



**County  
of Huron**

## **Planning, Agriculture and Public Works Committee**



**Minutes - June 7, 2006**

*GODERICH, ONTARIO*

Goderich, Ontario  
June 7, 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 D. Urlin**

**Seconded by J. Fergusson**

**That the minutes of the Planning, Agriculture and Public Works Committee meeting of May 10, 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.

- Functional Foods Conference, June 27-28, 2006, at the Arden Park Hotel in Stratford
- Southwest Crop Diagnostic Day July 5 or July 6, 2006 at Ridgetown College
- Soil Management Workshop, June 21, 2006, Enniskillen Area, Durham Region
- June 2006, E-Bulletin
- Fact Sheet, Discussion of Terms Under the Nutrient Management Act, 2002
- News Release
  - Ontario Government Strengthens Rural Communities By Backing Smaller Farm Equipment Dealers, New Regulation Supports Small Rural Business
  - Former Agriculture Colleges Renamed, McGuinty Government On The Side of Rural Parents Who Want Their Sons and Daughters to Find Opportunity
  - Minister Dombrowsky Seeks Urgent Meeting With Federal Counterpart

Councillor B. Van Diepenbeek informed the committee that there has been a major Ministry clawback from a 2003 grant. Approximately 259 farmers have submitted complaints to the M.P.P., Carol Mitchell. The Ministry is claiming that the monies were an "advance" and not a "grant". In some cases the amounts have been quite significant. The Regional Information Coordinator was requested to assist in lobbying the Minister of Agriculture and Food. The Coordinator informed the committee that she would email the Ministry about concerns in support of the farmers.

**Moved by E. Connelly**

**Seconded by J. Seili**

**That the report be received.**

**CARRIED**

## PLANNING

### 3. Consents

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

- a) B25/05-Municipality of Bluewater  
Pt Lot 3, 4, 5, Concession 16, Hay East Ward  
Owner: Dennis Schroeder

The purpose of the application is to sever a parcel of land with existing house and shed 125 m x 100 m being an area of 3 acres while retaining a parcel of vacant land 875 m x 1000 m being an area of 247 acres.

Dennis Schroeder, applicant, appeared on behalf of the application. Also present was Mr. and Mrs. George and Joanne Regier in opposition to the application.

After discussion it was noted that Lot 4 of the retained land be rezoned to the appropriate zone (e.g., AG1-Special) to prohibit a residence, to the satisfaction of the municipality.

**Moved by Warden R. Morley**

**Seconded by J. Fergusson**

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

**CARRIED**

- (b) File B19/05, Municipality of South Huron (Stephen Ward)  
Pt Lot 50, Block B, Registered Plan 130  
Robert H. Hoffman, James G. Hoffman

Mr. Ken Campbell, area resident, was in attendance to oppose the application.

The above noted file received conditional consent on March 8, 2006 by the committee. On May 9, 2006 the Planning and Development Department received a request dated May 5, 2006 from the owners to amend Condition No. 6 which read as follows: The barn on the severed parcel be removed to the satisfaction of the Municipality of South Huron. A request is being made to allow the existing storage building to remain in its present condition and usage until the new severed lot is developed. The Municipality of South Huron met on June 5, 2006 to discuss this request. Claire Dodds, Planner for South Huron, distributed and present the attached report. It is recommended that the requested change in Condition No. 6 be denied.

**Moved by E. Connelly**

**Seconded by J. Seili**

**That the requested change in Condition No. 6 be denied.**

**CARRIED**

- c) B85/05, Municipality of Huron East (Tuckersmith Ward)

Scott Poultry Farms  
Parts 28 and 29, Con. 1, HRS  
Bill Scott

File B85/05 Application for Consent by Bill Scott/Scott Poultry Farms received conditional consent on October 11, 2005. On June 5, 2006, the Department of Planning and Development received a letter from John McKercher, Devereaux Murray Solicitors for the applicant regarding the above-noted file requesting a change to conditions.

The original condition #5 read as follows:

“A new well be constructed on the severed parcel and the existing well on the retained land, adjacent to the severed land, be decommissioned to the satisfaction of the Huron County Health Unit.”

Delete the following from condition #5 as follows:

“and the existing well on the retained land, adjacent to the severed land, be decommissioned”.

The Huron County Health Unit has no objection to the request. It is recommended that the request be approved and be declared a minor change.

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

**CARRIED**

#### **4. 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.

- (a) File B2/06 Gerben Steenbeek  
Pt Lot 14, Southeast Boundary Concession,  
Usborne Ward, Municipality of South Huron.

This undisputed consent was granted provisional consent on May 23, 2006 subject to conditions. The application conforms to South Huron Official Plan policies which permits the severance of surplus dwellings. The application severed 0.64 ha with existing farmhouse and outbuildings while retaining 39.67 ha of farmland.

- (b) File B12/06 Ontario Peninsula Farms Ltd. (Owner)  
By D.A. Williamson & Associates Inc. Agent for Bell Canada  
Pt of Lot 10, Lake Road West Concession,  
Colborne Ward, Township of Ashfield-Colborne-Wawanosh

This undisputed consent was granted provisional consent on May 9, 2006 subject to conditions. The application is for an easement in favour of Bell Canada for a remote telephone communication cabinet approximately 1 m square by 1.6 meters high. The easement is a parcel of land 5 metres x 5 metres being an area of 25 sq metres.

- (c) File B11/06 William & Frances Jongejan (Owner)  
By D.A. Williamson & Associates Inc. Agent for Bell Canada  
Pt Lot 26, Concession 1  
Goderich Twp Ward, Municipality of Central Huron

This undisputed consent was granted provisional consent on May 23, 2006 subject to conditions. The application is for an easement in favour of Bell Canada for a remote telephone communication cabinet approximately 1 m square x 1.6 metres high. The easement is approximately 4 metres x 6 metres being an area of 24 sq metres.

- (d) File B13/06 1598761 Ontario Inc. c/o George Oriold  
Pt Lot 37, 39, 40 & 41 Plan 317  
Village of Wroxeter, Municipality of Howick

This undisputed consent was granted provisional consent on May 29, 2006 subject to conditions. The application is to create and sever a vacant residential lot being approximately 4,054 sq. metres while retaining a vacant residential lot being an area of 4054 sq. metres.

#### **FOR INFORMATION**

The members of the committee requested that the descriptions of the properties include both metric and imperial measurement. It was noted that one or two decimal places would be sufficient.

#### **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. Seili**  
**Seconded by J. Fergusson**  
**That no objections be lodged.**

**CARRIED**

## 6. Subdivisions

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 town homes 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 as well as discussing the matter at two Council meetings. There has been significant public concern and opposition regarding the proposed developed with many presentations at both the public and Council meetings and approximately 100 letters submitted.

Although the applicant has modified the proposed plan of subdivision, the objections of the public remain. One of the main objections of the public is the lack of zoning provisions in the Bayfield Zoning By-law for medium and high density residential development. Comments were made that these general provisions should be drafted prior to any development of this type occurring in the Bayfield Ward. At their May 29<sup>th</sup> meeting, Bluewater Council concurred with these comments and passed the following motion:

*That this application be deferred until standards have been developed by Council for medium and high density zoning in the Ward of Bayfield and that Council and Huron County Planning begin the process to develop those standards.*

The department has agreed to assist Bluewater in the process of drafting the general zoning provisions for medium and high density residential development.

The County is still awaiting a resolution from Bluewater as to whether they support or do not support this subdivision application. Based on Bluewater Council's decision, this resolution is not expected before the general zoning provisions have been drafted; work which will take several months at least. Since the County has not made a decision on the subdivision application, the applicant has the option of requesting the 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 Activity

Sustainable Energy Systems and Planning

Huron County is developing a reputation for sustainable energy systems, including wind energy and anaerobic digesters. The Planning and Development Department made a presentation at the Rural Development Conference in Collingwood in May 2006 on Community Wind Power, and is making two presentations at AMO's Conference in Ottawa in August 2006 on Community Planning for Improved Sustainability and Community Wind Power.

Discussions are underway with AMO staff on the possibility of Huron County piloting sustainability planning. More information will be brought forward when available.

**FOR INFORMATION**

The committee suggests that each planner have a discussion with local staff and/or council on wind turbine setbacks from lot lines, and possibly a setback from wind generators for new houses.

**8. Water Protection Steering Committee Update**

The Water Protection Steering Committee is continuing to work on established priorities of sharing information, prioritizing and recommending implementation measures to participating agencies and coordinating activities at a broad level. The report is attached (Appendix B).

This report updates Council regarding:

- Over one million dollars has been leveraged for water protection in the County of Huron;
- A successful application to the Ontario Trillium Foundation;
- The Huron Clean Water Project.

The Warden questioned the Director of Planning regarding the possibilities for a septic system loan program. A lengthy discussion ensued. The committee was informed that this idea was brought forth in 2003 and continues to be in ongoing discussions. The County does not have legal authority to be a lending institution. If a program is created it would more likely be in the form of a grant. This item is also on the list for discussion at the Senior Management Team meetings as they prioritize reserve monies.

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

**CARRIED**

**9. Public Meetings**

<u>Municipality</u>	<u>Purpose</u>	<u>Date</u>
Central Huron (Goderich Township Ward)	Rezoning	May 15, 2006
North Huron (Wingham Ward)	Rezoning	May 15, 2006
Bluewater (Hay East Ward)	3 Rezoning	May 29, 2006
South Huron (Exeter Ward)	Rezoning	June 5, 2006
North Huron (Wingham Ward)	Rezoning	June 5, 2006
Bluewater (Hay East Ward)	Rezoning and Minor Variance	June 12, 2006
Bluewater (Hay West Ward)	Temporary Use By-law and 2 Rezoning	June 26, 2006

**FOR INFORMATION**

**10. Accounts and Financial Statements**

Planning accounts for May 2006 in the amount of \$122,500.77 were reviewed.

Financial statement for the period ending April 30, 2006 was reviewed.

	REVENUE		EXPENDITURES		COUNTY CONTRIBUTION	
	Actual	Prorated	Actual	Prorated	Actual	Prorated
Planning	\$214,365	\$315,738	\$539,982	\$758,463	\$325,617	\$442,725

**Moved by D. Urlin**  
**Seconded by J. Fergusson**  
**That the accounts and financial statement be received.**

**CARRIED**

**AGRICULTURE AND PUBLIC WORKS**

**11. Notices of Intent Under the Tree By-law**

<b>NOTE: Abbreviations are for municipalities, the Wards are named in the following table.</b>			
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.	R. Grein Timber Co. Ltd.	Hennie Terpstra	10	Lot 28, Con. 10, HE, Grey Ward
2.	T. J. Schreinert Lumber Co.	Kevon Bishop	15	Lot 33, Con. 1, MT, Ward M (Morris)
3.	Gibson Forestry	John Reinink	35	Lot 7 & 8, Con. 14, Howick
4.	M&M Tree Service	Hugh Ives	30	Lot 18 S, Con. 6, M-T, Ward M (Morris)
5.	G & W Forestry	Tilly Westerhout	25	Lot 57 & 58, Maitland Con., CH, Ward 1 (Goderich Twp.)
6.	Ontario Selective Harvest	Adam Littlechild	25	EDPT EPT Lot 3, Con. 4, A-C-W, Ashfield Ward
7.	Edgewood Lumber Ltd.	Wayne Keller	7	Lot 16, Con. S.B., B, Stanley Ward
8.	Martin's Cutting & Shipping Inc.	Miller Farms	4	Lot 18, Con. 7, SH, Ward 3 (Usborne)
9.	Martin's Cutting & Shipping Inc.	Miller Farms	4	Lot 12, NTR, SH, Ward 3 (Usborne)
10.	Martin's Cutting & Shipping Inc.	Miller Farms	10	Lot 25, NEB, SH, Ward 3 (Usborne)
11.	Kaster Logging	?	10	Lot 16, Con. 9, Howick
12.	G & W Forestry	Neil Van Loo	23	Lot 11, Con. 1, HE, Grey Ward
13.	M & M Tree Service	Earl Leonhardt	14	Lot 21 N ½, Con. 8, MT, Ward M (Morris)
14.	C.T. Environmental Logging	Ken Hugh	10	Lot 10, Bayfield Con., CH, Ward 1 (Goderich Twp.)

**Moved by D. Urlin**  
**Seconded by E. Connelly**  
**That the report be received.**

**CARRIED**

**\*\*12. Report of the County Engineer**

Don Pletch, County Engineer, submitted the following reports. Dave Laurie, of the Highways Department, was in attendance to present the reports.

a) Highways Update (Appendix C)

There was a lengthy discussion on the increases to asphalt paving contracts. Councillor E. Connelly questioned why the department wasn't aware of the coming increase. The committee was informed the department always expects increases concerning asphalt cement, just not an increase of this significance. The tender process was also discussed and the Warden requested to direct the staff on the committees wishes as to where the funds should come from for the tender increases. D. Laurie noted that staff have submitted recommendations to be reviewed in the following reports.

There also was some discussion on temporary transfer lines crossing County road allowances. Staff were directed to coordinate with lower tiers and other counties when developing the agreement.

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

**CARRIED**

Councillor E. Connelly left the chambers at 11:30 a.m.

- b) Donnybrook Bridge and Marroch Bridge Repair  
Contract No. 2006-02 (Appendix D)

It is recommended that the County accept the tender submitted by Underground Services (1983) Limited (U.S.L) for Contract No. 2006-02 for the tendered price of \$878,555 (excluding GST), based on estimated quantities.

A representative from Premier Concrete Inc. was in attendance to view the proceedings. A lengthy discussion ensued on the workmanship of Underground Services Limited. Topics discussed were: pouring concrete, taking core samples, aesthetics of bridge work, and inspections. It was stated that unfortunately perceptions of bridges can be that if it doesn't look good, it must not be sound. D. Laurie assured the committee that Underground Services Limited are cleaning up areas as requested and that all their contracts will be completed as per the specifications.

**Moved by B. Van Diepenbeek**

**Seconded by Warden R. Morley**

**That the recommendation be approved subject to the completion of all 2005 projects to the satisfaction of the County Engineer.**

**CARRIED**

- c) Demolition of former CPR Overhead [25-20.8] (Appendix E)

It is recommended that the County accept the tender submitted by Lavis Contracting Co. Ltd. for Contract No. 2006-03 for the tendered price of \$107,039.45 (excluding GST), based on estimated quantities.

Councillor B. Van Diepenbeek informed the committee that a snowmobile by-pass was requested by area residents and that the County Engineer worked cooperatively with the representatives. An alternate by-law for snowmobiles is in place.

**Moved by D. Urlin**

**Seconded by J. Seili**

**That the recommendation be approved.**

**CARRIED**

- d) Winter Sand Contracts

HC 06-101 Zurich Winter Sand

It is recommended that the tender submitted by Johnston Bros. (Bothwell) Ltd. in the amount of \$29,180 be accepted for HC 06-101, based on estimated quantities.

**Moved by J. Fergusson**

**Seconded by J. Seili**

**That the recommendation be approved.**

**CARRIED**

HC 06-102 Auburn Winter Sand

It is recommended that the tender submitted by Johnston Bros. (Bothwell) Ltd. in the amount of \$41,640 excluding GST, be accepted for HC 06-102, based on estimated quantities and corrected unit prices.

**Moved by J. Fergusson**  
**Seconded by Warden R. Morley**  
**That the recommendation be approved.**

**CARRIED**

HC 06-103 Wingham Winter Sand

It is recommended that the tender submitted by Joe Kerr Ltd. in the amount of \$35,875 excluding GST, be accepted for HC 06-103, based on estimated quantities and corrected unit prices.

**Moved by Warden R. Morley**  
**Seconded by B. Van Diepenbeek**  
**That the recommendation be approved.**

**CARRIED**

HC 06-104 Wroxeter Winter Sand

It is recommended that the tender submitted by Donegan's Haulage Limited in the amount of \$45,300 excluding GST, be accepted for HC 06-104, based on estimated quantities and corrected unit prices.

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

**CARRIED**

e) Special Projects

The following reports were emailed to committee members on Monday, June 7, 2006.

- i) Summerhill Bridge and Shepherds Bridge Repairs  
Contract No. 2006-04

It is recommended that the County accept the tender submitted by Underground Services (1983) Limited (U.S.L) for Contract No. 2006-04 for the tendered price of \$613,831.70 (excluding G.S.T), based on estimated quantities.

Councillor J. Seili posed the following question regarding this company: How many contracts have they been given, that have been completed on time and on budget. D. Laurie informed the committee that they are the low bidder and there is no reason not to recommend their work. Core samples tested were excellent and U.S.L. is returning to complete repairs of noted deficiencies at their cost.

**Moved by Warden R. Morley**  
**Seconded by B. Van Diepenbeek**

**That the recommendation be approved subject to the completion of all 2005 projects to the satisfaction of the County Engineer.**

**CARRIED**

- ii) Guide Rail Construction  
Contract No. HC-06-601

It is recommended that the County accept the tender submitted by Elliot Fence Inc. for Contract No. HC-06-601 for the tendered price of \$306,060 (excluding G.S.T), based on estimated quantities.

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

**CARRIED**

- iii) Structure Inventory and Condition Study  
County Bridge Structures

It is recommended that the County request proposals to replace the current Structure Inventory and Condition Study and propose a ten (10) year maintenance plan. The study shall include a visual condition survey, analysis, prioritization of the work and a recommended course of action.

**Moved by D. Urlin  
Seconded by J. Fergusson  
That the report be deferred to the next meeting to allow the Senior Management Team to discuss it within the budget process.**

**CARRIED**

### **13. Correspondence Attached – For Information**

- a) Ontario Farm Animal Council, John Maaskant, Chicken Farmer, regarding a booklet about today's food production practices entitled, "The 'Dirt' on Farming - The People in Canadian Agriculture Answer Your Questions". (*Package available in the Clerk's Office upon request.*)

**FOR INFORMATION**

b) AMO – Member Communication – Alert

The attached correspondence from the Association of Municipalities of Ontario entitled, “Your Support for the AMO Position on Household Hazardous Waste/Household Special Waste (HHW/HSW) Position Paper” was received May 29, 2006. The CAO requested the Director of Planning and Development to advise/prepare a recommendation for the committee. After discussion it was recommended that the committee support this worthwhile endeavour.

**Moved by J. Seili**

**Seconded by B. Van Diepenbeek**

**That the Planning, Agriculture and Public Works Committee of Huron County support the AMO position on Household Hazardous Waste.**

**CARRIED**

**14. Accounts and Financial Statements**

Accounts for May 2006 were reviewed.

Highways	\$157,105.66
Fleet	425,899.14
Buildings	44,666.13

Financial statements for the period ending April 30, 2006 were reviewed.

ROADS	REVENUE		EXPENDITURES		COUNTY CONTRIBUTION	
	Actual	Prorated	Actual	Prorated	Actual	Prorated
Highways	\$269,181	\$428,000	\$2,324,124	\$4,037,667	\$2,054,943	\$3,609,667
Fleet	807,348	1,080,667	807,348	1,080,665		(2)
Buildings	371,164	515,364	381,075	541,825	9,911	26,461

**Moved by J. Seili**

**Seconded by Warden R. Morley**

**That the accounts and financial statements be received.**

**CARRIED**

**15. Next Meeting**

The next meeting of the Planning, Agriculture and Public Works Committee will be held on Wednesday, August 2, 2006, at 9:00 a.m.

**16. Adjournment**

**Moved by J. Seili**

**Seconded by B. Van Diepenbeek**

**That the meeting adjourn at 12:26 p.m. and be declared a full day meeting for those in attendance for more than two and half hours.**

**CARRIED**

.....  
Chair

**Huron County Council  
July 6, 2006**

**\*\* Report of the County Engineer**

Distributed at the Session of Council

**Ball's Bridge (BB12) Closure – Little Lakes Road**

Don Pletch, County Engineer, presented the attached report (Appendix C).

It is recommended that Ball's Bridge remain closed to traffic until the temporary repairs are completed in 2007 or Council decides to permanently close the structure.

Moved by Councillor B. MacLellan

Seconded by Councillor D. Layton

That this report be deferred to the August Planning, Agriculture and Public Works Committee and that the bridge remain temporarily closed.

Carried