



County
of Huron

Planning, Agriculture and Public Works Committee



Minutes - May 10, 2006

GODERICH, ONTARIO

Goderich, Ontario
May 10, 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 April 12, 2006 be adopted as circulated.

CARRIED

Councillor's Issues

Councillor J. Fergusson questioned the County Engineer regarding County Road 84 out of Zurich. There was a road cut for a sewer connection that had settled and required additional remediation. He questioned the engineers request for a five year warranty. The County Engineer informed the committee that the County of Huron policy is to request a "Completion Certificate" signed by the consulting engineer which replaces any need for a warranty.

2. Report of the Regional Information Coordinator OMAF

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

- E Bulletin, May 2006
- Ontario Farm Animal Council publication "The Real Dirt on Farming"
- Ministry of Agriculture, Food and Rural Affairs - News Releases
 - Minister Dombrowsky seeks urgent meeting with federal counterpart
 - Ontario Government strengthens rural communities by backing smaller farm equipment dealers, New regulations supports small rural business
- Ontario Regulation 535/05, Ethanol in Gasoline
- Factsheet
 - Nutrient Management Act, 2002, Preparing for NMA Legislation
 - Growing and Selling Organic Food: Resources for Ontario's Organic Sector
 - Manure Management for Farms Producing More Manure Than Their Crops Need
 - Typical Beef Feedlot and Background Diets

It was noted that on June 27 there is a kick off for the 2006 Season for the Blyth Festival at 8 p.m. with a performance of "The Ballad of Stompin Tom". This night celebrates the 100th World Premiere of Canadian Plays and is also a tribute to Cindy Fisher who has made an outstanding contribution to Tourism. The committee congratulated Ms. Fisher with applause.

Moved by B. Van Diepenbeek

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.

File B#1/06, Municipality of North Huron
Lot 1, Concession 9, Blyth Ward
Stephen Webster

Mr. D. Webster, representative of the applicant; Mr. B. Howson, Mr. A. Morrison, and Mr. C. Stanway, Church Board Members on the Property Task Force, appeared on behalf of the application.

The purpose of the application is to sever and create a new lot for a proposed church on approximately 4.5 acres (1.8 hectares) while retaining a parcel of land located in the Blyth Ward and abutting lands in Morris-Turnberry being 177.00 acres (71.63 hectares).

Moved by Warden R. Morley

Seconded by J. Seili

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

CARRIED

4. Delegated Consents

The authority to grant undisputed consents is delegated to the Director of Planning and Development under By-law No. 3, 2006. The following applications have been approved since the last report, for the information of County Council.

- (a) File B#70/05 Elane Brandon
Lot 7 & 8 Range M, Stanley West Ward
Municipality of Bluewater

This undisputed consent was granted provisional consent on April 27, 2006 subject to conditions. The application applies to lands designated Residential to the south of Bayfield in the Bluewater Official Plan. The application severs 0.41 hectares containing an existing residence and retains approximately 10.69 hectares.

- (b) File B#8/06 Gerrit Soer
Pt Lot 29, Lake Road East Concession
Hay East Ward, Municipality of Bluewater

This undisputed consent was granted provisional consent on April 27, 2006 subject to conditions. The application severs a 1.21 hectare parcel containing a surplus residence and retains approximately 78 hectares of farm land.

- (c) File B#9/06 Gerrit & Dianne Soer
Lot 33 & 34, South Boundary Concession
Hay East Ward, Municipality of Bluewater

This undisputed consent was granted provisional consent on April 27, 2006 subject to conditions. The application severs a 2.27 hectare parcel containing a surplus residence and retains approximately 70 hectares of farm land.

FOR INFORMATION

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 D. Urlin
Seconded by J. Fergusson
That no objections be lodged.

CARRIED

6. Official Plans and Amendments

Official Plan Amendment No. 5
Municipality of Central Huron, West Ward-Goderich Township
Lot 37, Concession 12

This application is to change the land use of a 2.8 hectare (approximately 6.8 acre) strip of land at the front of Lot 37, Concession 12, West Ward, Municipality of Central Huron from Mineral Aggregates to Agricultural, to permit severing the mineral aggregate operation and retaining a 0.42 hectare (1 acre) parcel containing an existing house.

As well as changing the designation of the 0.42 ha parcel containing the house, the application proposes to change the designation of an additional 2.4 ha (5.9 acre) strip from "Mineral Aggregate" to "Prime Agricultural". The aggregate license for the property has been revised to exclude that area subject to the Official Plan Amendment. Corresponding zoning by-law amendments will be considered in conjunction with this application for Official Plan Amendment.

It is recommended that Amendment No. 5 to the Municipality of Central Huron Official Plan be approved and the Notice of Decision be circulated.

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

CARRIED

7. South Huron Chamber of Commerce, Business Retention and Expansion (BRE) Application

The South Huron Chamber of Commerce is making application to the Rural Economic Development (RED) Program to implement the Business Retention and Expansion program. The BRE program develops strategies for enhancing collaboration and business opportunities.

Funding is being sought from the County (\$5,000), South Huron (\$15,000), HBDC (\$5,000), Exeter BIA (\$2,500) and South Huron Chamber (\$5,000), with matching funding requested from RED. The County contribution is the same amount being provided to the Goderich BRE project. This funding request can be accommodated by the Special Events (economic development) portion of the Department's budget. When the project is approved by RED, a by-law will be required confirming the County as a partner.

It is recommended that the County of Huron contribute \$5,000 to the South Huron Chamber of Commerce BRE program, subject to the project being approved by OMAFRA RED.

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

CARRIED

8. Community Economic Development

Tourism

- a) 2005 Tourism Report and the 2006 Tourism Strategy

The 2005 Tourism Report and the 2006 Tourism Strategy were distributed under separate cover. (*Available in the Clerk's office upon request.*) The report details the 2005 activity and the 2006 strategy for the following aspects of the County's role in tourism:

- Promotional Literature (travel guide, brochures and distribution of literature)
- Partnership with the Huron Tourism Association
- Group Tour Development
- Huron County Tourism Day and Brochure Swap
- Marketing programs
- Departmental Resources for Tourism

It is recommended that the 2005 Annual Tourism Report and 2006 Strategy be approved.

There was a lengthy discussion on enhancing tourism and helping the volunteers with the County of Huron looking at the possibility of hiring a full time Tourism Coordinator. The Chair suggested that this staffing action could be considered in coordination with budget deliberations.

Councillor Urlin informed the committee that in the future there could be partnerships with Huron, Perth, Grey and Bruce to develop trail connections for ATV Clubs and users which would enhance tourism and economic development. He requested that the Chair and staff consider communications with that planning group.

Moved by E. Connelly

Seconded by J. Seili

That the Planning and Development Department investigate and report back to the committee on enhancing our existing tourism program and further that possible resources include budget considerations and a full time Tourism Coordinator.

CARRIED

Moved by Warden R. Morley

Seconded by D. Urlin

That the 2005 Annual Tourism Report and 2006 Strategy be approved.

CARRIED

- b) 17th Annual Tourism Event and Brochure Swap – April 20, 2006.

This event was held in Seaforth in conjunction with the rural tourism conference series “Beyond the City Lights.” A summary report is attached. A photo collection from the day has been compiled and is available in the Planning and Development Department.

FOR INFORMATION

- c) New 2006 Brochures - Huron County Travel Guide and Hiking Brochure

The 2006 Huron County Travel Guide was officially launched at the April 20th tourism event and thousands of copies were distributed to local tourism operators. This year’s edition is the County’s largest yet and with the third year for full colour inside pages; it created positive excitement for the season ahead. Copies of the guide will be distributed to the committee and Council.

The new revised 2006 Huron County Hiking Brochure was also launched at the April 20th event and hundreds of copies were distributed. This brochure is now in its third edition and has four extra pages featuring maps for three new hiking areas, for a total of 24 hiking trails. The specialty brochures are updated approximately every three years. Copies of the brochure will be distributed to the committee and Council.

FOR INFORMATION

- d) Huron Small Business Enterprise Centre (SBEC)

The Self Employment Benefit Program currently has 16 entrepreneurs who have started up businesses in Huron County. The Huron Small Business Enterprise Centre has coordinated this

program for Service Canada since 1992 and since inception has assisted 222 entrepreneurs start businesses. A new proposal to Service Canada is being prepared to cover the July 2006 to June 2008 time period.

The Summer Company Program assists local students to start up a summer business through access to start-up dollars of up to \$1,500 at start-up as well as access to up to an additional \$1,500 at the successful completion of the Program. This Program is coordinated by the SBEC and sponsored by the Ministry of Economic Development and Trade. We are anticipating 6 students.

A Business Expo is being held on May 11th at the Seaforth Agri-Plex from 1-5 p.m. followed by a dinner and Key Note Speaker, John Young, Marketing and Revitalization. There will be afternoon speakers: 1:30 Huron's State of Business; 2:00 Making Advertising Work. Admission is Free to the event with a cost of \$25 for the dinner and evening speaker. Sponsors are the Huron East Chamber of Commerce, The Huron Expositor, TD Canada Trust, the Huron Business Development Corporation, Desjardins Credit Union, Huron East and the SBEC.

FOR INFORMATION

9. Public Meetings

<u>Municipality</u>	<u>Purpose</u>	<u>Date</u>
Ashfield-Colborne-Wawansoh (Colborne Ward)	Rezoning	April 18
Huron East	OPA and new comprehensive zoning by-law	April 25
Morris-Turnberry (Ward M)	Rezoning	May 2
Ashfield-Colborne-Wawanosh (Wawanosh Ward)	Rezoning	May 2
Bluewater	Subdivision	May 8
Town of Goderich	Minor Variance	May 9

FOR INFORMATION

10. Waste Management

- a) Canada-Ontario Municipal Rural Infrastructure Fund (COMRIF)
Septage Treatment Facilities

Huron County's application to COMRIF (Intake 2) was not approved. The application sought funding for septage treatment plants at the Wingham and Exeter sewage treatment facilities in anticipation of the provincial regulations for septage treatment. A formal denial with reasons has not been received, although it is believed that the primary reason is the Ministry of the Environment has delayed the release of regulations on the treatment/land application of septage. The County's applications (Intakes 1 & 2) serve as notice to the Ministry that septage treatment cannot be implemented in rural areas without significant investments from senior governments.

The most common approved projects for Intake 2 were replacements of bridges and culverts, and upgrades to sewage treatment plants. When the dates and priorities for Intake 3 are announced, consideration should be given to applying for a project other than septage treatment.

FOR INFORMATION

- b) Correspondence

The Director of Planning and Development brought forth the attached correspondence received from Mr. John Hazlett. The CAO deferred the letter dated May 3, 2006 for the Planning Departments input. Mr. Hazlett is requesting that the County of Huron investigate and consider the usage of a gasification plant as a method of waste management. Also attached are related articles from the Toronto Star, April 27, 2006.

A lengthy discussion ensued. The Director of Planning and Development pointed out that the gasification proposal is a pilot project and the company involved is requesting the Ministry of the Environment (MOE) to waive the environmental assessment. It has not been approved by the MOE. Mr. Tousaw informed the committee that his office would transcribe the letter for easier reading and offered to reply in writing to Mr. Hazlett.

Moved by J. Fergusson

Seconded by Warden R. Morley

That staff respond to the correspondence from a local ratepayer regarding future options for waste management within the County.

CARRIED

11. Accounts and Financial Statements

Planning accounts for April 2006 in the amount of \$37,856.48 were reviewed.

Financial statement for the period ending March 31, 2006 was reviewed.

	REVENUE		EXPENDITURES		COUNTY CONTRIBUTION	
	Actual	Prorated	Actual	Prorated	Actual	Prorated
Planning	\$134,134	\$236,804	\$387,064	\$568,850	\$252,930	\$332,046

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

CARRIED

AGRICULTURE AND PUBLIC WORKS

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.	Steve Berfelz	Geoffrey Dalton	15	Lot 27, Con. 11, HE, McKillop Ward
2.	Steve Berfelz	Dalton Farms	10	Lot 28, Con. 11, HE, McKillop Ward
3.	Dryad Services	Doug Hogg	18	Lot 19, Con. 7, M-T, Ward T (Turnberry)
4.	R. Grein Timber Co. Ltd.	John Hunt	8	Lot 23, Con. 8, HE, Grey Ward
5.	C. T. Environmental Logging	John Verway	10	Lot 38, Con. 13, CH, Ward 2 (Hullett Twp.)
6.	C. T. Environmental Logging	Dave Bere	6	Lot 18, Con. 5, A-C-W, Wawanosh Ward
7.	G&W Forestry	Cliff Penelton	25	Lot 19, Con. 11, HE, Grey Ward
8.	Edgewood Lumber Ltd.	Wayne Keller	10	Lot 21, South Boundary, B, Stanley Ward
9.	Edgewood Lumber Ltd.	Wayne Keller	10	Lot 17, North Boundary, B, Hay Ward
10.	Bill McGlynn	Henry Frischknecht	40	Lot 3, 4 &5, Con. 3, N ½, M-T, Ward M (Morris)
11.	G&W Forestry	Uli Ryter	25	Lot 25 & 26 N ½, Con. 5, M-T, Ward M (Morris)
12.	J.H. Keeso	Eric Nonkes	20	Lot 29, Con. 13, CH, Ward 2 (Hullett)

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

CARRIED

13. Report of the County Engineer

Don Pletch, County Engineer, presented the following reports and answered questions for the information of committee and Council.

a) Information Report for May

A lengthy discussion ensued on the proposed Facility Needs Study. Concern was expressed on hiring an architect to speak twice 1) to the Warden’s Task Force and 2) to present at a Committee of the Whole meeting. It was decided to have the architect present at the Warden’s Task Force on May 17, to discuss the creation of a Terms of Reference for developing a long-term strategy for the management of County owned buildings; which could then be RFP’d as per County policy.

Rumble strips were discussed and the possibility of creating a simple policy. Various types of rumble strips were described by the County Engineer.

Moved by D. Urlin

Seconded by J. Fergusson

That the rumble strips, where they currently exist, as outlined in this report on County Road 20; East of Highway 21; East of County Road 1; and East and West of County Road 22 be of the “rolled in” style.

CARRIED

Moved by J. Seili

Seconded by J. Fergusson

That the report be received.

CARRIED

b) Weed Spraying Tenders, Contract HC 06-701

It is recommended based on the total of the extended unit prices that the County of Huron accept the tender from Wilderness Vegetation Management in the amount of \$73,450.25 excluding GST to “Supply and Apply Weed Spray” and “Perform Right-of-Way Vegetation Assessments” in accordance with the provisions of tender 06-701.

Moved by Warden R. Morley

Seconded by B. Van Diepenbeek

That the recommendation be approved.

CARRIED

14. Accounts and Financial Statements

Accounts for April 2006 were reviewed.

Highways	\$161,274.43
Fleet	38,782.76
Buildings	75,645.77

Financial statements for the period ending March 31, 2006 were reviewed.

ROADS	REVENUE		EXPENDITURES		COUNTY CONTRIBUTION	
	Actual	Prorated	Actual	Prorated	Actual	Prorated
Highways	\$551,246	\$321,000	\$1,891,513	\$3,028,250	\$1,340,267	\$2,707,250

Fleet	537,261	810,500	537,261	810,500	0	0
Buildings	279,091	386,523	305,231	406,371	26,140	19,848

Moved by J. Seili
Seconded by J. Fergusson
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, June 7, 2006, at 9:00 a.m.

16. Adjournment

Moved by J. Seili
Seconded by Warden R. Morley
That the meeting adjourn at 12:11 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