

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

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

Members Absent: nil

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

Others Present: Shawn Loughlin, Editor, The Citizen

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

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

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

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

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

CALL TO ORDER & MAYOR'S REMARKS

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

CONFIRMATION OF THE AGENDA

Moved by Brenda Dalton and seconded by Larry McGrath: Adopt Agenda
 That the Agenda for the Regular Meeting of Council dated July 16th, 2019
 be adopted as circulated with the following addition;

- 1) Agenda Item 15.15.5 – By-Law 54-2019 – Zoning Amendment – John and Michelle Wilson Carried.

DISCLOSURE OF PECUNIARY INTEREST

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

MINUTES OF PREVIOUS MEETING

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

- a) Regular Meeting – July 2nd, 2019

Carried.

PUBLIC MEETINGS/HEARINGS AND DELEGATIONS**7:07 p.m. Public Meeting – Zoning By-Law Amendments**

Moved by Zoey Onn and seconded by John Lowe: Adjourn to
That Council of the Municipality of Huron East adjourn the regular meeting of Public Meeting
Council at 7:07 p.m. to go into a Public Meeting to discuss the following:

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

Carried.

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

Reconvene
Regular Council

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

Moved by Joseph Steffler and seconded by John Lowe: Adjourn to
That Council of the Municipality of Huron East adjourn the regular meeting of Public Hearing
Council at 8:58 p.m. to go into a Public Hearing to discuss the following:

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

Carried.

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

Reconvene
Regular Council

PLANNING

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

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

Carried.

Site Plan Control Application – Wozniak Welding and Fabrications

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

Site Plan Control Application – Molesworth Farms

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

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

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

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

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

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

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

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

Timing for Phases:

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

Scope of project will include the following improvements:

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

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

Next Steps/HighlightsPhase I – Kippen Road

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

Phase II – Main Street

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

ACCOUNTS PAYABLE

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

Accounts
Payable

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

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

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

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

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

Defeat
Tabled Motion

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

Pave/Mark
Elizabeth Street
Parking Lot

Public Works Coordinator – Tenders

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

HE-10-2019 – Plowing with a Grader

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

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

Accept Tender
HE-10-2019
Snow Removal
with Grader

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

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

HE-11-2019 – Plowing with a Truck

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

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

Accept Tender
HE-11-2019
Snow Removal
with Truck

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

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

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

Reports of
Municipal
Officers

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

Carried.

CORRESPONDENCE

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

Endorse
Resolution
LUMCO

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

Declare
Six-String
Music Fest
Mun. Significant

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

Radiothon
Banner
October 2019

UNFINISHED BUSINESS

MUNICIPAL DRAINS

PLANNING

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

No Objection
Consent C51/19
Haney

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

Carried.

Moved by John Lowe and seconded by Raymond Chartrand: Recommend
By-Law 53-2019
for Approval
 THAT WHEREAS the Council of the Municipality of Huron East has held a public meeting pursuant to Section 34(12) of the Planning Act, 1990 with respect to the proposed zoning By-Law 53-2019;
 AND WHEREAS public comments were received on the issue(s) of municipal authority and enforcement; comments were thoroughly considered but the effect did not influence the decision of Council to approve the application;
 AND WHEREAS agency comments were received from the Huron County Planning and Development Department recommending that the Municipality approve Zoning By-Law 53-2019;
 NOW THEREFORE, pursuant to Section 34(18) of the Planning Act, 1990, Council concurs with the July 11th, 2019 Planning Report and recommends By-Law 53-2019 for approval.
 Carried.

COUNCIL REPORTS

Winthrop Ball Park BBQ

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

Stanley Cup Parade

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

INFORMATION ITEMS

Moved by Gloria Wilbee and seconded by Dianne Diehl: Board/Committee
Meeting Minutes
 That Huron East Council receive the following Board and Committee meeting minutes as submitted:
 (1) Huron East/Seaforth Community Development Trust – June 6th, 2019
 Carried.

OTHER BUSINESS

BY-LAWS

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

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

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

By-Law 53-2019 – Zoning Amendments – Housekeeping

By-Law 55-2019 – Confirm Council Proceedings Carried.

Moved by Dianne Diehl and seconded by Alvin McLellan: Site Plan
Agreement
Molesworth
Farm Supply
 BE IT HEREBY RESOLVED that By-Law 50 for 2019, a by-law to authorize a Site Plan Control Agreement on Part Lots 53 and 54, Concession 1, Grey Ward, Molesworth Farm Supply, be given first, second, third and final readings and signed by the Mayor and Clerk, and the Seal of the Corporation be affixed thereto. Carried.

Moved by Raymond Chartrand and seconded by Larry McGrath: Site Plan
Agreement
Wozniak
Welding &
Fabrications
 BE IT HEREBY RESOLVED that By-Law 51 for 2019, a by-law to authorize an Site Plan Control Agreement on Lot 18, Plan 133, Vanastra, Tuckersmith Ward, Wozniak Welding and Fabrications, be given first, second, third and final readings and signed by the Mayor and Clerk, and the Seal of the Corporation be affixed thereto.
 Carried.

Moved by John Lowe and seconded by Robert Fisher:
 THAT WHEREAS the Council of the Municipality of Huron East has held a public meeting pursuant to Section 34 (12) of the Planning Act, 1990, with respect to a proposed zoning by-law 53-2019;
 AND WHEREAS certain changes have been made to the proposed by-law after holding of the public meeting;
 AND WHEREAS the Council of the Municipality of Huron East RESOLVES that, pursuant to Section 34 (17) of the Planning Act, 1990, the changes were of such a nature that no further notice is to be given in respect to the proposed by-law.
 Carried.

No Further
 Notice
 By-Law
 53-2019

Moved by Zoey Onn and seconded by Raymond Chartrand:
 BE IT HEREBY RESOLVED that By-Law 53 for 2019, a by-law to amend the Comprehensive Zoning By-Law 52-2006 for all lands within the Municipality of Huron East, be given first, second, third and final readings and signed by the Mayor and Clerk, and the Seal of the Corporation be affixed thereto. Carried.

Zoning
 Housekeeping
 Amendments

CLOSED SESSION AND REPORTING OUT

CONFIRMATORY BY-LAW

Moved by John Lowe and seconded by Brenda Dalton:
 BE IT HEREBY RESOLVED that By-Law 55 for 2019, a by-law to confirm the proceedings of Council, be given first, second, third and final readings and signed by the Mayor and Clerk, and the Seal of the Corporation be affixed thereto.
 Carried.

Confirm
 Proceedings

ADJOURNMENT

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

Adjournment

Bernie MacLellan, Mayor

Brad Knight, CAO/Clerk