

**PUBLIC MEETING**  
**MUNICIPALITY OF HURON EAST**  
**Tuesday, June 4<sup>th</sup>, 2019 – 7:19 P.M.**

Huron East Municipal Council met in the Council Chambers of the Municipal Office, Seaforth on Tuesday, June 4<sup>th</sup>, 2019 at 7:19 p.m. All members of Council were in attendance with the exception of Mayor Bernie MacLellan.

Also present for the public meeting were:

- Huron County Planning and Development Department Senior Planner Denise Van Amersfoort
- Myles Murdock, Huron County Councillor
- Daryl Pol, Developer/Builder, Pol Quality Homes Inc.
- Richard Pol, Developer/Builder, Pol Quality Homes Inc.
- Brandon Flewwelling, MCIP, RPP – Associate, Senior Planner, GSP Group Inc., planning consultant for the applicant
- Montana Wilson, M. Eng., P. Eng. – Manager, Civil, MTE Consultants Inc., engineering consultant for the applicant
- Neighbouring property owners Dave Reynolds, Georgina Reynolds, George Elliott, Pauline Schwarz, Mike Schwarz, Paul Matthews, Ann Furry, Lyle Furry, Bruce Wilbee, Dora Mote, Bill McClure, Dean Wood, Glen Beuerman, Marilyn Beuerman, Mark Wammes, Sally Wammes, Beth King, Dylan Lebold, Robin McLaughlin, Pam Otten, Ralph Otten and Gabriele Enk,

**CALL TO ORDER**

Deputy Mayor Robert Fisher called the meeting to order at 7:19 p.m.

**CONFIRMATION OF THE AGENDA**

*Moved* by Zoey Onn and seconded by Brenda Dalton: Adopt Agenda  
 That the Agenda for the Public Meeting for Draft Plan of Subdivision, Proposed Official Plan Amendment and Proposed Zoning By-Law Amendment applications by Pol Quality Homes Inc. be adopted as circulated. Carried.

**DISCLOSURE OF PECUNIARY INTEREST** – None declared.

**Draft Plan of Subdivision – Pol Quality Homes Inc.**  
**Parts 1 and 3, RP 22R-5599, Part Lot 25, Concession 1, McKillop Ward**

CAO/Clerk Brad Knight advised the following provisions are contained in Ontario Regulation 544/06, Section 5(4) 4.

- i. If a person or public body does not make oral submissions at the public meeting or make written submissions to the County of Huron in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the County of Huron to the Local Planning Appeal Tribunal
- ii. If a person or public body does not make oral submissions at the public meeting or make written submissions to the County of Huron in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, 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 do so.

CAO/Clerk Brad Knight explained the purpose and intent of the draft plan of subdivision application by Pol Quality Homes Inc. He advised the proposed Plan of Subdivision is located at the northeast end of Seaforth and has a total area of approximately 3.2 hectares (8 acres). He advised that the applicant proposes to develop a residential subdivision on the subject lands which permits a range of units; between 15 to 21 single detached dwelling units and between 27 to 45 multiple attached units. He further noted that the subdivision will include a storm water management facility and a future development block which will accommodate a temporary road connection.

**Official Plan Amendment and Zoning By-Law Amendment Application  
Parts 1 and 3, RP 22R-5599, Part Lot 25, Concession 1, McKillop Ward**

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

- i. 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.
- 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.

CAO/Clerk Brad Knight explained the purpose and intent of the Official Plan Amendment is to change the designation from ‘Urban’ to ‘Residential’ on Parts 1 and 3, RP 22R-5599, Part Lot 25, Concession 1, McKillop Ward, known as 5 Briarhill Road. It was noted that the application proposes to develop a residential subdivision on the subject lands which permits a range of units; between 15 to 21 single detached dwelling units and between 27 to 45 multiple attached units and the subdivision will include a storm water management facility and a future development block which will accommodate a temporary road connection. It was further noted that the proposed access will be from Briarhill Road. and is proposed in three phases. He further noted that the application also requests a Special Policy Area which permits a maximum number of multiple attached units per building of 7 (seven) when the Huron East Official Plan currently limits to 4 (four).

CAO/Clerk Brad Knight explained the purpose and intent of the Zoning By-Law Amendment application by Pol Quality Homes Inc. affecting Parts 1 and 3, RP 22R-5599, Part Lot 25, Concession 1, McKillop Ward, known as 5 Briarhill Road. He advised that the By-Law proposes to change the zoning from ‘Residential Low Density with a Holding Zone (R1-H)’ to ‘Residential Low Density (R-1)’, Residential Medium Density-Special Provisions (R2-18)’, ‘Future Development (FD)’, as well as an ‘Open space (OS)’ zone to permit a storm water management facility.

The CAO/Clerk advised that the following reports/comments were received and copies had been provided to Council members.

Reports Received:

- Planning Justification Report by the GSP Group Inc. (February 2019)
- Functional Servicing Report by MTE Engineering (April 17, 2019)
- Storm water Management Report by MTE Engineering (March 12, 2019)
- Pol Quality Homes Inc. – Company Synopsis

Comments Received:

- Huron-Perth Catholic District School Board (May 13, 2019)
- Canada Post (May 14, 2019)
- Historic Saugeen Metis (May 22, 2019)
- Enbridge Gas Inc. (May 10, 2019)
- Drinking Water Source Protection (May 15, 2019)
- Maitland Valley Conservation Authority (May 31, 2019)
- Huron County Health Unit (May 28, 2019)
- Paul Matthews (May 15, 2019)
- Glen and Marilyn Beuerman, 26 Chestnut Road, Seaforth (May 28, 2019)
- Anne and Lyle Kling Furry, 220 Main Street, Seaforth (May 28, 2019)
- Report from Senior Planner Denise Van Amersfoort dated May 30, 2019

CAO/Clerk Brad Knight advised the purpose of the public meeting is to provide an opportunity for Council and the public to comment and ask questions concerning the proposed Draft Plan of Subdivision, Official Plan Amendment and Zoning By-Law Amendment application.

Pol Quality Homes Inc.

Daryl Pol, Developer/Builder with Pol Quality Homes Inc. attended before Council and provided a PowerPoint presentation outlining the background of his company and demonstrating some completed projects as well as current and proposed. Mr. Pol reviewed his presentation with the following highlights being noted:

- Pol Quality Homes Inc. was established over 20 years ago and is experienced in land development in Perth and Huron Counties. . Knowledgeable with current market trends and outlooks.

- Registered Tarion New Home Warranty Builder Member of the Stratford and Area Builder’s Association, recipient of several SABA awards and Certified Energy Star builder.
- Committed to working with local trades, suppliers, and professionals not only for their quality of work, but also to support the local economy. .
- Customer satisfaction is a priority and they are pleased to offer professional services through trades that have worked with Pol Quality Homes Inc. for many years as well as a professional administration team.

Mr. Pol advised the vision for this development is to be completed in three phases and will consist of 15 to 21 single detached dwellings and 27 to 45 multiple attached townhomes. Mr. Pol also advised the company is looking forward to working in and with the community. He further advised that his company understands the importance of home ownership and looks forward to retaining young families and contributing to the workforce in the area.

#### GSP Group Inc. and MTE Consultants Inc.

Brandon Flewwelling, MCIP, RPP – Associate, Senior Planner with GSP Group Inc., planning consultant for the application of the proposed development along with Montana Wilson, M. Eng., P. Eng. – Manager, Civil, of MTE Consultants Inc., engineering consultant for the applicant, attended before Council to provide background on the proposed subdivision development including grading and servicing provisions. A PowerPoint presentation was reviewed with those in attendance outlining the policy framework, the process to date and the approvals requested for the subdivision development.

Mr. Flewwelling advised the subject property is designated in the Official Plan as Urban and they are seeking to amend the Official Plan to designate the property Residential to increase the number of attached dwellings from 4 to allow for 7. The existing zoning on the property is Residential (R1-h) and they are seeking to amend the Zoning By-Law to Residential Low Density (R1) for single dwellings, Residential Medium Density Special Provisions (R2-18) for attached townhouse and Open Space Zone (OS) for the storm water management area and Future Development (FD) for the road. The proposed site specific amendments are as follows:

Regulation	Required	Requested
Zone Depth	38 metres	33.9 metres
Rear Yard Minimum	10 metres	8 metres
Exterior Side Yard	6 metre	4.5 metres
# units / building	4	7
# main buildings / block	1	2

Ms. Wilson reviewed the detailed grading and servicing design work to date with it being noted that their design work had been reviewed by municipal staff and an engineering firm (GM BluePlan) retained by the Municipality. She noted that the storm water management block is proposed to be a natural area on site that is currently a low lying area and that drainage for this catchment area will be directed to the storm water management pond, and then discharged to a storm water pipe on Briarhill Road that has sufficient capacity to handle controlled flows. She noted that the drainage from the storm water system eventually outlets into the Lawrence Drain, west of County Road 12.

#### Huron County Planning and Development Department

Senior Planner Denise Van Amersfoort attended before Council to present her report to Council on the draft plan of subdivision, official plan and zoning by-law amendments on Parts 1 and 3, RP 22R-5599, Part Lot 25, Concession 1, McKillop Ward. Ms. Van Amersfoort advised this public meeting is being held to provide information to the public noting a further recommendation will be provided to Council at a future meeting. She noted that comments received from public will be reviewed prior to bringing a recommendation to Council. Ms. Van Amersfoort reviewed a PowerPoint presentation with the following points being highlighted.

Mr. Van Amersfoort advised the subject lands are designated Urban in the Huron East Official Plan. The lands are currently zoned R1-h (Low Density Residential-Holding Zone) in the Huron East Zoning By-Law. The subject lands are currently used for agricultural purposes and the surrounding land uses include low density residential, agricultural fields and a community facility use (Seaforth Agricultural Society property).

The subject lands are located at the northeast end of Seaforth and have a total area of approximately 3.2 hectares (8 acres). The applicant proposes to develop a residential subdivision lands which permits a range of units; between 15 to 21 single detached dwelling units and between 27 to 45 multiple attached units. The subdivision will include a storm water management facility and a future development block which will accommodate a temporary road connection. The development is

proposed in three phases. The Official Plan and Zoning By-Law Amendments will facilitate the development of the Plan of Subdivision.

Council were advised that the Draft Plan of Subdivision is supported by a Planning Justification Report, Functional Servicing Report and Geotechnical Investigation Report. The development is proposed in three phases with the first phase including 6 single detached dwellings, 7 multiple attached units, and the storm water management facility. The second phase includes blocks which will be further subdivided in the future, permitting between 10 and 12 multiple attached units in one block and either 12 and 14 multiple attached units or 6 single detached units in the other. The third phase includes 9 single detached dwellings and a block which permits between 10 and 12 multiple attached units.

Ms. Van Amersfoort indicated that access to the Plan of Subdivision will be via Briarhill Road and there are two internal streets proposed. She noted that until the Future Development lands to the east are developed, the two internal roads will have a temporary connection achieved via Block 28 (for road maintenance, emergency vehicle access, etc.).

She noted that the development will serviced by municipal water, sanitary sewer and storm sewers and that the proposed internal storm water management facility (located in Block 26) will ultimately be transferred to the Municipality.

Ms. Van Amersfoort advised those in attendance of the following process to date:

May 30, 2018	Initial Pre-Consultation
January 29, 2019	Formal Pre-Consultation
March 6, 2019	Application Submitted
April 8, 2019	Meeting of Technical Leads
May 7, 2019	Application Deemed Complete
June 4, 2019	Public Information Meeting

Council were also advised of the following comments that have been received:

- Agency comments from Canada Post and Enbridge Gas with recommended conditions.
- The Historic Saugeen Metis and Huron Perth Catholic School Board have submitted letters of no concerns.
- Written comments from neighbours (Paul Matthews, Glen and Marilyn Beuerman, Anne and Lyle Kling Furry) with concerns regarding traffic impacts and drainage.

Ms. Van Amersfoort advised that a further planning report with a formal recommendation will be provided at a future Council meeting.

#### Comments from Council

1. Councillor Larry McGrath noted that the Briarhill Road subdivision has had drainage issues in the past and questioned whether the proposed retention pond would be sized in such a manner to take in water of the area or just the proposed subdivision.

Response: Montana Wilson advised that the catchment area was based on a topographical survey and volumes were calculated for 5-year, 50-year and 100-year storm events using available historical data. She noted that current surface water flows from the proposed subdivision are towards the existing Briarhill subdivision, primarily discharging into Chestnut Drive. She noted the design of the storm water pond is a “dry” pond, and that storm water flows will be directed to this pond and then through a controlled release, will outlet into an existing 525 mm storm sewer in Briarhill Road which eventually outlets into the Lawrence Municipal Drain.

2. Councillor Alvin McLellan questioned whether the retention pond would collect water from the acreage to the northeast along with the proposed subdivision and if the pond would have capacity to accept water based on the 100-year storm. Councillor McLellan also questioned if the pond reaches capacity where would the water go.

Response: Montana Wilson advised the design of the system is specific to the proposed subdivision and the storm water management pond was designed to handle a 100-year storm event with a controlled release to the Briarhill Road storm drain. She also noted the overflow, if any, for the pond would be directed onto Briarhill Road.

3. Councillor Joseph Steffler advised there is a problem in the Briarhill area with spring run off and questioned whether the proposed drainage system would help or hinder.

Response: Montana Wilson advised the proposed drainage system for the new subdivision should be beneficial to the Briarhill subdivision as all surface water that currently goes through that subdivision is uncontrolled now and the retention pond is designed to retain these flows and the slowly release water to the Briarhill storm drain water and pipe it away.

#### Comments from Public

1. Mike Schwarz, 30 Briarhill Road – biggest concern is the storm sewer water management next to his property and whether there is a safety issue for young children, and inquired if there will be berms, fencing around the storm water pond

Response: Montana Wilson advised the pond will be dry 95% of the time and only have water with storm events. The area will be natural vegetation and will eventually be transferred to the Municipality as they will own the storm water management block once the development is complete.

Mr. Schwarz also questioned the volume of water that comes every spring that passes up to his house, touching the roadway on the Briarhill cul-de-sac from the field to the north, reaching 1 ½ feet to 2 feet now and is not taken away quick enough. Mr. Schwarz also questioned where construction traffic will come from as the road is already heaving.

Response: Montana Wilson advised the storm water system is designed according to the catchment area for the development and the flows from property to the north of the Briarhill subdivision do not flow into the proposed Pol development. Brandon Flewwelling noted that a subdivision agreement will be required with the Municipality and would include parameters on traffic, times, direction etc. and the developer would have to agree in writing before approved.

Mr. Schwarz questioned whether the proposed walkway would be by his property and suggested the walkway be on the east side of the subdivision.

Response: Denise Van Amersfoort advised that as part of future planning and subsequent development to the south or the Agri-plex lands, it was desirable to see as much walkway as possible to enhance the walkability aspect for the community. She noted that in the future the walkway could be connected to Chestnut Road and while the access between the Seaforth arena and Chestnut Road is an emergency access, residents in the area do use it to walk through the area.

2. Dylan Lebold, 25 Chestnut Road – questioned what provisions are there if the storm water pond is full on his side of the street.

Response: Montana Wilson advised that surface water currently ponds in the area of the proposed storm water management pond but the pond will release the water into the Briarhill storm drain and the storm water pond will also be designed, in the event of an overflow, to outlet onto the Briarhill road allowance. She also confirmed that the storm water system proposed is for the proposed development and not for any drainage issues within the existing subdivision.

3. Mike Schwarz, 30 Briarhill Road – advised there are no provisions for properties in the current subdivision on Briarhill Road noting there are storm sewers in the back yards and if the system fails, their basements will be affected.

Response: Montana Wilson noted the with the grading plan and storm drainage system, the requirements of the proposed subdivision are being addressed and that they are not expected to address existing drainage concerns in the Briarhill subdivision

4. Dora Mote, 9 Briarhill Road – questioned whether another access/exit can be included into the plan as there will be a lot of traffic going on to the highway, noting it is currently unsafe for the volume that is there now.

Response: Brandon Flewwelling advised there is not an opportunity for another access to this site as the only public frontage this property has would be an extension of Briarhill Road.

Dora Mote also questioned if there was an emergency call on Briarhill Road noting everyone would be landlocked in the new subdivision.

Response: Montana Wilson advised there will be a full turn around with radius to accommodate fire trucks as well as snow plows at the end of phase one of the development. Denise Van Amersfoort also noted that as part of the Briarhill development, an emergency access was installed which outlets on the arena property. Mr. Van Amersfoort also noted it is not uncommon in communities to have a single road in and the County Engineer has reviewed the proposed development and have deemed that a traffic impact study was not required and they were satisfied with the design.

5. Glen Beuerman, 26 Chestnut Road and Paul Matthews, 10 Chestnut Road – Mr. Beuerman advised water goes down Briarhill Road and enters a catch basin on the northwest corner where the pond is going, noting it comes down the field and into Chestnut Road area and starts to flood everyone. Mr. Beuerman questioned whether the water will come out of the storm water management pond and flood the area.

Response: Montana Wilson advised the proposed design will tie into the Briarhill storm drain and not into the catch basin that leads to Chestnut Road

Paul Matthews questioned whether the existing catch basin will be removed.

Response: Montana Wilson advised the existing catch basin will remain as it will continue to drain part of the agricultural property.

Glen Beuerman questioned the testing done this spring noting there will still be runoff that will come down and run towards that catch basin.

Response: Montana Wilson advised that water from the proposed subdivision will all go towards the pond noting grading will be to the property line. The catch basin is not on the proposed subdivision property and won't be utilized by the proposed development.

Paul Matthews noted the flooding that had occurred in the area (February 2018) had resulted in water running over the roads and sandbags in front of the Furry residence. He questioned with the increased flows from additional rooftops, paved driveways, etc. how the existing tiles would handle the flows and would these type of flooding events continue with the new subdivision.

Response: Deputy Mayor Robert Fisher noted that the excess water will be going into the pond first instead of running down Briarhill Road.

Paul Matthews questioned where the water from the Agri-plex is running as looking at the drains today they are all on the north side and indicates the water will be running into drains on Chestnut Road. Mr. Matthews also questioned where the water runs from the north side of the arena and did the Municipality have any maps showing where this water is flowing.

Response: Deputy Mayor Robert Fisher asked the Public Works Coordinator to obtain that information and forward to Mr. Beuerman and Mr. Mathews

6. Gary Mote, 9 Briarhill Road – expressed concerns that sidewalks were only being provided in the proposed development and why sidewalks were not being proposed for the Briarhill subdivision. Mr. Mote also questioned why access could not come from the east side of the development from the hospital, arena or Agri-plex property and not across Briarhill Road. Mr. Mote also expressed concerns with the water issue and questioned if testing was done in February during the spring thaw. Mr. Mote expressed concern for the need of a second access and indicated there was no need for an extra subdivision to start with.

Response: CAO/Clerk Brad Knight advised the development is proposing sidewalks for the proposed subdivision, not the existing Briarhill subdivision. He further noted that at the current time, there are not any road allowances east of the proposed development and the only point of access is Briarhill Road. Montana Wilson advised that die testing was completed in the existing catch basin noting there is no capacity to go down Chestnut which is why the water will be disconnected from the existing catch basin and directed to a larger storm sewer on Briarhill Road.

7. Paul Matthews, 10 Chestnut Road – questioned if the sanitary sewer in the present subdivision is large enough to hold another development of 50 plus homes and have the engineers considered this. Mr. Matthews also questioned how big the tile is at the highway.

Response: Montana Wilson advised the capacity of the sanitary sewer has been considered by the Huron East Public Works Coordinator and has confirmed there is capacity to tie into the Briarhill sanitary sewer. Ms. Wilson will obtain the size of the tile at the highway and forward that information to Mr. Matthews.

8. Mike Schwarz, 30 Briarhill Road – questioned the die testing noting the catch basin is on his side of the property and the pipe does not run into Chestnut Road.

Response: Montana Wilson noted the die was put in the catch basin and it was also observed in the catch basin on Chestnut Road.

9. Dean Wood, 14 Briarhill Road – expressed concern with water and potential overflowing of the storm water management pond. Mr. Wood also had concerns with rezoning the property noting there are rules and they should be abided by. Mr. Wood also had issues with future development and putting in a secondary road that would essentially create a race track.

10. Mark Wammes, 29 Briarhill Road – questioned what would happen with the present cul-de-sac as there will be no need for it. Mr. Wammes also questioned drainage as the back of his property currently is soaking wet as it is, and will the new development drain in that corner as well.

Response: Montana Wilson advised the cul-de-sac area will be reconfigured to fit the municipal road right-of-way and will be to municipal standards. Mr. Wilson also noted all water within the proposed developed will be graded and drained towards the storm water pond and will have no adverse impacts on his property.

Councillor Larry McGrath requested clarification on the storm drainage noting the water that now comes to the existing subdivision is planning and runs in the direction of Chestnut Road. He requested confirmation that through the grading of the property and the construction of storm water management, pond, that the surface flow will be interrupted and redirected to the Briarhill storm drain which should help alleviate some of the exiting Briarhill subdivision water issues. Montana Wilson confirmed that is the intent of the storm water management design.

CAO/Clerk Brad Knight advised the public process has concluded and all questions/comments including responses have been recorded. The CAO advised that Huron East Staff will meet with Senior Planner Denise Van Amersfoort and the developers and review the questions/comments raised at this meeting. It was noted a further report from Senior Planner Denise Van Amersfoort with a formal recommendation will be presented to Council at a future meeting and at the meeting, the municipal engineer will also attend that meeting to explain the how the review completed from a municipal perspective and answer questions of Council. He noted that prior to the meeting in which Council would consider the Planner's report; the report of the Senior Planner would be forwarded to everyone in attendance tonight.

**Moved** by Dianne Diehl and seconded by Raymond Chartrand:  
That the Public Meeting for the Draft Plan of Subdivision, Proposed Official Plan Amendment and Proposed Zoning By-Law Amendment applications by Pol Quality Homes Inc. be closed at 8:30 p.m.  
Carried.

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Robert Fisher, Deputy Mayor

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Brad Knight, CAO/Clerk