



County
of Huron

Planning, Agriculture and Public Works Committee



Minutes - April 12, 2006

GODERICH, ONTARIO

Goderich, Ontario
April 12, 2006

The PLANNING, AGRICULTURE AND PUBLIC WORKS COMMITTEE met in the Court House at 9:00 a.m. with all members present.

1. Minutes

Moved by B. Van Diepenbeek

Seconded by J. Fergusson

That the minutes of the Planning, Agriculture and Public Works Committee meeting of March 8, 2006 be adopted as circulated.

CARRIED

2. Report of the Regional Information Coordinator OMAF

Jane Muegge, Regional Information Coordinator, Ontario Ministry of Agriculture and Food, distributed and presented the following materials for the information of committee and Council.

- E-Bulletin April 2006
- Marketing and Communications Team, March 15, 2006
- Beneficial Management Practices
- Project Eligibility Guidelines
- News Release
 - Expanding Opportunities for Renewable Energy in Ontario
 - Governments Take Action to Change Canadian Agricultural Income Stabilization (CAIS)
- FactSheets
 - Nutrient Management Act, 2002 - Local Advisory Committees
 - Nutrient Management Act, Liquid Manure Removal from Storage
 - Environmental Impacts of Nitrogen Use in Agriculture
 - Energy Efficient Dairy Lighting
 - Creating Effective Agendas
- Environmental Policy and Programs Branch, January 2006, Energy Efficient Mechanical Ventilation Fan Systems

Moved by J. Seili

Seconded by J. Fergusson

That the report be received.

CARRIED

PLANNING

3. Delegated Consents

The authority to grant undisputed consents is delegated to the Director of Planning and Development under By-law 3-2006. The following applications have been approved since the last report, for the information of County Council.

File B4/06 - Morley Eagleson
South Huron, Stephen Ward, Lot 17, Con. 22

This undisputed application was granted provisional consent on March 24, 2006 subject to conditions. The application severs a surplus dwelling on 1.8 ha and retains 34.9 ha of farm land which will be merged on title with the abutting farm.

A lengthy discussion ensued on the availability of information for committee members with the new reporting process. Some members wished to see a paragraph giving reasons or purpose of the applications. The CAO suggested the Land Division Secretary could have the files available at committee meetings for councillors to review if they wish. Members were reminded that the new process was created to streamline the process and cut down on paper.

FOR INFORMATION

4. Official Plans and Amendments

- a) Official Plan Amendment No. 2
Township of North Huron, Wingham Ward
Block B, R.P. 450 and 22R-3904

This property is owned by the Township of North Huron and is a portion of the former railway lands and an open space area. The Township is considering the sale of a portion of these lands for residential purposes. A report is attached (Appendix A).

The lands will be merged on title with abutting land to create and expand residential properties. The land retained by North Huron will be used for a walking trail. All the applicable Residential policies of the Township of North Huron Official Plan and all Residential zone provisions of the implementing zoning by-law will apply to the subject lands. A corresponding zoning by-law amendment is being processed.

It is recommended that Official Plan Amendment No. 2 to the Township of North Huron Official Plan be approved and the notice of decision be circulated.

Moved by B. Van Diepenbeek
Seconded by D. Urlin
That the recommendation be approved.

CARRIED

- b) Official Plan Amendment No. 4
Township of Howick
Part Lot 7, Concession 8

Mr. Watson, Applicant, appeared on behalf of this application.

The proposed Official Plan Amendment would change the land use designation on part of Part Lot 7, Concession 8 from Restricted Agriculture to Settlement Area to include this area within the Village of Gorrie. The purpose of this amendment is to permit the enlargement of the adjacent property to the north by 2,993 square metres (0.74 acres).

A corresponding Zoning By-law amendment would change the zoning on the subject lands from Restricted Agriculture (AG2) to Highway Commercial (HC1) to permit the construction of a storage building in this area. The building would be used by the existing highway commercial business (i.e. Watson's Home Hardware) located on the proposed merging parcel.

A report dated April 7, 2006 was distributed to the committee to include the decision of Howick Township at their April 4, 2006 Council meeting. The amendment and report are attached (Appendix B).

Moved by D. Urlin

Seconded by J. Seili

That the Official Plan Amendment (OPA) 4 to the Township of Howick Official Plan be approved and the decision be circulated.

CARRIED

5. 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 Secondary/Official Plan. The by-laws are listed in the attached report (Appendix C).

It is recommended that no objections be lodged.

Moved by J. Seili

Seconded by E. Connelly

That no objections be lodged.

CARRIED

6. Subdivisions

- a) Plan of Subdivision 40T-05004
Township of Ashfield-Colborne-Wawanosh
Part Lot 1, Broken Front Concession, Colborne Ward
Complete Construction – Hugh & Kim Burgsma

Mr. Hugh Burgsma, applicant, appeared on behalf of this application.

This application received draft plan approval for 5 lots on February 2, 2006. The applicant has requested the addition of 2 small blocks, each to contain a communally owned well. A report and map are attached (Appendix D).

It is recommended that draft plan approval be revised by adding the following conditions, and that the notice of changed conditions be circulated.

- i. That the final plan identify two blocks, each for the purpose of a private communal well.
- ii. That each of the well blocks be owned in common (e.g., an undivided interest) by the benefiting owners.

Moved by E. Connelly
Seconded by B. Van Diepenbeek
That the recommendations be approved.

CARRIED

- b) Plan of Subdivision 40T-05002
Municipality of Bluewater
Part Lots 2 and 3, Range M, Bayfield Ward
Bayfield Meadows Inc.

This application is for a residential subdivision containing both 31 single detached dwellings and 12 four unit townhomes on the southerly edge of the built-up area of Bayfield. The municipality has held two public meetings on the proposed development and its accompanying rezoning by-law. There has been significant public concern and opposition regarding the proposed developed with many presentations at the public meetings and approximately 100 letters submitted. The concerns expressed are many and include issues such as density, lot size, the appropriateness of multi-residential dwellings, stormwater management, lack of open space, traffic impacts, the availability of municipal water service, compatibility with Bayfield's heritage character, and conformity with planning documents.

Although the applicant has modified the proposed plan of subdivision by removing eight single detached dwelling lots (a reduction from 39 lots to 31) and relocating the multi-residential lots to the interior of the development, the objections of the public remain. At the April 10th Bluewater Council meeting, the proposed development was considered again. However, part way through the meeting one councillor fell ill and the meeting was adjourned. The meeting to consider the development has been rescheduled for May 8th.

Consequently, a resolution from Bluewater Council indicating their position on this proposed plan of subdivision, whether in favour or opposed, has not been received. Once this resolution is received the application will be brought forward for the committee's consideration. The applicant has the option of requesting this application be referred to the Ontario Municipal Board as it has been longer than 180 days since the application was submitted (application was submitted in June 2005).

FOR INFORMATION

7. Community Economic Development

- a) Tourism: Shakespeare to the Shoreline Award

The Shakespeare to the Shoreline program recently received a 'Certificate of Recognition' award from the Economic Developers Council of Ontario (EDCO). Shakespeare to the Shoreline is a co-operative tourism marketing program involving several municipalities in Huron and Perth Counties. The award congratulates collaboration between municipalities and indicates that it is an excellent example of the overall benefits of inter-municipal co-operation.

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FOR INFORMATION

b) Growing Your Opportunities Event held in Seaforth, March 23, 2006

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This one-day Conference provided information on investigating emerging trends in agriculture and food as well as new marketing ideas and strategies to adapt to today's changing agricultural and food markets. A highlight of the day was Keynote Speaker Gary Morton who spoke on Building a Successful Value-added Farm Business. Gary is from Nova Scotia's Annapolis Valley and provides management consulting to help agricultural based clients develop innovative products, markets and value added opportunities. Other topics included: opportunities for marketing organic produce, a new renewable energy co-operative, the Brussels Beef Plant project, and assistance programs available to farmers planning changes to their operations.

This event was co-ordinated by OMAFRA and co-organized by many local organizations including the Municipality of Huron East, Huron East Chamber of Commerce, the Huron Business Development Corporation and the Huron County Planning and Development Dept. Approximately 100 people were in attendance from across Huron, Perth, Bruce and Grey Counties. This event is being planned again for next year.

FOR INFORMATION

c) 2006 Huron Perth Agriculture and Water Festival, April 11, 12 & 13, 2006

Over 700 Grade 3, 4 and 5 students from Huron and Perth Counties have registered for this annual event to be held at the Seaforth Arena and Agri-plex. An organizing committee of local agricultural and environment groups delivers the Festival.

This is a fun and educational event that provides students with hands-on learning opportunities about agriculture and water, their importance in our local environment and role in our everyday lives. The activities will help students to become better stewards of our water resources and more aware of the agricultural community that plays such a prominent role in Huron and Perth Counties.

FOR INFORMATION

d) Economic Development Matters

Under the "Huron Community Matters" process (4 working groups), the Economic Development and Employment Training stakeholders met on March 23, 2006, with approximately 55 people in attendance. The meeting was co-hosted by the Warden's Economic Development Task Force and the Huron Business Development Corporation. Presentations were given on the training needs of the local work force, and the manufacturing marketing strategy. Issues to work on collaboratively were identified, and the stakeholders will gather again in conjunction with the Community Engagement Conference planned for June 7 and 8, 2006 in Holmesville.

FOR INFORMATION

e) "Culture Matters"

You are invited to attend any or all of the three public meetings to discuss culture in Huron County - what culture matters to you? Come and participate - be part of the County's Cultural Plan.

All meetings 7-9 p.m.

Tuesday, May 2
 Wingham Library
 281 Edward Street
 Wingham

Wednesday, May 10
 Huron County Museum
 110 North Street
 Goderich

Monday, May 15
 Olde Town Hall
 322 Main Street S.
 Exeter

FOR INFORMATION

8. Public Meetings

<u>Municipality</u>	<u>Purpose</u>	<u>Date</u>
Bluewater (Stanley Ward)	Rezoning	March 27/06
Township of Howick	2 OPA/Rezoning	March 28/06
Town of Goderich	5 consents, 1 minor variance	March 29/06
Central Huron (Ward 1)	OPA & Rezoning	April 3/06

FOR INFORMATION

9. Nutrient Management Model By-law

The County's Nutrient Management Working Group reconvened on March 23, 2006 to discuss the need for changes to the County Model Nutrient Management By-law in light of new regulations under the Nutrient Management Act. A report is attached (Appendix E). The Working Group and staff developed the following recommendation. Wayne Caldwell, Senior Planner, presented the report and answered questions of the committee.

It is recommended that:

- i. the regulation of nutrient management be left to the jurisdiction of the province;
- ii. the County Model Nutrient Management By-law is no longer required; and
- iii. local municipalities be advised to repeal their Nutrient Management By-law.

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Moved by J. Seili
Seconded by Warden R. Morley
That the recommendations be approved.

CARRIED

10. Accounts and Financial Statements

Planning accounts for March 2006 in the amount of \$25,412.63 were reviewed.

Financial statement for the period ending February 28, 2006 was reviewed.

	REVENUE		EXPENDITURES		COUNTY CONTRIBUTION	
	Actual	Prorated	Actual	Prorated	Actual	Prorated
Planning	\$99,729	\$157,870	\$259,922	\$379,232	\$160,193	\$221,362

Moved by B. Van Diepenbeek
Seconded by D. Urlin

That the accounts and financial statement be received.

CARRIED

AGRICULTURE AND PUBLIC WORKS

11. Delegation

Mr. Bob Hallam and Mr. Joe Gibson were in attendance to address concerns about proposed changes to the Forest Conservation By-law. They distributed their recommended changes to the Tree By-law dated April 2006, attached. The County Engineer informed the delegates that the sub-committee is bringing their suggested changes to committee today and revisions are yet to be considered. Comments of this committee will go back to the working committee, foresters will be contacted for written views, and a final draft is expected to come back to committee in May.

There was a lengthy review and a question and answer period. Mr. Hallam and Mr. Gibson requested to be contacted with any changes and that the Huron Federation of Agriculture be contacted as well.

Moved by J. Fergusson
Seconded by B. Van Diepenbeek
That the presentation be received.

CARRIED

12. Notices of Intent Under the Tree By-law

NOTE: Abbreviations are for municipalities, the Wards are named in the following table.			
Bluewater (B)	Howick	North Huron (NH)	Ashfield-Colborne-
Central Huron (CH)	Huron East (HE)	South Huron (SH)	Wawanosh (A-C-W)
Goderich	Morris-Turnberry (MT)		

	<u>Contractor</u>	<u>Property Owner</u>	<u>Acres</u>	<u>Location</u>
1.	K. Shea Logging	Paul Nyland	6	Lot 2, Con. 5, HE, McKillop Ward
2.	Bill McGlynn	S. Deswart	60	Lot 9 & 10, Con. 11, M-T, Ward T (Turnberry)
3.	Bill McGlynn	Wayne Hopper	7	Lot 5, Con. 4, M-T, Ward M (Morris)
4.	John Hughes	Wayne Hopper	8	Lot 42, Con. 10, NH, Ward 2 (East Wawanosh)
5.	Kitchener Forest Products Inc.	Jeff Cardiff	24	Lot 5, Con.6, HE, Grey Ward
6.	T.J. Schrenert Lumber	Paul Johnson	20	Lot 46 & 47, Con. 1, MT, Ward M (Morris)
7.	Kitchener Forest Products Inc.	Bodmin Farms Ltd.	5	Lot 7 S ½, Con. 4, MT, Ward M (Morris)
8.	Kitchener Forest Products Inc.	Bodmin Farms Ltd.	18	Lot 7 S ½, Con. 4, MT, Ward M (Morris)
9.	Kitchener Forest Products Inc.	Bodmin Farms Ltd.	5	Lot 6 S ½, Con. 4, MT, Ward M (Morris)
10.	Kitchener Forest Products Inc.	Bodmin Farms Ltd.	13	Lot 8 S ½, Con. 4, MT, Ward M (Morris)
11.	Kitchener Forest Products Inc.	Bodmin Farms Ltd.	8	Lot 10 S ½, Con. 4, MT, Ward M (Morris)
12.	Kitchener Forest Products Inc.	Bodmin Farms Ltd.	7	Lot 9 S ½, Con. 4, MT, Ward M (Morris)
13.	Kitchener Forest Products Inc.	Bodmin Farms Ltd.	12	Lot 10 & 11 S ½, Con. 4, MT, Ward M (Morris)
14.	Kitchener Forest Products Inc.	Bodmin Farms Ltd.	11	Lot 10 N ½, Con. 5, MT, Ward M (Morris)
15.	Kitchener Forest Products Inc.	Bodmin Farms Ltd.	7	Lot 11 N ½, Con. 5, MT, Ward M (Morris)
16.	Kitchener Forest Products Inc.	Bodmin Farms Ltd.	2	Lot 9 N ¼, Con. 5, MT, Ward M (Morris)
17.	Kitchener Forest Products Inc.	Bodmin Farms Ltd.	3	Lot 13 N ½, Con. 5, MT, Ward M (Morris)
18.	Kitchener Forest Products Inc.	Bodmin Farms Ltd.	10	Lot 13 S ½, Con. 5, MT, Ward M (Morris)
19.	Kitchener Forest Products Inc.	Bodmin Farms Ltd.	18	Lot 6 N ½, Con. 5, MT, Ward M (Morris)
20.	Gibson Forestry	John Reinink	17	Lots 12 & 13, Con. 13, Howick
21.	Bill McGlynn	Hendrick Farms	30	Lot 21, LRE, B, Hay Ward
22.	Dryad Services	Jim Duncan		Pt. Lot 18, Con. 7, MT, Ward T (Turnberry)
23.	C.T. Environmental Logging	Brent Fisher	10	Lot 8, Con. 1, A-C-W, Colborne Ward

	<u>Contractor</u>	<u>Property Owner</u>	<u>Acres</u>	<u>Location</u>
24.	T.J. Schreinert Lumber co.	Steve Johnston	6	Lot 22 & 23, Con. 2, MT, Ward M (Morris)
25.	Kevin Winger	James Hayes	20	Lot 6, Con. 13, A-C-W, Ashfield Ward
26.	M&M Tree Service	Bob Morrissey	40	Lot 6 & 7, Con. 13, SH, Ward 1 (Stephen)
27.	Property Owner	Lloyd McClinchey	24	Lot 36, Con. 13 & 14, CH, Ward 2 (Hullett)
28.	Ont. Selective Harvest	Blaine Wylie	6	Lot 29, Con. 14, Howick

Moved by Warden R. Morley
Seconded by J. Seili
That the report be received.

CARRIED

13. Report of the County Engineer

Don Pletch, County Engineer, distributed the following reports for the information of committee and council.

a) Information Updated

There was discussion about Asset Management Plans. The CAO informed the committee that currently there was no interest from the Lower Tiers.

Moved by J. Seili
Seconded by B. Van Diepenbeek
That the report be received.

CARRIED

b) Forest Management Plans, Robertson and Stevenson Tracts

It is recommended that the Forest Management Plans for the Robertson and Stevenson Tracts, prepared by G.W.G. Resources Services, commencing January 1, 2006 to December 31, 2025, be reviewed and adopted by the County of Huron.

The plan was distributed to committee members for review. *(Available in the Clerks office upon request.)*

Moved by D. Urlin

Seconded by Warden R. Morley

That the report be received and further that the two proposals be forwarded to the Planning, Agriculture and Public Works Sub-Committee for Forest Management for direction.

CARRIED

- c) Forest Conservation By-law

It is recommended that the Planning, Agriculture and Public Works Committee review the County's current forest conservation by-law, the "DRAFT" amendments to the proposed by-law and the Update Report comments from the County forest sub-committee meeting held on March 27, 2006, and provide direction for staff to complete the amended by-law.

The Draft By-law was distributed to members. *(Available in the Clerks office upon request.)*

Moved by Warden R. Morley

Seconded by E. Connelly

That the draft by-law be forwarded to the Planning, Agriculture and Public Works Sub-Committee for Forest Management for further review and comment.

CARRIED

- d) Purchase of two, 2006 model year, ½ -Ton Two-Wheel Drive Pickup Trucks

It is recommended that the quotation submitted by Bridge Motors Ltd. in the amount of \$25,909.20 each (excluding GST) be accepted for two 2006 model year ½ ton, two-wheel drive pickup trucks for use by the Highways Department and that staff be authorized to proceed with the purchase of the specified vehicles.

Moved by Warden R. Morley

Seconded by J. Seili

That the recommendation be approved.

CARRIED

- e) Contract Truck Plow/Sander Unit Rental, Winter Maintenance
Wroxeter Patrol

It is recommended that the County of Huron accept the tender submitted by E.L.K. Bushell Construction with a starting hourly rate of \$74.40 for the supply of two diesel tandem truck plows, complete with snowplow equipment, a 6 m³ sander body and an operator, for the 2006/2007, 2007/2008 and 2008/2009 winter seasons with an additional 2 year option as detailed in the tender specifications.

A lengthy discussion ensued with the County Engineer answering questions of the committee.

Moved by Warden R. Morley

Seconded by J. Seili

That the Murray Group tender be accepted at the bid of \$85.90 per hour per truck.

CARRIED

- f) Contract Truck Plow/Sander Unit Rental, Winter Maintenance
Zurich Patrol

It is recommended that the County of Huron accept the tender submitted by Merner Contracting Co. Ltd. with a starting rate of \$75 per hour, for the supply of one diesel tandem truck plow, complete with snowplow equipment, a 6 m³ sander body and an operator, for the 2006/2007, 2007/2008 and 2008/2009 winter seasons with an additional 2 year option as detailed in the tender specifications.

Moved by E. Connelly

Seconded by D. Urlin

That the recommendation be approved.

CARRIED

- g) Crediton Bridge Repair, Contract No. 2006-01

It is recommended that the County accept the tender submitted by Weathertech Restoration Services Inc. for Contract No. 2006-01 for the tendered price of \$375,824.60 (excluding GST), based on estimated quantities.

Moved by B. Van Diepenbeek

Seconded by D. Urlin

That the recommendation be approved.

CARRIED

- h) Contract HC 06-201, Shoulder Gravel, County Road 12, Wroxeter to Belmore

It is recommended that the County accept the tender submitted by Lavis Contracting Co. Ltd. for Contract HC 06-201 for the tendered price of \$65,229 (excluding GST), based on estimated quantities.

Moved by J. Seili

Seconded by B. Van Diepenbeek

That the recommendation be approved.

CARRIED

- i) Contract HC 06-202, Shoulder Gravel, County Road 12
Brussels to Seaforth

It is recommended that the County accept the tender submitted by Donegan's Haulage Limited for Contract HC 06-202 for the tendered price of \$148,224 (excluding GST), based on estimated quantities.

Moved by J. Fergusson

Seconded by J. Seili
That the recommendation be approved.

CARRIED

14. Correspondence Attached – For Information

Municipal Class Environmental Assessment for the closure of Jowett's Grove Road.

FOR INFORMATION

15. Accounts and Financial Statements

Accounts for March 2006 were reviewed.

Highways	\$392,581.64
Fleet	125,940.53
Buildings	107,807.11

Financial statements for the period ending February 28, 2006 were reviewed.

ROADS	REVENUE		EXPENDITURES		COUNTY CONTRIBUTION	
	Actual	Prorated	Actual	Prorated	Actual	Prorated
Highways	\$96,333	\$214,000	\$1,196,717	\$2,018,833	\$1,100,384	\$1,804,833
Fleet	370,292	540,333	370,292	540,335		2
Buildings	185,276	257,681	159,351	270,912	(25,925)	13,231

Moved by E. Connelly
Seconded by J. Fergusson
That the accounts and financial statements be received.

CARRIED

16. Next Meeting

The next meeting of the Planning, Agriculture and Public Works Committee will be held on Wednesday, May 10, 2006, at 9:00 a.m.

17. Adjournment

Moved by J. Seili

Seconded by J. Fergusson

That the meeting adjourn at 12:50 p.m. and be declared a full day meeting for those in attendance for more than two and half hours.

CARRIED

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Chair