



**County
of Huron**

Planning, Agriculture and Public Works Committee



Minutes - February 8, 2006

GODERICH, ONTARIO

Goderich, Ontario
February 8, 2006

The PLANNING, AGRICULTURE AND PUBLIC WORKS COMMITTEE met in the Court House at 9:00 a.m. with all members present except Councillor J. Seili and Councillor B. Van Diepenbeek.

1. Minutes

Moved by J. Fergusson

Seconded by Warden R. Morley

That the minutes of the Planning, Agriculture and Public Works Committee meeting of January 11, 2006 be adopted as circulated.

CARRIED

Councillor's Issues

The Director of Planning announced that the Land Division Secretary, Lorene Love, will be retiring after 35 years of service and that this will be her last meeting. The Chair, Councillor B. Dykstra thanked Lorene for her hard work and dedication. The committee showed their appreciation with applause.

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.

- Pamphlets: Food Safety Initiative and Net Metering in Ontario
- Environmental Farm Stewardship in Action
- E Bulletin, February 2006
- Huron & Perth Counties Farm & Food Conference, March 21, 2006
- 25 Quick On-Farm Energy Saving Tips
- INFOSHEETS
 - Energy Efficient Swine Lighting
 - Energy Efficient Poultry Lighting
 - Energy Efficient Dairy Lighting
 - Feeding Pre-Weaned Veal Calves
 - Biosecurity Recommendations for Commercial Poultry Flocks in Ontario
 - Biosecurity Recommendations for small flock poultry owners

Moved by D. Urlin

Seconded by E. Connelly

That the report be received.

CARRIED

PLANNING

3. Consents

Decision authority on consents has been delegated to the Planning, Agriculture and Public Works Committee by County Council pursuant to the Planning Act. The following is therefore for the information of County Council.

- a) B 111/05, Municipality of Bluewater
Lot 25, Registered Plan 262, Hensall Ward
Trustees of the Hensall United Church

Doug Culbert, Agent, appeared on behalf of the application.

The purpose of the application is to sever .02 hectares (.05 acres) of residential land on Lot 25 Registered Plan 262, while retaining 0.29 hectares (0.72 acres) of institutional/church land on Lots 24, 25, 36 & 37, Registered Plan 262. The severed lands will enlarge Lot 26, Registered Plan 262.

Moved by J. Fergusson

Seconded by D. Urlin

That the application requesting separation and conveyance of a parcel of land as described be given Provisional Consent as it conforms to the Village of Hensall Secondary Plan and Section 51(24) of the Planning Act, RSO 1990, as amended, subject to conditions.

CARRIED

- b) B 109/05, Municipality of Huron East
Lot 31, Concession 7, McKillop Ward
Donald & Maaik Dodds

The purpose of the application is to sever 40 hectares of farm and extractive land on Lot 31 Concession 7 with farm-related structures while retaining 30 hectares of vacant farm land on Lot 31 Concession 8.

Moved by Warden R. Morley

Seconded by E. Connelly

That the application requesting separation and conveyance of a parcel of land as described be given Provisional Consent as it conforms to Municipality of Huron East and Section 51(24) of the Planning Act, RSO 1990, as amended, subject to conditions.

CARRIED

- c) Notice of Appeal
B 88/05, Municipality of Morris-Turnberry
Lot 32, Concession 1, Turnberry Ward
Peter & Carol Rose

An appeal has been lodged against the decision of the Health and Planning Committee by Robert Colquhoun and Anita Harding, abutting landowners to the north of the above-noted application for consent. The reason for the appeal is that the appellant feels they were not fairly heard objecting to the severance and the development of the land. It was the appellant's intention to acquire a strip of land to the rear (east) of the severed property for pedestrian access to the Maitland River.

FOR INFORMATION

4. Official Plans and Amendments

Official Plan Amendment No. 1, Part Lot 9, R.P. 423
Wingham Ward, Township of North Huron

The subject property is currently in the ownership of the Township of North Huron and is used as a ball diamond and lawn bowling facility. The Township is proposing to sell the portion of the property where the ball diamond is located adjacent to Josephine Street for Core Commercial purposes.

The lands are presently designated Parks and Open Space and are proposed to be redesignated Core Commercial and Residential. Two commercial properties are proposed to be created on the east portion of the property, and the remaining area is proposed for future residential development.

The Core Commercial and Residential policies of the Township of North Huron Official Plan and all applicable Core Commercial and Residential zone provisions of the implementing zoning by-law will apply to the subject lands. A corresponding zoning by-law amendment is being considered in conjunction with this application.

It is recommended that Official Plan Amendment No. 1, Wingham Ward, Township of North Huron be approved and the Notice of Decision be circulated.

Moved by E. Connelly
Seconded by D. Urlin
That the recommendation be approved.

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 A).

It is recommended that no objections be lodged.

Moved by J. Fergusson
Seconded by D. Urlin

That no objections be lodged.

CARRIED

6. Community Economic Development Activity

a) Cultural Plan Update

The County of Huron requires a Cultural Plan in order to re-apply for a Cultural Capitals Award. A survey to assess cultural activities and interests of Huron County residents is underway. This survey will be distributed through FOCUS (February 3, 2006), County Library branches, website and other community locations.

Beth Ross, Director of Cultural Services and Cindy Fisher, Senior Planner, Department of Planning and Development are working with the Heritage and Culture Partnership's coordinator, Heather Boa, to compile the survey results. As per the report to Social and Cultural Services/Health and Planning Committees in April, 2005, the lack of a County Cultural Plan was a reason for not receiving the Cultural Capitals designation. Once a Cultural Plan is completed, a submission for a future Cultural Capitals application will be considered.

FOR INFORMATION

b) Huron Business Development Corporation (HBDC)

The Huron Business Development Corporation 2005 performance summary and 2006 planned activities are attached (Appendix B). Councillor D. Urlin represents County Council on the HBDC Board. The County is a partner with HBDC on several projects. A discussion ensued.

FOR INFORMATION

c) Goderich Business Retention and Expansion (BR&E)

The Goderich and District Chamber of Commerce has been successful in securing funding from OMAFRA for a Business Retention and Expansion (BR&E) project which will develop strategies for enhancing collaboration and business opportunities in the region. Partners to the project include the County, the Town of Goderich, and the Huron Business Development Corporation. The province requires the partners to pass a by-law agreeing to enter into the contract.

It is recommended that the necessary by-law be passed.

Moved by E. Connelly

Seconded by Warden R. Morley

That the recommendation be approved.

CARRIED

7. Minimum Distance Separation (MDS) Formulae

New Minimum Distance Separation (MDS) formulae and guidelines have been released by OMAFRA for discussion. The Provincial Policy Statement requires MDS to be used when citing new or expanded livestock facilities, and when locating non-farm uses in agricultural areas. The new MDS is improved and updated with more clarity on how and when the formulae apply. The attached report by S. Tousaw and W. Caldwell (Appendix C) was developed with input from other planning departments as part of a submission to OMAFRA from the Ontario Professional Planners Institute.

Moved by D. Urlin
Seconded by J. Fergusson
That the report be approved.

CARRIED

8. Water Protection Steering Committee - Update

A report from Susanna Reid is attached (Appendix D) which provides updates on three projects: priorities for the 2006 COA funding (\$50,000); summary of the December 1, 2005 meeting of the Water Protection Steering Committee; and the Huron Clean Water Project.

It is recommended that the County Clerk be authorized to sign the agreement for the 2006 Canada Ontario Agreement (COA) funding when the agreement is received.

Moved by D. Urlin
Seconded by J. Fergusson
That the recommendation be approved.

CARRIED

9. Public Meetings

<u>Municipality</u>	<u>Purpose</u>	<u>Date</u>
Central Huron (Goderich Twp. Ward)	Rezoning	Feb. 6, 2006
North Huron (E. Waw. Ward)	Rezoning	Feb. 6, 2006
North Huron (Wingham Ward)	3 Rezoning	Feb. 6, 2006
South Huron (Stephen Ward)	Rezoning	Feb. 6, 2006
Huron East (McKillop Ward)	Rezoning	Feb. 7, 2006
County (South Huron)	Waste Management	Feb. 8, 2006
South Huron (Stephen Ward)	2 Rezoning	Feb. 13, 2006
South Huron (Exeter Ward)	Rezoning	Feb. 13, 2006
County (North Huron)	Waste Management	Feb. 15, 2006

FOR INFORMATION

10. Waste Management

Public meetings have been scheduled for February 8, 2006 in Exeter and February 15, 2006 in Wingham to present and discuss the County's waste management plans with a focus on:

- the proposed use commencing in 2010 of the South Huron (Exeter) landfill site by certain municipalities when the Mid-Huron Landfill site closes, and
- the proposed development of a Terms of Reference for an environmental assessment for an expanded North Huron (Wingham) landfill for use by other municipalities in 2015 or later.

FOR INFORMATION

****11. Request from the Executors of the Estate of Marten Steenstra to refund a fee for an Official Plan Amendment and Zoning By-law Amendment for Lot 37, Concession 12, West Ward (Goderich Township), Municipality of Central Huron**

The executors of the Estate of Marten Steenstra have applied to sever an aggregate operation from land containing a house on Lot 37, Concession 12, West Ward, Municipality of Central Huron. An Official Plan Amendment and Zoning By-law Amendment are required for the proposed retained land.

The Steenstras have asked both the Municipality of Central Huron and the County of Huron to refund a fee for an Official Plan Amendment and a Zoning By-law Amendment. The total fee for these applications is \$3,750: the Central Huron portion is \$1,075 and the County of Huron portion is \$2,675.

It is recommended that the County Portion of the fee for the Official Plan Amendment and Zoning By-law Amendment for Lot 37, Concession 12, West Ward (Goderich Township), Municipality of Central Huron not be refunded.

Mr. Bill Steenstra was in attendance to address the committee. There was a lengthy question and answer period and discussions ensued.

Moved by D. Urlin

Seconded by J. Fergusson

That the County of Huron portion of \$2,675 for the OPA and Zoning fee be reduced by \$1,000 for the Estate of Marten Steenstra.

CARRIED

Councillor E. Connelly requested that it be noted that she was not in support of this motion.

12. Accounts

Planning accounts for January 2006 in the amount of \$ 82,671.28 were reviewed.

Moved by D. Urlin
Seconded by Warden R. Morley
That the accounts be received.

CARRIED

AGRICULTURE AND PUBLIC WORKS

13. 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.	Ontario Selective Harvest	Donald Sanderson	6	Lot 6, Con. 12, Howick
2.	G & W Forestry	Eugen Hones	12	Pt Lot 25, Con. 8, Howick
3.	Folmer & Phillippi Sawmill Ltd	Susan Cutting	10	Lot 13, Con. 6, A-C-W, Wawanosh Ward
4.	Folmer & Phillippi Sawmill Ltd	Doris Culbert	50	Lot 14, Con. 6, A-C-W, Wawanosh Ward
5.	Folmer & Phillippi Sawmill Ltd	Jim Cooper	10	Lot 23, 25, Con. 4,5, HE, Tuckersmith Ward
6.	Kaster Logging	Henry Beyersbergen	10	Lot 16, Con. 9, Howick
7.	Kaster Logging	Greenburg Farms Inc.	20	Lot 23, Con 12, A-C-W, Wawanosh Ward
8.	Kaster Logging	Ron Haanstra	25	Lot 8,9, Conc. 4,5, HE, Grey Ward
9.	Bester Logging	Keith Gailbraith	72	Lot PT 30, Conc. 14, NH, Ward 2, (East Wawanosh)
10.	Kitchener Forest Products	Rod Steiman	3	Lot 3, Conc. 12, HE, Grey Ward
11.	Kitchener Forest Products	Huether Farms Inc.	10	Lot SP 22, Con 9, MT, Ward M, (Morris)
12.	Kitchener Forest Products	Huether Farms Inc.	5	Lot SP 21, Con.9, MT, Ward M, (Morris)
13.	Kitchener Forest Products	Huether Farms Inc.	20	Lot SP 24, Con. 9, MT, Ward M, (Morris)
14.	Kitchener Forest Products	Huether Farms Inc.	12	Lot 2, Con. 12, MT, Ward M, (Morris)
15.	Kitchener Forest Products	Huether Farms Inc.	8	Lot PN 26, Con. 4, MT, Ward M, (Morris)
16.	Kitchener Forest Products	Huether Farms Inc.	25	Lot WP 3, EP 4, Con. 14, MT, Ward M, (Morris)
17.	Cherry Forest Products	Hugh Douglas	31	Lot 25, 27 Con. 9, 13, Howick

	<u>Contractor</u>	<u>Property Owner</u>	<u>Acres</u>	<u>Location</u>
18.	Al Draisey	Al Draisey	13	East PT Lot 16, Con. 6, SH, Ward 1 (Stephen)
19.	Martin's Cutting & Skidding Inc.,	Bill Merrill	10	Lot 52, Maitland Conc., CH, Ward 1, Goderich Township
20.	Bester Logging	Bruce Whitemore	9	Lot 26,27, Con. 2, HE, Tuckersmith Ward
21.	J.H. Kelso & Sons Ltd	Westerhout Poultry c/o Alex Westerhout	33	Lot 36, Con. 9, CH, Ward 2 (Hullet)
22.	J.H. Kelso & Sons Ltd	Westerhout Poultry c/o Alex Westerhout	33	Lot 37, 38, Con. 10, CH, Ward 2 (Hullet)

**Moved by Warden R. Morley
Seconded by E. Connelly
That the report be received.**

CARRIED

14. Report of the County Engineer

Don Pletch, County Engineer, presented the following reports.

- a) Selection of a Consulting Engineer
County Road 30 (Patrick Street) Village of Fordwich

The County Engineer went over the four proposals submitted in detail and answered questions of the committee. An evaluation criteria checklist for the selection of the consultant was distributed for the committee's use. (Copies of the Terms of Reference and Proposals are available upon request.)

**Moved by J. Fergusson
Seconded by D. Urlin**

That the report be received and further that Gamsby and Mannerow Limited be recommended as consultant for the professional engineering services for the reconstruction of County Road 30 (Patrick Street) within the Village of Fordwich.

CARRIED

- b) Administrative Update

Don Pletch, County Engineer, presented the attached report entitled "Information Report" dated February 1, 2006 for the information of committee and Council.

Section 5, Interest on Connecting Link Capital Payment to Central

Moved by D. Urlin

Seconded by Warden R. Morley

The County's position for non-payment of interest in this case was due to the lack of certification by the lower tier consultant and therefore the County is not responsible for the interest costs submitted.

CARRIED

Section 6, Damaged Asphalt Surface

Moved by D. Urlin

Seconded by E. Connelly

That staff be instructed to proceed on the collection of damages inflicted on County Roads 7 and County Road 28 from the parties involved.

CARRIED

Moved by D. Urlin

Seconded by J. Fergusson

That the report be received.

CARRIED

c) Contract HC 06-301

The report "Contract HC 06-301" was emailed to committee members February 7, 2006, concerning County Road 20 (Hwy 21 to Tower Line and County Road 1 to Curry Line) Base and Surface Asphalt, and is attached.

It is recommended that the County accept the tender submitted by Lavis Contracting Co. Ltd. for Contract HC 06-301 for the tendered price of \$1,900,907.00 (based on estimated quantities).

Moved by Warden R. Morley

Seconded by J. Fergusson

That the recommendation be approved.

CARRIED

Moved by E. Connelly

Seconded by J. Fergusson

That staff be instructed to prepare the tender documents for additional road work on County Road 4 (7.3 km) from Wingham to the Bruce County Boundary which was scheduled for 2007; to utilize the savings from the approved tender above for work on County Road 20 (Hwy 21 to Tower Line and County Road 1 to Curry Line).

CARRIED

Moved by Warden R. Morley

Seconded by D. Urlin

That the report be forwarded to the February 14, Committee of the meeting; and further that subject to support of County Council, the tender for the work planned to be done on County Road 3 in 2006 be done with the additional funding to be drawn from the 2006 Ontario Municipal Partnership Fund monies.

CARRIED

15. Accounts

Accounts for January 2006 were reviewed.

Highways	\$564,015.56
Fleet	\$201,862.78
Buildings	\$116,818.89

Moved by D. Urlin

Seconded by J. Fergusson

That the accounts be received.

CARRIED

IN CAMERA

Moved by D. Urlin

Seconded by Warden R. Morley

That the committee proceed "In Camera" at 1:05 p.m. to discuss property matters and that Larry C. Adams, and Don Pletch, remain in attendance.

CARRIED

Moved by D. Urlin

Seconded by J. Fergusson

That the committee rise from "In Camera" at 1:17 p.m.

CARRIED

16. Next Meeting

The next meeting of the Planning, Agriculture and Public Works Committee will be held on Wednesday, March 8, 2006, at 9:00 a.m.

17. Adjournment

Moved by E. Connelly

Seconded by Warden R. Morley

That the meeting adjourn at 1:18 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

Huron County Council
March 2, 2006

****Clause #11** Request from the Executors of the Estate of Marten Steenstra to refund a fee for an Official Plan Amendment and Zoning By-law Amendment for Lot 37, Concession 12, West Ward (Goderich Township), Municipality of Central Huron

The original motion is:

“Moved by D. Urlin
Seconded by J. Fergusson
That the County of Huron portion of \$2,675 for the OPA and Zoning fee be reduced by \$1,000 for the Estate of Marten Steenstra. Carried”

Discussion took place.

Councillor D. Shewfelt requested a Recorded Vote.

RECORDED VOTE:

YEAS: Dykstra, Klopp, Rintoul, Fergusson, Morley = 5

NAYS: Rognvaldson, Oke, Scott, Seili, Van Diepenbeek, Dowson, Shewfelt, Kelly, Layton = 9

ABSENT: Urlin, Connelly, MacLellan, Bezaire = 4

MOTION DEFEATED

Moved by Councillor B. Dykstra
Seconded by Councillor D. Kelly

That the report of the Planning, Agriculture and Public Works Committee dated February 8, 2006 be adopted as amended and appear in the printed Minutes as Report #10.

Carried