



**County
of Huron**

Planning, Agriculture and Public Works Committee



Minutes - May 9, 2007

GODERICH, ONTARIO

Goderich, Ontario
May 9, 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 D. Kelly

Seconded by B. Siemon

That the minutes of the Planning, Agriculture and Public Works Committee meeting of April 11, 2007 be adopted as circulated.

CARRIED

Councillor Issues

Councillor J. Dietrich submitted a letter dated April 27, 2007 from Mr. Allan P. Barnes of Starlite Drive-In of Grand Bend requesting that the Huron County Highways Department move speed limit signs on the west side of Shipka on Crediton Road and also adopt a replacement program for tourism directional signage. The Highways Department was requested to reply to Mr. Barnes requests.

2. Report of the Regional Information Coordinator OMAF

Jane Muegge, Regional Information Coordinator, Ontario Ministry of Agriculture and Food, was unable to attend. The following materials were submitted for the information of committee and Council.

- **FACTSHEETS**
 - Programs and Services for Ontario Farmers
 - Guide to Custom Farmwork and Short-Term Equipment Rental
 - Private Rural Water Supplies
 - Understanding Groundwater
 - Protecting the Quality of Groundwater Supplies
 - Anaerobic Digestion and the Standard Offer Program
 - Managing the Quality of Groundwater Supplies
- Pamphlet, Green Energy Opportunities: An Introductory Guide for Ontario's Farmers, Food Processors and Rural Communities.
- Agriculture an Agri-Food Canada, News Release, May 4, 2007 re: Canada's New Government Delivers Better Cash Advance Program to Farmers.

At the April meeting Councillor B. Siemon introduced the topic of pigeon businesses. Attached is material from Ken Hutchison from Stratford entitled, "A Critique of the Pigeon Enterprise" and a newsletter dated February 2007 published by the Canadian Racing Pigeon Union Inc.

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. There are no disputed consents to be addressed at this time.

FOR INFORMATION

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) B9/07 Mark & Wanda Jaros (owner) Nick Noorzad (applicant)
Pt Lot 18, Plan 527, Hay East Ward, Municipality of Bluewater

This undisputed consent was granted provisional consent on April 5, 2007, subject to conditions. The purpose and effect of this application was to allow the owner to sever lands upon which the septic system for the applicant is located and to provide an easement to maintain the applicant's weeping tiles. The area to be severed is 79 sq m and the area to be retained is 252 sq m.

- b) B76/06 Bluewater Recycling Association
Pt Lot 6, Concession 3, Stephen Ward, South Huron

This undisputed consent was granted provisional consent on March 27, 2007, subject to conditions. The purpose and effect of this application was to allow the owner to sever a parcel of land being 2.9 ac (1.18 ha) with existing hangar while retaining a parcel of land 10 ac (4.1 ha) with existing office, hangar, and recycling buildings. The Ontario Realty Corporation (ORC) transferred the lands previously as two separate parcels, however, Bluewater Recycling only had one ownership to which lands could be registered on title and the parcels subsequently merged. The intent of the severance is to recreate the two parcels that ORC transferred to Bluewater Recycling Association.

- c) B10/07 Steven & Donna Ruttan
Pt Lot 10, Concession 1, Ward T, Municipality of Morris-Turnberry

This undisputed consent was granted provisional consent on April 13, 2007, subject to conditions. The purpose and effect of this application was to enlarge an abutting lot with existing residence and accessory building. The vacant lands to be severed is an area approximately 0.6 ac (0.2 ha) and the vacant lands to be retained are approximately 1.2 ac (0.5 ha).

FOR INFORMATION

5. Official Plans and Amendments

Amendment No. 1, Municipality of Bluewater
Hay Mutual Insurance Company

This application is initiated by the Hay Mutual Insurance Company to expand the Settlement Area for Zurich to include part of Lot 21, Concession 11, Hay East ward and change the designation from "Agriculture" to "Highway Commercial" and "Residential". The portion to be designated

Residential is an existing residential lot adjacent to the built-up area of Zurich while the area to be designated Highway Commercial is the remainder of the portion of the lands subject to this amendment. The applicant is proposing to expand the Settlement Area for Zurich to the west along Zurich-Hensall Road to facilitate the relocation and expansion of their office from the core area of Zurich to this proposed Highway Commercial area. The area subject to the Official Plan Amendment is approximately 3.2 hectares (8 acres). A report is attached (Appendix A).

It is recommended that Amendment No. 1 to the Municipality of Bluewater Official Plan be approved and the notice of decision circulated.

Moved by Warden D. Shewfelt
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 B).

It is recommended that no objections be lodged.

Moved by B. Siemon
Seconded by J. Dietrich
That no objections be lodged.

CARRIED

7. Condominiums

Extension of Draft Plan Approval
Plan of Condominium 40CDM02001-Raymond & Antoinette Graveline
Part of Lot 2, Bayfield Concession, West Ward (Goderich Township)
Municipality of Central Huron

This Plan of Condominium received draft approval September 4, 2003. An appeal was made to the OMB which was subsequently withdrawn on June 28, 2004. Lapsing provisions commenced June 29, 2004 under (Section 51 (32) 51) with the initial registration to be completed by June 29, 2007. A request has been received for the extension of the Draft Plan of Condominium. The reason for the request is that no decision has been made on the status of Jowett's Grove Road from the Ministry of Transportation. The MTO is undertaking an environmental assessment related to a corridor study of this section of the road. In order to obtain the necessary clearances from MTO, the applicant is requesting a three (3) year extension from June 29, 2007 to June 29, 2010.

It is recommended that draft plan approval be extended to June 29, 2010.

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

CARRIED

8. Community Economic Development Activity

- a) 18th Annual Tourism Event and Brochure Swap – April 19, 2007.

This event was held recently in Blyth. A summary report is attached (Appendix C). A photo collection from the day has been compiled and is available in the Planning and Development Department.

FOR INFORMATION

- b) New 2007 Huron County Travel Guide

The 2007 Huron County Travel Guide was officially launched at the April 19th 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 fourth 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.

FOR INFORMATION

- c) Huron Tourism Association Fundraiser 2007 Event - Tuesday June 26, 2007

County Council is invited to attend this Blyth Festival event which includes a silent auction, reception and evening play performance of *The Eyes of Heaven*; ticket purchase details are provided on the enclosed flyer.

FOR INFORMATION

- d) More Feature Articles following February Travel Writer FAM tour 2007

Cathy Stapells, one of the Toronto based travel writers, has provided two recent feature articles about this area, since her visit here in February.

In the April 26, 2007 Toronto Star, she wrote an article for "Briefcase Travel" in the Travel Section. '*Flyfishing is the reel thing for business groups*' highlighted two local tourism businesses - Flyfitters of Benmiller and the Benmiller Inn & Spa. The article focused on the opportunity for business groups to come to the Inn for a team building retreat or brainstorming sessions which include a flyfishing lesson and expedition on the Maitland River during their getaway at the Benmiller Inn & Spa. The Inn also offers the Sharpe's Creeke Cache which is a high tech corporate treasure hunt using GPS to find geocaches.

The second article is in the April issue of URBANE magazine. This is a high end glossy magazine marketed in the GTA as 'the magazine for cultured lifestyles'. The cover displays the title 'HURON COUNTY CHARM' and the article is also mentioned in Cathy's editorial notes. She calls our area 'close to home' which is a great incentive for the Toronto market to travel a two+ hours west. The three page article is titled: "Huron County extends a warm welcome – Explore the region's rich history and cultural traditions, and enjoy its charming inns and upscale dining"; it features her February experiences, without mentioning the weather. She refers to the communities of Bayfield, Goderich, Blyth, Seaforth, St. Joseph's, Hensall and Exeter. She reviews the 2007 season at the Blyth Festival and features the Benmiller Inn and the Little Inn; she also highlights the Gairbraid Theatre and Celtic Roots Festival. The Gaol and the County Museum receive flattering reviews.

Bayfield's Main Street is celebrated with its art galleries and dining at the Black Dog Pub. The article ends with contact information and hopefully spurs Torontonians to take that getaway holiday, just down the road.

Cathy has expressed interest to return to Huron County for a Summer FAM tour for theatre experiences and this is in the planning stages.

FOR INFORMATION

9. Water Protection Steering Committee

Payment for Ecological Goods and Services Pilot Project

Payment for Ecological Goods and Services (PEGS) is a stewardship model which pays farmers lost opportunity costs for retiring farm land into stewardship projects. This project direction was established as the top priority of the Water Protection Steering Committee during the 2006 strategic planning. A report is attached (Appendix D).

A sub-committee including representatives from Maitland Valley Conservation Authority, Ausable-Bayfield Conservation Authority, Huron Stewardship Council and the Planning Department has developed a proposed \$50,000 pilot project. The pilot project proposes to use \$10,000 from the County water reserve provided that the remaining funds required can be found from other sources.

FOR INFORMATION

10. Public Meetings

<u>Municipality</u>	<u>Purpose</u>	<u>Date</u>
Bluewater (Zurich Ward)	Rezoning	April 2, 2007
Central Huron (West Ward)	Rezoning	April 10, 2007
South Huron (Exeter Ward)	Rezoning	April 16, 2007
South Huron (Stephen Ward)	Rezoning & Minor Variance	April 16, 2007
Huron East (Seaforth Ward)	Rezoning	April 17, 2007
Ashfield-Colborne-Wawanosh (Wawanosh Ward)	Rezoning	April 17, 2007
Bluewater (Bayfield Ward)	Minor Variance	April 23, 2007
Howick	Minor Variance	April 23, 2007
Bluewater (Stanley East Ward)	Rezoning	April 23, 2007
Goderich	Rezoning	April 24, 2007
Huron East (Tuckersmith Ward)	Rezoning	May 1, 2007
Huron East (McKillop Ward)	2 Rezoning	May 1, 2007
Bluewater (Hay East Ward)	Rezoning (2)	May 14, 2007

FOR INFORMATION

11. Waste Management

Leader Energy will make a presentation on gasification technology (energy from waste) to the Committee of the Whole on May 15, 2007 as requested by Council.

Councillor B. Siemon submitted a package from the Centre for Applied Renewable Energy located in Brussels for the information of committee and Council. Also attached is information regarding Plasma Enhanced Melter (PEM) Systems Overview which includes frequently asked questions; testing, certifications and approvals from Integrated Environmental Technologies, LLC.

FOR INFORMATION

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. Joe Bauman Sawmill	Douglas Helm	25	Lot 5 E ½, Con. 12, A-C-W, Ashfield Ward
2. Joe Bauman Sawmill	Frank Thompson	70	Lot 17 Bayfield Rd., CH, Ward 1 (Goderich Twp.)
3. Double S Logging Inc	Ian Caldwell	15	Lot 31, Con. 6, NH, Ward 2 (East Wawanosh)
4. R. J.'s Tree Farms	Richard Kootstra	3	Lot 28, Con. 1, B, Stanley Ward
5. Miller Wood Products Ltd	Larry Ballentyne	10	Lot 7, South Thames Rd, SH, Ward 2 (Usborne)
6. Dryad Services	County of Huron	79	S ½ Lot 16 & 17, Con. 5, MT, Ward M (Morris)
7. Kitchener Forest Products	John Oke	21	Lot 23 & 24, Con. 2, Lot 25 Con. 4. SH, Ward 3 (Usborne)
8. G & W Forestry	Glen Tigert	25	Lot 3 & 4, Con. 2, A-C-W, Ashfield Ward

It was noted that advertising has begun for a full-time Forest Conservation Officer which is now under the supervision of the Planning and Development Department.

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

CARRIED

13. Delegation of Completeness of Planning Applications By-law

The recent changes to the Planning Act under Bill 51 require Councils to determine if a planning application is complete or not complete and to notify the applicant within 30 days of receiving the application. Section 23 of the Municipal Act gives Council the authority to delegate administrative procedures to staff. A draft by-law was reviewed to delegate authority for determining complete applications to staff and incomplete applications to the Planning, Agriculture and Public Works Committee.

It is recommended that the authority to determine a complete application be delegated to staff and an incomplete application be delegated to the Planning, Agriculture and Public Works Committee for consents; plans of subdivision/condominium; and amendments to the County Official Plan, and the necessary by-law be passed.

Moved by D. Kelly

Seconded by J. Grace

That the recommendation be approved and the necessary by-law be passed.

CARRIED

14. Accounts

Planning accounts for April 2007 in the amount of \$17,457.62 were reviewed.

Moved by B. Van Diepenbeek

Seconded by B. Dykstra

That the accounts be received.

CARRIED

AGRICULTURE AND PUBLIC WORKS

15. Report of the County Engineer

The Highways Department, submitted the following reports for the information of committee and council. Dave Laurie presented the reports and answered questions of the committee.

a) **Highways Information Update**

A lengthy discussion ensued on the proposed Wroxeter sand/salt storage building. It was questioned why a tarp-type (coverall) building was not considered. The technical staff member, D. Laurie, informed the committee of the rationale behind the department's choice of wood frame building with steel cladding. The option of future expansion was a key consideration.

It was the committee's wishes to have the County Engineer bring further information regarding the type of building that is proposed for 2007.

Moved by J. Grace

Seconded by B. Dykstra

That the report be received and further that the proposed Wroxeter Sand/Salt storage building be deferred to the May 15, 2007 Committee of the Whole meeting for information and debate.

CARRIED

- b) Varna Bridge Rehabilitation Project (31-13.7)
 - Located on County Road # 31 (Parr Line)

It is recommended that the County accept the tender submitted by Concrete USL Ltd., for the Varna Bridge Rehabilitation Project (Contract No. BR071), for the tendered price of \$387,170 (excluding GST), based on estimated quantities. The tendered price does not include Engineering, Site Supervision or Provisional Items.

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

DEFEATED

Moved by B. Van Diepenbeek
Seconded by J. Grace

That the County accept the tender submitted by Weathertech Restoration Services Inc., for the Varna Bridge Rehabilitation Project (Contract No. BR071), for the tendered price of \$396,410 (excluding GST), based on estimated quantities; which does not include Engineering, Site Supervision or Provisional Items.

CARRIED

- c) Culvert Replacement Project (83-35.4)
 - Located on County Road # 83 (Thames Road)

It is recommended that the County accept the tender submitted by Lavis Contracting Co. Limited for the Culvert Replacement Project (Contract No. BR879); for the tendered price of \$268,300 (excluding GST) based on estimated quantities. The tendered price does not include Engineering, Supervision or Provisional Items.

Moved by J. Grace
Seconded by J. Dietrich
That the recommendation be approved.

CARRIED

Councillor J. Grace left the chambers at 11:38 a.m.

- d) Boundary Bridge Rehabilitation Projects
 - BB18 (on Hensall Road) and BB19 (on Rodgerville Road)

It is recommended that the County accept the tender submitted by Weathertech Restoration Services for the two (2) Boundary Bridge Rehabilitation Projects (Contract No. BR880), for the tendered price of \$337,846 (excluding GST) based on estimated quantities. The tendered price does not include Engineering, Supervision or Provisional Items.

Moved by B. Siemon
Seconded by B. Dykstra
That the recommendation be approved.

A discussion ensued on the status of boundary bridge projects. The CAO read the motion from the March 7, 2007 County Council Session as follows:

“13(h) Boundary Bridge Summary (On Lower Tier Roads)

The original motion is:

‘Moved by B. Van Diepenbeek
Seconded by J. Dietrich

That the County of Huron adopts a policy for the removal of all boundary bridges from the County highway system, pursuant to section 52(4) of the Municipal Act R.S.O. 2001 and further that prior to passage of a by-law removing a boundary bridge from the County highway system, one of the following conditions must be met: (1) The boundary bridge in question must have been remediated to County standards, or (2) The County and the municipalities under whose jurisdiction the bridge will fall will have entered into an agreement for a mutually agreeable one-time cash payment to be applied toward the remediation of the bridge. Carried’

Moved by Councillor B. MacLellan
Seconded by Councillor D. Kelly
That this motion be tabled pending receipt of additional information. Carried”

MOTION LOST

Moved by Warden D. Shewfelt
Seconded by B. Dykstra
That the Boundary Bridge Rehabilitation Projects BB18 (on Hensall Road) and BB19 (on Rodgerville Road) be tabled until the Boundary Bridge policy is resolved.

CARRIED

Staff were requested to prepare and bring forward additional information to the May 15, 2007 Committee of the Whole meeting.

- e) Contract HC 07-101
 - Zurich Winter Sand

The Huron County Highways Department accepted the tender submitted by Johnston Bros (Bothwell) Ltd., for Contract HC 07-101 for the tendered price of \$28,911.50 (excluding taxes) based on estimated quantities for the supply and delivery of winter sand, and the delivery of road salt from Goderich.

- f) Contract HC 07-102
 - Auburn Winter Sand

The Huron County Highways Department accepted the tender submitted by Johnston Bros (Bothwell) Ltd., for Contract HC 07-102 for the tendered price of \$38,840 (excluding taxes) based on estimated quantities for the supply and delivery of winter sand, and the delivery of road salt from Goderich.

- g) Contract HC 07-103
 - Wingham Winter Sand

The Huron County Highways Department accepted the tender submitted by Joe Kerr Limited, for Contract HC 07-103 for the tendered price of \$45,600 (excluding taxes) based on estimated quantities for the supply and delivery of winter sand, and the delivery of road salt from Goderich.

- h) Contract HC 07-201
 - Granular 'M' Shouldering on County Road 83 from Exeter to Highway 23

The Huron County Highways Department accepted the tender submitted by Lavis Contracting Co. Ltd., for Contract HC 07-201 for the tendered price of \$149,507.50 (excluding taxes) based on estimated quantities.

- i) Contract 07-202
 - Granular 'M' Shouldering on County Road 4 from Blyth to Wingham

The Huron County Highways Department accepted the tender submitted by Lavis Contracting Co. Ltd., for Contract HC 07-202 for the tendered price of \$132,507.50 (excluding taxes) based on estimated quantities.

Moved by Warden D. Shewfelt

Seconded by B. Siemon

That the foregoing tenders; items e, f, g, h and i, be approved.

CARRIED

16. Correspondence Attached – For Information

County of Bruce, request for support of resolution re: Road Closures on Highway 21 between Amberley and Southhampton.

Moved by Warden D. Shewfelt

Seconded by B. Siemon

That the resolution from the County of Bruce regarding road closures on Highway 21 between Amberley and Southhampton be supported.

CARRIED

17. Accounts

Accounts for April 2007 were reviewed.

Highways	\$677,705.80
Fleet	51,524.16
Buildings	95,658.66

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

CARRIED

18. Next Meeting

The next meeting of the Planning, Agriculture and Public Works Committee will be held on Wednesday, June 13, 2007, at 9:00 a.m.

19. Adjournment

Moved by J. Dietrich
Seconded by B. Siemon
That the meeting adjourn at 12:05 p.m.

CARRIED

.....
Chair