

MUNICIPALITY OF HURON EAST COUNCIL MEETING MINUTES
HELD IN THE COUNCIL CHAMBERS, SEAFORTH, ONTARIO
TUESDAY, JULY 2nd, 2019 – 7:00 P.M.

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

Members Absent: Councillor Dianne Diehl

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

The following were in attendance for the delegation regarding the application of Pol Quality Homes for a Draft Plan of Subdivision, Official Plan Amendment No. 10 and Zoning By-Law Amendment on Parts 1 and 3, RP 22R-5599, Part Lot 25, Concession 1, McKillop Ward.

- John Kerr, GM BluePlan Engineering, Municipal Engineer
- Huron County Planning and Development Department Senior Planner Denise Van Amersfoort
- 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 Gary Rose, George Elliott, Dave McMaster, Rose McMaster, Bruce Wilbee, Glen Beuerman, Marilyn Beuerman, Ralph Otten, Elva Otten, Paul Matthews, JoAnne Matthews, Gabriele Enk, Pauline Schwarz, Mark Wammas, Dean Wood and Mark King

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 Gloria Wilbee and seconded by Alvin McLellan: Adopt Agenda
That the Agenda for the Regular Meeting of Council dated July 2nd, 2019
be adopted as circulated. Carried.

DISCLOSURE OF PECUNIARY INTEREST

Councillor Joe Steffler declared a pecuniary interest on Information Item 13.14.2 (Six-String Music Fest) as Tanner Steffler is his grandson.

MINUTES OF PREVIOUS MEETING

Moved by Joe Steffler and seconded by Raymond Chartrand: Meeting Minutes
That Council of the Municipality of Huron East approve the following Council
Meeting Minutes as printed and circulated:
a) Regular Meeting – June 18th, 2019
b) Public Hearing – June 18th, 2019 Carried.

PUBLIC MEETINGS/HEARINGS AND DELEGATIONS

7:00 p.m. Pol Quality Homes – Draft Plan of Subdivision
Parts 1 and 3, RP 22R-5599, Part Lot 25, Concession 1, McKillop Ward

John Kerr, Professional Engineer of GM BluePlan Engineering, attended before Council to provide a review of the proposed storm water management plan for the plan of subdivision. Mr. Kerr advised that as the municipal engineer, he has worked closely with the County Planner, CAO/Clerk, Public Works Coordinator as well as the proponent’s engineer to review the application. Mr. Kerr noted that prior to final approval, registration and construction, the proponent would be required to submit a supplementary detailed storm water management report to the Municipality and that an application would have to be filed with the Ministry of Environment and Climate Change for approval of the storm water management plan.

Mr. Kerr advised the proposed storm water management pond/facility will be located in the south west corner of the subject property which was an appropriate and reasonable location as it is the lowest area of the property. He noted that there was an existing catch basin in this area that collects surface water and outlets to a drain on Chestnut Road. He noted that all drainage from the proposed subdivision will outlet into the storm water pond and then will be released through a controlled outlet into the storm drain on Briarhill Road. He indicated that he had reviewed the calculations of MTE Engineering and had taken into consideration the capacity of the outlet. He concluded that the pond was slightly oversized and that the peak flows were no greater than current pre-development conditions and the design matched the existing reserve capacity in the existing storm sewer system.

Mr. Kerr noted that the Municipality and the Developer would have to work out the details of extending 450 mm Briarhill Road storm drain approximately 100 metres to the edge of the proposed development, but noted this would be addressed in a development agreement. He concluded that he was satisfied with the storm water calculations and design and had no concerns with draft plan approval from a storm water perspective.

Huron County Planning and Development Department

Senior Planner Denise Van Amersfoort reviewed her reports to Council dated June 26th, 2019 concerning the draft plan of subdivision, official plan and zoning by-law amendment on Parts 1 and 3, RP 22R-5599, Part Lot 25, Concession 1, McKillop Ward with the following points being highlighted.

Ms. Van Amersfoort advised the proposed draft plan of subdivision, official plan and zoning by-law amendment had been considered at a public meeting on June 4th, 2019. It was noted that members of the public had submitted verbal comments at the public meeting noting concerns relating to drainage, single point of access (particularly in the case of an emergency), increased vehicular traffic on Briarhill Road, increased density, lack of sidewalks in the existing Briarhill Subdivision, and construction impacts. She noted that subsequent to the public meeting, staff had provided additional information to several residents

Ms. Van Amersfoort advised the proposed Plan of Subdivision conforms to section 51 (24) of the Planning Act and is consistent with the vision and direction provided in the Provincial Policy Statement and the County of Huron and Huron East Official Plans. Ms. Van Amersfoort also advised the issues raised by agencies and members of the public and issues of concern to the Municipality of Huron East are addressed by the list of recommended conditions attached to the Plan of Subdivision.

The Huron County Planning and Development department recommended Council support the Plan of Subdivision File 40T19001 with the attached conditions, and forward to the County of Huron for Draft Plan approval.

Ms. Van Amersfoort advised the proposed Zoning By-Law Amendment facilitates development which contains a diversity of housing types and affordabilities, promotes the mixing of densities by integrating single detached and multiple attached dwellings, is located within proximity to several community facilities, and is considerate of the established neighbourhood. She noted the amendments for the proposed multiple attached dwellings include a number of minor reductions from the standards established by the Huron East Zoning By-Law but the cumulative impact of these reductions did not detract from the overall compatibility with the surrounding area and helps to achieve a more compact form of development with increased density and affordability. She advised that the Planning Department recommended one additional amendment for the multiple attached dwelling lots being the prohibition of accessory buildings. She supported prohibition of accessory building noting the limited width of the units and the required easements and drainage requirements in the back yards. She concluded that the requested Zoning By-Law Amendment for the Plan of Subdivision lands is considered appropriate and is consistent with the direction and vision of the Huron East Official Plan. She noted that a motion would be required under Section 34(17) of the Planning Act to acknowledge that minor changes were made to the By-Law since the time of the Public Meeting but that no further notification is required.

Mrs. Van Amersfoort advised the purpose of the Official Plan Amendment No. 10 is to change the designation of the subject lands from Urban to Residential and Urban Natural Environment and Open Space, and permit a Special Policy Area wherein the maximum number of multiple attached units per building is 7 (seven) when the Huron East Official Plan currently limits to 4 (four). She advised that the Huron County Planning and Development Department was recommending that Council adopt Official Plan Amendment No. 10 to the Huron East Official Plan and forward to the County for approval.

Brandon Flewwelling, MCIP, RPP – Associates, Senior Planner, GSP Group Inc.,

Brandon Flewwelling, planning consultant for the developer, advised Council he was in full support of the application and the Planner's report however he did raise a concern regarding the amendment for the multiple attached dwelling lots that accessory buildings be prohibited.

Questions/Comments of Council

1. Councillor John Lowe questioned whether the multiple attached dwelling lots would be individually fenced.

Response: Mr. Flewwelling advised that some form of privacy fencing is possible and will be considered in the detailed design of the lots.

2. Councilor Alvin McLellan questioned what the distance would be from the back of the houses to the back of the lots.

Response: Mr. Flewwelling advised detailed design is not finalized however the minimum is 8 metres.

3. Deputy Mayor Robert Fisher questioned who would be maintaining the swale.

Response: Montana Wilson, engineering consultant for the applicant advised the swale will be a simple depression in the back yard to direct surface flows and would require limited maintenance.

Questions/Comments from the Gallery

1. A Briarhill resident noted that the location of the storm water management pond has been maintained (cut) and if the Municipality assumed ownership that it continue to be maintained in a similar manner.
2. Glen Beuerman expressed concerns on how much water the storm water management pond would hold and had consideration been given to water coming from the Agri-Plex, arena and surrounding area, also what size of pipe would be coming out of the pond.

Response: John Kerr advised the pond has sufficient volume rate of inflow and outflow for a 100-year storm event and it was noted that if flows exceeded the 100-year storm event that the pond was designed to overflow onto Briarhill Road. He noted several specifics of the storm water pond design; the Pol subdivision would drain into the pond via a 600 mm inlet and water would be discharged through a 250 mm outlet into a 450 mm storm drain on Briarhill Road which eventually increases in size to 525 mm. He noted that the storm water pond was designed for a fully developed subdivision but noted the developer was proposing to develop in in 3 phases resulting in significant excess capacity for the first phase of the development.

3. A Briarhill resident questioned the need for the proposed walkway as it didn't go anywhere.

Response: Ms. Van Amersfoort acknowledged the proposed walkway did not outlet onto a road allowance but it was adjacent to the Agricultural Society property and that it may be extended at a latter date. She further noted that if the walkway was not proposed at the present time, it may be more difficult to incorporate it at a latter date.

Moved by John Lowe and seconded by Raymond Chartrand: Decision
 THAT WHEREAS the Council of the Municipality of Huron East has pursuant to OPA 10
 Sections 22 (1) and 34 (12) of the Planning Act, 1990, has held a public meeting for Zoning
 By-Law 47-2019 (Official Plan Amendment No. 10) and Zoning By-Law 48-2019; By-Law
 AND WHEREAS public comments were received relating to drainage, single point of 48-2019
 access, increased vehicular traffic on Briarhill Road, increased density, lack of Pol Quality
 sidewalks in existing Briarhill Subdivision, and construction impacts; the comments Homes
 were noted and additional information has been provided to those who made requests;
 AND WHEREAS agency comments were received from Maitland Valley Conservation
 Authority, Canada Post, Enbridge Gas, Historic Saugeen Metis, Huron Perth Catholic
 District School Board, Drinking Water Source Protection and Huron County Planning &
 Development; there are no objections or concerns from any agency;
 AND WHEREAS the comments from members of the public and agencies have thoroughly
 been considered by Council, but the effects of such comments did not influence the decision
 of Council to approve the application;
 NOW THEREFORE, pursuant to Section 34 (18) of the Planning Act, 1990, Council concurs
 with the June 26th, 2019 Planning Report and recommends By-Laws 47-2019 and 48-2019
 for approval. Carried.

Moved by Joseph Steffler and seconded by Larry McGrath:
That Council of the Municipality of Huron East support Plan of Subdivision File 40T19001 with the attached conditions, and forward to the County of Huron for Draft Plan approval. Carried.

Support Plan
of Subdivision
Pol Quality
Homes

ACCOUNTS PAYABLE

REPORTS & RECOMMENDATIONS OF MUNICIPAL OFFICERS

Chief Building Official – Report

The Chief Building Official report for May 2019 was received by Council.

CAO/Clerk – Dehumidifier Tender for Brussels Morris & Grey Community Centre

The CAO/Clerk reviewed his report to Council concerning the replacement of two existing dehumidifiers in the BMG arena. Tenders had been requested from two firms that perform mechanical work in Huron East arenas and it had been posted on the Huron East website. He advised that one tender had been received from CIMCO in the amount of \$33,697.50 per unit for a total tender of \$67,895 plus HST. The CAO noted that the budget for the replacement was \$50,000 but that the CIMCO representative had indicated that the particular units quoted had typically qualified for between \$2,500 and \$3,000 per unit under the IESO SaveOnEnergy program. He further noted that the BMG Committee did not meet again until the middle of July and there was approximately 10 weeks left to order and install the units.

Moved by John Lowe and seconded by Zoey Onn:
That Council of the Municipality of Huron East, on behalf of the BMG Recreation Committee, accept the tender of CIMCO Refrigeration in the amount of \$67,895 plus applicable tax for the supply and installation of two Smart Dry 2000 Dehumidifiers. Carried.

Accept Tender
BMGCC
Dehumidifiers

CAO/Clerk – Speed Reduction on Front Road

CAO/Clerk Brad Knight reviewed his report to Council concerning the resolution passed at the June 18th, 2019 meeting to install 30 km temporary signage for the construction zone at the bridge on Front Road heading west into the construction zone. He noted that Front Road in this area was not under construction and advised Council that speed limits are governed by Section 128 of the *Highway Traffic Act* and have default limits of 50 km in built up areas and 80 kilometers on a highway and that variations in speed limits must be set by by-law and reflect either significant changes in the road (curves) or the desire to set a transition between a rural area and an urban area. He noted that the provisions of By-Law 75-2006 extend the 50 km limit well outside the urban area of Egmondville and the Municipality has taken other measures to enhance traffic safety with the installation of school bus loading area warning signs and the painting of the centre line. He further noted that the Public Works Coordinator has also requested an increased police presence on the road and obtained the CHIP portable speed warning sign. He recommended that Council rescind the resolution passed at the June 18th, 2019 meeting to install a 30 km temporary speed sign for the construction zone at the bridge on Front Road heading into the construction zone, as the direction given contravenes the provisions of By-Law 75-2006.

Councillor McGrath reiterated the need to install a 30 km temporary speed sign for the construction zone in an effort to slow traffic in the area. Council noted that there was no construction on Front Road and measures had already been taken to enhance traffic safety in the area and questioned the enforceability of reducing the speed to 30 km. It was suggested that in an effort to slow traffic perhaps the installation of a construction ahead sign would have some effect.

Moved by Zoey Onn and seconded by John Lowe:
That Council rescind the resolution passed at the June 18th, 2019 meeting to install a 30 km temporary speed sign for the construction zone at the bridge on Front Road heading into the construction zone, as the direction given contravenes the provisions of By-Law 75-2006. Carried.

Rescind
Resolution
Signage on
Front Road

Moved by Zoey Onn and seconded by Gloria Wilbee:
That Council of the Municipality of Huron East direct the Public Works Coordinator to install a Construction Ahead sign on Front Road prior to Kippen Road. Carried.

Install
Construction
Ahead Sign
Front Road

Public Works Coordinator – Brussels Parking

Public Works Coordinator Barry Mills reviewed his report to Council concerning parking in downtown Brussels that had been deferred from the previous meeting to allow both Councillors from the Brussels Ward to be in attendance.

Councillor Lowe noted a common complaint with the bump-outs at the corner of King/Turnberry was that vehicles parked in the adjacent parking space obstructs sightlines pulling out from the corners and he suggested with only three accessible parking spaces on Turnberry Street that consideration could be given to making the four corners into accessible parking spaces. The Public Works Coordinator indicated that he would contact the consulting Engineer for the Turnberry Street project before changes were recommended, but he also suggested that accessible parking spots are often more functional and safer on the side street as there is less traffic and more room to work with.

Councillor McLellan questioned the cost to pave/mark the two municipal parking lots on Richmond Square and Elizabeth Street and Councillor McGrath suggesting improving the signage to see if the use warranted paving. Mayor MacLellan requested the Public Works Coordinator to investigate paving the parking lots and provide costing options at the next regular meeting.

Moved by John Lowe and seconded by Zoey Onn:
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.

Parking
and Paving
Brussels

Moved by John Lowe and seconded by Raymond Chartrand:
That Council of the Municipality of Huron East table the motion with respect to parking and paving of parking lots in Brussels. Carried.

Table Motion
Paving
Parking Lots
Brussels

Moved by Gloria Wilbee and seconded by Robert Fisher:
That Huron East Council receive the following Reports of Municipal Officers as presented:

Reports of
Municipal
Officers

- (1) Chief Building Official
- (2) CAO/Clerk
- (3) Public Works Coordinator

Carried.

CORRESPONDENCE

Moved by Zoey Onn and seconded by Brenda Dalton:
That Council of the Municipality of Huron East note and file the resolution of the City of St. Catharines to work towards providing free menstrual products (pads and tampons) in all public-facing municipally-run facilities. Carried.

Note & File
Resolution
City of
St. Catharines

Moved by Brenda Dalton and seconded by Gloria Wilbee:
That Council of the Municipality of Huron East declares the 27th Annual Walton TransCan Grand National Championship being held from August 12th to 17th, 2019 at the Walton Raceway as an event of municipal significance, subject to confirmation of eligibility by the CAO. Carried.

Declare Walton
TransCan
Significant
Event – SOP

Moved by Raymond Chartrand and seconded by Alvin McLellan:
That Council of the Municipality of Huron East endorse the resolution of the Township of Warwick requesting the Province to take a proactive approach to ensuring the safety of Ontario farm families, employees and animals from animal rights activists by ensuring stronger enforcement of existing laws or enacting new legislation. Carried.

Endorse
Resolution
Township of
Warwick

UNFINISHED BUSINESS

MUNICIPAL DRAINS

PLANNING

COUNCIL REPORTS

Deputy Mayor Robert Fisher – Blood Donor Content Challenge

Deputy Mayor Robert Fisher advised he has issued a challenge to the Deputy Mayor of the Municipality of Central Huron to see which community can rally the highest number of blood donors at the blood donor clinics being held in both municipalities in the coming week.

Stanley Cup Parade

CAO/Clerk Brad Knight advised Council a Stanley Cup Parade will be held in Seaforth on Thursday, July 25th, 2019 with more information to follow once details have been arranged.

INFORMATION ITEMS

Moved by Larry McGrath and seconded by John Lowe:
That Huron East Council receive the following Board and Committee meeting minutes as submitted:

Board/Committee
Meeting Minutes

- (1) Huron East Joint Health & Safety Committee – June 12th, 2019
- (2) Seaforth & District Community Centres – June 20th, 2019
- (3) Vanastra Recreation Centre/Day Care Committee – June 17th, 2019
- (4) Huron East/Brussels Community Development Trust – March 14th, 2019
- (5) Winthrop Community Centre – March 20th, 2019

Carried.

OTHER BUSINESS**BY-LAWS**

Moved by Raymond Chartrand and seconded by Larry McGrath:
BE IT HEREBY RESOLVED that leave be given to introduce
By-Laws 47, 48 and 49 for 2019.

Introduce
By-Laws

By-Law 47-2019 – Official Plan Amendment No. 10 – Parts 1 and 3, RP 22R-5599, Part Lot 25, Concession 1, McKillop Ward (Pol Quality Homes)

By-Law 48-2019 – Zoning Amendment – Parts 1 and 3, Plan RP 22R-5599, Part Lot 25, Concession 1, McKillop Ward (Pol Quality Homes (1st and 2nd readings))

By-Law 49-2019 – Confirm Council Proceedings

Carried.

Moved by John Lowe and seconded by Robert Fisher:
BE IT HEREBY RESOLVED that By-Law 47 for 2019, a by-law to amend the Huron East Official Plan for Official Plan Amendment No. 10, 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.

OPA 10
Pol Quality
Homes

Moved by Joseph Steffler and seconded by Gloria Wilbee:
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 48-2019;
AND WHEREAS certain changes have been made to the proposed by-law after holding of the public meeting;
NOW, THEREFORE the Council of the Municipality of Huron East RESOLVES, that pursuant to Section 34 (17) of the Planning Act, 1990, the changes were of such a nature that no further notice is to be given in respect to the proposed by-law.
Carried.

No Further
Notice
By-Law
48-2019

Moved by Brenda Dalton and seconded by Joseph Steffler:
BE IT HEREBY RESOLVED that By-Law 48 for 2019, a by-law to amend the zoning on Parts 1 and 3, RP 22R-5599, Part Lot 25, Concession 1, McKillop Ward, Pol Quality Homes, be given first and second readings. Carried.

Amend
Zoning
Pol Quality
Homes
1st & 2nd
Readings

CLOSED SESSION AND REPORTING OUT**CONFIRMATORY BY-LAW**

Moved by Alvin McLellan and seconded by Zoey Omn:
BE IT HEREBY RESOLVED that By-Law 49 for 2019, a by-law to confirm the proceedings of Council, be given first, second, third and final readings and signed by the Deputy Mayor and Clerk, and the Seal of the Corporation be affixed thereto.
Carried.

Confirm
Proceedings

ADJOURNMENT

Moved by Raymond Chartrand and seconded by Robert Fisher:

The time now being 9:18 p.m.

That the meeting do adjourn until July 16th, 2019 at 7:00 p.m.

Carried.

Adjournment

Bernie MacLellan, Mayor

Brad Knight, CAO/Clerk