



County
of Huron

Planning, Agriculture and Public Works Committee



Minutes - August 8, 2007

GODERICH, ONTARIO

Goderich, Ontario
August 8, 2007

The PLANNING, AGRICULTURE AND PUBLIC WORKS COMMITTEE met in the Court House at 9:00 a.m. with all members present except Councillor J. Grace and Warden D. Shewfelt.

1. Minutes

Moved by D. Kelly

Seconded by B. Dykstra

That the minutes of the Planning, Agriculture and Public Works Committee meeting of June 13, 2007 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.

- Premier's Award for Agri-Food Innovation Excellence
- 4th Annual It All Ends Up In The Lake, Conference
- News Release July 26, McGuinty Government Invests in Renewable Energy
- News Release July 6, Province Investing in Ontario's Ethanol Producers
- Getting Connected, Summer 2007, Hydro One
- Westario Power Small Business Energy Efficiency Program, Aug. 12 – Aug.18
- Annual Meeting of the North American Maple Syrup Council and International Maple Syrup Institute, October 20-24, 2010, Arden Park Hotel, Stratford, Ontario
- E-Bulletin dated August 2007
- FactSheet, May 2007, Water Requirements of Livestock
- Canadian Food Inspection Agency, The Enhanced Feed Ban
- Enhanced Animal Health Protection from BSE, July 2007

Moved by B. Dykstra

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) B13/07 Nariender Grewal
Lots 965, 968, 970, Plan 331, West Ward-Clinton, Municipality of Central Huron

The purpose of the application is to sever and reconfigure three deemed lots in a plan of subdivision into two lots. The vacant lands to be severed are approximately 0.5 ac (0.19 ha) and the vacant lands to be retained are approximately 0.4 ac (0.18 ha).

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

Moved by B. Dykstra

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 5.3.3.4 of the Central Huron Official Plan and Section 51(24) of the Planning Act, RSO 1990, as amended, subject to conditions.

CARRIED

- b) B30/07 John Calderwood
Lot 4, Concession 10, HRS, Tuckersmith Ward, Municipality of Huron East

The purpose of the application is to create a new lot. The subject parcel is a total of 100 ac (40.47 ha). The applicant, John Calderwood, is proposing a land swap with area farmer Rick Dalrymple to assemble lands for farm expansion purposes. The land to be severed is 75 ac (30.3) ha and the land to be retained is 25 ac (10.1 ha). The retained 25 ac (10.1 ha) of farmland will be merged on title with the adjacent 100 ac (40.47 ha) farm parcel owned by John Calderwood to become a 125 acre farm parcel. The Huron East Official Plan sets out a minimum lot size of 94 ac (38 ha).

Kim McLean, Solicitor, and John Calderwood, Applicant, appeared on behalf of the application.

Moved by B. Siemon

Seconded by D. Kelly

That the application requesting separation and conveyance of a parcel of land as described be given Provisional Consent as the severance conforms to Section 12.2 and 12.3.1. of Huron East Official Plan and Section 51(24) of the Planning Act, RSO 1990, as amended, subject to conditions.

CARRIED

- c) B46/06 1111971 Ontario Ltd/ Wayne Snyder
Lot 5, Concession 1 LRS, Tuckersmith Ward, Municipality of Huron East

This application was granted approval for Provisional Consent by Scott Tousaw, Director, under delegated authority By-law 3-2006 on October 6, 2006 as an undisputed consent. Doug Culbert (agent) and Mr. Andrew Phillips (solicitor for the owner) have advised that a problem has occurred in satisfying a condition with MTO. The field entrance which MTO requires to be closed as a condition of the consent is also shared by an abutting landowner, Mr. Alvin Campbell. The County has been advised that Mr. Snyder has physically removed access to the driveway on his subject lands, however, MTO is not satisfied and have advised that the complete shared driveway must be closed to MTO standards prior to this condition being cleared.

Doug Culbert, Agent; Wayne Snyder, Applicant; and Andrew Phillips, Solicitor, appeared on behalf of the application.

Moved by B. Siemon

Seconded by B. Dykstra

That condition No. 9 of the Provisional Consent of October 6, 2006 be removed and the applicant/owner agrees to indemnify the County of Huron from any and all costs relating to the removal of condition No. 9; and further that a letter of indemnity is to be provided to the County for legal opinion by the County's Solicitor prior to the expiry period of the 20 day appeal period of the notice of decision.

CARRIED

- (d) B5/06 Nelson & Patricia Wood
Pt Lot 23, LRW Concession, Stanley West Ward, Municipality of Bluewater

This application was granted approval for Provisional Consent by the Planning, Agriculture and Public Works Committee on August 2, 2006 subject to conditions. The owner has forwarded a request to amend the conditions of the approval by adding a condition reducing the lot frontage of the retained lot (the parcel to the south) from 27.432 metres to 23 metres. At the time of this report additional comments are to be received by Huron County Health Unit and Ausable Bayfield Conservation Authority as they relate to the change requested.

Kim McLean, Solicitor, appeared on behalf of the application.

Moved by B. Siemon

Seconded by J. Dietrich

That a condition be added to the Provisional Consent of August 2, 2006 for file B05/06 to decrease the frontage of the retained parcel from 27.432 metres (90 feet) to 24.5 metres (80.4 feet) and increase frontage of the severed parcel from 24.384 metres (80 feet) to 27.316 metres (89.6 feet).

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) B12/07 Joanne Smith
Pt Lot 6, Plan 255, Stanley East Ward, Municipality of Bluewater

This undisputed consent was granted provisional consent on May 29, 2007, subject to conditions. The purpose and effect of this application was to enlarge an abutting lot. The vacant land to be severed is approximately 0.63 ac (0.26 ha) and the vacant land to be retained is 0.64 ac (0.26 ha)

- b) B14/07 Bernard & Brenda Campbell
Lot 11, Concession 11, ED, Ashfield Ward, Ashfield-Colborne-Wawanosh

This undisputed consent was granted provisional consent on May 29, 2007, subject to conditions. The purpose and effect of this application was for the creation of a new lot and to recreate two original lots shown in the 1879 Huron County Historical Atlas. The land to be severed is 50 ac (20 ha) and the land to be retained is 50 ac (20 ha).

- c) B18/07 Peter & Carole Rose
Pt Lot 32, Concession 1, Turnberry Ward, Municipality of Morris-Turnberry

This undisputed consent was granted provisional consent on June 25, 2007, subject to conditions. The purpose and effect of this application was to enlarge an abutting lot. The vacant lands to be severed is approximately 1.1 ac (0.45 ha) to enlarge property to the north and provide access to the river. The retained lands are approximately 9.5 ac (3.9 ha).

- d) B20/07 Grant & Anna Stirling
Lot 37 & 38, Concession 6, Goderich Twp. West Ward, Municipality of Central Huron

This undisputed consent was granted provisional consent on May 30, 2007, subject to conditions. The purpose and effect of this application was to sever lands under the surplus residence severance policies of Central Huron. The lands to be severed with existing residence, barn & outbuildings is approximately 3.66 ac (1.48 ha) and the vacant lands to be retained is approximately 116 ac (47 ha).

- (e) B21/07 Elwood & Lynda Fitch
Lot 6, Concession B and Lot 6, Pt Lot 7, Concessions A, Municipality of Howick

This undisputed consent was granted provisional consent on May 29, 2007, subject to conditions. The purpose and effect of this application was to sever lands for the creation of a new lot. The vacant lands to be severed Lot 6, Concession B, Howick, is 100 ac (40.4 ha) and the lands to be retained is approximately 163 ac (66 ha).

- (f) B23/07 Dinney Holdings Inc.
Pt Lot 201 & 202, Plan 376, Exeter Ward, Municipality of South Huron

This undisputed consent was granted provisional consent on June 25, 2007, subject to conditions. The purpose and effect of this application was to recreate two commercial properties that had merged together 4 years ago to satisfy the requirements of the current owner's mortgage company. The owners wish to sever off the end building and sell it to a long term tenant. The land to be severed is approximately 8100 sq ft and the land to be retained is approximately 9462 sq ft.

- (g) B 25/07 & B26/07 Bluevale Farms Inc.
Pt Lot 56-60, Concession 1, Turnberry Ward, Municipality of Morris-Turnberry

This undisputed consent was granted provisional consent on May 30, 2007, subject to conditions. The purpose and effect of this application is for the creation of new lots. The subject property is a total of 500 ac (202 ha). The intention is to sever two 100 ac (40.47 ha) farm parcels with existing residences and farm buildings and retain 300 ac (121 ha).

- (h) B27/07 Jarrett Palen
Pt Lot 10, Concession 6, Crediton, Stephen Ward, Municipality of South Huron

This undisputed consent was granted provisional consent on June 25, 2007 subject to conditions. The purpose and effect of this application is for the creation of a new lot and is considered as residential infilling within the Village of Crediton. The subject property is 0.2 ac (0.1 ha) and the lands to be retained is approximately 0.6 ac (0.23 ha).

FOR INFORMATION

5. Official Plans and Amendments

- a) Official Plan Amendment No. 39, Town of Goderich

Proposed Official Plan Amendment (OPA #39) would change the designation on Part Lot 106, Maitland Concession, known municipally as 520 Huron Road, in the Town of Goderich from Industrial to Highway Commercial to permit two large format commercial uses on the property. The subject lands are 2.8 ha (6.9 acres) in size. A corresponding zoning amendment would

change the zoning of the subject lands from Light Industrial (M1) to Highway Commercial – Special Zones (C3-17). A report is attached (Appendix A).

Attached is a letter of opposition to the approval of Official Plan Amendment No. 39, Town of Goderich which was received on Friday, August 3, 2007.

Mark Eplett, Applicant, appeared on behalf of the proposed amendment.

Scott Patterson, Senior Planner of Labreche Patterson and Associates Inc. appeared on behalf of Canadian Commercial Ltd., who were opposing the amendment.

It is recommended that Amendment No. 39 to the Town of Goderich Official Plan be approved and the notice of decision be circulated.

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

CARRIED

b) South Huron Official Plan Amendment No. 4

This Official Plan Amendment proposes to change the designation on municipally owned property near the corner of William and Nelson Streets known as Lots 625 to 627, East Part Lot 628 & Part Lot 764, Plan 376, in the Exeter Ward, Municipality of South Huron.

The subject lands are comprised of the vacant parcel of land located to the south of the Exeter Fire Station that fronts on to William Street and a vacant parcel of land that was formerly part of the Exeter Works Yard that fronts onto Nelson Street.

The Municipality intends to sell the land to a local construction company who will construct and operate a three-storey apartment building that will be primarily marketed as rental housing for seniors. This Official Plan Amendment changes the designation on the 0.7 hectare property from Community Facility to Residential to permit the construction of the apartment building. A report is attached (Appendix B).

A zoning by-law amendment to the Exeter Zoning By-law is being processed concurrently with this official plan amendment application.

The application to change the land use designation on the property affected by OPA #4 has been initiated by the Municipality of South Huron, as they are the current owners of the land.

This report has been prepared in advance of the public meeting being held by the Municipality of South Huron. The public meeting for this application was July 30, 2007.

It is recommended that Amendment No. 4 to the Municipality of South Huron, Exeter Ward, Official Plan be approved and the notice of decision be circulated.

Moved by B. Siemon
Seconded by D. Kelly
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 B. Van Diepenbeek
That no objections be lodged.

CARRIED

7. Community Economic Development

a) Huron Manufacturing Association Annual Report

Monica Walker-Bolton, Coordinator for the Huron Manufacturing Association (HMA), reported on the achievements of the Huron Manufacturing Association for the past year. The annual report is attached (Appendix D).

Moved by J. Dietrich
Seconded by D. Kelly
That the report be received.

CARRIED

b) Huron County joins TMAC

The County of Huron is now a member of the Travel Media Association of Canada (TMAC). Further to our FAM trip in February, this membership provides an opportunity to research and contact travel writers from across Canada. The County Planning and Development Department and Laurel Armstrong Consultant will use this tool to access specific travel writers and publications in order to promote and publish stories about travel experiences in Huron County; for example, the data base will permit searches for matching our products to the writers' interests and publishers.

FOR INFORMATION

c) Shakespeare to the Shoreline receives national coverage

The Shakespeare to the Shoreline travel experience received coverage in several city papers across Canada in early summer. Laura Byrne Paquet, a travel writer from Ottawa, provided editorial coverage of the Stratford to Goderich area with the focus being that Stratford Festival patrons should extend their stay and tour the area. Two sample headlines from the articles were: "There is more to Stratford than just theatre"; "The playing is the thing – go to Stratford area for theatre- stay for the food, the swimming and the sunsets". Contact information for Huron County website and Tourism Goderich 1-800 number were included in the article. The article appeared in such papers Toronto Sun, Vancouver Sun, Ottawa Citizen.

FOR INFORMATION

8. Public Meetings

<u>Municipality</u>	<u>Purpose</u>	<u>Date</u>
Huron East (Tuckersmith Ward)	Rezoning	June 19, 2007
Huron East (Grey Ward)	Rezoning	June 19, 2007
Morris-Turnberry (Ward T)	Rezoning	June 19, 2007
Morris-Turnberry (Ward M)	Rezoning	June 19, 2007
Bluewater (Bayfield Ward)	Rezoning	June 25, 2007
Bluewater (Hay East Ward)	Rezoning	June 25, 2007
Bluewater (Hay West Ward)	Minor Variances (2)	June 25, 2007
Bluewater (Stanley West Ward)	Minor Variance	June 25, 2007
Howick	Open House for 5 year OP review and Zoning By-law Update	June 26, 2007
Ashfield-Colborne-Wawanosh (Ashfield Ward)	Rezoning	July 3, 2007
Bluewater (Bayfield Ward)	Minor Variances (2)	July 9, 2007
Bluewater (Hay West Ward)	Minor Variance	July 9, 2007
Central Huron (Clinton East Ward)	Rezoning	July 9, 2007
South Huron (Stephen Ward)	Rezoning	July 9, 2007
Town of Goderich	Official Plan Amendment & Rezoning	July 11, 2007
Ashfield-Colborne-Wawanosh (Ashfield Ward)	Rezoning	July 17, 2007
Bluewater (Hay East Ward)	Rezoning	July 23, 2007
Bluewater (Hay West Ward)	Crich OMB Hearing	August 9 & 10, 2007
Howick	Rezoning	August 14, 2007

FOR INFORMATION

9. Waste Management Update

Steve Janes, the County's waste management consultant, distributed the attached update on the County's waste management planning activities including the permanent household hazardous waste depot, Mid-Huron Landfill closure plans, Exeter Landfill's increased service area plan, and the potential Wingham Landfill Site expansion for County use.

Jim Taylor, a member of the Wingham Landfill Site Public Liaison Committee for the Environmental Assessment Terms of Reference, was also present to address the committee. There was a question and answer period and a lengthy discussion ensued.

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

CARRIED

10. Letter re: Property Appraisal

Correspondence was received from James L. Taylor dated July 11, 2007 regarding concern with the plans for the North Huron Landfill, Concession 11, formerly East Wawanosh Township.

The CAO requested direction on Mr. Taylor's request to have appraisals done on his property at the County's expense.

The Director of Planning recommended that the decision be deferred to the adoption of the Property Value Protection Policy and the Terms of Reference for an Environmental Assessment.

Moved by B. Siemon

Seconded by D. Kelly

That Mr. Taylor's request be deferred pending the development of County Policy on this issue.

CARRIED

11. Drinking Water Source Protection

A notice is attached dated July 4, 2007 from Cathie Brown, Project Manager, Drinking Water Source Protection Project. This is a last call for nominations to the Ausable Bayfield and Maitland Valley Source Protection Committee (SPC). The planning region is divided into five regional municipal groups. Each regional group will have one assigned member of the Source Protection Committee. Attached is the nominee list to date, any amendments to this list are to be submitted by August 11th. The joint Management Committee for the Source Protection Authority will select the persons for each regional group by September 23, 2007. The CAO requested direction on this item.

Moved by D. Kelly

Seconded by B. Siemon

That the final list of municipal candidates for the regional municipal groups for the Ausable Bayfield and Maitland Valley Source Protection Committee (SPC) be supported.

CARRIED

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. Midwest Timber	Scott Cardiff	15	Lot 3, Con. 7, HE, Grey Ward
2. Bauman Sawmill Inc.	Hein Kuijpers	12	Lot 22, Pt Lot 23, Con. 15, HE, Grey Ward
3. G & W Forestry	Manfred Kuras	14	Lot 8 W ½, Con. 12, A-C-W, Ashfield Ward
4. Bester Forest Products	Kenneth Farms	20	Lot 20 W ½, Con. 11, A-C-W, Wawanosh Ward (West)

	<u>Contractor</u>	<u>Property Owner</u>	<u>Acres</u>	<u>Location</u>
5.	Bester Forest Products	Dan Lammerant	25	Pt. Lot 17, Con. 14 A-C-W, Wawanosh Ward (West)
6.	Bester Forest Products	Wayne Caldwell	4	Lot 1, Con. 10, A-C-W, Colborne Ward
7.	Bester Forest Products	Gerald Van Engen	24	Lot 38, Con. 14, NH, Ward 2 (East Wawanosh)
8.	Bester Forest Products	Jason Borth	10	Lot 14, Con. 18, Howick
9.	Edgewood Lumber Ltd	William Rivett	20	Lot 21 & 22, Con. 2, CH, Ward 1 (Goderich)
10.	Edgewood Lumber Ltd	Ken Palen	15	Pt Lot 10, Con. 6, SH, Ward 1 (Stephen)
11.	G & W Forestry	Dinsmore Farms	5	Lot 5, Con. 9, Howick
12.	Bauman Sawmills Inc.	Tony Fluttert	30	Lot 7, Con. 15, HE, Grey Ward
13.	Bester Forest Products	Don Procter	8	Lot 9, Con. 4 N ½, MT, Ward M (Morris)
14.	Bester Forest Products	Twp. of Howick	20	Lot 24, Con. 8, Howick
15.	G. & W. Forestry	John Day	15	Lot 10, Con. 8, MT, Ward T (Turnberry)
16.	G. & W. Forestry	Groenberg Farms Inc.	15	Lot 23, W Part, Con. 10, A-C-W, Wawanosh Ward
17.	Eugene Savage	Greta deVos	50	Lot 12, Con. 5, MT, Ward T (Turnberry)
18.	Miller Wood Products	Ausable Bayfield Conservation Authority	60	Lot 14, Con. 14, SH, Ward 1 (Stephen)

The Director of Planning introduced Erica Garfat, the County's Forest Conservation By-law Officer starting August 7. The committee welcomed Ms. Garfat to the position.

Moved by J. Dietrich
Seconded by B. Dykstra
That the report be received.

CARRIED

Moved by B. Dykstra
Seconded by D. Kelly
That the necessary by-law be passed appointing Erica Garfat as Officer to the Forest Conservation By-law No. 10, 2006.

CARRIED

13. Accounts and Financial Statements

Planning accounts for June 2007 in the amount of \$84,847.70 were reviewed.

Financial statement for the period ending June 30, 2007 was reviewed.

	REVENUE		EXPENDITURES		COUNTY CONTRIBUTION	
	Actual	Prorated	Actual	Prorated	Actual	Prorated
Planning	\$296,007	\$1,086,790	\$1,036,169	\$1,834,807	\$740,162	\$748,017

Moved by B. Van Diepenbeek
Seconded by B. Dykstra
That the accounts and financial statement be received.

CARRIED

AGRICULTURE AND PUBLIC WORKS

14. Report of the County Engineer

Don Pletch, County Engineer, distributed the attached update report dated August 7, 2007 for the information of committee and Council.

Moved by J. Dietrich
Seconded by D. Kelly
That the report be received.

CARRIED

15. Correspondence Attached – For Information

- a) Corporation of the Township of North Huron, Kriss Snell, CAO/Clerk, received June 11, 2007 requesting that the County prohibit the use of All Terrain Vehicles in all Huron County Forest properties.

Moved by B. Van Diepenbeek
Seconded by B. Dykstra
That the Planning and Development Department advise the Township of North Huron that the Forest Conservation Officer will work with the ATV Club on this matter.

CARRIED

- b) Correspondence received July 27, 2007 from Barbara Smyth a resident of the Village of Dungannon re: Safety Issue.
- c) Ministry of Natural Resources, received July 30, 2007 re: annual wildlife rabies control operations for 2007.

FOR INFORMATION

16. Township of North Huron - Request to Acquire Land

Attached is correspondence from Kriss Snell, CAO/Clerk, Corporation of the Township of North Huron, received August 2, 2007. The Township is expressing an interest in acquiring the parcel of land known as the "Rest Stop" located on London Road, Pt. S. Pt. Lot 42, Concession 4, East Wawanosh Ward, Township of North Huron. In addition they wish the County to consider deeding this parcel to the Township of North Huron.

Moved by B. Dykstra
Seconded by B. Siemon
That staff proceed with the process to declare the requested land as surplus.

CARRIED

17. Accounts and Financial Statements

Accounts for June 2007 were reviewed.

Highways	\$133,093.65
Fleet	36,496.88
Buildings	80,380.58

Financial statements for the period ending June 30, 2007 were reviewed.

ROADS	REVENUE		EXPENDITURES		COUNTY CONTRIBUTION	
	Actual	Prorated	Actual	Prorated	Actual	Prorated
Highways	\$49,454	\$1,320,066	\$4,623,686	\$7,930,325	\$4,574,232	\$6,610,259
Fleet	886,921	891,500	886,921	891,501		1
Buildings	689,777	928,824	877,783	1,283,380	188,006	354,556

Moved by D. Kelly

Seconded by B. Siemon

That the accounts and financial statements be received.

CARRIED

18. Next Meeting

The next meeting of the Planning, Agriculture and Public Works Committee will be held on Wednesday, September 12, 2007, at 9:00 a.m.

19. Adjournment

Moved by J. Dietrich

Seconded by B. Van Diepenbeek

That the meeting adjourn at 1:25 p.m.

CARRIED

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Chair