

**MUNICIPALITY OF HURON EAST COUNCIL MEETING MINUTES**  
**HELD IN THE COUNCIL CHAMBERS, SEAFORTH, ONTARIO**  
**TUESDAY, OCTOBER 1<sup>st</sup>, 2019 – 7:00 P.M.**

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

**Members Absent:** nil

**Staff Present:** CAO/Clerk, Brad Knight  
Economic Development Officer, Jan Hawley  
Executive Assistant, Janice Andrews

**Others Present:**

The following were in attendance for the Zoning By-Law Amendment on Parts 1 and 3, RP 22R-5599, Part Lot 25, Concession 1, McKillop Ward.

- Daryl Pol, Developer/Builder, Pol Quality Homes Inc.
- Brandon Flewwelling, MCIP, RPP – Associate, Senior Planner, GSP Group Inc., planning consultant for the applicant

**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 Larry McGrath and seconded by Alvin McLellan:  
That the Agenda for the Regular Meeting of Council dated October 1<sup>st</sup>, 2019 be adopted as circulated. Carried.

Adopt Agenda

**DISCLOSURE OF PECUNIARY INTEREST**

**MINUTES OF PREVIOUS MEETING**

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

Meeting Minutes

- a) Regular Meeting – September 16<sup>th</sup>, 2019
- b) Public Hearing – September 16<sup>th</sup>, 2019

Carried.

**PUBLIC MEETINGS/HEARINGS AND DELEGATIONS**

**ACCOUNTS PAYABLE**

**REPORTS & RECOMMENDATIONS OF MUNICIPAL OFFICERS**

**Public Works Coordinator**

CAO/Clerk Brad Knight reviewed the report to Council concerning the reconstruction of County Road 12 in Seaforth. Council were advised that phase two Lloyd Eisler Street to Goderich Street is currently in the design stage with construction to begin in 2020. The County of Huron will tender this phase in late 2019 and is looking to Huron East to make some decision on several Huron East components.

The CAO advised that Huron County contracted R. J. Burnside Consultants to assess the potential for a pedestrian crossing on Main Street, Seaforth. The consultants determined that the traffic and pedestrian totals warrant the installation of a pedestrian crossing at Gouinlock Street, and recommended an Intersectional Pedestrian Signal (IPS) on the north leg of the intersection. B. M. Ross indicated that if the IPS is implemented at Gouinlock Street, then from Main Street south to Victoria Street, Gouinlock Street should be made a one-way street.

Councillor Ray Chartrand advised the majority of ratepayers he spoke with preferred a pedestrian crossing at Gouinlock Street that would be central to the downtown core, including the post office, banking, drug store and shopping. Councillor Chartrand also noted that should Gouinlock be made a one-way street it would allow for additional angle parking close to the downtown core and would allow for more parking than what would be lost on Main Street.

Deputy Mayor Robert Fisher was not in favour of installing a pedestrian crossing at Gouinlock Street as it would result in having bump outs on the Main Street that would impede snow removal and traffic flow and the business people and consumers he spoke with do not want to lose any more parking area. Deputy Mayor Fisher recommended the cross walk be located at Sills Hardware and the Town Hall to allow more consistent traffic flow, no bumps outs and not losing as many parking spots on the Main Street. The Deputy Mayor noted he was in favour of making Gouinlock Street a one-way to create as many parking spots as possible. Deputy Mayor Fisher also requested that an audible function be included on the pedestrian crossing.

**Moved** by Ray Chartrand and seconded by Joe Steffler: Pedestrian  
That the County of Huron be requested to install a fully signaled Intersection Signal  
Pedestrian Signal (IPS) on Seaforth Main Street/Gouinlock Street and that Main Street  
Huron East Council will move Gouinlock Street to a one-way street upon the Seaforth  
initiation of the pedestrian crossing. Carried.

Council were also advised that the street design will require the street light poles to be relocated during construction giving the opportunity to upgrade to decorative poles and arms to match the fixtures. The estimated cost of new decorative poles and arms is \$115,000 and an application has been submitted to the Rural Economic Development Program (RED) for funding.

**Moved** by Robert Fisher and seconded by Joe Steffler: Decorative  
That Huron East council authorize the installation of new decorative streetlighting Streetlights  
poles in the Seaforth core area during the 2020 reconstruction of the Seaforth Main Street  
Main Street. Carried. Seaforth

The CAO also noted that an electric vehicle recharge station was proposed and a drinking fountain/water bottle filling station was suggested.

**Moved** by Gloria Wilbee and seconded by Dianne Diehl: Reports of  
That Huron East Council receive the following Reports of Municipal Officers as Municipal  
presented: Officers  
(1) Public Works Coordinator  
Carried.

## **CORRESPONDENCE**

**Moved** by Alvin McLellan and seconded by Brenda Dalton: Appointment  
That Council appoint Councillor Dianne Diehl to the Court of Revision being Court of Revision  
held on October 7<sup>th</sup>, 2019 at 6:30 p.m. for the Schade Drain and Skinner Drain 2019. Schade/Skinner  
Carried. Drain 2019

**Moved** by Brenda Dalton and seconded by Zoey Onn: Proclaim  
That Council of the Municipality of Huron East proclaim October 21<sup>st</sup> to 27<sup>th</sup>, 2019 Waste Reduction  
as Waste Reduction Week in Canada. Carried. Week

## **UNFINISHED BUSINESS**

### **MUNICIPAL DRAINS**

### **PLANNING**

**Moved** by Larry McGrath and seconded by Ray Chartrand: No Objection  
That Council of the Municipality of Huron East has no objection to severance Consent  
application C70/19 of Ed and Marianne Van Esbroeck on Lot 2, Concession 1, C70/19  
LRS, Tuckersmith Ward VanEsbroeck  
Carried.

Brandon Flewwelling, MCIP, RPP, Senior Planner, GSP Group Inc., planning consultant for the applicant of Zoning By-Law Amendment 48-2019, attended before Council concerning a request for a minor change to the zoning amendment. Mr. Flewwelling advised that since the first two readings of the proposed zoning by-law were given, it was realized the requested zoning did not adequately address a few minor regulations to permit the construction of the proposed multiple attached (townhouse) units within the subdivision. Specifically, further zoning relief is required from overall lot coverage, spacing between units (interior side yard setback) and end unit property width. The following is a summary of the current zoning regulations and the requested amendments.

| Zone Regulations<br>R2 Zone (Section 19.7)                  | Required | Requested |
|---|----------|-----------|
| Maximum lot coverage  | 40%      | 46%       |
| Minimum lot frontage – for a unit with only 1 wall attached | 8 m      | 7 m       |
| Interior side yard for end units                            | 3 m      | 1.5 m     |

Mr. Flewwelling also advised the proposed changes to the zoning do not impact on stormwater management and have been accounted for in the background reports addressing stormwater management. Mr. Flewwelling noted that Section 34 (17) of the Planning Act allows Council to determine if further notice of the proposed changes are necessary. Mr. Flewwelling requested Council consider that the proposed changes do not require further public notification as the changes are minor in nature and do not change the overall density or fabric of the proposed development. Council were also requested to consider giving third and final reading to the zoning by-law which has been amended to include the additional zoning relief.

**COUNCIL REPORTS**

County of Huron – Food Bank

Deputy Mayor Robert Fisher advised a presentation was made to Huron County Council by a representative of the Huron County Foodbank Distribution Centre. Deputy Mayor Fisher noted the presentation included an update on the Centre’s activities and how funds donated are allocated.

County of Huron – Administration Building

Councillor Ray Chartrand questioned the status of the location for a new administration building for the County of Huron. Mayor MacLellan advised this matter is still under investigation and various options are being considered.

Fire Fighters – 2019 Scott FireFit World & Canadian National Championships

Councillor John Lowe advised that James Yates of the Grey Station and Chris Gibson of the Brussels Station attended the 2019 Scott FireFit Championships in Oshawa. The competition is based on fire fighting tasks commonly performed in emergency situations. It was noted the pair placed 4<sup>th</sup> out of 36 volunteer departments with Mr. Gibson placing 59<sup>th</sup> out of 158 men.

**INFORMATION ITEMS**

*Moved* by Zoey Onn and seconded by John Lowe: 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 – August 1<sup>st</sup>, 2019  
 (2) Huron East Heritage Advisory Committee – November 7<sup>th</sup>, 2018  
 Carried.

**OTHER BUSINESS**

**BY-LAWS**

*Moved* by Alvin McLellan and seconded by Dianne Diehl: Introduce By-Laws  
 BE IT HEREBY RESOLVED that leave be given to introduce By-Laws 48 and 72 for 2019.  
 By-Law 48-2019 – Zoning Amendment – Parts 1 and 3, RP 22R-5599, Part Lot 25, Concession 1, McKillop Ward, Pol Quality Homes (3<sup>rd</sup> reading)  
 By-Law 72-2019 – Confirm Council Proceedings  
 Carried.

**Moved** by Brenda Dalton and seconded by Larry McGrath:  
 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 Larry McGrath and seconded by Brenda Dalton:  
 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 third and final reading and signed by the Mayor and Clerk, and the Seal of the Corporation be affixed thereto. Carried.

Zoning  
 Pol Quality  
 Homes

### **CLOSED SESSION AND REPORTING OUT**

#### **CONFIRMATORY BY-LAW**

**Moved** by Ray Chartrand and seconded by Gloria Wilbee:  
 BE IT HEREBY RESOLVED that By-Law 72 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 Ray Chartrand and seconded by Dianne Diehl:  
 The time now being 7:45 p.m.  
 That the meeting do adjourn until October 15<sup>th</sup>, 2019 at 7:00 p.m. Carried.

Adjournment

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Bernie MacLellan, Mayor

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Brad Knight, CAO/Clerk