



**County
of Huron**

Planning, Agriculture and Public Works Committee



Minutes - September 12, 2007

GODERICH, ONTARIO

Goderich, Ontario
September 12, 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. J. Shewfelt.

1. Minutes

Moved by B. Dykstra

Seconded by B. Siemon

That the minutes of the Planning, Agriculture and Public Works Committee meeting of August 8, 2007 be adopted as circulated.

CARRIED

Councillor's Issues

Councillor B. Siemon gave an update on a concern that he raised at the September 5, 2007 County Council Session regarding disposal of ruminant animal products stored in a bunker silo in Huron East. He spoke to the Regional Information Coordinator for the Ministry of Agriculture, Food and Rural Affairs (OMAFRA). They will be investigating the issue and a delegation may be coming to a council meeting to discuss the cross boundary issues between the Federal and Provincial legislations.

Councillor B. Van Diepenbeek declared a conflict of interest with Clause 5, Zoning By-laws, item b) in the report, By-law No. 10, 2007, Township of Ashfield-Colborne-Wawanosh, Ashfield Ward. He also wished to speak to a roads issue when the committee deals with the County Engineers reports.

Councillor B. Dykstra requested discussion on Sheppards Bridge. It looks like it has a bend in it and trucks are leaving black marks on the road where it seems to have a dip in it.

2. Presentation of Service Awards

Sandra Weber of the Planning and Development department was presented with a 10 Year Service award and congratulated by the Chair, B. Dowson; Larry C. Adams, CAO; and the Director of Planning and Development, S. Tousaw.

FOR INFORMATION

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.

B35/07 Delaney Farms Ltd. (Owner), O'Rourke Pork Farms Ltd. (Applicant)
Pt Lot 1 & 2, Con 1, McKillop Ward, Municipality of Huron East

Dave Murphy, Solicitor; Kevin O'Rourke and Pat Delaney, appeared on behalf of the application.

The purpose of this application is to sever a surplus farm dwelling. The subject property currently through farmland consolidation is approximately 184 ac (74.5 ha) in size. Pursuant to a signed agreement of purchase & sale between the owner and the applicant the applicant has agreed to purchase the farmlands only as the house is surplus to his needs. The land to be severed contains an existing house, 2 sheds & old bank barn approximately 4.5 ac (1.8 ha) and the lands to be retained contains a coverall (moveable structure) and is approximately 180 ac (72.7 ha).

Moved by B. Siemon

Seconded by B. Dykstra

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.viii of the Huron East 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) B75/06 Metzger Meat Products Inc.
Pt Lot 21, Con 1, & Part Park Lot 14, Plan 269 Hensall Ward, Municipality Bluewater

This undisputed consent was granted provisional consent on August 1, 2007, subject to conditions. The purpose and effect of this application was to separate an existing residential dwelling from the remainder of the property which contains an existing commercial property (abattoir). The lands to be severed is 0.6 ac (0.2 ha) and the area to be retained 4 ac (0.16 ha).

- b) B31/07 Paul Lyndon Elder (to be sold to Metzger Meat Products Inc.)
Pt Lot 21, Con 1 & 2 & Pt Park Lot 14, Plan 269 Hensall Ward, Municipality Bluewater

This undisputed consent was granted provisional consent on August 1, 2007, subject to conditions. The purpose and effect of this application was to sever the residential designated lands within the Hensall Settlement Area from the remaining farmlands as well as to convey a parcel for a possible future road allowance to an adjoining property. The lands to be severed 3.9 ac (1.58 ha) and the lands to be retained is 92.4 ac (37.4 ha).

- c) B32/07 Paul Lyndon Elder (to be sold to Metzger Meat Products Inc.)
Pt Lot 21, Concession 2 Hensall Ward, Municipality of Bluewater

This undisputed consent was granted provisional consent on August 1, 2007, subject to conditions. The purpose and effect of this application was for a lot enlargement to rectify a situation where an existing building encroaches onto the proposed severed parcel. The lands to be severed 0.3 ac (0.1 ha) and the lands to be retained 91.6 ac (37.1 ha).

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. Kelly
Seconded by J. Dietrich
That no objections be lodged.

CARRIED

6. Community Economic Development Activity

Huron Manufacturing Association (HMA)

The HMA is continuing to offer Kaizen (continuous productivity improvement) training opportunities by hosting "Kaizen Night" on September 12, 2007 at the Columbus Centre, Goderich. The keynote speaker will be Juergen Boenisch, founder and principal of Executive Management Consulting EMC, a consulting firm established to assist manufacturing companies and service organizations achieve "Business Excellence based on the Toyota Production System TPS". The TPS is based on Process Leadership and People Engagement which must go hand-in-hand.

The HMA is offering a special discount if you reserve a table. Individual tickets are \$25.00 but a table of eight is only \$150. Contact Nina Reynolds at (519) 524-8394 ex 3 to reserve a table or an individual ticket.

FOR INFORMATION

7. Public Meetings

<u>Municipality</u>	<u>Purpose</u>	<u>Date</u>
Huron East (Seaforth Ward)	Official Plan Amendment & Rezoning	August 7/07
Huron East (Grey Ward)	Rezoning	August 7/07
Bluewater (Bayfield Ward)	Minor Variance	August 13/07
Morris-Turnberry (Ward T)	Rezoning	August 14/07
Township of Howick	Rezoning	August 14/07
Town of Goderich	Minor Variance	August 14/07
Huron East (Tuckersmith Ward)	Rezoning	August 21/07
Ashfield-Colborne-Wawanosh (Wawanosh Ward)	Rezoning	August 21/07
Bluewater (Hensall Ward)	Rezoning	August 27/07
North Huron (Blyth Ward)	Rezoning	September 4/07
Town of Goderich	Rezoning	September 10/07
South Huron (Stephen Ward)	Rezoning	September 10/07

FOR INFORMATION

8. Geographical Information System

Karri Sonke, GIS Specialist, presented the attached report (Appendix B) and demonstrated what WebGIS will offer municipalities, residents and businesses.

Moved by D. Kelly

Seconded by B. Van Diepenbeek

That the report be received and that a similar presentation be made at the October 16, 2007 Committee of the Whole meeting.

CARRIED

9. 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. Saratoga Sawmill (James Thompson)	Joe McIlharcby	20	Lot 29 W ½, Con. 12, NH, Ward 2 (East Wawanosh)
2. Bauman Sawmills	Douglas Helm	29	Lot 5 E ½, Con. 12, A-C-W, Ashfield Ward
3. Kevin Shea Logging	Alvin Campbell	13	Lot 1, Con. 4, HE, Tuckersmith Ward
4. J. H. Keeso & Sons Ltd	Glen Hayter	10	Lot 25, Con. 7, B, Hay Ward
5. J. H. Keeso & Sons Ltd	Lois Hayter	15	Lot 23, Con. 7, B, Hay Ward
6. Bauman Sawmill Inc.	Lloyd Wheeler	20	Lot 58 & N Pt 57, Con. 1, MT, Ward M (Morris)
7. Folmer & Phillippi Sawmill Ltd	Doug Fisher	50	Lot 5, N ½, Con. 1, M-T, Ward T (Turnberry)
8. Miller Wood Products	Gerard Masse	20	Lot 17, Con 12, B, Hay Ward

IN CAMERA

Moved by B. Dykstra

Seconded by J. Dietrich

That the committee proceed "In Camera" at 10:15 a.m. to discuss legal matters and that L. Adams, S. Tousaw, C. Fisher, M. Smith, and E. Garfat remain in attendance.

CARRIED

Moved by J. Dietrich

Seconded by B. Dykstra

That the committee rise from "In Camera" at 10:40 a.m.

CARRIED

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

CARRIED

10. Accounts and Financial Statements

Planning accounts for July 2007 in the amount of \$59,739.41 and for August 2007 in the amount of \$57,255.07 were reviewed.

Financial statement for the period ending July 31, 2007 was reviewed.

	REVENUE		EXPENDITURES		COUNTY CONTRIBUTION	
	Actual	Prorated	Actual	Prorated	Actual	Prorated
Planning	\$349,327	\$1,267,922	\$1,195,332	\$2,140,602	\$846,005	\$872,680

Moved by D. Kelly
Seconded by J. Dietrich
That the accounts and financial statement be received.

CARRIED

AGRICULTURE AND PUBLIC WORKS

11. Report of the County Engineer

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

a) Information Report (Appendix C)

A lengthy discussion ensued on the bridge and culverts rehabilitation projects noted and the boundary bridge remediations. The County Engineer will distribute a draft copy of the 2008 Highways Capital Projects report for this committee's review prior to the October meeting.

Pedestrian Walkway – Little Benmiller Bridge

The Benmiller Inn have requested that a pedestrian walkway be provided on the west side of the Little Benmiller Bridge, located approximately 300m north of the (big) Benmiller Bridge crossing the Maitland River. The County Engineer requested direction on this request and informed the committee that if a sidewalk was added to the bridge it would have to be constructed to County's standards. It was also noted that construction and winter maintenance fall under the responsibility of lower tiers. There was a committee consensus that the County is not prepared to incur costs for this request.

Moved by B. Siemon
Seconded by J. Dietrich
That the County Engineer be authorized to send a letter to the Benmiller Inn and the municipality of Ashfield-Colborne-Wawanosh informing them of the request and that any negotiations for a pedestrian sidewalk are under the lower tiers jurisdiction.

CARRIED

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

CARRIED

Councillor D. Kelly left the chambers at 11:32 a.m.

b) 2008 Fleet Replacement Schedule (Appendix D)

It is recommended that the County of Huron adopt the attached 10-Year Capital Equipment Replacement Schedule, as a guideline for vehicle and equipment replacement purchases.

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

CARRIED

c) Boundary Bridge Remediations (Appendix E)

It is recommended that the County proceed with the remediation of Boundary Bridges BB2, BB3, BB4, BB8, BB9, BB11, BB13, BB14, BB17 and BB26 to County Standards.

It is further recommended that at the end of the warranty period, following completion of the remediation, the Boundary Bridges be removed from the County highways system, as provided in the policy adopted by County Council on June 6, 2007.

A lengthy discussion ensued. Councillor B. Dykstra and Councillor B. Siemon expressed the need for more information and wished to have their local departments review the bridge reports prior to any transfers. The CAO stated that a by-law would be required prior to any transfer of bridges to the lower tiers. It was also noted that option two was that an agreement would be required should the lower tier wish to choose a one-time cash payment to be applied toward the remediation of the bridge. In the County Engineer's opinion after the bridges are remediated to County standards they should be good for five to ten years.

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

CARRIED

12. Accounts and Financial Statements

Accounts for July and August 2007 were reviewed.

	<u>July</u>	<u>August</u>
Highways	\$1,079,229.03	\$2,003,503.50
Fleet	77,600.14	116,376.85
Buildings	41,539.84	107,745.43

Financial statements for the period ending July 31, 2007 were reviewed.

ROADS	REVENUE		EXPENDITURES		COUNTY CONTRIBUTION	
	Actual	Prorated	Actual	Prorated	Actual	Prorated
Highways	\$91,375	\$1,540,078	\$6,065,522	\$9,252,046	\$5,974,147	\$7,711,968
Fleet	1,042,604	1,040,084	1,042,604	1,040,083		(1)
Buildings	809,216	1,083,629	1,000,985	1,497,281	191,769	413,652

Moved by B. Dykstra
Seconded by B. Siemon
That the accounts and financial statements be received.

CARRIED

13. Next Meeting

The next meeting of the Planning, Agriculture and Public Works Committee will be held on Wednesday, October 10, 2007 at 9:00 a.m.

14. Adjournment

Moved by J. Dietrich
Seconded by B. Van Diepenbeek
That the meeting adjourn at 12:40 p.m.

CARRIED

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Chair