



**County
of Huron**

Planning, Agriculture and Public Works Committee



Minutes - April 11, 2007

GODERICH, ONTARIO

Goderich, Ontario
April 11, 2007

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

The CAO called the meeting to order and requested a motion for an Acting Chair.

Moved by J. Grace
Seconded by B. Siemon
That Councillor B. Dykstra be Acting Chair for the meeting.

CARRIED

1. Minutes

Moved by D. Kelly
Seconded by B. Siemon
That the minutes of the Planning, Agriculture and Public Works Committee meeting of March 14, 2007 be adopted as circulated.

CARRIED

Councillor's Issues

Councillor B. Siemon requested information on the legitimacy of a pigeon business. The Regional Information Coordinator will investigate and report back to committee.

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.

- A Guide to Huron Farm and Rural Contracts, April 2007
- News, Innovation and Opportunities for Ontario Farmers, March 2007
- A Mixed Farm Example: Your Livestock Operation Under the Nutrient Management Act, 2002
- Strong Rural Communities, Update 2007: Jobs and Prosperity, Better Health, Success for Students
- E-Bulletin, April 2007
- InfoSheet, January 2007: "Towards Increased Profits (TIP) Report
- News Release, March 30, 2007: "Province Recognized On-Farm Innovation
- FactSheets
 - Programs and Services for Ontario Farmers
 - Constructing A Farm Building in Ontario
 - Decommissioning and/or Recommissioning Existing Nutrient Storage Structures
 - Rodent Control in Livestock and Poultry Facilities
 - Rodent Control in Horse Stables
 - Creating and Implementing a Human Resource Management Plan
 - Paying Wages to Farm Family Members

Moved by B. Van Diepenbeek
Seconded by J. Dietrich
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) B77/06 W.K. Elder & Sons Inc. (Owner), John Lynn (Applicant)
Pt Lot 16, Concession 2, Hay East Ward, Municipality of Bluewater

This application was originally to be considered at the February 14, 2007 meeting of PAPW however a request to defer by the applicant John Lynn was requested until April 11, 2007 due to weather conditions.

The purpose of this application is to sever a parcel of land containing an existing old school house on 1 ac (0.41 ha) while retaining a parcel of land designated AG1 with existing house and outbuildings approximately 140 ac (57 ha).

Larry Elder, Owner and John Lynn, Applicant, appeared on behalf of the application.

Moved by B. Siemon
Seconded by J. Grace
That the application requesting separation and conveyance of a parcel of land as described be deferred to allow opportunity to investigate a Heritage Designation for this property.

CARRIED

- b) B05/07 Philip & Linda Regier
Part Lot 15, Concession 11, Hay East Ward, Municipality of Bluewater

The purpose of this application is to sever a parcel of land from General Agricultural AG1 lands as a surplus farm dwelling. The lands to be severed are 1.76 ac (0.71 ha) containing an existing building and outbuildings and the area to be retained is a vacant parcel of land 98 ac (39.9 ha).

Philip and Linda Regier, applicants, appeared on behalf of the application.

Moved by B. Van Diepenbeek
Seconded by D. Kelly
That the application requesting separation and conveyance of a parcel of land as described not be given Provisional Consent.

CARRIED

- c) 65/06 Sully, Mark
Pt Lot 4, Concession 1, (Pt Lot 2 & 6 Plan 538) West Ward (formerly Goderich Twp.),
Municipality of Central Huron

A motion to approve this application was tabled at the March 2007 committee meeting. The purpose of this application is to create a new parcel of land of 3.48 ac (1.41 ha) for a building supply business while retaining a parcel of land of 89 ac (36 ha) with existing structures.

Mark Sully, applicant; K. Hunter and L. McCabe, representatives of the Town of Goderich; Richard Harding, Clerk Administrator of Central Huron, attended on behalf of this application.

Moved by D. Kelly

Seconded by B. Van Diepenbeek

That the tabled motion for the Mark Sully Consent Application No. 65/06 be called up for consideration.

CARRIED

Moved by Warden D. Shewfelt

Seconded by B. Siemon

That the application requesting separation and conveyance of a parcel of land as described be given Provisional Consent as the severance conforms to Section 5.3.6.1 of the Central Huron Official Plan and Section 51(24) of the Planning Act, RSO 1990, as amended, subject to the conditions and further that the condition be added that a servicing agreement for water and sewer between the Municipality of Central Huron, the Town of Goderich, and the Developer, M. Sully be obtained.

Moved by J. Grace

Seconded by Warden D. Shewfelt

That the application be tabled.

DEFEATED

Councillor B. Dykstra requested a Recorded Vote on the original motion.

RECORDED VOTE

YEAS: Grace, Shewfelt, Siemon, Dietrich
Kelly, Van Diepenbeek = 6

NAYS: Dykstra = 1

ABSENT: Dowson = 1

ORIGINAL MOTION 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) 1432781 Ontario Limited (Owner) Doug Culbert (Agent)
Pt Lot 297, Plan 147, Bayfield Ward, Municipality of Bluewater

This undisputed consent was granted provisional consent on March 2, 2007, subject to conditions. The purpose and effect of this application was to enlarge an abutting lot and sever a parcel of land containing a driveway that is currently being used by the abutting property owner. One of the conditions of approval also required a minor variance for the existing residence located on the retained lands to recognize deficiencies. The area to be severed was .003 ac (.001 ha) and the area to be retained was 0.19 ac (0.08 ha).

- b) Hugh & Kim Burgsma (Owners)
Pt Lot 1, Broken Front Concession, Colborne Ward, Ashfield-Colborne-Wawanosh

This undisputed consent was granted provisional consent on March 13, 2007, subject to conditions. The purpose and effect of this application was to sever development lands from the abutting agricultural lands. The severed lands are the subject of a plan of subdivision which has received draft approval. Final registration of the plan of subdivision is pending as all conditions have not yet been met. The lands to be severed are 13.76 ac (5.57 ha) and the lands to be retained contain an existing residence and two accessory buildings approximately 31.62 ac (12.8 ha).

- c) Donald & Marilyn Haw (Owners) Bayfield Lifestyle+ (Applicant)
Pt Lot 6, Range K, Stanley West Ward, Municipality of Bluewater

This undisputed consent was granted provisional consent on March 2, 2007, subject to conditions. The purpose of this application was to create a separately conveyable parcel for the future development of a 55 unit life lease medium density development ("Bayfield Mews") proposed to be built and operated by Bayfield Lifestyle+. The parcel of land being severed is 14 ac (5.7 ha) and the lands being retained are 6 ac (2.4 ha) with existing residence and outbuildings.

FOR INFORMATION

5. Official Plans and Amendments

- a) Official Plan Amendment No. 38, Town of Goderich
Community Improvement Plan Policies

This application is a Town-initiated amendment to add policies to the Official Plan regarding the potential establishment of a Community Improvement area within Goderich. The policies would permit the creation of a Community Improvement Plan (CIP) that may include financial incentives. As text amendments, these changes apply to all lands within the Town of Goderich. A report is attached (Appendix A).

It is recommended that Official Plan Amendment No. 38 to the Town of Goderich Official Plan be approved and the notice of decision be circulated.

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

CARRIED

- b) Official Plan Amendment No. 7, Municipality of Central Huron
Equine and Agricultural Training Facility
169 Beech Street, Clinton, Part Lot 24, Concession 1 (former Hullett Twp.)
Municipality of Central Huron

This application is initiated by the Municipality of Central Huron to change the designation of part of the former St. Joseph's School property. The property is proposed to be used for a training centre to offer equine and agricultural management and apprenticeship programs. The property is 2.55 hectares and the area subject to the Official Plan Amendment is 1.57 hectares. A report is attached (Appendix B).

It is recommended that Official Plan Amendment No. 7 to the Municipality of Central Huron Official Plan be approved and the notice of decision circulated.

Moved by D. Kelly
Seconded by B. Siemon
That the recommendation be approved.

CARRIED

6. 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. Dietrich
Seconded by Warden D. Shewfelt
That no objections be lodged.

CARRIED

7. Community Economic Development Activity

- a) Travel Media Association of Canada (TMAC) – Writers' Tour of Huron County, Ontario's West Coast , February 2007

The attached report (Appendix D) highlights the TMAC tour and the itinerary which was used to experience the selection of sample Huron County locations. C. Fisher, Senior Planner and L. Armstrong, Tourism Consultant, presented the report and corresponding photos.

Moved by B. Siemon
Seconded by D. Kelly
That the report be received.

CARRIED

- b) April 2007 Harrowsmith Magazine – Heritage and Culture Promotion

Two local sources of the historic Sallows photographs received national coverage in this month's Harrowsmith magazine. An article on heritage seeds was illustrated with several photos from the collections of the Huron County Museum and the Reuben Sallows Gallery. This profile gives both

attractions great exposure in this popular magazine which reaches the target demographic for the heritage and cultural aspects of our tourism market.

FOR INFORMATION

c) Small Business Enterprise Centre - Possible Satellite Office

The Ministry of Small Business and Entrepreneurship, which co-funds the Enterprise Centre, is interested in establishing a satellite office in Goderich. The Ministry is offering an opportunity to apply for start-up funding, and would provide on-going funding for a part-time staff position. The Goderich and District Chamber of Commerce has expressed interest in possibly sharing office space.

It is recommended that staff investigate the options and costs of establishing a satellite Enterprise Centre office in Goderich.

Moved by B. Siemon
Seconded by J. Grace
That the recommendation be approved.

CARRIED

Councillor J. Grace left the chambers at 11:50 a.m.

8. Waste Management – Gasification

A letter is attached outlining the county consideration of gasification as a future waste management option. The Director of Planning presented the letter and answered questions of the committee.

FOR INFORMATION

9. Public Meetings

<u>Municipality</u>	<u>Purpose</u>	<u>Date</u>
Central Huron (Hullett Ward)	Minor Variance	March 12, 2007
South Huron (Stephen Ward)	Rezoning	March 19, 2007
Bluewater (Hay East)	Rezoning	March 19, 2007
Town of Goderich	Rezoning	
	Official Plan Amendment	March 26, 2007
Central Huron (Hullett Ward)	Rezoning	March 27, 2007
Bluewater (East Ward Hay)	Official Plan Amendment	April 2, 2007
Bluewater (East Ward Hay)	Rezoning	April 2, 2007
Bluewater (East Ward Stanley)	Rezoning	April 2, 2007
Bluewater (West Ward Stanley)	Rezoning	April 2, 2007
Morris-Turnberry (Ward T)	Rezoning	April 3, 2007
Morris-Turnberry	Minimum Distance Separation (MDS)	April 3, 2007
Morris-Turnberry (Ward M)	Rezoning	April 3, 2007
Huron East (McKillop Ward)	2 Rezoning	May 1, 2007
Huron East (Tuckersmith Ward)	Rezoning	May 1, 2007

FOR INFORMATION

10. Accounts

Planning accounts for March 2007 in the amount of \$70,481.56 were reviewed.

Moved by B. Van Diepenbeek
Seconded by D. Kelly
That the accounts be received.

CARRIED

AGRICULTURE AND PUBLIC WORKS

11. Report of the County Engineer

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

a) Highways Information Report

There was a brief discussion on the 2007 Bridge Rehabilitation Projects. There was a consensus to move forward with the tendering process with exception of Structure 87-7.4, Wroxeter Bridge.

Moved by B. Siemon
Seconded by D. Kelly
That the Highways Department be authorized to tender Varna Bridge (31-13.7), Culvert 83-35.4, Hensall Road (BB-18), and Rogerville Road (BB-19) from their 2007 Bridge Rehabilitation Projects with final approval subject to budget.

CARRIED

b) Purchase of one, 2007 model year, One Ton Two-Wheel Drive Crew cab Pickup Truck

The Fleet Division of the Highways Department have accepted the quotation submitted by Huron Motor Products, in the amount of \$33,514.13 (excluding GST) for the 2007 model year one ton, two-wheel drive crew cab pickup truck for use by the Highways Department.

FOR INFORMATION

c) Purchase of four, 2007 model year, ½-Ton Two-Wheel Drive Pickup Trucks

The Fleet Division of the Highways Department have accepted the quotation submitted by Huron Motor Products Ltd, in the amount of \$23,097.80 each (excluding GST) for four 2007 model year ½ ton, two-wheel drive pickup trucks for use by the Highways Department.

FOR INFORMATION

d) Contract HC 07-701
➤ 3 Year Vegetation Management Contract

The Huron County Highways Department accepted the tender by Wilderness Vegetation Management and Pest Control, for Contract HC 07-701 for the tendered price of \$87,455.00 (excluding taxes) based on estimated quantities.

FOR INFORMATION

- e) Contract No. BR 686
 - 18 Mile River Bridge Replacement Project (86-4.3) County Road 86 (Huron –Bruce Boundary) 50/50 Cost Sharing with Bruce County

It is recommended that the County accept the tender selected by Bruce County, submitted by Allen-Hastings Limited, for the 18 Mile River Bridge replacement project (contract No. BR686) for the tendered price of \$624,375.10 (excluding GST) based on estimated quantities. The tendered price including Engineering, Supervision, Provisional Items or Contingencies is approximately \$830,000; of which Huron County's share is 50%..

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

CARRIED

Moved by D. Kelly
Seconded by B. Van Diepenbeek
That the foregoing reports be received.

CARRIED

- f) Ball's Bridge Agreement

The draft Ball's Bridge Agreement between Ashfield-Colborne-Wawanosh, Central Huron and the County of Huron was distributed for review.

Moved by Warden D. Shewfelt
Seconded by J. Dietrich
That the draft Agreement for Ball's Bridge be received and forwarded to the lower tiers for adoption.

CARRIED

12. Correspondence Attached – For Information

- a) Ontario Good Roads Association, Alert dated March 23, 2007 re: Few Transportation and Infrastructure Gains in Provincial Budget.
- b) Ministry of Municipal Affairs and Housing, received March 13, 2007 regarding key changes to the Planning Act.
- c) Agri-Business Program at the Chesley District High School, May 23, 2007, 9 a.m., \$10 includes lunch.
- d) AMO Member Communication, March 27, 2007: Environmental Assessment Reforms – Supporting Alternatives to Direct Landfill Disposal.

FOR INFORMATION

13. Accounts

Accounts for March 2007 were reviewed.

Highways	\$530,014.35
Fleet	112,818.05
Buildings	207,734.45

Moved by D. Kelly
Seconded by Warden D. Shewfelt
That the accounts be received.

CARRIED

14. Next Meeting

The next meeting of the Planning, Agriculture and Public Works Committee will be held on Wednesday, May 9, 2007, at 9:00 a.m.

15. Adjournment

Moved by Warden D. Shewfelt
Seconded by B. Van Diepenbeek
That the meeting adjourn at 12:45 p.m.

CARRIED

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Acting Chair