in our letter to OMAFRA. I’m hopeful that I’ll have some more information soon.”

We have been also been told to select an alternative project that would be eligible. In small towns there are certain items that are more critical than others. In our case having our landmark refurbished is the main project we would like to get done with this funding. An alternative project will not have the same visual impact. We are pleading that you provide an extension to this funding soon as possible. The request is that the project funding be extended till end of July 2020.

If you require more information please do not hesitate to contact our office at 705-643-2158.

Yours truly,

Julie Bouthillette

Julie Bouthillette, CAO /Clerk-Treasurer

Cc: Adam Garcia AGarcia@amo.on.ca
 Lorna Ruder lruder@amo.on.ca (Please share with AMO board)

THE CORPORATION OF THE TOWNSHIP OF LARDER LAKE
69 Fourth Avenue, Larder Lake, ON
 Phone: 705-643-2158 Fax: 705-643-2311



MOVED BY:

- ___ Thomas Armstrong
 ___ Patricia Hull
P.K. Paul Kelly
 ___ Lynne Paquette

SECONDED BY:

- ___ Thomas Armstrong
 ___ Patricia Hull
 ___ Paul Kelly
P.K. Lynne Paquette

Motion #: 24

Resolution #: 24

Date: November 12, 2019

WHEREAS Council has discussed and edited the letter to the Ministry of Agriculture, Food and Rural Affairs; And

THEREFORE, Council directs staff to send the letter with this attached resolution as endorsement to the letter; And

FURTHER that the letter also be sent to Premier Doug Ford, Our local MPP and all other Municipalities in Ontario.

Recorded vote requested:

	For	Against
Tom Armstrong		
Patricia Hull		
Paul Kelly		
Lynne Paquette		
Patty Quinn		

I declare this motion

<input checked="" type="checkbox"/> Carried
<input type="checkbox"/> Lost / Defeated
<input type="checkbox"/> Deferred to: _____ (enter date)
Because:
<input type="checkbox"/> Referred to: _____ (enter body)
Expected response: _____ (enter date)

Disclosure of Pecuniary Interest*

Chair: Patricia Hull

*Disclosed his/her (their) interest(s), abstained from discussion and did not vote on this question.

Coalition for Huron Injury Prevention: CHIP
Minutes for Wednesday, October 16, 2019 at 9:30am
Huron County Health Unit

Present: Anita Snobelen (ACW); Bob Illman (Howick); Jamie McCallum (Morris-Turnberry); Alwyn VandenBerg (Bluewater); John Lowe (Huron East); Laura Edgar (HCHU); James Stanley (Huron OPP)

Regrets: Ric McBurney (North Huron), Sean Wraight (MTO), Mike Hausser (HC Public Works)

1. Welcome and call to order by Chair

2. Agenda

2.1. Additions to the Agenda - 4.5 Crime Stoppers Signs (Edgar); 6.2 Deer Collisions (McCallum)

2.2. Adoption of the Agenda

Moved by J. Lowe and seconded by A. Snobelen to accept the agenda. Carried.

3. Review of Minutes of September 11, 2019 Meeting

3.1. Additions / Revisions - none

3.2. Approval of Minutes

Moved by L. Edgar and seconded by A. Snobelen that the minutes of September 11, 2019 be adopted as presented. Carried.

4. Review of Action Items

4.1. Standing Committee Investigation

4.1.1. Review Letter

Edgar to make several changes as suggested by group.
McCallum to submit the letter.

4.2. Speed Interventions

4.2.1. Cut-Out Constable Update

Heard feedback from several Ontario jurisdictions who have been using the Cut-out Constable. Discussed logistics of how to deploy. Discussed possible companies that could be purchased from.

Motion to purchase one cut-out constable contingent on grant funding. Moved by L. Edgar and seconded by A. Vandenberg. Carried.

4.2.1.1. Trillium Mutual Insurance ROOTS Grant

Grant due Nov 20th. Reviewed application form and discussed contents.
Discussed potential for letter of support from OPP

4.2.2. Speed Sign

4.2.2.1. Functionality Update

Full report distributed to CHIP membership October 10, 2019. Assessed October 2nd, 2019 by Donald Hasting (Huron County Public Works), Tim Poole (former CHIP member and former Police Chief with Wingham Police Service) and L. Edgar. Some sign aspects were functioning, some malfunctioning and needing fixed or replaced.

Motion to cancel insurance and discuss sale of sign with M. Hausser. Moved by L. Edgar and seconded by J. Lowe. Carried.

4.2.2.2. Next Steps

Purchase of a new sign is a possibility, however, final decision deferred.

4.3. ATV Project

4.3.1. CHIP Material Update

Update on what changes need to be made to represent recent bylaw changes on map and in the information section. Looking for new solutions to make map more accessible to people who experience colour blindness.

4.4. Pedestrian Crossovers (PXO)

HCHU Public Health Nurse took information on pedestrian crossovers to parent teacher night at Hullet Public School. No concerns raised to her by attendees, seems to be going smoothly. Edgar reported she will not be printing new/updated PXO materials as current supply is adequate.

4.5. Crime Stoppers Signs

Connected with Wayne Somers of Crime Stoppers Huron. They are in the final stages of merging with Crime Stoppers Perth, new name to be: Huron Perth Crime Stoppers. Interested in changing signs. Follow-up sits with Public Works.

5. Financial Reports and Updates (Edgar)

No new deposits or withdrawals. Balance: \$913.80

Motion to approve financial report. Moved by J. Stanley and seconded by B. Illman. Carried.

6. New Business

6.1. National Teen Safe Driver Week – October 20th-26th

National Injury Prevention organization marks October 20-26th as National Teen Safe Driver Week. They encourage youth led activities. Locally these are often led by OSAID groups. HCHU will have social media posts related to the week.

6.1.1. Cannabis Impaired Driving

Provincial and national campaigns on cannabis impaired driving exist and are being promoted.

6.1.1.1. Provincial Campaign – Tagline, “Barely high is still too high to drive.”
Series of videos.

6.1.1.2. Parachute Campaign – Tagline, “Know what impaired means”. Series of videos.

6.2. Deer Collisions

Recognized this time of year, comes with rise in deer collisions. Discussed deer collisions contribution to crashes (historically about 1/3rd of collisions in Huron are with wildlife) and serious injury (not as common). Discussed interventions to reduce deer collisions, however most interventions (with the exception of over or under road passageways and exclusion fencing) don't impact collision or injury rates.

7. Correspondence

8. Meeting Summary:

- a) Future of current electronic speed sign
- b) Decision to apply for funds for cut-out constable
- c) Standing committee investigation

9. Next meeting: **November 13th, 2019 at 9:30 am**
Minute Taker: Huron County Health Unit

10. **Motion to Adjourn:** Moved by J. Lowe and seconded by L. Edgar. Carried.

MINUTES
BRUSSELS FIRE AREA PROTECTION COMMITTEE MEETING
BRUSSELS FIRE HALL
THURSDAY, NOVEMBER 14th AT 8:00 P.M.

MEMBERS PRESENT: Municipality of Huron East – Chair - John Lowe, Zoey Onn

MEMBERS ABSENT: Municipality of Morris-Turnberry – Jim Nelemans

STAFF PRESENT: Huron East Fire Chief Marty Bedard
Brussels District Chief Max McLellan
Brussels District Deputy-Chief Brian Deitner

1. Call to Order

The meeting was called to order at 8:00 p.m. by Chair John Lowe.

Moved by Chair John Lowe and seconded by Max McLellan that the agenda be adopted as circulated. **Carried.**

2. Disclosure of Pecuniary Interests

No pecuniary interests were declared.

3. Meeting Minutes – April 4, 2019

Moved by Max McLellan and seconded by Zoey Onn that the minutes of the April 4, 2019 Brussels & Area Fire Committee meeting be adopted as circulated. **Carried.**

4. Business arising from Minutes

None.

5. 2019 Financial Statement

Chief Bedard reviewed the attached Year to Date 2019 budget for the Committee. Items that were noted include:

Revenue

- It was noted that Account 1-210-120-3505 Donations was over and this will offset the Equipment Account overage

Expenses

- As mentioned above Account 1-210-120-5019 is slightly over however the extra donations brought in will offset this expense.

All other accounts look to be on target.

6. Station Chief Report

District Chief Max McLellan reported on the following:

Practices:

- Pumper, tanker, portable tank familiarization
- Search and Rescue in smoke filled area
- Medical training re-certification (6 members – rest done in 2020)
- Auto extrication
- Building Pre-planning – property tours of area business
- PTSD Training

Extra Training:

- Full day Live House Burn training which included search and rescue, suppression, ladder work, venting and pumper tanker familiarization with rural water set up
- Fire Behaviour
- Nozzle Training
- Firefighter Survival
- Emergency Livestock Transportation Rescue
- 3 Firefighters taking the Firefighter I & II Certification program – we are doing this training in-house however these 3 missed out on getting the certification through the grandfathering process as they didn't qualify and they wanted to get the qualification.

New Members:

- 3 new members were brought on last May and 2 of those completed their probation period successfully and were brought on full time this month. We welcomed Meghan O'Hara and Ryan Sholdice to the Department.

Equipment:

- New doors on the firehall installed this year
- Purchased AED (Defib) with donated funds
- Purchased 2 SCBA's this year – 1 with donated funds from the Breakfast and the other we received \$4,000 from The Trillium Grant program and the remained of the cost came from the 2019 Budget
- Other equipment purchased was a glass cutter and a Rescue Mannequin. The Rescue Mannequin was also purchase through donations received by the Fire Department.
- District Chief McLellan mentioned they are looking at new extrication tools and a RIT Pack for next year's budget. The current extrication tools they are using are 14 years old and use 100,000 psi to cut through vehicles. Today's vehicles are stronger and tools that use 300,000 psi are required.

7. Review of Incident Calls to Date

The attached list of incident calls to date was reviewed.

8. **Other Business**

No new business was brought forward.


9. **Next Meeting Date**

The next meeting of Brussels & Area Fire Committee will be early in April. The date was not set as schedules were not known. The date will be picked closed to April.

10. **Adjournment**

On a motion made by Zoey Onn, it was moved that the Brussels & Area Fire Committee adjourn at 8:35 pm. **Carried.**

Chair, John Lowe



Secretary, Marty Bedard



BRUSSELS FIRE DEPARTMENT

Revenue and Expenditure Report

As of November 30, 2019

	2018 YTD December	2019 November	2019 YTD November	2018 Budget	2019 Budget	\$ Variance	% Variance
PROTECTION TO PERSONS & PROPERTY							
BRUSSELS FIRE DEPARTMENT							
Revenue							
Federal							
1-210-120-3100 Fire - Brussels - Rev-HST Rebate	(4,540)	0	0	(5,300)	(4,500)	4,500	100.0%
Total Federal	(4,540)	0	0	(5,300)	(4,500)	4,500	100.0%
Other Municipalities							
1-210-120-3300 Fire - Brussels - Rev-Other Municipa	(95,024)	0	(61,179)	(95,024)	(63,946)	2,767	4.3%
Total Other Municipalities	(95,024)	0	(61,179)	(95,024)	(63,946)	2,767	4.3%
Donations							
1-210-120-3505 Fire - Brussels - Rev-Donations	(9,077)	0	(12,644)	(10,000)	(8,000)	(4,644)	(58.1%)
Total Donations	(9,077)	0	(12,644)	(10,000)	(8,000)	(4,644)	(58.1%)
User Fees							
1-210-120-3400 Fire - Brussels - Rev-Service Recov	(44,459)	0	(4,855)	(23,000)	(45,000)	40,145	89.2%
1-210-120-3423 Fire - Brussels - Rev - Sale of Equip	(4,061)	0	0	(2,000)	0	0	0.0%
Total User Fees	(48,520)	0	(4,855)	(25,000)	(45,000)	40,145	89.2%
Other Revenue							
1-210-120-3700 Fire - Brussels - Gain/Loss on Dispo	(3,561)	0	0	0	0	0	0.0%
Total Other Revenue	(3,561)	0	0	0	0	0	0.0%
Total Revenue	(160,722)	0	(78,678)	(135,324)	(121,446)	42,768	35.2%
Expenditures							
Salaries & Benefits							
1-210-120-4000 Fire - Brussels - Salaries & Wages	67,557	66,800	66,800	63,180	60,000	6,800	11.3%
1-210-120-4750 Fire - Brussels - Employee Benefits	7,295	3,516	3,516	3,260	7,500	(3,984)	(53.1%)



BRUSSELS FIRE DEPARTMENT

Revenue and Expenditure Report

As of November 30, 2019

	2018 YTD December	2019 November	2019 YTD November	2018 Budget	2019 Budget	\$ Variance	% Variance
Total Salaries & Benefits	74,852	70,316	70,316	66,440	67,500	2,816	4.2%
Operating							
1-210-120-5001 Fire - Brussels - Travel, Expenses &	794	232	232	500	1,000	(768)	(76.8%)
1-210-120-5002 Fire - Brussels - Training/Seminars/Co	2,381	8,758	17,520	12,000	20,000	(2,480)	(12.4%)
1-210-120-5004 Fire - Brussels - Telecommunication	2,187	61	2,014	2,500	2,275	(261)	(11.5%)
1-210-120-5005 Fire - Brussels - Utilities	3,840	0	2,955	4,400	4,050	(1,095)	(27.0%)
1-210-120-5008 Fire - Brussels - R & M - Bldg	3,680	132	1,978	3,500	4,000	(2,022)	(50.6%)
1-210-120-5009 Fire - Brussels - R & M - Equipment	4,061	130	4,879	5,000	5,000	(121)	(2.4%)
1-210-120-5010 Fire - Brussels - R & M - Vehicle	2,644	0	3,434	5,000	5,000	(1,566)	(31.3%)
1-210-120-5013 Fire - Brussels - Advertising	254	51	144	500	500	(356)	(71.2%)
1-210-120-5017 Fire - Brussels - Office/Meeting Suppl	29	4	359	500	250	109	43.6%
1-210-120-5019 Fire - Brussels - Tools/Equipment P	31,978	(600)	33,334	30,000	30,000	3,334	11.1%
1-210-120-5020 Fire - Brussels - Fuel	1,834	0	1,081	1,000	1,850	(769)	(41.6%)
1-210-120-5035 Fire - Brussels - Radio Licenses	594	0	594	650	600	(6)	(1.0%)
1-210-120-5301 Fire - Brussels - Insurance	8,037	(2,593)	7,532	7,956	8,037	(505)	(6.3%)
1-210-120-5601 Fire - Brussels - Rent - Equipment	6,975	581	6,394	6,975	6,975	(581)	(8.3%)
1-210-120-6000 Fire - Brussels - Program Exp	5,622	0	949	1,000	1,500	(551)	(36.7%)
1-210-120-6006 Fire - Brussels - Mutual Aid	340	0	459	350	1,000	(541)	(54.1%)
1-210-120-6007 Fire - Brussels - Dispatch Costs	6,534	0	6,302	7,500	6,500	(198)	(3.0%)
1-210-120-6010 Fire - Brussels - Uniform	763	0	0	1,000	500	(500)	(100.0%)
1-210-120-7015 Fire - Brussels - Chrg from HE Fire C	32,799	2,772	30,493	41,543	33,265	(2,772)	(8.3%)
1-210-120-8500 Fire - Brussels - Amortization	28,653	0	0	0	0	0	0.0%
Total Operating	143,999	9,528	120,653	131,874	132,302	(11,649)	(8.8%)
Capital							



BRUSSELS FIRE DEPARTMENT

Revenue and Expenditure Report

As of November 30, 2019

	2018 YTD December	2019 November	2019 YTD November	2018 Budget	2019 Budget	\$ Variance	% Variance
2-922-100-8020 Capital - Brussels Fire - Vehicles	0	0	0	353,150	0	0	0.0%
2-922-100-8025 Capital - Brussels Fire - Bldg Renov.	0	0	11,194	0	15,000	(3,806)	(25.4%)
Total Capital	0	0	11,194	353,150	15,000	(3,806)	(25.4%)
Other Items							
Charge to Other Job	0	0	0	0	0	0	0.0%
Transfer to Reserves	0	0	0	0	0	0	0.0%
Transfer from Reserves							
1-210-120-9500 Fire - Brussels - Transfer from Rese	(300,000)	0	0	(300,000)	0	0	0.0%
Total Transfer from Reserves	(300,000)	0	0	(300,000)	0	0	0.0%
Total Expenditures	(81,149)	79,844	202,163	251,464	214,802	(12,639)	(5.9%)
Sub-total	(241,871)	79,844	123,485	116,140	93,356	30,129	32.3%
Total PROTECTION TO PERSONS & PROPERTY	(241,871)	79,844	123,485	116,140	93,356	30,129	32.3%
Total BRUSSELS FIRE DEPARTMENT	(241,871)	79,844	123,485	116,140	93,356	30,129	32.3%

2018-2019 INCIDENT CALL OUT REPORT - BRUSSELS STATION										
FIRE #	DATE	MUN.	TRUCK CHARGES	WAGES		BRUSSELS	MORRIS TURNBERRY	OTHER	INCIDENT TYPE	ADDRESS
18-139-B48	Nov. 7/18	HE	900.00	700.44				1,600.44	Assist to Seaforth - Shed	43065 Canada Com Rd
18-140-B49	Nov. 7/18	MT	300.00	107.76			407.76		Medical - VSA	84495 Brussels Line
18-142-B50	Nov. 10/18	HE	300.00	269.40		569.40			Medical - SOB	259 Stretton St.
18-144-B51	Nov. 19/18	HE	300.00	80.82		380.82			Medical - SOB	666 Elizabeth St.
18-145-B52	Nov. 24/18	HE	300.00	323.28		623.28			Medical - Possible OD	251 Princess St.
18-146-B53	Nov. 26/18	HE	300.00	538.80		838.80			Medical - SOB	60 Raymond Court
18-148-B54	Nov. 27/18	HE	300.00	296.34		596.34			Medical - Unconscious	542 Turnberry St.
18-B55	Dec. 27/18	HE		53.88		53.88			CO Alarm Sounding	700 Turnberry St.
18-158-B56	Dec. 27/18	HE	300.00	350.22		650.22			Medical - choking	401 Alexander St.
19-003-B01	Jan. 20/19	MT	300.00	469.37			769.37		Chimney Fire	42451 Cranbrook Rd.
19-005-B02	Jan. 26/19	HE	300.00	248.49		548.49			Medical	700 Turnberry St.
19-011-B03	Feb. 5/19	HE	500.00	717.86		1,217.86			CO Alarm Sounding	40 Catherine St.
19-022-B04	Feb. 24/19	MT	700.00	800.69			1,500.69		MVC - Truck Rollover	42043 Blyth Road
19-025-B05	Mar. 10/19	HE	300.00	414.15		714.15			Medical - Unconscious	650 Turnberry St.
19-026-B06	Mar. 11/19	HE	300.00	524.59		824.59			Medical - Seizure	640 Elizabeth St.
19-028-B07	Mar. 21/19	HE	700.00	1,601.38		2,301.38			House Fire	121 Turnberry St.
19-030-B08	Mar. 24/19	HE	300.00	386.54		686.54			Medical - Possible OD	640 Elizabeth St.
19-032-B09	Mar. 28/19	HE	300.00	193.27		493.27			Auto Alarm	400 Alexander St.
19-033-B10	Apr. 1/19	HE	300.00	386.54		686.54			Medical - Amb. Assist	40 Flora St.
19-034-B11	Apr. 2/19	HE	300.00	414.15		714.15			Medical - Unconscious	620 Turnberry St.
19-035-B12	Apr. 6/19	HE	300.00	386.54		686.54			Medical - SOB	259 Stretton St.
19-036-B13	Apr. 8/19	HE	500.00	1,021.57		1,521.57			Car Fire - stolen car	800 Sports Dr.
19-037-B14	Apr. 11/19	HE		55.22		55.22			Possible CO	40 Flora St.
19-038-B15	Apr. 23/19	HE	300.00	138.05		438.05			Medical - VSA	33 Flora St.
19-045-B16	May 5/19	CH	700.00	579.81				1,279.81	MA for Blyth - Barn Fire	82943 Burns Line
19-055-B17	May 28/19	HE	300.00	248.49		548.49			Medical on School Bus	Brussels Line at Brandon
19-058-B18	June 6/19	HE	700.00	1,090.61		1,790.61			House Fire	38 Elm St.
19-059-B19	June 8/19	HE	300.00	331.32		631.32			MVC/Medical	Turnberry at McCutcheon
19-064-B20	June 22/19	HE	300.00	303.71		603.71			Medical - SOB	700 Turnberry St. Apt. 5
19-065-B21	June 24/19	HE	300.00	165.66		465.66			Medical - SOB	470 Elizabeth St. Apt. 3
19-072-B22	July 16/19	HE	300.00	165.66		465.66			MVC	Flora at Sports Dr.
19-077-B23	July 23/19	HE	1,300.00	662.64		1,962.64			Barn Fire	84047 Gillis Line

13 23-3

AMO Update not displaying correctly? [View the online version](#) | [Send to a friend](#)
Add Communicate@amo.on.ca to your safe list



November 20, 2019

Province Launches Consultations on the Blue Box Regulation

The Ministry of the Environment, Conservation and Parks has officially launched a multi-stage public consultation process with municipal governments, producers, waste management industries, and non-profit organizations, on the transition of the Blue Box program to full producer responsibility.

The first consultation will be held by webinar on Wednesday, November 27, 2019. The Ministry will be explaining how stakeholders can take part in the development of a new regulation for the Blue Box under the *Resource Recovery and Circular Economy Act, 2016*.

To participate in the Ministry of Environment, Conservation and Parks webinar, register by Friday, November 22, 2019, with Marc Peverini, Senior Policy Analyst, Resource Recovery Policy Branch at Marc.Peverini@ontario.ca or 416-908-1528.

This is welcomed news for municipal governments as this process will define how the producer-run Blue Box system will work, and determine the regulatory amendments necessary to end municipalities' obligation to provide Blue Box services between 2023 and 2025. A great deal of work has already been done by all stakeholders and this is the opportunity to make progress on moving waste diversion in Ontario into a circular economy once and for all.

It will be important to be engaged in this process, as your input will help inform the key elements and proposed approach for a producer responsibility regulation. This includes maintaining a convenient and accessible collection system, identifying a standardized list of materials to be collected (including considering how best to deal with single use plastics), and setting targets or other performance targets.

AMO is well-positioned for these discussions, as staff just concluded a series of consultations across the Province with municipal staff. We will continue to work with our members and the Ministry throughout the process to advocate for a Blue Box regulation that creates a seamless experience for residents, and ensures that producers are held responsible for managing plastic and other packaging at end-of-life.

AMO Contacts:

Dave Gordon, Senior Advisor, dgordon@amo.on.ca, 416-389-4160
Amber Crawford, Policy Advisor, acrawford@amo.on.ca, 416-971-9856 ext. 353.

*Disclaimer: The Association of Municipalities of Ontario (AMO) is unable to provide any warranty regarding the accuracy or completeness of third-party submissions. Distribution of these items does not imply an endorsement of the views, information or services mentioned.



Please consider the environment
before printing this.

Association of Municipalities of Ontario
200 University Ave. Suite 801, Toronto ON Canada M5H 3C6

Wish to Adjust your AMO Communication Preferences ? [Click Here](#)



13-23-4

**MINUTES
VANASTRA RECREATION CENTRE / DAY CARE
COMMITTEE MEETING
MONDAY, NOVEMBER 18th, 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 Becky Kyle and seconded by Scott Townsend:

That the Agenda for the regular meeting dated November 18th, 2019 be adopted as circulated.
Carried.

3. DECLARATION OF PECUNIARY INTERESTS AND GENERAL NATURE THEREOF

4. DELEGATIONS

5. MEETING MINUTES

Moved by Mark Stone and seconded by Scott Townsend:

That the following meeting minutes be approved as circulated.

- i) Regular Meeting – October 7th, 2019 Carried.

6. BUSINESS ARISING FROM THE MINUTES

7. REPORTS & RECOMMENDATIONS

Facility Managers Report

Ventilation System – Pool Area

The Facility Manager advised that Callidus Engineering have issued Addendum No. 2 to the mechanical upgrades tender giving notice that the Municipality has decided to defer the tender until early spring 2020 due to difficulties with scheduling.

The Facility Manager advised the project is now expected to be scheduled in June of 2020 and the Building & Property Maintenance Coordinator will be contacting Callidus Engineering to determine when tender calls are to be scheduled and the estimated time to complete the project.

Committee members requested the tender call be issued before the end of the year to ensure contractors are able to schedule the project at the preferred time in June. It was noted that having the dates confirmed will also allow the Manager to schedule accordingly to accommodate the shut down for the construction period.

The Facility Manager also advised that an announcement has been received from the Ontario Trillium Foundation advising the grant application for the ventilation system in the pool area was unsuccessful.

Lifeguard Training

The Facility Manager advised that Lifeguard training commenced October 28th with 8 candidates enrolled for the Water Safety Instructor Course. The Manager noted that of the 8 candidates enrolled it is anticipated that 4 will be future staff.

Outstanding Invoices

The Facility Manager advised that several attempts have been made to collect outstanding invoices from 2017 and 2018 with no success. The Manager requested the unpaid invoices to be written off.

Moved by Becky Kyle and seconded by Scott Townsend:

That the Vanastra Recreation Centre/Day Care Committee authorize the following unpaid invoices from 2017 and 2018 to be written off:

- | | |
|-------------------------------|----------|
| 1. Eggington (2017) Day Camp | \$23.00 |
| 2. Mann (2017) Day Camp | \$286.00 |
| 3. Kinsmen (2018) Pool Rental | \$67.80 |
| 4. Clayton (2018) Day Camp | \$45.00 |
| 5. Losbury (2018) Day Camp | \$390.00 |
| 6. Popp (2018) Day Camp | \$48.00 |

Carried.

Snow Removal

The Facility Manager advised that two quotations were received to provide snow removal for the 2019-2020 season as follows:

Van Driel Excavating Inc. \$125.00 per hour (Sanding & Salting \$74.00 per time)
Howes Lawn & Landscaping \$100.00 per visit (Sanding & Salting \$75.00 per time)

The Facility Manager advised that the per hour rate and per visit rate is comparable noting Van Driel Excavating Inc. takes approximately 45 minutes on average to clear the parking lot.

Moved by Mark Stone and seconded by Becky Kyle:

That the Vanastra Recreation Centre/Day Care Committee accept the quotation of VanDriel Excavating Inc. to provide snow removal for the 2019-2020 season at \$125.00 per hour, including sweeping of the grass in the spring. Carried.

Moved by Mark Stone and seconded by Scott Townsend:

That the Managers Report for November 2019 be approved as presented. Carried.

Financial Statements

Committee members were provided with a Year-to-Date Financial Statement for the period ending October 31st, 2019. The Facility Manager reviewed the statement in detail with Committee members noting the year-to-date financial statement position was good overall indicating a surplus at this time. The Manager advised that forecasting will continue for the balance of the year and an update will be provided at the next meeting.

Moved by Becky Kyle and seconded by Scott Townsend:
That the Vanastra Recreation Centre/Day Care Committee receive the Year-to-Date Financial Statements for the period ending October 31st, 2019.
Carried.

8. CORRESPONDENCE

9. UNFINISHED BUSINESS

10. OTHER BUSINESS

Memberships – Winter Travelers

Committee member Brenda Dalton advised she has been approached by a ratepayer questioning whether a reduction in the membership cost is available for people that were away in the winter. The Facility Manager advised this matter has been raised in the past and the following policy was adopted in 2005.

Policy 7.22 – That Membership Fees are valid for the duration of period purchased, no refunds and no extension.

The Facility Manager also advised it would be difficult administratively and time consuming to manage any type of reduction in membership fees, noting the annual membership fee for an adult is \$497 and in comparison to other facilities is a very reasonable rate. The Committee discussed this matter and noted that members may not be able to use the facility for a portion of the year for a variety of reasons and setting criteria to determine eligibility for reductions is difficult. It was the general consensus that to maintain reasonable rates and be fair to all members, the current policy shall remain in effect.

11. CLOSED SESSION AND REPORTING OUT

12. MEETING DATES

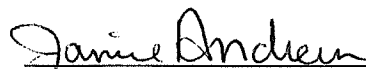
Upcoming meetings for the Committee are scheduled for December 16th, 2019 and January 13th, 2020.

13. ADJOURNMENT

The time now being 6:55 p.m.

Moved by Scott Townsend and seconded by Becky Kyle:
That the meeting now adjourn until Monday, December 16th, 2019 at 6:00 p.m. Carried.

Chair, Janet Boot



Secretary, Janice Andrews

13-23.5

**MINUTES OF THE
SEAFORTH & DISTRICT COMMUNITY CENTRES
MANAGEMENT COMMITTEE MEETING
SDCC BOARD ROOM
Wednesday, November 13th, 2019 – 6:30 P.M.**

- | | | |
|-------------------------|-------------------------------|---|
| MEMBERS PRESENT: | Huron East | - Lisa Campbell
- Georgina Reynolds
- Joe Steffler
- Gloria Wilbee |
| | West Perth | - Alvin Dow
- Cheri Bell |
| MEMBERS ABSENT: | | - Barry Young |
| STAFF PRESENT: | Facility Manager
CAO/Clerk | - David Meriam
- Brad Knight |

1. CALL TO ORDER & ADOPT AGENDA

Chair Lisa Campbell called the meeting to order at 6:35 p.m.

Moved by Georgina Reynolds and seconded by Gloria Wilbee that the agenda for the meeting be adopted as circulated. **Carried**

2. DECLARATION OF PECUNIARY INTEREST - None

3. DEPUTATIONS – None

4. MINUTES OF THE PREVIOUS MEETING

Moved by Alvin Dow and seconded by Joe Steffler that the minutes of the October 16th, 2019 meeting be adopted as circulated **Carried**

5. BUSINESS ARISING FROM THE MINUTES – None

6. FINANCIAL

The Secretary reviewed the October financial statement with the following being noted;

- Net bar revenues are \$21,745 compared to \$21,723 at the end of October last year.
- Ice rentals are \$ 124,212 compared to \$110,534 at the end of October last year
- Combined building and maintenance and equipment repairs amounted to \$60,600 compared to the \$45,550 budgeted for both accounts with the unanticipated replacement of a condenser motor and compressor motor being the primary causes of being over budget
- The accumulated deficit to the end of October is \$150,110 compared to the budget of \$124,140

Moved by Georgina Reynolds and seconded by Gloria Wilbee that the Financial

Statement be accepted as presented

Carried

7. **MANAGER'S REPORT**

Facility Manager Dave Meriam presented his manager's report and highlighted the following;

Building Operations and Maintenance Issues

- The water pump on the condenser is leaking and should be replaced at the end of the season. He noted the pump had been replaced in 1992 at a cost of \$8,000.

Recreation Programs

- Pickleball – Monday & Thursday 1:00 to 3:00, Tuesday & Thursday 6:30 to 9:00,
- Clogging – Tuesday 6:30 to 8:00 (upstairs)
- Shuffleboard – Wednesday 1:00 to 3:30
- Walking Daily 9:00 to 11:00
- Senior Fitness – Tuesday and Thursday 9:30 to 10:30
- Tuesday Tunes will run through late November into early December before taking a break for Christmas

Events

- Seaforth Centanaires home opener was on November 2nd with 400-500 people in attendance
- Seaforth Generals are drawing well to their home games
- Seaforth Atom Local League tournament November 23rd & 24th
- Toy show November 24th & 25th
- Quilt Show November 28th to 30th – it was noted that this event used to be in the Legion but has outgrown their facility.

Moved by Alvin Dow and seconded by Joe Steffler that the Facility Manager's Report be accepted as presented.

Carried

8. **UNFINISHED BUSINESS**

- Revised Alcohol policy will be presented at a future meeting.

9. **NEW BUSINESS**

Committee members were reminded of the Christmas sweater fundraising dance on December 21st and Committee members were asked to confirm their availability with either the Chair or the Facility Manager to ensure that enough staff were available to cover both the dance and the Senior hockey game that night between Seaforth/Clinton. It was noted that staff would be working through the night to have the auditorium ready for Christmas events the following day.

10. **ADJOURNMENT**

Moved by Georgina Reynolds and seconded by Joe Steffler that the time now being 6:45 p.m. that the meeting do now adjourn until December 12th, 2019 at 6:30 p.m. or any special meeting called by the Chair.

Carried.

Chair, Lisa Campbell

Secretary, Brad Knight

**THE CORPORATION
OF THE
MUNICIPALITY OF HURON EAST
BY-LAW NO. 84 FOR 2019**

Being a By-law to provide for Drainage Works
in the Municipality of Huron East, in the County of Huron,
and for the borrowing on the credit of the Municipality,
the sum of \$700,000 for the completion of the said
Drainage Works, Haney Municipal Drain 2019.

WHEREAS the requisite number of owners have petitioned the Council of the Corporation of the Municipality of Huron East, in the County of Huron, in accordance with the provisions of the Drainage Act, R.S.O. 1990, Chapter D.17, Section 78 and amendments thereto, requesting that the area described as requiring drainage may be drained by a drainage works;

AND WHEREAS the Council of the Corporation of the Municipality of Huron East has procured a report made by Dietrich Engineering Limited, Waterloo, Ontario, which report dated November , 2019 shall be considered a part thereof;

AND WHEREAS the total estimated cost of the drainage works is \$700,000;

AND WHEREAS the Council of the Corporation of the Municipality of Huron East is of the opinion that the drainage works is desirable;

NOW THEREFORE the Council of the Corporation of the Municipality of Huron East pursuant to The Drainage Act, R.S.O. 1990 **ENACTS AS FOLLOWS:**

1. The said Report, Plans, Specifications, Estimates and Schedules of Assessment are hereby adopted, and the Drainage Works as proposed shall be constructed in accordance therewith.
2. The amount of \$700,000, necessary to be raised for such Drainage Works shall be made a cash assessment upon lands and roads affected by the proposed Drainage work, with interest at the rate of fifteen per cent per annum added after such date is called, provided that such sum shall be reduced by the amount of grants, if any, and commuted payments, with respect to the lands and roads assessed.
3. This By-law shall come into force on the passing thereof and may be cited as the "Haney Municipal Drain 2019".

READ a first and second time this 3rd day of December, 2019.

Bernie MacLellan, Mayor,

Brad Knight, CAO/Clerk

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

Bernie MacLellan, Mayor,

Brad Knight, CAO/Clerk

CORPORATION OF THE MUNICIPALITY OF HURON EAST

TUCKERSMITH WARD

BY-LAW NO. 85 – 2019

BEING a by-law to amend the zoning on Concession 5, Huron Road Survey, Part Lot 8, Registered Plan 22R5803 Part 1, Tuckersmith Ward, Municipality of Huron East, known municipally as 43003 Tile Road.

WHEREAS Section 39.1(3) of the Planning Act, 1990, authorizes a municipality to pass a by-law under Section 34 of the Planning Act, 1990, for the purpose of authorizing the temporary use of lands, buildings, or structures for purposes otherwise prohibited by the by-law.

WHEREAS the Council of 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 Temporary Use by-law shall apply to Concession 5, Huron Road Survey, Part Lot 8, Registered Plan 22R5803 Part 1, Tuckersmith Ward, Municipality of Huron East (43003 Tile Road).
2. The Temporary Use authorized by this by-law shall be in effect for a period of 20 years from the date of passing of this by-law.
3. The Council may, by by-law, grant further periods of not more than three years during which the Temporary Use is authorized.
4. The Temporary Use permitted by this by-law is as follows:
Notwithstanding the provisions of Section 7.1, 7.2., and 7.3. of By-law 52-2006, to the contrary, the lands to which this Temporary Use By-law applies may also be used for a temporary secondary dwelling unit for farm employees or farm family as outlined in the agreement with the Municipality of Huron East, subject to the setback provisions of Section 7.4. The temporary dwelling unit must be either a mobile home or modular home, designed to be moveable, and will have a maximum floor area of 130 sq. metres (1400 sq. feet). The temporary dwelling will be connected to the site services. The temporary dwelling will not be entitled to a severance from the existing parcel. All other provisions of By-law 52-2006 continue to apply.
5. This by-law affects Key Map 46 of By-law 52-2006, as attached as Schedule 3.
6. All other provisions of By-law 52-2006 shall apply.
7. This by-law shall come into effect upon final passing, pursuant to Section 34 and 39.1(3) of the Planning Act, RSO, 1990.

READ A FIRST TIME ON THE 3rd DAY OF December 2019.

READ A SECOND TIME ON THE 3rd DAY OF December 2019.

READ A THIRD TIME AND PASSED THIS 3rd DAY OF December 2019.

Bernie MacLellan, Mayor

Brad Knight, Clerk/CAO

SCHEDULE 1

CORPORATION OF THE MUNICIPALITY OF HURON EAST

TUCKERSMITH WARD

BY-LAW NO. 85 – 2019

1. By-law No. 85 – 2019 has the following purpose and effect:

The purpose of the proposed temporary use zoning by-law amendment is to permit a temporary secondary dwelling unit in the front yard on Concession 5, Huron Road Survey, Part Lot 8, Registered Plan 22R5803 Part 1, Tuckersmith Ward, Municipality of Huron East (43003 Tile Road). The subject property is zoned AG4 (Agricultural Small Holding Zone) and designated Agriculture in the Huron East Official Plan.

The temporary secondary dwelling unit is to be used by farm employees or farm family. It will be required to be removed at the expense of the owner when it is no longer required or the temporary use by-law expires. The temporary dwelling unit must be either a mobile home or modular home, designed to be moveable, and connected to the existing site services.

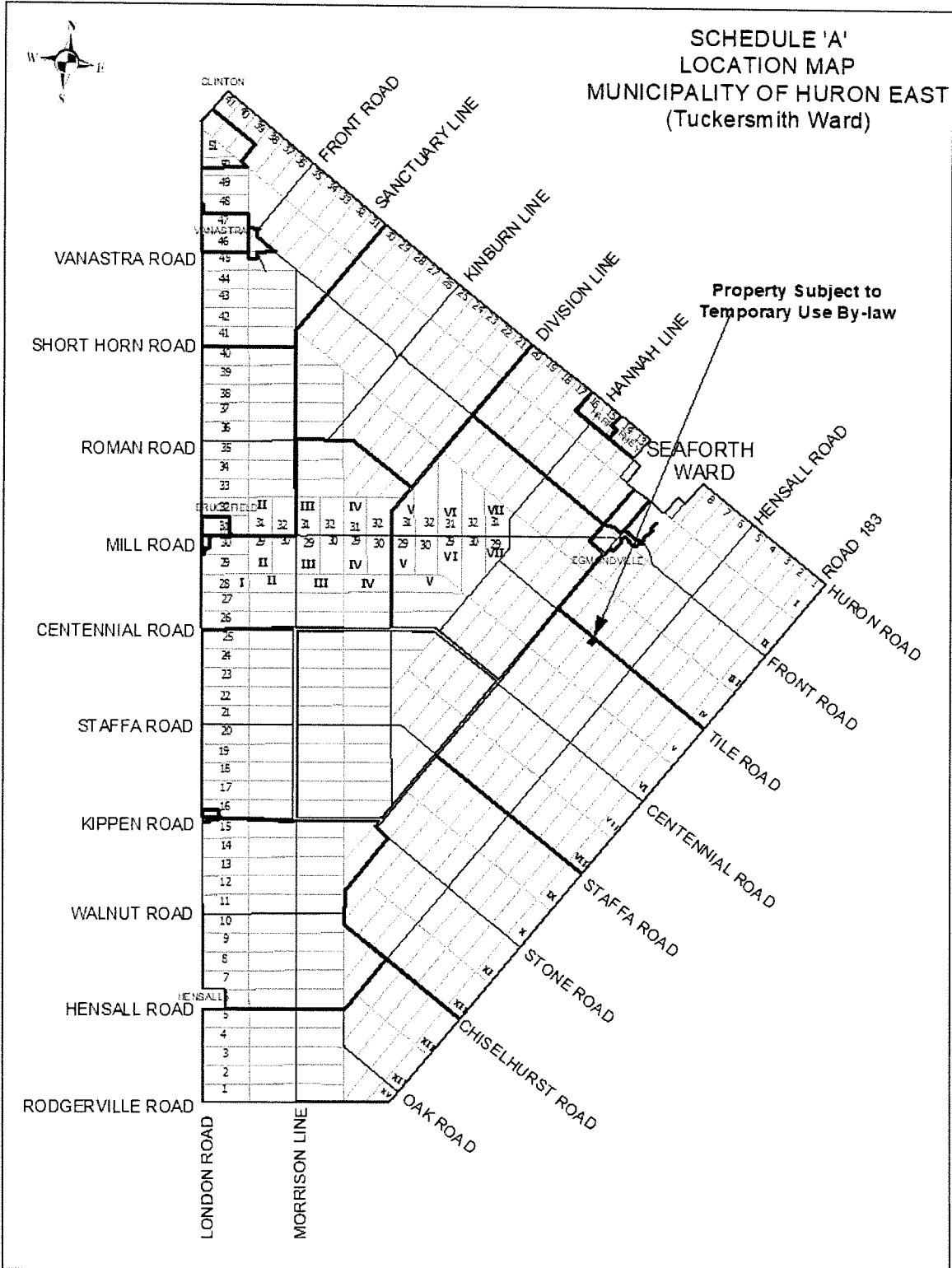
The temporary dwelling will not be entitled to a severance from the existing parcel. The proposed by-law can be in effect for up to 20 years, with the renewal of the by-law requiring a further public meeting.

Attached is a sketch that outlines the proposed temporary dwelling location on 43003 Tile Road. 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 and are entitled Schedules 2 & 3.

SCHEDULE 2
CORPORATION OF THE MUNICIPALITY OF HURON EAST
TUCKERSMITH WARD
BY-LAW NO. 85 – 2019



READ A FIRST TIME ON THE 3rd DAY OF December 2019.
 READ A SECOND TIME ON THE 3rd DAY OF December 2019.
 READ A THIRD TIME AND PASSED THIS 3rd DAY OF December 2019.

 Bernie MacLellan, Mayor

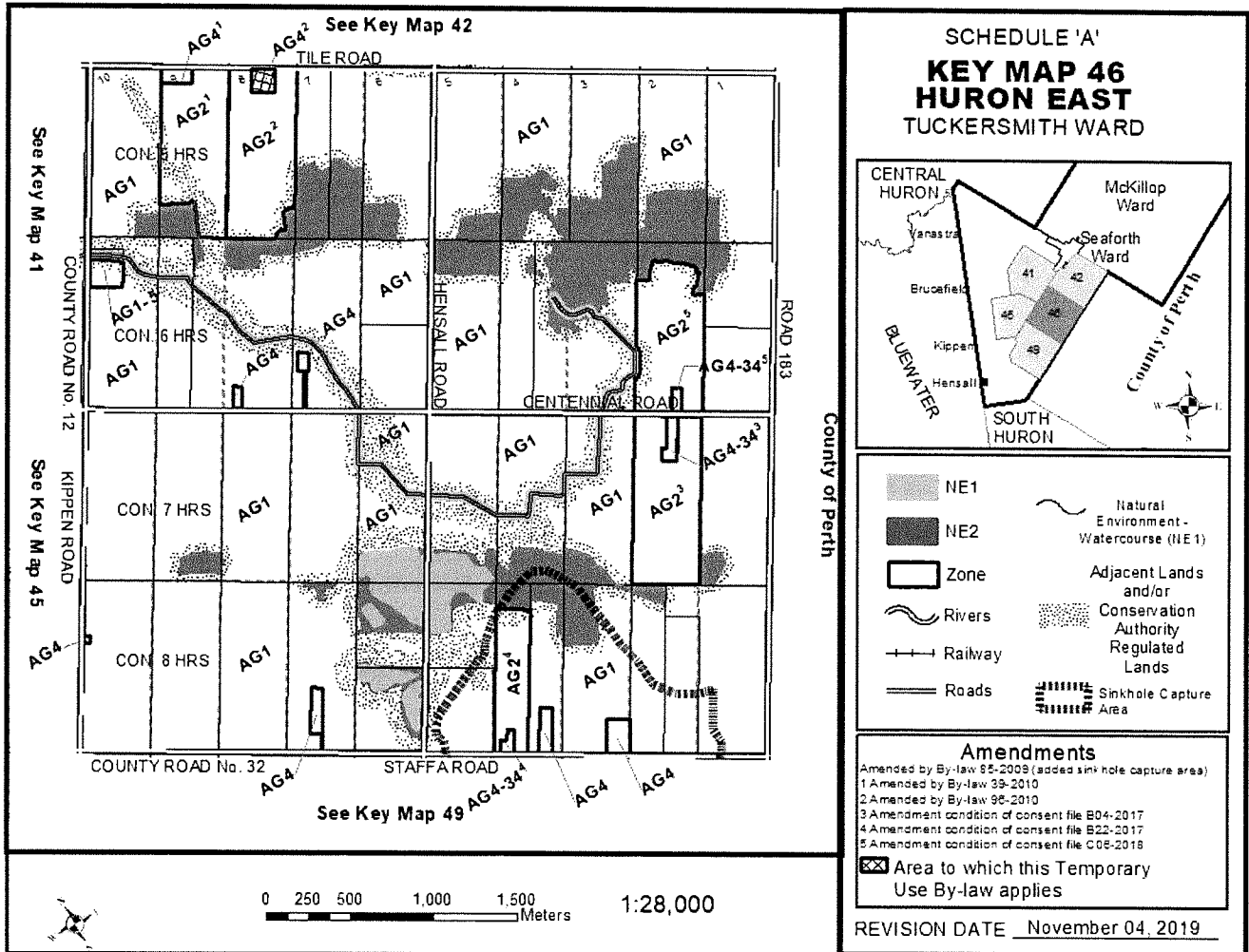
 Brad Knight, Clerk/CAO

SCHEDULE 3

CORPORATION OF THE MUNICIPALITY OF HURON EAST

TUCKERSMITH WARD

BY-LAW NO. 85 – 2019



READ A FIRST TIME ON THE 3rd DAY OF December 2019.

READ A SECOND TIME ON THE 3rd DAY OF December 2019.

READ A THIRD TIME AND PASSED THIS 3rd DAY OF December 2019.

Bernie MacLellan, Mayor

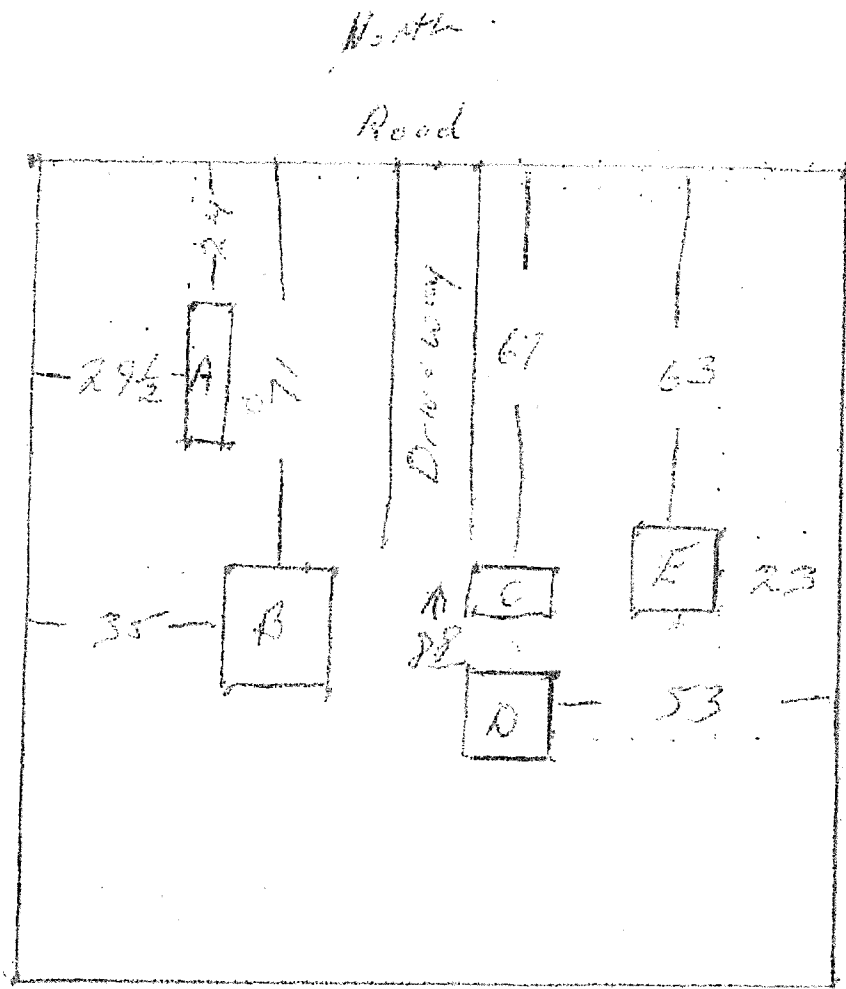
Brad Knight, Clerk/CAO

CORPORATION OF THE MUNICIPALITY OF HURON EAST

TUCKERSMITH WARD

BY-LAW NO. 85 - 2019

Appendix A: Submitted sketch of proposed location for garden suite at Tile Road



A - New building site

B - Barn 18x18

C - Shed 14x7

D - Shed 13x13

E - House 13x14

**THE CORPORATION
OF THE
MUNICIPALITY OF HURON EAST
BY-LAW NO. 86 FOR 2019**

Being a by-law to authorize the signing of an Agreement
between the Corporation of the Municipality of Huron East
and William Swinkles.

WHEREAS the Municipal Act, S.O. 2001, c.25, as amended, s. 8(1) contains broad authority to municipalities to enable municipalities to govern its affairs as it considers appropriate;

AND WHEREAS pursuant to Section 9 of the Municipal Act, S.O. 2001, c. 25, as amended, a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority;

AND WHEREAS pursuant to Section 39 (1) of the Planning Act, R.S.O. 1990, as amended, the Council of the Corporation of the Municipality of Huron East, under the provisions of By-Law 85-2019 amended Zoning By-Law 52-2006 to permit a temporary use (garden suite) on Part Lot 8, Concession 5, HRS, Registered Plan 22R-5803 Part 1, Tuckersmith Ward;

AND WHEREAS pursuant to Section 39.1 (1) of the Planning Act, R.S.O. 1990, as amended, Council may require as a condition to passing a by-law authorizing the temporary use of a garden suite, the owner of the suite or any other person to enter into an agreement with the municipality dealing with such matters related to the temporary use of the garden suite as the council considers necessary or advisable;

AND WHEREAS the Council of the Corporation of the Municipality of Huron East and William Swinkles (Owner) consider it desirous and appropriate to enter into an Agreement regarding the Garden Suite;

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 and instructed to enter into an Agreement with William Swinkles attached hereto as Schedule "A".
2. That the Mayor and the CAO/Clerk are hereby authorized to sign and execute all documents required for the registration of this by-law.
3. 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 3rd day of December, 2019.

Read a third time and finally passed this 3rd day of December, 2019.

Bernie MacLellan, Mayor

Brad Knight, CAO/Clerk

**SCHEDULE TO A DOCUMENT GENERAL
AGREEMENT MADE UNDER SECTION 39.1
OF THE PLANNING ACT, R.S.O. 1990**

THIS AGREEMENT made this Xth day of December, 2019

BETWEEN:

William Swinkels
(Hereinafter called the "Owner")

AND

XXXX
(Hereinafter called the "Garden Suite Occupant")

AND

THE CORPORATION OF THE MUNICIPALITY OF HURON EAST

(Hereinafter called the "Municipality")

WHEREAS the Owner is the owner of the lands described in Schedule "A" attached hereto and made part hereof;

AND WHEREAS the Garden Suite Occupant is the person who is to temporarily occupy the said garden suite located on the lands described in Schedule "A" attached hereto;

AND WHEREAS the Owner has requested that the Municipality amend Zoning By-law No. 52-2006 to permit the establishment of a garden suite on the subject land as a temporary use;

AND WHEREAS Section 39 of the Planning Act, R.S.O. 1990, as amended, permits a municipality to adopt By-laws to authorize the temporary use of a Garden Suite;

AND WHEREAS the Municipality, Owner, and Garden Suite Occupant considers it desirable and appropriate to enter into an agreement regarding the Garden Suite;

NOW THEREFORE WITNESSETH that in consideration of the premises and the sum of ONE (\$1.00) DOLLAR paid to the Municipality by the Owners (receipt whereof is hereby acknowledged), and in consideration of the Municipality approving the requested Zoning By-law Amendment for the establishment of a garden suite on the lands described in Schedule "A" attached hereto, the parties hereto agree as follows:

1. This Agreement affects the lands described in Schedule "A" attached hereto, and the Owners hereby consent to the registration of this Agreement against the title of the subject land. The Municipality shall be responsible for the registration. The Owners agree to pay all costs associated with same. The Municipality Clerk shall provide the Owners with a copy of the Agreement, as registered, within 30 days of the signing of the Agreement.
2. The Owners hereby agree to obtain the required approvals and/or respect conformity requirements for such matters as Zoning By-law regulations, Building Code Requirements, Septic System Requirements, as well as any other applicable approval which is required by law, prior to the placement of a Garden Suite on the subject land. For the purpose of this Agreement, a "Garden Suite" means a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed and constructed to be portable.

One garden suite, being a double wide modular home with a maximum area of 136 m² may be placed on the property described in Schedule "A".

3. The Garden Suite shall be located in the Garden Suite area as shown on the Site Plan sketch attached hereto as Schedule "B". Schedule "B" shall form part of this Agreement.

4. Driveway access to the Garden Suite shall be by the existing driveway access to the principal dwelling situated on the subject land and as shown on the attached Schedule "B".
5. Water supply for the Garden Suite shall be from the existing well serving the principal dwelling on the subject land and as shown on the attached Schedule "B".
6. The septic system for the Garden Suite shall be from the existing system serving the principal dwelling on the subject land and as shown on the attached Schedule "B".
7. The Owners hereby agree and warrant that the Garden Suite Occupant is to be the only person who will reside in the Garden Suite and further that the Owners will not permit any other person(s) to reside in the Garden Suite.
8. The Garden Suite Occupant hereby agrees and warrants that they shall be the only person who will occupy the Garden Suite and further will not permit any other person(s) to reside in the Garden Suite.
9. The Owners and the Garden Suite Occupant hereby agree that the Garden Suite shall not be established on the subject property and will not be occupied until such time that the necessary Zoning By-law Amendment has come into force.
10. After the establishment of the Garden Suite on the subject land, the Owners agree to maintain it as developed. Any changes to the Garden Suite and/or the immediate site of the Garden Suite must first be approved in writing by the Municipality. Amendments to this Agreement and associated Site Plan sketch may be required.
11. The Owners agree to remove the Garden Suite from the subject land within three months of the Garden Suite Occupant vacating the Garden Suite.
12. The Garden Suite Occupant hereby undertakes and agrees to vacate the said Garden Suite on or before **December XX, 2039** (20 years from the temporary zoning by-law amendment taking effect). The Parties to this Agreement hereby acknowledge and agree that this Agreement shall expire once the said Garden Suite has been removed.
13. The Owners and the Garden Suite Occupant agree and warrant that they will not call into question directly or indirectly in any proceeding whatsoever in law or in equity or before any administrative or other tribunal the statutory authority or right of the Municipality to require and enforce each and every term, condition and covenant herein and confirm that this provision may be pleaded by the Municipality in any such action or proceeding as a complete and conclusive estoppel of any denial of such right.
14. The Owners, successors and assigns, hereby covenant to indemnify and save harmless the Municipality against any legal liability for losses, damages, claims, actions, demands, suits, and costs arising directly or indirectly from anything done by them or the Garden Suite Occupant or any of their servants, contractors or agents in connection with the performance under this Agreement.
15. Upon the removal of the garden suite from the subject land, the land shall be returned to the original state that existed prior to the establishment of the Garden Suite.
16. The Owners hereby agree to comply with each of the provisions of this Agreement and agree to provide to the Municipality security in the amount of \$1,500.00 to assure performance of the terms and conditions of this Agreement and the said security shall be either:
 - (a) A cash deposit with the "Municipality";
 - (b) Any irrevocable letter of credit from a Chartered Bank of Canada or financial institution, in a form and upon such terms and conditions as may be approved by the Municipality; or
 - (c) Any other security in such a form negotiated with and approved by the Municipality which the Municipality deems to be sufficient security for the purpose of this Agreement and as otherwise provided herein.
17. The Owners agree that the Municipality, or its agents, may enter upon the subject property for the purpose of enforcing the terms of this Agreement and further that the Municipality may, at its

sole discretion, use any or all of the \$1,500.00 deposit referred to above to cover the cost of enforcing any and/or all terms of this Agreement. If the Municipality's enforcement costs exceed \$1,500.00, the Owners acknowledge and agree that the Municipality shall recover the additional expenses in a like manner as municipal taxes as provided for in Section 427 (3) of the Municipal Act, S.O. 2001 c. 25.

IN WITNESS WHEREOF the Owners and Garden Suite Occupant have set their hand and the Municipality has hereunto affixed its corporate seal under the hands of its Mayor and Clerk.

SIGNED, SEALED AND DELIVERED
In the Presence of

)
) **PROPERTY OWNER**
)
)
) Per: _____
) **XX**
)
)
) **GARDEN SUITE OCCUPANT**
)
)
) Per: _____
) **XX**
)
)
) **THE CORPORATION OF THE**
) **MUNICIPALITY OF HURON EAST**
)
)
) Per: _____
) Bernie McLellan, Mayor
)
)
) Per: _____
) Brad Knight, Clerk/CAO
)
) "We have the authority to bind the Corporation."

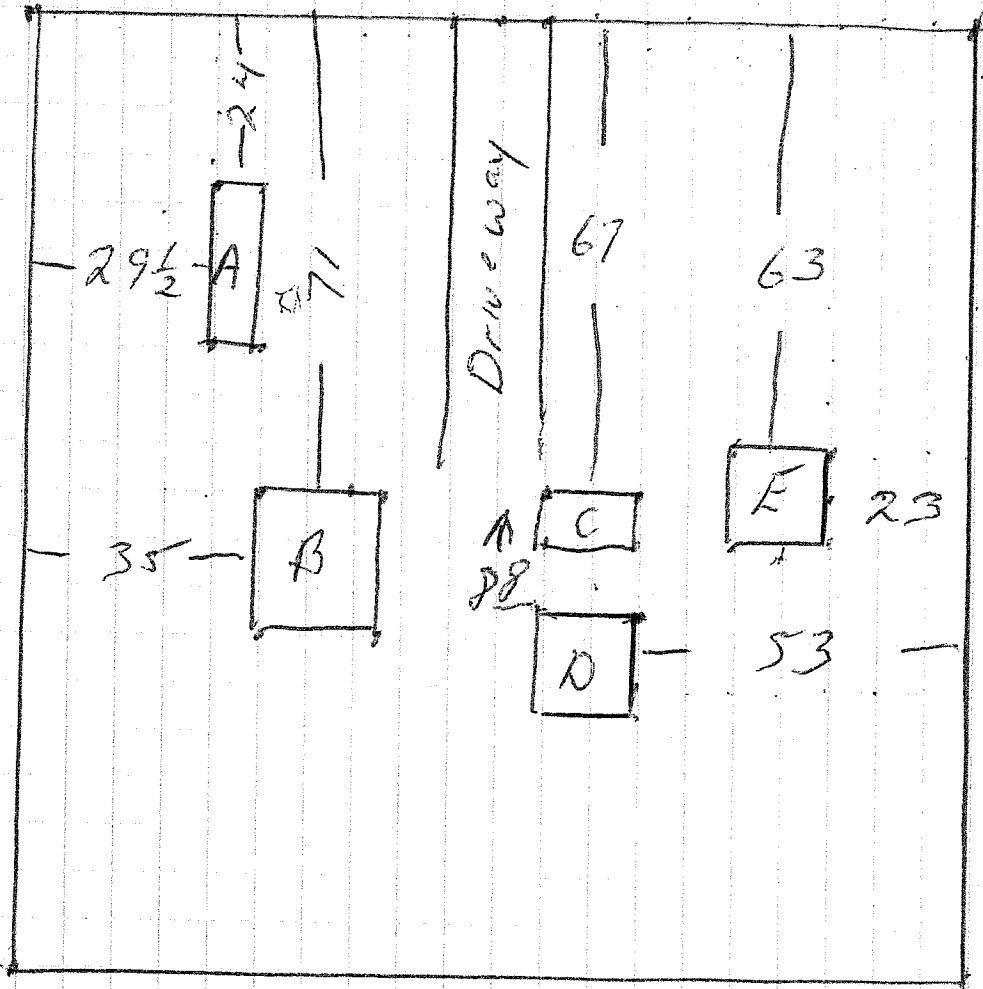
SCHEDULE "A"

Legal Description of the Lands to Which this Agreement Shall Apply

Concession 5, Huron Road Survey, Part Lot 8, Registered Plan 22R5803 Part 1, Tuckersmith Ward, Municipality of Huron East (43003 Tile Road).

North

Road



A - New building site

B - Barn 18 x 18

C - Shed 14 x 7

D - Shed 13 x 13

E - House 13 x 14

- 5 -

“Schedule B”

Site Plan

**THE CORPORATION
OF THE
MUNICIPALITY OF HURON EAST
BY-LAW NO. 87 FOR 2019**

DRAFT

**A BY LAW TO AUTHORIZE A SITE PLAN CONTROL AGREEMENT
BETWEEN THE CORPORATION OF THE MUNICIPALITY OF HURON EAST AND
MARK JOSEPH DEKROON, KYLE DOUGLAS BENNEWIES
AND SCOTT CHRISTOPHER DEKROON**

WHEREAS the Corporation of the Municipality of Huron East deems it advisable and necessary to enter into a Site Plan Control Agreement with Mark Joseph Dekroon, Kyle Douglas Bennewies and Scott Christopher Dekroon to permit _____

70

on Lots 221 and 222, Plan 389, Seaforth Ward, Municipality of Huron East, County of Huron;

AND WHEREAS the proposed development is subject to Site Plan Control pursuant to Section 41 of the Planning Act, RSO 1990, and By-law # 27-2014 of the Corporation of the Municipality of Huron East.

NOW THEREFORE THE MUNICIPAL 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 sign all of the necessary documents to conclude the Site Plan Control Agreement between the Corporation of the Municipality of Huron East and Mark Joseph Dekroon, Kyle Douglas Bennewies and Scott Christopher Dekroon.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 3rd DAY OF DECEMBER, 2019.

Bernie MacLellan, Mayor

Brad Knight, CAO/Clerk

Site Plan Control Agreement

THIS AGREEMENT made this 3rd day of December, 2019.

BETWEEN:

**MARK JOSEPH DEKROON, KYLE DOUGLAS BENNEWIES
AND SCOTT CHRISTOPHER DEKROON**

(Hereinafter called the "Owner")

- and -

CORPORATION OF THE MUNICIPALITY OF HURON EAST

(Hereinafter called the "Municipality")

WHEREAS the Owner is the owner of the land described in Schedule "A" hereto (the "Lands") and municipally known as 70 – 74 AND 76 – 82 Huron Street, Seaforth, Ontario;

AND WHEREAS the Owner and the Municipality held a pre-consultation meeting on September 13th, 2019;

AND WHEREAS the Municipality approved the plans and drawings submitted with the Owner's application on November 29th, 2019, subject to certain conditions, including the entering into of an agreement with respect to the provision of facilities, works or matters as permitted by subs. 41(7) of the *Planning Act*, R.S.O. 1990, c. P. 13;

AND WHEREAS subs. 41(10) of the *Planning Act* permits the registration of this Agreement against the lands to which it applies;

NOW THEREFORE THIS AGREEMENT WITNESSETH THAT in consideration of the mutual covenants hereinafter expressed and other good and valuable consideration, the Parties hereto agree one with the other as follows:

1. Construction in Accordance with Plans and Drawings

The Owner covenants and agrees to develop the Lands and to construct and build such buildings or structures in substantial compliance with the plans and drawings set out in Schedule "B" of this Agreement.

2. Conditions

The Owner covenants and agrees to satisfy each of the conditions set out in Schedule "C" to this agreement.

3. Fees and Charges

The Owner covenants and agrees to pay the Municipality the fees and charges set out in Schedule "D" to this Agreement. The Owner will be responsible for any other reasonable and foreseeable charges that may occur as a direct result of this development, provided that it shall not be responsible for any indirect claims for business disruption or loss of profits of 3rd parties arising out of the work.

4. Security

In order to guarantee compliance with all conditions contained herein, the Owner covenants and agrees to file with the Municipality prior or upon execution of this Agreement, a letter of credit in the amount of \$15,000. The aforesaid letter of credit shall be in a form approved by the Municipality, and the Owner covenants and agrees that the said letter of credit shall be kept in full force and effect and that it will pay all premiums as the said letter of credit becomes due or until such time as the Municipality returns the letter of credit. The letter of credit or other security will be released by Municipality and returned to Owner in accordance with the terms of Schedule "E". The Owner hereby acknowledges and agrees that should there be a deficiency in or failure to carry out any work or matter required by any clause of this Agreement, and the Owner fails to comply, within thirty (30) days written notice, with a direction to carry out such work or matter, the Municipality may draw on the letter of credit to the extent necessary and enter onto the subject lands and complete all outstanding works or matters, and pay all costs and expenses incurred thereby from the proceeds so drawn. In place of a letter of credit, the Owner may deposit with the Municipality cash or certified cheque in an amount equal to the letter of credit and such deposit shall be held by the Municipality as security in accordance with this Agreement, provided that no interest shall be payable on any such deposit.

5. Minor Adjustments or Changes

- a) Pursuant to Section 10.3 of By-law 27-2014, minor adjustments or changes to the requirements and provisions of this Agreement may be made subject to the approval of the Municipality provided that the spirit and intent of the Agreement are maintained. Such minor adjustments or changes shall not require an amendment to this Agreement, however, the written approval of the CAO of the Municipality is required before such minor adjustment or change can be made.
- b) The Municipality retains the right to request minor adjustments or changes to the requirements and provisions of this Agreement, at the expense of the Owner, to address compatibility issues with adjacent or adjoining lands that the Municipality may reasonably determine necessary, provided that the spirit and intent of the Agreement are maintained.

6. Easements

.....

7. Municipal Infrastructure

The Owner covenants and agrees to repair, reinstate or restore any municipal infrastructure, including but not limited to boulevards, sidewalks, etc. that may be damaged during the installation of services or during site construction to the same or better condition which existed prior to the commencement of construction.

8. Notices

Any notice required to be given by either party to the other shall be mailed, delivered or sent by facsimile transmission to:

- (a) the Owner at:

*ATTN: Joe Dekroon
44485 Bridge Road
RR # 1
Dublin, ON N0K 1E0
phone: 519-274-3157
email: mjdfarmsltd@gmail.com*

- (b) the Municipality at:

*ATTN: Brad Knight, CAO/Clerk
Municipality of Huron East
72 Main Street South
Seaforth, ON N0K 1W0
phone: 519-527-0160
fax: 519-527-2561
email: bknight@huroneast.com*

or such other address of which the parties have notified the other in writing, and any such notice mailed, delivered or sent by facsimile transmission shall be deemed good and sufficient notice under the terms of this Agreement.

9. Registration of Agreement

The Owner hereby consents to the registration of a Notice of this Agreement to the Lands provided that if same cannot be registered on title, the Owner consents to register a Notice of an Unregistered Interest in the Lands in favour of the Municipality upon the title to the Lands. The Municipality agrees to make the original agreement available for viewing at the Municipal Offices of the Municipality. The Owner agrees to pay the Municipality for all costs incurred in the registration of the said notice

10. Termination of Agreement

If the development proposed by this Agreement is not commenced within one (1) year from the date of the execution of this Agreement, the Municipality may, at its sole option and on thirty (30) days notice to the Owner, declare this Agreement null and void and of no further force or effect and the Owner shall not be entitled to any refund of fees, levies or other charges by the Owner pursuant to this Agreement.

11. Enforcement

The Owner acknowledges that the Municipality, in addition to any other remedy it may have at law, shall also be entitled to enforce this Agreement in accordance with s. 446 of the Municipal Act, 2001.

12. Successors and Assigns

This Agreement and everything herein contained shall enure to the benefit of and be binding upon the parties hereto and their successors and assigns.

IN WITNESS WHEREOF the Parties hereto have hereunto affixed their corporate seals duly attested to by their proper signing officers in that behalf.

SIGNED, SEALED AND DELIVERED

(
(
(
(_____
(Witness
(
(
(
(_____
(Witness
(
(
(
(_____
(Witness

(
(
(_____
(Mark Dekroon
(
(
(_____
(Kyle Douglas Bennewies
(
(
(_____
(Scott Christopher Dekroon
(
(
(THE CORPORATION of THE MUNICIPALITY OF
(HURON EAST
(
(_____
(Bernie MacLellan, Mayor
(
(_____
(Brad Knight, CAO/Clerk
(We have authority to bind the Corporation)

SCHEDULE "A"
SUBJECT LANDS

Lots 221 and 222, Plan 389, Seaforth,
Municipality of Huron East, County of Huron

Schedule "B"

APPROVED PLANS AND DRAWINGS

The Owner agrees and covenants to construct all buildings, structures, works, services and facilities required under this Agreement in accordance with the below referenced municipally-approved plans and drawings:

B.1 SITE GRADING AND SERVICING PLAN

Identified as : SITE Grading and servicing Plan for Trailblazer Homes Ltd.
Drawing 1 dated April 2019 with revisions to July 24th, 2019

Prepared by: GM BluePlan Engineering

Approved on: October 25th, 2019

B.2 ELEVATIONS

Identified as : Elevations for Seaforth 4-Plex for Kyle Bennewies, Joe Dekroon and
Scott Dekroon
Drawing A4 dated July 5th, 2019

Prepared by: Blakestyle Design & Drafting Inc.

Approved on: November 29th, 2019

B.3 ELEVATIONS

Identified as: Elevations for Seaforth 3-Plex for Kyle Bennewies, Joe Dekroon and
Scott Dekroon
Drawing A4 dated July 5th, 2019

Prepared by: Blakestyle Design & Drafting Inc.

Approved on: November 29th, 2019

B.4 LANDSCAPE PLAN

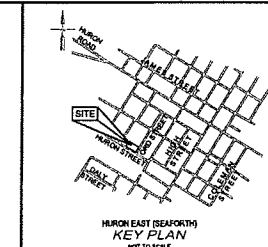
Identified as:

Prepared by:

Approved on:

*Both
Drawings
Required*

B.1 SITE GRADING & SERVICING PLAN



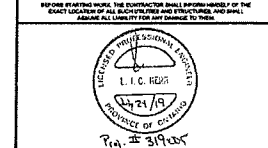
- NOTES:**
1. TOPOGRAPHIC AND EXISTING FEATURES SURVEY COMPLETED BY D. COLBERT LTD. RECEIVED APRIL 3, 2019.
 2. LEGAL SURVEY INFORMATION PROVIDED BY D. COLBERT LTD. RECEIVED APRIL 3, 2019.
 3. THIS DRAWING BASED ON THE SITE PLAN PREPARED BY IMBC PLANNING, DATED JULY 24, 2019.
- LEGEND**
- BENCHMARK
 - SITE BOUNDARY
 - EX. TOPOGRAPHICAL CONTOUR
 - EX. WATERMAIN
 - EX. SANITARY SEWER
 - EX. STORM SEWER
 - PR. WATER SERVICE
 - PR. SANITARY SERVICE
 - EX. / PR. GRADE TAD
 - PR. SLOPE

BENCH MARKS:

BM 210000-1 ELEVATION 882
TOP CORNER OF CURB INTERSECTION OF HURON STREET AND SEAFORTH STREET

THE POSITION OF POLE LINE CORNER, NEIGHBORING SERVICE AND OTHER MARKERS AND DIMENSIONS ARE SHOWN HEREIN AND SHALL BE NECESSARILY REFERRED TO THE CONTRACT DOCUMENTS AND SHOWN BEFORE THE COMMENCEMENT OF SUCH UTILITY AND STRUCTURES ARE SET QUANTITIES.

BEFORE PLACING WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXACT LOCATION OF ALL UTILITIES AND STRUCTURES AND SHALL ADVISE ALL UTILITIES FOR ANY DAMAGE TO THEM.



NO.	REVISION	REVISION DESCRIPTION	DATE
1	07/24/19	REVISED FOR IMBC NETWORK	J.C.
2	08/07/19	REVISED SITE PLAN	J.C.
3	08/29/19	PRELIMINARY	J.C.
4	09/02/19	REVISION DESCRIPTION	J.C.

BluePlan ENGINEERING

278 WALLACE AVENUE NORTH, LITTONVILLE, ONT. M1W 1T4
TEL: 416-291-4207

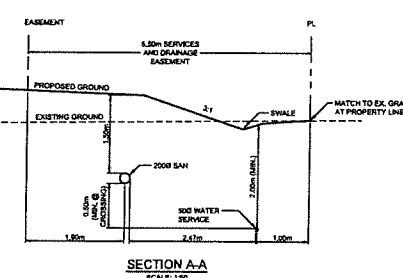
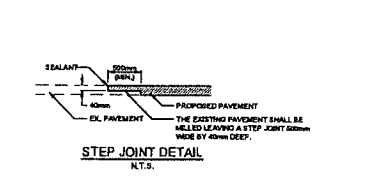
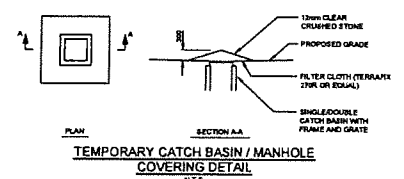
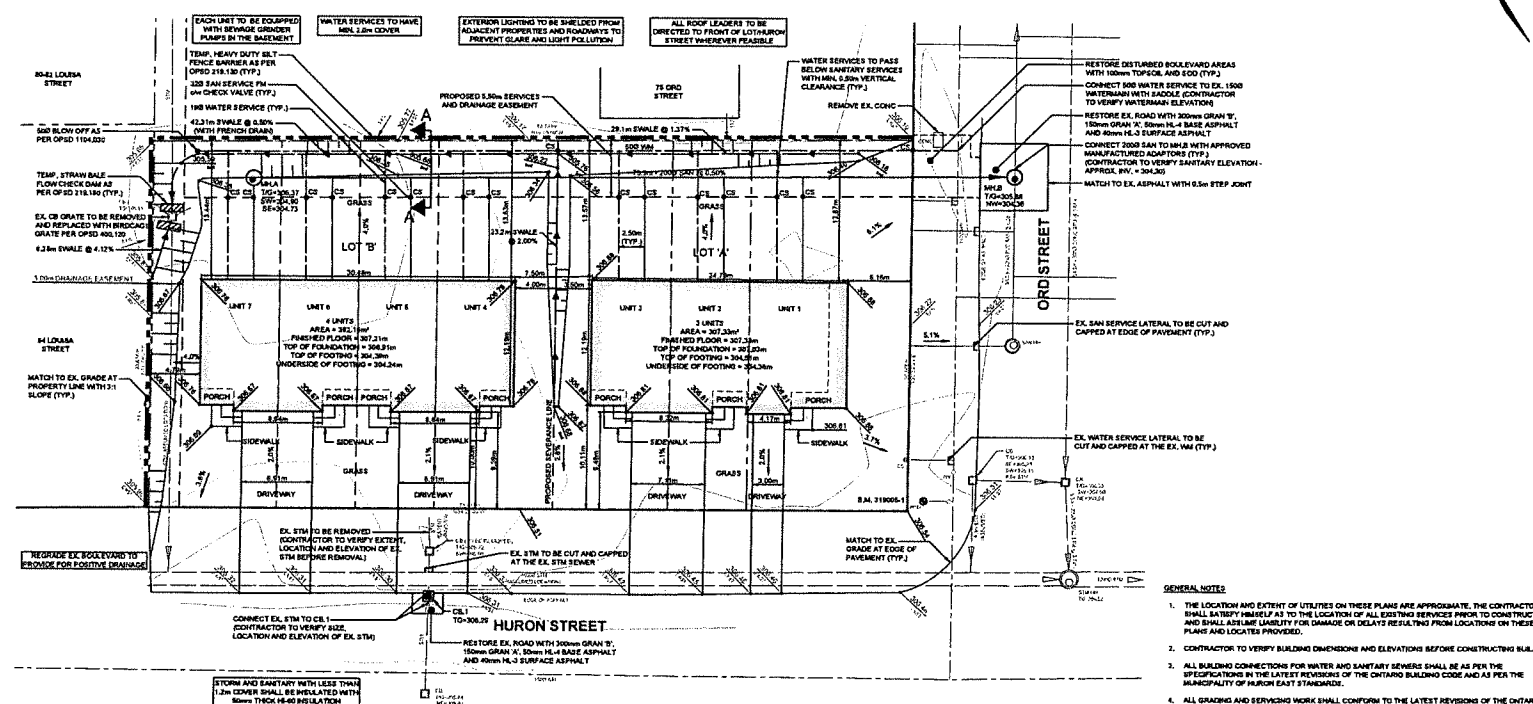
HURON STREET TOWNHOMES, SEAFORTH

TRIPOD PROPERTIES

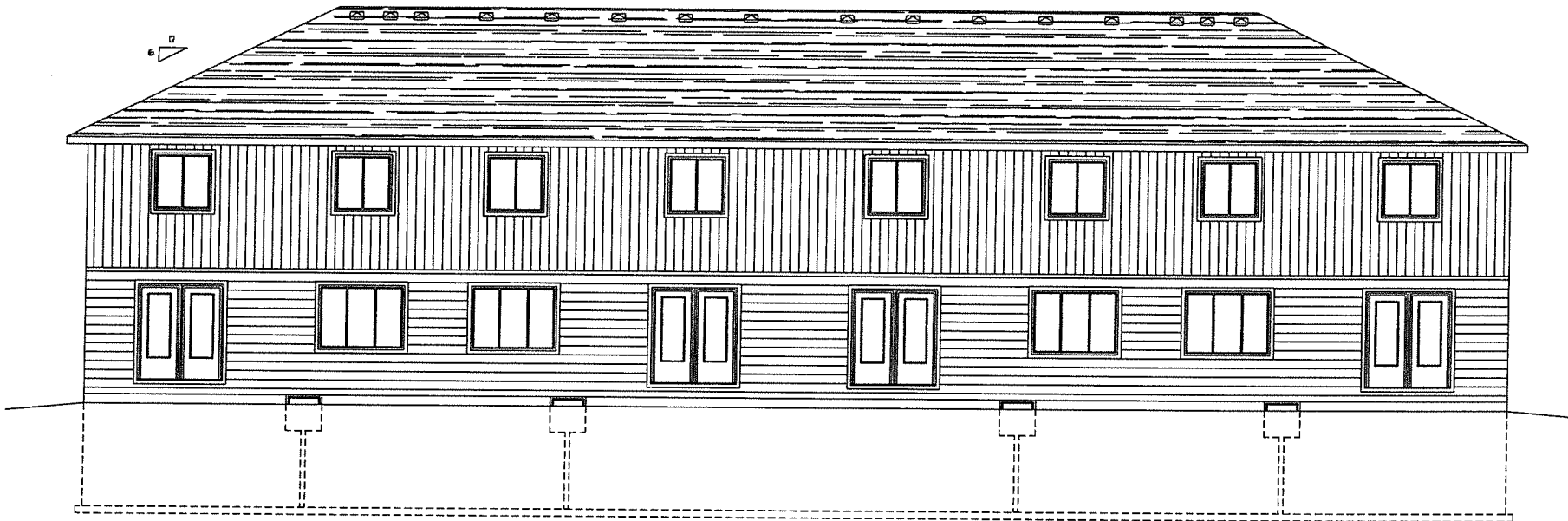
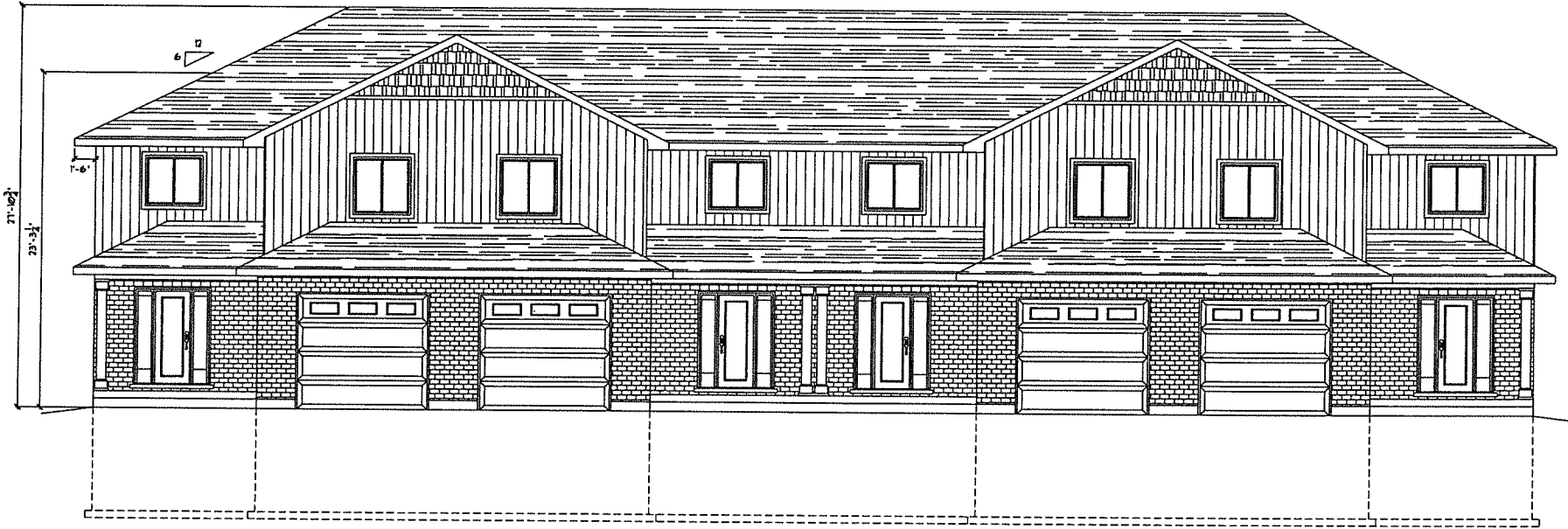
MUNICIPALITY OF HURON EAST

SITE GRADING AND SERVICING PLAN

DRAWN BY: K.C.	APPROVED BY: J.C.	PROJECT NO.: 218000	DRAWING NO.: 1
DESIGNED BY: K.C.	DATE: APRIL 30, 2019	SCALE: 1:250	



L.C. ROY, P. ENG. (NO. 12474) - CIVIL ENGINEER
 278 WALLACE AVENUE NORTH, LITTONVILLE, ONT. M1W 1T4
 TEL: 416-291-4207
 L.C. ROY, P. ENG. (NO. 12474) - CIVIL ENGINEER



B.2 ELEVATIONS – SEAFORTH 4-PLEX

TRUE NORTH	PROJECT NORTH	DRAWN BY: CHRIS BLAKE	BLAKESTYLE DESIGN & DRAFTING INC. CHRIS BLAKE 2222 BRUSSELS CN. N0G 1H0 (519) 887-9122 (519) 355-2343	<small>ALL WINDOW / DOOR SIZES MUST BE CHECKED AND VERIFIED WITH THE GENERAL CONTRACTOR AND/OR HOMEOWNER AND EXACT SIZES AND FINISHES MUST BE UPDATED ON THE DRAWINGS AND GIVEN TO ALL NECESSARY TRADES</small>	<small>ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND LOCAL BY-LAWS. ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE PROPERTY OF THE DESIGNER AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF THESE DRAWINGS IN WHOLE OR IN PART IS FORBIDDEN WITHOUT THE DESIGNER'S WRITTEN PERMISSION. ALL DIMENSIONS MUST BE CHECKED AND VERIFIED ON THE JOB SITE BY CONTRACTOR OR HIS TRADES AND ANY DISCREPANCIES MUST BE REPORTED BEFORE COMMENCING WORK. THE DESIGNER WILL NOT BE HELD RESPONSIBLE FOR CONSTRUCTION ERRORS, CHANGES TO PLANS WITHOUT WRITTEN CONSENT AND/OR OMISSIONS. ONLY THE ITEMS INDICATED ON THESE PLANS HAVE BEEN REVIEWED. DESIGNER TAKES NO RESPONSIBILITY FINANCIALLY OR OTHERWISE FOR ANY COMPONENTS NOT INDICATED OR REVIEWED ON THESE PLANS. THIS INCLUDES ANY EXISTING BUILDING COMPONENT INCLUDING FIELDS, FOLD AND FINISH.</small>	PROJECT: KYLE BENNEWIES JOE DEKROON SCOTT DEKROON SEAFORTH 4 PLEX	DRAWING: ELEVATIONS	A4	
		DATE: APRIL 23/19							
		SCALE: 3/8" = 1'-0"							
		REGISTERED DESIGNER FIRM BCIN: 310269 DRAWN BY CHRIS BLAKE PERSONAL BCIN: 21586							



TRUE NORTH

PROJECT NORTH

DRAWN BY: CHRIS BLAKE

DATE: JULY 25/13

SCALE: N.T.S.

BLAKESTYLE
DESIGN & DRAFTING
INC.

CHRIS BLAKE
RR2 BRUSSELS ON
N2G 1H0
(519) 881-8102 (519) 958-2343

REGISTERED DESIGNER FIRM BCIN:
31269

DRAWN BY CHRIS BLAKE
PERSONAL BCIN: 21526

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND LOCAL BY-LAWS.
ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE PROPERTY OF THE DESIGNER AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF THESE DRAWINGS IN WHOLE OR IN PART IS FORBIDDEN WITHOUT THE DESIGNER'S WRITTEN PERMISSION.
ALL DIMENSIONS MUST BE CHECKED AND VERIFIED ON THE JOB SITE BY CONTRACTOR OR SUB TRADE AND ANY DISCREPANCIES MUST BE REPORTED BEFORE COMMENCING WORK.
THE DESIGNER WILL NOT BE HELD RESPONSIBLE FOR CONSTRUCTION ERRORS AND/OR OMISSIONS.

DRAWING:

ELEVATIONS

PROJECT:

KYLE BENNEWIES
JOE DEKROOM
SCOTT DEKROOM
SEAFORTH 3 PLEX

A4

B.3 ELEVATIONS - SEAFORTH 3-PLEX



KYLE BERGMES
 JACE DEKSON
 SCOTT DEKROON



NORTH

Seaforth 4-Plex
 Huron Street

SCALE 1/8" = 1'-0"
 DATE November 13, 2019
 DRAWING # 2

Schedule "C"

CONDITIONS OF SITE PLAN APPROVAL

1. The Owner covenant and agree to:

- **Maintenance of facilities and works:** The Owner acknowledges and agrees that its obligations hereunder to construct, install and maintain the works including the replacement or relocation or repair of any of the works which are damaged or altered in connection with the installation of any such infrastructure.
- **Snow Removal:** All snow that is removed from the entrance/exit driveways, internal driveways, vehicle parking areas, and vehicle manoeuvring areas shall be kept/stored on the subject property and not on any abutting road allowance.
- **Lighting:** Exterior and/or outdoor lighting provided with the use of the subject property shall be located, installed and oriented to prevent glare on the adjacent properties and roadways.
- **Drainage:** Surface water shall be controlled in such a manner that ensures there is no new or additional run-off onto adjacent properties and road right of ways/ roads.
- **Landscaping:** The Owner shall complete and maintain landscaping and planting on the lands in accordance with the approved site plan to the satisfaction of the Municipality.
- **Privacy Fence:** The Owner shall complete and maintain privacy fencing on the lands in accordance with the approved site plan to the satisfaction of the Municipality.
- **Signage:** All signage for the subject property shall comply with the requirements of the Municipality of Huron East Signage By-law.

Schedule "D"

FINANCIAL PAYMENTS

The Owner covenants and agrees to pay to the Municipality, upon execution of this Agreement, the following fees:

1. Legal Fees for the preparation of this Agreement, the registration of this Agreement and the registration of any accessory agreements and documentation necessary to effect this Agreement.
2. Review fees of the Municipality's Engineer for the review of drawings and plans associated with this Agreement.
3. Review fees by the Planner for the Municipality to conduct a review for compliance with the Municipality's Official Plan and Zoning By-Law.

Schedule "E"

RELEASE OF SECURITIES

- a) 50% of the securities will be released upon the issuance of an occupancy permit for the first 4-unit multiple attached residential building and the municipal road allowances have been restored to the satisfaction of the Public Works Coordinator.
- b) The balance of the securities will be released 365 days after the occupancy permit is issued for the second multiple attached residential building and the privacy fence has been installed to the satisfaction of the Huron East Chief Building Official.

**THE CORPORATION
OF THE
MUNICIPALITY OF HURON EAST
BY-LAW NO. 88 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 3rd day of December, 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 3rd day of December, 2019.

READ a third time and finally passed this 3rd day of December, 2019.

Bernie MacLellan, Mayor

Brad Knight, CAO/Clerk