



**County
of Huron**

Planning, Agriculture and Public Works Committee



Minutes - March 8, 2006

GODERICH, ONTARIO

Goderich, Ontario
March 8, 2006

The PLANNING, AGRICULTURE AND PUBLIC WORKS COMMITTEE met in the Court House at 9:00 a.m. with all members present except Councillors J. Seili, D. Urlin and E. Connelly.

1. Minutes

Moved by Warden R. Morley

Seconded by J. Fergusson

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

CARRIED

Councillor's Issues

The Director of Planning and Development introduced and welcomed Craig Metzger, Senior Planner. Craig accepted the position that was posted internally. The committee was informed that the department will be working on a realignment of Municipal Planners.

2. Report of the Regional Information Coordinator OMAF

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

- Field Pocket Guide
- Best Management Practices, Manure Management
- A Guide to Bruce Farm & Rural Contacts, 2006, 2nd Edition
- A Guide to Huron Farm & Rural Contacts, 2006, 2nd Edition
- E-Bulletin, March 2006
- News Release
 - McGuinty Government Supports Ontario Farms Financial Assistance Oar of our Plan for a Stronger Future for Agriculture
 - Ontario Government Program Maximized Food Safety Eight Food Manufacturing Companies Recognized for Certification
- FACTSHEET
 - Guide to Custom Farmwork and Short-Term Equipment Rental.
 - Programs and Services for Ontario Farmers
 - Constructing a Permanent Concrete or Steel Liquid Nutrient or Runoff Storage Facility
 - Safe On-Farm Storage of Unwanted Medicines and Sharps
 - Responsible Disposal of Unwanted Medicines and Sharps

The committee was informed that there has been a re-assignment in the ministry. Carol Mitchell is no longer the parliamentary assistant to the Minister of Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA), Leona Dombrosky. Carol has been re-assigned to Ministry Infra Structure. The new parliamentary assistant to the Minister of OMAFRA is Lou Rinaldi.

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

CARRIED

PLANNING

3. Consents

The authority to grant or refuse to grant consents is delegated to the Planning, Agriculture and Public Works Committee under By-law No. 3, 2006. The following decisions are for the information of County Council.

- a) B 19/05, Municipality of South Huron, Stephen Ward
Pt Lot 50, Block B, Registered Plan 130, Dashwood
Robert H. Hoffman and James G. Hoffman

The purpose of the application is to sever 0.5 hectares (1.2 acres) of land for residential use while retaining 0.37 hectares (0.9 acres) with an existing structure.

**Moved by Warden R. Morley
Seconded by B. Van Diepenbeek
That the application requesting separation and conveyance of a parcel of land as described be given Provisional Consent as it conforms to the Municipality of South Huron Official Plan and Section 51(24) of the Planning Act, RSO 1990, as amended, subject to conditions and further that the fee be reduced to \$500.**

CARRIED

- b) B35/04, B36/04, B37/04, Municipality of Bluewater, Hay West Ward
Part Lot 2, L.R.W. Concession
Dennis Ducharme

On June 8, 2005, the committee amended Condition No. 5 to allow the MTO requirements to be met prior to the deeds being stamped. This gave the applicant one additional year to meet the Ministry of Transportation requirements. All conditions for these files have now been met, however, technically under the Planning Act; the Health Unit conditions should have been met within the one year from the date of the decision being mailed. In order to ensure compliance with the Planning Act, it is requested that Condition No. 4 be amended to require the Health Unit condition to be satisfied prior to the deeds being stamped.

**Moved by J. Fergusson
Seconded by Warden R. Morley
That Condition No. 4 be amended to require the Health Unit conditions to be met “prior to the deeds being stamped”.**

CARRIED

4. 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 Warden R. Morley
Seconded by J. Fergusson
That no objections be lodged.**

CARRIED

5. Official Plans and Amendments

Official Plan Amendment No. 36, Town of Goderich
Municipal-Wide Amendment Relating to Wind Energy Facilities

By-law No. 30, 2006 was adopted by Goderich Town Council on February 27th, 2006. The purpose of Official Plan Amendment No. 36 and the corresponding rezoning is to add policies and provisions to the Town of Goderich Official Plan and Zoning By-law No. 38, 1985 regarding the establishment of wind energy facilities (windmills and wind turbines) within the municipality. As text amendments, these changes would apply to all lands within the Town of Goderich.

The Interim Control By-law which currently prohibits wind energy facilities in the Town will be repealed once the amendments are in full force and effect.

It is recommended that Official Plan Amendment No. 36 to the Town of Goderich Official Plan be approved and the decision be circulated.

**Moved by B. Van Diepenbeek
Seconded by J. Fergusson
That the recommendation be approved.**

CARRIED

6. Subdivisions/Condominiums

File 40 CDM 05002 Vacant Land Condominium
Part Lot 1, Bayfield Conc., 22R-586, Municipality of Bluewater, Bayfield Ward

Daryl Black, applicant, appeared on behalf of this application.

This Plan of Condominium proposes 15 vacant land condominium units for single-detached dwellings. The 5 units proposed on the west side of the property contain existing residences. The 10 vacant land units proposed on the east side of the property are currently vacant. The development is proposed to be serviced by municipal sewer. The internal road will be a private road in the ownership of the condominium corporation with access onto Jowett's Grove Road. A small portion of the private road at the north end of the property extends onto Jowett Drive which is a private road in the Municipality of Central Huron. A report is attached (Appendix B).

It is recommended that Vacant Land Plan of Condominium application 40CDM05002 be granted draft plan approval with the attached conditions and that the recommendations from the Municipality of Bluewater be incorporated, and further that the notice of draft plan approval be circulated.

Moved by J. Fergusson
Seconded by B. Van Diepenbeek
That the recommendation be approved.

CARRIED

Warden R. Morley left the chambers at 10 a.m. to attend a conference call. The committee paused for a break due to the lack of quorum and resumed at 10:36 a.m.

7. Strategic Planning

The department has facilitated Strategic Planning sessions with Huron East (Staff) and Central Huron (Council) over the past two months, at the request of the municipalities. Local municipalities have found this service to be very effective, and to save considerable costs.

FOR INFORMATION

8. Community Economic Development Activity

Tourism

- i. 17th Annual Huron County Tourism Event and Brochure Swap, in conjunction with the Beyond the City Lights Rural Tourism Conference

The County and the Huron Tourism Association will host the annual Tourism Event in conjunction with one of the Province's Rural Tourism conference series on April 20, 2006 in Seaforth. County Councillors are invited and encouraged to attend. Registration brochures were distributed under separate cover.

FOR INFORMATION

- ii. Hiking Brochure Reprint

A request for quotations for the printing of the hiking brochure was sent to several local and regional printers. A report dated February 20, 2006 is attached (Appendix C).

It is recommended that the 2006 Huron County Hiking Brochure be printed by Commercial Print Craft of Woodstock for a quoted cost of \$9,395.50 or \$10,787 (depending on final page count).

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

CARRIED

9. Water Protection Steering Committee

Sinkhole Protection Funding Denied

The Counties of Huron and Perth submitted a joint application in December 2005 for \$70,000 to the Greencover Demonstration Projects fund which is administered by the Ontario Soil and Crop Improvement Association. The application proposed to cover 100% of the costs of Best Management Practices in the sinkhole catchment areas in Huron East and West Perth. The project was developed in consultation with the Ausable Bayfield Conservation Authority, Huron and Perth Chapters of the Ontario Soil and Crop Improvement Association, and the Perth County and Huron County Planning Departments. The County was advised in writing that numerous applications were received and this application was not approved. Funding is available to farmers under the Environmental Farm Plan program.

FOR INFORMATION

10. Public Meetings

<u>Municipality</u>	<u>Purpose</u>	<u>Date</u>
Central Huron (Goderich Twp.)	Rezoning & OPA	February 14
Central Huron (Hullett)	Rezoning	February 27
Central Huron (Goderich Twp.)	2 Rezonings	February 27
Town of Goderich	Rezoning	February 27
Huron East (McKillop)	Rezoning	March 1
South Huron (Exeter)	Minor Variance	March 6
Central Huron (Clinton)	Rezoning	March 6
Huron East (Grey)	Rezoning	March 7
Huron East (Seaforth)	Rezoning	March 7
Ashfield-Colborne-Wawanosh (Wawanosh Ward)	Minor Variance & Rezoning	March 7
Ashfield-Colborne-Wawanosh (Ashfield Ward)	Rezoning	March 7

FOR INFORMATION

11. Waste Management

Public meetings were held on 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. Result: neighbours' concerns will be addressed with continued site improvements and especially tree planting.
- 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. Result: North Huron Works Committee will meet with neighbours concerned with existing operations on the site. A Public Liaison Committee of neighbours will be established to work closely with the County to address concerns over the proposed expanded site. North Huron will be asked to cooperate with the County to allow development of the Terms of Reference.

FOR INFORMATION

12. Personnel Matters

Moved by B. Van Diepenbeek

Seconded by Warden R. Morley

That the committee proceed "In Camera" at 11:15 a.m. to discuss a personnel matters and that Larry C. Adams, S. Tousaw and Cindy Fisher remain in attendance.

CARRIED

Moved by Warden R. Morley

Seconded by J. Fergusson

That the committee rise from in camera at 11:40 a.m.

CARRIED

Moved by B. Van Diepenbeek

Seconded by Warden R. Morley

That Sandra Weber be appointed as Senior Planner for the County of Huron Planning and Development Department.

CARRIED

13. Accounts

Planning accounts for February 2006 in the amount of \$38,982.27 were reviewed.

Moved by J. Fergusson

Seconded by B. Van Diepenbeek

That the accounts be received.

CARRIED

14. 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.	Martin's Cutting & Skidding Inc	Larry Keller	5	Lot 9, Con. 9, B, Zurich Ward
2.	M&M Tree Service	Art Bourdeau		Lot 7 & 8, Con. 4, A-C-W, Ashfield Ward
3.	Bester Logging	Brad Hutchinson		Lot 10, Con. 2, Howick
4.	Kevin Winger	Roger Drudge	8	Lot 19, Con. C, Howick
5.	Martin's Cutting & Skidding Inc	Bill Roy	10	Lot 16, Con. 7, CH, Ward 2 (Hullet Twp.)
6.	Property Owner	Bert Askes	.5	Lot 41, Con. 1, M-T, Ward T (Turnberry)
7.	Bester Logging	Bruce Whitemore	9	Lot 26 & 27, Con. 2 H.R.S., HE, Tuckersmith Ward
8.	Bester Logging	Dan Lammerant	25	Pt. Lot 17, Con. 14, A-C-W, Wawanosh Ward (West)
9.	Martin's Cutting & Skidding Inc	Kees Dykstra	5	Lot 16, Con. 7, CH, Ward 2, (Hullet Twp.)
10.	Ontario Selective Harvest	Colin Howes	10	Lot 27, E ½, Lake Range, A-C-W, Ashfield Ward
11.	Ontario Selective Harvest	Robert Simpson	23	Pt. Lot 27 W, Front Con., A-C-W, Ashfield Ward
12.	J. H. Keeso	Alan Caldwell	23	Lot 19, Con. 11, CH, Ward 2 (Hullet Twp.)
13.	Bill McGlynn	S. Deswart	60	Lot 9 & 10, Con. 11, M-T, Ward T (Turnberry)
14.	K. Shea Logging	Paul Nyland	6	Lot 2, Con. 5, HE, McKillop Ward

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

CARRIED

15. Report of the County Engineer

Don Pletch, County Engineer, submitted the following report for the information of committee and Council. Mike Alcock, Engineering Technologist, presented the reports and answered questions of the committee.

- a) Administrative Update (Appendix D)

Discussion ensued on the Forest Conservation By-law, and Forest Management regarding downed trees i.e. clean up and harvest.

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

CARRIED

b) Hot Mix Asphalt Tender

Tenders for the above contract closed on March 3, 2006. The attached report, along with recommendations, was faxed/e-mailed to the committee members on March 6, 2006 for their review prior to the March 8, 2006 committee meeting.

Contract HC 06-303

- County Road 4 (B Line Road to match line of new asphalt approximately 1 km east of Versteeg Line) CIR and Surface
- County Road 30 (Howick-Turnberry Road to Wes Heritage Street) CIR and Surface

It is recommended that the County accept the tender submitted by Lavis Contracting Co. Ltd. for Contract HC 06-303 for the tendered price of \$1,547,732.25 (based on estimated quantities and corrected unit prices).

**Moved by Warden R. Morley
Seconded by B. Van Diepenbeek
That the recommendation be approved including related County costs and further that any overages from the 2006 Budget be taken from the General Reserve for Contingencies.**

CARRIED

16. Accounts

Accounts for February 2006 were reviewed.

Highways	\$280,475.09
Fleet	77,858.48
Buildings	121,779.99

**Moved by Warden R. Morley
Seconded by J. Fergusson
That the accounts be received.**

CARRIED

17. Next Meeting

The next meeting of the Planning, Agriculture and Public Works Committee will be held on Wednesday, April 12, 2006, at 9:00 a.m.

18. Adjournment

Moved by B. Van Diepenbeek

Seconded by J. Fergusson

That the meeting adjourn at 12:10 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