



County
of Huron

Planning, Agriculture and Public Works Committee



Minutes - March 14, 2007

GODERICH, ONTARIO

Goderich, Ontario
March 14, 2007

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 B. Van Diepenbeek

Seconded by B. Siemon

That the minutes of the Planning, Agriculture and Public Works Committee meeting of February 14, 2007 be adopted as circulated.

CARRIED

Councillor's Issues

Councillor B. Dykstra requested an update on the provisions for high speed internet in rural communities stating that it puts residents without it at a disadvantage. The committee was advised that the application from Connect Ontario was unsuccessful.

Councillor B. Van Diepenbeek asked the County Engineer if Ashfield-Colborne-Wawanosh will be given any compensation for allowing detours on the lower tier roads as a result of the eighteen mile bridge replacement. It was noted that the Road Supervisor will be contacted by County staff regarding plans for detours and approvals will be obtained from the township, if their roads are used.

Councillor J. Grace wished to inform the committee that he received very positive comments from private enterprise regarding the expertise of Highways staff working on the Benmiller Bridge project.

PLANNING

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

This application was deferred for one month at the meeting of Planning, Agriculture & Public Works Committee on February 14, 2007. 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.

M. Sully, applicant; K. Hunter and L. McCabe, representatives of the Town of Goderich, appeared on behalf of the application.

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.

Discussion followed with no vote on above motion.

Moved by J. Grace

Seconded by Warden D. Shewfelt

That the application be tabled.

CARRIED

- b) B2/07 The Roman Catholic Episcopal Corporation of the Diocese of London in Ontario
Pt Lot 24, Concession 6, West Wawanosh Ward, Township of Ashfield-Colborne-Wawanosh

The purpose of this application is to sever the existing church, brick house and garage from the cemetery and vacant lands. The application severs 1.1 ha (2.6 ac) with existing buildings and retains 2.3 ha (5.7 ac). Official Plan designation is Village/Hamlet currently zoned I1 (institutional).

Father J. Jasica, representative of the Diocese, appeared on behalf of the application.

Moved by Warden D. Shewfelt

Seconded by B. Van Diepenbeek

That the application requesting separation and conveyance of a parcel of land as described be given Provisional Consent as the severance conforms to Section 8.4 & 8.8 of the Ashfield-Colborne-Wawanosh Official Plan and Section 51(24) of the Planning Act, RSO 1990, as amended, subject to conditions.

CARRIED

FOR INFORMATION

3. 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) B82/06 David Charles Gill & Dana Marie Bozzato
Pt Lot 2, LRE Concession, Stephen Ward, Municipality of South Huron

This undisputed consent was granted provisional consent on January 26, 2007, subject to conditions. The purpose and effect of this application was to create a right-of-way over a shared (mutual) entrance from Highway 21 between the subject land and the adjoining property to the south owned by Southwest Marine. The area that is subject to right-of-way is 200 sq m (0.02 ha) (0.05 ac).

- b) B81/06 James Simpson Farms Limited (Owner) Armand Forgett (Applicant/Agent)
Pt Lot 23, Front Concession, Ashfield Ward, Township of Ashfield-Colborne-Wawanosh

This undisputed consent was granted provisional consent on February 6, 2007, subject to conditions. The purpose and effect of this application was to enlarge an abutting lot and sever the parcel of land containing the well to add to the abutting lot. The parcel severs (0.7 ha) (0.2 ac) of agricultural land and retains 21.3 ha (52.7 ac) of agricultural land.

- c) B83/06 Matt & Dawn Klaver Farms formerly KKN Builders Inc. (Owners)
Pt Lot 9, Concession 2, LRS, Tuckersmith Ward, Municipality of Huron East

This undisputed consent was granted provisional consent on February 23, 2007, subject to conditions. The purpose & effect of this application was to sever a surplus farm dwelling. The application severs an agricultural property with existing house & sheds 0.6 ha (1.5 ac) and retains a vacant parcel of agricultural lands being 19.6 ha (48.5 ac).

- d) B4/07 Carl McCallum (Owner)
Pt of Lot 12, Concession 12, McKillop Ward, Municipality of Huron East

This undisputed consent was granted provisional consent on February 23, 2007, subject to conditions. The purpose & effect of this application was to enlarge an existing residential parcel. The residence on this property was destroyed by a fire and the owner wanted to increase the size of the lot before he builds his house. The application severed a parcel of vacant land 0.8 ha (1.9 ac) and retained a parcel of vacant farmland 27.1 ha (67 ac).

- e) B69/06 Canadian National Railway Company
Pt of Lot 11, Concession 1, formerly in the Township of Tuckersmith, now in the Town of Seaforth, Seaforth Ward, Municipality of Huron East

This undisputed consent was granted provisional consent on February 23, 2007. The purpose of this application was to convey the subsurface mineral rights from Canadian National Railway Company to E.D. Smith & Sons GP Ltd. The area to be severed is 0.4 ha (1.01 ac) while retaining 1.8 ha (4.4 ac).

FOR INFORMATION

4. Huron County Sentinel Well – 2006 Sampling Results

The Huron County Sentinel Well program was initiated following recommendations from the Groundwater Quality Assessment carried out for the County in 2001. Representative wells (referred to as 'Sentinel Wells') from six clusters have been identified for long-term monitoring. The Maitland Valley Conservation Authority conducts the testing in conjunction with their larger provincial testing program.

All six wells are sampled on an annual basis and analyzed for the general chemical parameters and a limited suite of metals. In addition, two of the six wells considered to be more susceptible to contamination area are analyzed for a more comprehensive suite of parameters, including hydrocarbons, organic pesticides and metals. The other four wells are sampled for hydrocarbons, organic pesticides and metals every five years.

Data from the 2006 sampling program indicates no significant decrease in the quality of groundwater from previous sampling years. All water quality parameters are within a normal range

for the types of aquifers in Huron County. Prior inconsistencies in the analyses were noted for fluoride in previous years and the utilization of a more robust analytical procedure appears to have rectified these problems.

Moved by D. Kelly
Seconded by B. Dykstra
That the Huron County Sentinel Well, 2006 Sampling Results be received.

CARRIED

5. Public Meetings

<u>Municipality</u>	<u>Purpose</u>	<u>Date</u>
South Huron (Stephen Ward)	Rezoning	Feb. 19/07
Huron East (Seaforth Ward)	Rezoning	Feb. 20, 2007
Huron East (Tuckersmith Ward)	Rezoning	Feb. 20, 2007
Bluewater (Stanley Ward)	Rezoning	March 5, 2007
South Huron (Stephen & Usborne Wards)	MDS Zoning By-law Amendment	March 5, 2007
Central Huron (West Ward)	Rezoning	March 12, 2007
South Huron (Stephen Ward)	Rezoning	March 19, 2007

FOR INFORMATION

6. Accounts

Planning accounts for February 2007 in the amount of \$31,482.64 were reviewed.

Moved by J. Dietrich
Seconded by B. Siemon
That the accounts be received.

CARRIED

AGRICULTURE AND PUBLIC WORKS

7. 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. Ont. Selective Harvest Ltd.	John & Henny Reid	30	Lot 8 E & W, Con. 7, A-C-W, Ashfield Ward
2. T.J. Schreinert Lumber	Joe & Karen George	15	Lot 7, Maitland Con., CH, Ward 1 (Goderich Twp)
3. R. J.'s Tree Farms	Derek Kootstra	20	Lot 26, Con. 2, B, Stanley Ward
4. T.J. Schreinert Lumber	Walter Croft Farms	12	Lot 1 & 2, Con. Falls River Rd., CH, Ward 1 (Goderich Twp.)

	<u>Contractor</u>	<u>Property Owner</u>	<u>Acres</u>	<u>Location</u>
5.	Ont. Selective Harvest Ltd.	Gisèle Kelly	17	Lot 12 & 13 & W ½ of 14, Con. 8 NP, MT, Ward M (Morris)
6.	Midwest Timber	Murray Cardiff	27	Lot 4, Con. 6, MT, Ward M (Morris)
7.	Kitchener Forest Products	Ms. J. Lamarre	35	S. Pt Lot 16, Con. 12, A-C-W, Wawanosh Ward

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

CARRIED

8. Report of the County Engineer

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

- a) Highways Information Report

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

CARRIED

- b) Contract HC 07-301
 - County Road 1 – Hawkins Road to South Limit of Lucknow, C.I.R. and Surface

It is recommended that the County accept the tender submitted by Lavis Contracting Co. Ltd for Contract HC 07-301 for the tendered price of \$1,958,180.50 (excluding taxes, based on estimated quantities).

It is further recommended that an additional \$170,000 be allocated for asphalt cement, contingencies and County related costs in order to complete the project.

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

CARRIED

- c) Contract HC 07-302
 - County Road 28 (from County Road 7 to Huron Bruce Road, a distance of 4.1 km) Base and Surface Asphalt.
 - County Road 86 (from County Road 87 to County Road 12, a distance of 6.1 km) CIR and Surface

It is recommended that the County accept the tender submitted by Lavis Contracting Co. Ltd for Contract HC 07-302 for the tendered price of \$1,135,273.00 (excluding taxes, based on estimated quantities).

It is further recommended that an additional \$160,000 be allocated for asphalt cement, contingencies and County related costs in order to complete the project.

Moved by Warden D. Shewfelt
Seconded by D. Kelly
That the recommendations be approved.

CARRIED

- d) Contract HC 07-303
 - County Road 31 (Kippen Road to South Limit of Varna, for a distance of 7.7 km) CIR and Surface

It is recommended that the County accept the tender submitted by Lavis Contracting Co. Ltd for Contract HC 07-303 for the tendered price of \$891,450.50 (excluding taxes, based on estimated quantities).

It is further recommended that an additional \$120,000 be allocated for asphalt cement, contingencies and County related costs in order to complete the project.

Moved by J. Dietrich
Seconded by B. Siemon
That the recommendations be approved.

CARRIED

- e) Property Transfers, Road Widening Policy

The County Engineer gave a verbal report on the County's practise concerning road widening. The committee was informed of a recent issue with respect to non registered road widening and their impact on real estate transactions along County roads.

During the past 40-50 years, when road widening were purchased for reconstruction purposes, the County typically awaited the completion of the project to register all the widening's (usually 17 feet wide) with a single reference plan. Some areas of right-of-way widening's were never registered in the County's name.

During the past four years, there have been several instances where property sales were complicated due to the fact that the property for sale did not abut a municipal road allowance. There was a 17 foot wide strip of land acquired by the County from the adjoining property which had never been registered in the County's name, between the property for sale and the County's old 66 foot

road allowance. The real estate lawyers typically require a by-law within several days, deeming the road widening part of our municipal rights-of-way.

For these several occurrences', the Highways Department have requested the parties to the real estate transaction register the road widening in the County's name, thereby satisfying the requirement for access to a municipal road allowance. The parties to the sale cover the registration costs. This policy has been accepted by the parties to date.

Should Council wish to change this policy, funds would need to be allocated to the budget.

Moved by B. Siemon

Seconded by D. Kelly

That the current policy on road widening be and is hereby endorsed.

CARRIED

f) Facilities Staffing Needs

The proposed 2007 Capital Budget for Facilities is approximately \$900,000 plus (double the 2006 capital budget expenditures), placing additional work-load on our Facilities Manager. With the recent vacancy in the Technician I position in Clinton, Facilities proposes to revise the position of the Technician I in Clinton, to a Facilities Supervisor, who would complete many of the duties of the Technician I, plus some administrative/supervisory duties presently handled by the Facilities Manager, to enable the Facilities Manager to take a more active role in project managing the capital projects as well as providing valued input into the Asset Management/PSAB 3150 assignment proposed for 2007/2008.

This proposal is deemed to be operational and the increase in costs can be accommodated within the proposed 2007 Budget for Facilities.

FOR INFORMATION

9. Surplus Land, Highway Plan 449, Municipality of Central Huron

Barbara A. Leamen, County Clerk, submitted the attached report entitled, "Surplus Land, Highway Plan 449, Municipality of Central Huron".

It is recommended that the County of Huron declare the property surplus and that all costs associated with this transfer, including land survey and registration fees along with a nominal transfer fee for the land value to be borne by Central Huron including any other County related costs.

Moved by B. Dykstra

Seconded by D. Kelly

That the recommendations be approved.

CARRIED

10. Correspondence Attached – For Information

Corporation of the Township of North Huron, Kriss Snell, CMO, received February 19, 2007 regarding reaffirming commitment to provide snow removal on North Street.

FOR INFORMATION

11. Accounts

Accounts for February 2007 were reviewed.

Highways	\$746,114.77
Fleet	78,738.65
Buildings	57,144.26

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

CARRIED

12. Next Meeting

The next meeting of the Planning, Agriculture and Public Works Committee will be held on Wednesday, April 11, 2007, at 9:00 a.m.

13. Adjournment

**Moved by J. Dietrich
Seconded by D. Kelly
That the meeting adjourn at 11:10 a.m.**

CARRIED

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Chair