



Day One: Committee of the Whole

Highways, Facilities, Planning & Corporate

Minutes - September 8, 2010

GODERICH, ONTARIO



COMMITTEE OF THE WHOLE DAY 1

Goderich, Ontario
September 8th, 2010

The Committee of the Whole Day 1 met in the Court House Council Chambers in Goderich on the 8th of September, 2010. All members of Council were present except for Councillor B. Siemon. Councillor J. Bezaire attended at 9:14 a.m. Councillor J. Grace left the meeting at 11:30 a.m. Chair D. Kelly called the meeting to order at 9:00 a.m.

Declarations of Pecuniary Conflict of Interest and the General Nature Thereof:

There were no declarations of pecuniary conflict of interest.

MOTION:

Moved by: Councillor B. MacLellan and Seconded by: Councillor K. Oke:

THAT:

The Committee of the Whole Day 1 Agenda for September 8th, 2010; be accepted and all Reports included in the Agenda; plus one additional Report; be received.

CARRIED

Delegations:

There were no Employee Long Term Service Awards for this meeting.

Charles Edey, President of Leader Resources Services Corp. was unable to attend this meeting. This delegation will be rescheduled to another meeting.

Councillor's Issues:

Warden Dykstra reported that the Councils of Central Huron and Goderich have reached a mutually agreeable land transfer. There is a process that must be followed with a public meeting and ratification by local Councils and County Council.

CAO Adams advised there would be a Special Council meeting following the Committee of the Whole Day 1 meeting today; to consider accepting the tender for the Historic Gaol. Prior to the Special Council meeting a Walk In report from Facilities Manager Dave Breznik will be considered. The Special Council meeting has been advertised with Notice on the County's web site.

6. Report of the Regional Information Co-ordinator OMAFRA:

Jane Muegge, Regional Information Co-ordinator, Ontario Ministry of Agriculture, Food and Rural Affairs delivered a presentation for the information of the Committee.

7. Public Works Department:

Dave Laurie, Director of Public Works and Mike Alcock, Civil Engineering Technologist presented the following reports for the information of the Committee.

7.1 Information Report:

7.2 County Road Closures for Local Events – Overview of By-law No. 18-94:

7.3 Proposed Speed Zone Schedule:

MOTION:

Moved by: Warden B. Dykstra and Seconded by: Councillor N. Vincent:

THAT:

The recommendation of the Speed Limit Review Committee; that a new By-law to authorize speed limits be prepared and authorized by County Council using the Speed Zone Schedule attached to the Report; be approved.

CARRIED

8. Planning and Development:

8.1 Consents:

The authority to grant or refuse to grant consents is delegated to the Committee of the Whole under By-law 5-2009. Decisions become effective upon a carried motion of the Committee of the Whole. County Council is notified for information and appeal purposes only.

8.1 a) B45/2010 –Robert W. Vodden & JoAnne E. Palmer (owners), Pt. Lot 26 &27, Concession 3, East Ward Hullett, Municipality of Central Huron:

The purpose and effect of this application is for the creation of a new lot. It proposes to sever a non-farm rural residential building lot from the corner of a farm parcel. The vacant land to be severed is approximately 1.47 acres (0.6 ha.). The land to be retained is approximately 74.1 acres (30 ha.) which contains an existing residence and shed.

It is recommended by the Planning & Development Department that this application be denied provisional consent as it does not meet the criteria for approval under the Provincial Policy Statements (PPS), Huron County Official Plan, Central Huron Official Plan or Section 51(24) of the Planning Act. The application has been recommended for approval by the local Municipality of Central Huron.

Susanna Reid, Planner with the Planning and Development Department reviewed the application.

Scott Tousaw, Director of Planning and Development Department reviewed his Report with the Committee.

Robert Vodden one of the applicants spoke in support of the application.

MOTION:

Moved by: Councillor T. Collyer and Seconded by: Councillor J. Seili:

THAT:

Application B45/2010 for property owned by Robert W. Vodden and JoAnne E. Palmer at Part Lots 26 and 27, Concession 3, East Ward Hullett, Municipality of Central Huron; requesting separation and conveyance of a parcel of land as described; receive Provisional Consent with conditions; be approved.

MOTION:

Moved by: Councillor B. MacLellan and Seconded by: Councillor J. Bezaire:

THAT:

The Vodden Consent B45/2010; be tabled until review of the relevant planning policies.

CARRIED

8.2 Delegated Consents:

The authority to grant undisputed consents is delegated to the Director of Planning and Development under By-law 5-2009. The report lists the applications which received provisional consent approval since the last report. County Council is notified for information and appeal purposes only.

MOTION:

Moved by: Councillor J. Grace and Seconded by: Councillor D. Shewfelt:

THAT:

The recommendation of Senga Smith, Land Division Secretary; that no objections be lodged further to the Delegated Consents submitted with the Report of September 8th, 2010; be approved.

CARRIED

8.3 Zoning By-laws:

Zoning By-laws and amendments are circulated to the County from local municipalities. These By-laws are reviewed for conformity with the County Official Plan and with the local Official Plan. The By-laws are listed on the attached Report.

MOTION:

Moved by: Councillor B. Dowson and Seconded by: Councillor J. Grace:

THAT:

The recommendation of Scott Tousaw, Director of Planning and Development; that no objections be lodged further to the Zoning By-laws submitted with the Report of August 27th, 2010; be approved.

CARRIED

8.4 Central Huron Comprehensive Zoning By-law:

A new Zoning By-law for Central Huron was considered by Central Huron Council on September 7th, 2010. The Zoning By-law was deferred until staff can provide more research on the number of permitted cars per property.

The proposed By-law essentially allows used car lots in agricultural areas by permitting a maximum of 36 vehicles per property. This provision does not conform to the County Official Plan or the Central Huron Official Plan and is not consistent with the Provincial Policy Statement (PPS). It does not protect prime agricultural areas and compromises the municipality's ability to focus commercial enterprises in settlement areas. Central Huron was advised on August 16, 2010 of the potential for the County's appeal, should this provision remain in the By-law.

Director of Planning and Development, S. Tousaw's report recommended that staff be authorized to lodge an appeal to section g) of the Home Industry definition in the new Central Huron Zoning By-law before the appeal period closes.

There was a great deal of discussion.

MOTION:

Moved by: Warden B. Dykstra and Seconded by: Councillor J. Grace:

THAT:

The Committee agree to defer a decision pending receipt of further information from Central Huron.

CARRIED

8.5 Part Lot Control By-laws:

8.5 a) Municipality of North Huron By-law 60-2010:

North Huron By-law 60-2010 will allow townhouse dwelling units situated on Lots 22 and 23, Registered Plan 451, Wingham Ward, Municipality of North Huron, to be conveyed such that each unit is located on a separate parcel.

North Huron By-law No. 60-2010 requires County Council approval pursuant to section 50(7) of *the Planning Act, RSO 1990, as amended*. The By-law exempts the above lands from the part lot control provisions of the *Planning Act* to permit the conveyance of each townhouse unit on its own lot. These lands are zoned to permit townhouse/multiple attached dwelling units in accordance with the R2-13 (Residential Medium Density – Special Provisions) zone.

MOTION:

Moved by: Councillor J. Fergusson and Seconded by: Councillor N. Vincent:

THAT:

Motion Con't. on Page 6.

Motion Con't. from Page 5.

The recommendation of Cindy Fisher, Senior Planner, to approve the Municipality of North Huron By-law No. 60-2010 exempting Lots 22 and 23, Registered Plan 451, Wingham Ward, Municipality of North Huron from the part lot control provisions of *the Planning Act*, be approved.

CARRIED

8.6 Community Economic Development:

8.6 a) Gateway Rural Health Research Institute:

As a major funder, the County is provided with a copy of the Annual Progress Report.

8.6 b) State of the Huron County Economy, 2010:

Produced by HBDC, this annual publication is used widely by government and all economic sectors.

Mike Pullen reviewed the State of Huron County Economy, 2010

8.6 c) Huron Economic Development Matters:

The Final Project Report outlines the level of investment and retention of jobs supported by this 3 year partnership between the County, HBDC and OMAFRA. The success of this project will be highlighted on OMAFRA's website in a "rural client achievement profile."

8.6 d) Above the Falls Challenge Course – Update:

The Above the Falls project was initiated by Rob Bundy, Youth Coordinator under the Huron Economic Development Matters program. On June 2 2010, Council continued to support the project with funding for staff of \$20,000 to help move the initiative towards self-sufficiency. Rob Bundy, Above the Falls Manager, provided a presentation outlining the opening of the Challenge Course to schools, business groups and the general public.

Warden Dykstra congratulated Rob Bundy for all his hard work bringing this to Huron County.

8.6 e) Re-designed Website: www.ontarioswestcoast.ca

As part of the Web Marketing Strategy of Economic Development Services, the existing ontariowestcoast.ca website was completely re-designed and launched this summer. Tourism businesses, attractions and events on the re-designed website are kept up-to-date dynamically with the new centralized business

database. This same database also automatically populates the business listings on the new shopinhuron.ca website, as well as other economic development related websites. This system provides for greater efficiency in the maintenance of business information, marketing and communications.

The re-designed ontariowestcoast.ca website offers users many new enhanced features. New features and content (such as new promotional videos) will continue to be added to the website to keep information new and fresh.

Jenna Ujiye, Tourism Marketer provided a brief demonstration of some of the new features of this new website. Mark Hussey, Web Designer and Multi-media Developer was also in attendance. He and Jenna Ujiye were congratulated by members of the Committee for a great looking website.

8.6 f) Tourism Sign Program – Update:

In 2009, a new Tourism Sign Program was launched as part of on-going marketing and branding efforts designed to further enhance and develop the County's tourism industry. The first year/season of the new Tourism Sign Program has been very successful and feedback from the tourism industry, ratepayers, business owners and visitors has been extremely positive.

A report provided an overview of the first year of the program and plans for 2011. A presentation of photographs illustrated the location of signs and the three types of signs. This project has been successful in large part thanks to the partnership of Economic Development Services and the County Highways Department.

8.6 g) MicroFIT Program – Update:

Further to the report presented last month on the *'Green Energy Act – Implementation of microFIT Projects'* additional information has been released to the public regarding microFIT pricing. The report provided an excerpt from an Ontario Power Authority (OPA) news release explaining the new 64.2 cents/kWh price and eligibility requirements.

8.7 Forest Conservation:

8.7 a) Notices of Intent Under the Tree By-law:

	<u>Contractor</u>	<u>Property Owner</u>	<u>Acres</u>	<u>Location</u>
1.	Miller Wood Products	Nancy Miller	25	Lot 21, Con. 16, SH Ward 1 (Stephen)
2.	Miller Wood Products	Jim McDonald	60	Lot 21, Con. 5, B, Hay Ward
3.	Saratoga Sawmill	Helen Brindley	5	Pt Lot 2, Con. 10, A-C-W, Colborne Ward
4.	Miller Wood Products	George Turner	20	Lot 19 & E. Part Lot 30, Con. 3 HRS, HE, Tuckersmith Ward
5.	Five Season Estates	Ken Hughes	2	Lot 10, Con. BYRD, CH, Ward 1, (Goderich Twp)
6.	Edgewood Lumber Ltd.	Murray Cole	25	Lot 32 & 33, Con. BYRD, CH, Ward 1, (Goderich twp)
7.	B. Kropf Forestry	Hugh Sinclair Wardrop	10	N. Pt Lot 28, Con. 14, NH, Ward 2, (East Wawanosh)

8.7 b) Possible Forest Land Donation to the County:

Following Council's motion of July 7, 2010, a further meeting was held with Dr. Watts on August 5, 2010 to discuss the possible donation to Huron County of a 32 acre tract of lakefront forest property in ACW (west of the Goderich airport). The staff report of May 27, 2010 outlined that uses of the land would be limited to "passive nature enjoyment, education and forest management." However, Dr. Watts further explained his requirement that the property have "no public access." This prohibition would not be consistent with the management of County Forests, which permits public hiking, cross-country skiing, etc. on established trails. Dr. Watts does not wish to pursue further discussions, and a letter was sent thanking him for considering the County.

8.8 Waste Management:

Report 1b: Evaluation of Long Term Waste Disposal Options and Timeframe for Decisions:

Scott Tousaw, Director of Planning and Development and Steve Janes of S.H. Janes and Associates presented this report.

MOTION:

Moved by: Councillor D. Shewfelt and Seconded by: Councillor G. Robertson:

THAT:

Motion Con't. on Page 9.

Motion Con't. from Page 8.

The recommendation of Scott Tousaw, Director of Planning and Development that Report 1b be circulated for public and agency comment, and public meetings be held (Council appointees for the public meetings will be determined when dates are set); be approved.

CARRIED

8.9 Off-shore Wind Facilities Renewable Energy Approval Requirements:

The letter to the Ministry of the Environment from Monica Walker-Bolton, Planner and Victor Kloeze, Student Planner with their comments regarding the discussion paper entitled "Off-shore Wind Facilities Renewable Energy Approval Requirements" was included in Committee's Agenda package.

9. Administration, Policies & Other Issues:

9.1 Request for Proposal – Supply of Computer Technology:

David Carey, County Treasurer reviewed the Report.

MOTION:

Moved by: Councillor N. Vincent and Seconded by: Councillor G. Robertson:

THAT:

The recommendation of David Carey, County Treasurer to award the proposals submitted by MicroAge Basics o/b Bluewater Office Equipment Ltd., Advanced Technologies and CDW Canada for the supply of computer technology for a three year period; commencing October 7th, 2010; be approved.

CARRIED

10. Correspondence:

11. Social Services Department:

11.1 Huron County Historic Gaol – Walk In Report:

MOTION:

Moved by: Councillor D. Shewfelt and Seconded by: Councillor J. Dietrich:

THAT:

The recommendation of Dave Breznik, Facilities Manager to award the tender for the restoration of the Historic Gaol to Roof Tile Management at a total cost of \$622,050.00; be approved.

CARRIED

12. Accounts and Financial Statements:

Accounts up to and including August 26th, 2010 were reviewed.

Highways	\$1,517,965.04
Fleet	10,523.49
Planning	174,844.08

Financial statements for the period ending, July 31st, 2010; were reviewed.

	REVENUE		EXPENDITURES		COUNTY CONTRIBUTION	
	Actual	Prorated	Actual	Prorated	Actual	Prorated
Highways	2,035,759	128,443	8,029,065	10,023,629	5,993,306	9,895,186
Fleet	1,209,880	1,089,594	1,048,259	817,087	(161,621)	(272,507)
Planning	500,549	529,549	1,776,184	1,730,418	1,275,635	1,200,869

MOTION:

Moved by: Councillor M. Scott and Seconded by: Councillor B. Dowson:

THAT:

The accounts up to and including August 26th, 2010 and the financial statements as of July 31st, 2010; be received.

CARRIED

Next Meeting:

The next meeting of Committee of the Whole Day 1 will be in Goderich on Wednesday October 13th, 2010 at 9:00 a.m.

Adjournment:

MOTION:

Moved by: Councillor J. Bezaire and Seconded by: Councillor N. Vincent:

THAT:

The meeting adjourned at 11:55 a.m.

CARRIED

Chair D. Kelly