



# Planning, Agriculture and Public Works Committee

## Minutes - November 12, 2008

GODERICH, ONTARIO



Goderich, Ontario  
November 12, 2008

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 J. Dietrich**

**Seconded by M. Demaray**

**That the minutes of the Planning, Agriculture and Public Works Committee meeting of October 8, 2008 be adopted as circulated.**

**CARRIED**

### **Councillor's Issues**

Councillor B. Dykstra inquired on the success of the hazardous waste program. The Director of Planning informed the committee that a detailed report will be forthcoming.

### **2. Report of the Regional Information Coordinator OMAFRA**

Jane Muegge, Regional Information Coordinator, Ontario Ministry of Agriculture, Food and Rural Affairs, distributed and present the following materials for the information of committee and Council.

- E-Bulletin, November 2008
- Factsheet
  - Taxation on the Sale of Farm Business Assets
  - Canada Pension Plan

Promotional materials were distributed to members a pencil with the OMAFRA contact number for Clinton 519-524-3333 and a apple stress ball with the "Pick Ontario Freshness" logo.

**Moved by B. Siemon**

**Seconded by N. Rintoul**

**That the report be received.**

**CARRIED**

## **PLANNING AND AGRICULTURE**

### **3. Consents**

There are no consents that require review or approval from the committee 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) B32/08 Gamble & Rogers Limited  
Pt Lot 3, Concession 10, Grey Ward, Municipality of Huron East

This undisputed consent was granted provisional consent on October 20, 2008, subject to conditions. The purpose and effect of this application is for the creation of a new lot. The proposed severance is to separate the Brussels Livestock Property (stockyards) from the balance of the property. The vacant land to be severed is approximately 47.44 ac (19.2 ha). The lands to be retained contains agricultural retail and residence approximately 15.1 ac (6.1 ha).

- b) B40/08 Scott Mellor (Owner) Buruma, Mark  
Pt Lot 18, Plan 308 Stanley Ward, Municipality of Bluewater

This undisputed consent was granted provisional consent on October 20, 2008, subject to conditions. The purpose and effect of this application is for a lot enlargement. The application will enlarge Lot 19, Plan 308 abutting to the east and as a condition of severance the subject lands will be required to merge. The vacant lands to be severed is approximately 0.9 ac (.04 ha). The lands to be retained contains an existing house approximately 5.9 ha (2.04 ha).

- c) B44/08 468675 Ontario Inc. /Bill Van Nes, Bill.  
Pt Lot 21 & 22, Concession 8, Grey Ward, Municipality of Huron East

This undisputed consent was granted provisional consent on October 20, 2008, subject to conditions. The purpose and effect of this application is to create a lot for future residential development. A pre-design for the potential development of 5 residential lots has been submitted with this application. The vacant lands to be severed is 2.68 ac (1.087 ha). The lands to be retained is approximately 162.3 ac (65.6 ha) containing an existing shed/barn.

- d) B45/08, Ralph & Deborah Metcalfe  
Lot 2 & Pt Lots 1 & 3, Concession 18, Township of Howick

This undisputed consent was granted provisional consent on September 23, 2008, subject to conditions. The purpose and effect of this application is for the creation of a new lot. The lands will be split into two 100 acre parcels. The vacant lands to be severed is 99.5 ac (40.2 ha) consisting of the E ½ of Lot 1 & the W 1.2 of Lot 2, Concession 18, Howick. The lands to be retained contains an existing house, sheds and barn approximately 99.5 ac (40.2 ha) being E ½ Lot 2 & W ½ of Lot 3.

- e) B47/08 Edith Joanne Mazzoleni  
Pt Lot 1 & 2, Con. 1, Pt of Deviation Road, Pt of Road Allowance & Pt Lots A & B,  
Plan 206, Colborne Ward, Township of Ashfield-Colborne-Wawanosh

This undisputed consent was granted provisional consent on October 20, 2008, subject to conditions. The purpose of this application is the creation of a new lot and to renew the application for consent for B72/05. An incorrect process was following in the completion of the registration of the deeds in the Land Registry Office. This application will correct title to the subject property. The lands to be severed is approximately 10.5 ac (4.24 ha) and the lands to be retained is approximately 29 ac (11.7 ha).

**FOR INFORMATION**

## **5. Delegation, Mr. Morley Brears**

Mr. Morley Brears requested to make a deputation to the Planning, Agriculture, and Public Works Committee regarding a fee rebate for a rezoning application on Part Lot 31, Concession 4 in Howick Township. The rezoning was a condition of severance application B82/02 and was approved in 2003. Mr. Brears' previous requests for rebate were denied by motions of Howick Township Council and County Council. This item was also deferred for one month to allow Mr. Brears to attend the meeting. Correspondence is attached.

**Moved by B. Siemon**  
**Seconded by Warden J. Bezaire**  
**That request for the rebate be denied.**

**CARRIED**

## **6. Official Plans and Amendments**

### a) Staff Approval of Undisputed Local Official Plan Amendments (OPA's)

In July 2008, the Huron County Clerks and Treasurers' Association requested in writing that the County consider delegating authority for uncontested OPA's to the Planning Director, as is done for consents (severances). In September 2008, County Council approved the August 2008 Planning Agriculture and Public Works Committee motion "that the Director of Planning investigate and bring back a report." The report is attached (Appendix A).

It is recommended that approval authority be delegated to staff for undisputed local Official Plan Amendments that meet the stated criteria and the necessary by-law be passed.

**Moved by Warden J. Bezaire**  
**Seconded by J. Dietrich**  
**That the recommendation be approved and the necessary by-law be passed.**

**CARRIED**

### b) Official Plan Amendment No. 11, Municipality of Central Huron

The purpose of OPA No. 11 is to add a policy allowing the re-creation of original farm lots when they are greater than 30 ha, and to clarify an existing policy which allows for the re-creation of farm parcels of 20.23 ha or more when they have merged on title. A report is attached (Appendix B).

It is recommended that Official Plan Amendment No. 11 be approved and the notice of decision be circulated.

**Moved by Warden J. Bezaire**  
**Seconded by B. Siemon**  
**That the recommendation be approved.**

**CARRIED**

## **7. 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 Warden J. Bezaire**  
**Seconded by J. Dietrich**  
**That no objections be lodged.**

**CARRIED**

## **8. Circulation of Planning Applications to Social Services Department**

Planning staff met with the Social Services Administrator and the Manager of Housing Services to discuss circulating planning applications of interest to the Social Services Department.

The Social Services Department is interested in providing comments on residential developments (e.g., creation of 10 or more residential units) and developments that are changing the form of ownership (e.g., condominium conversion of rental housing). The Manager of Housing Services will review these planning applications on behalf of the Social Services Department.

Planning staff will update the Planning Procedures Manual to include when to circulate an application to the Manager of Housing Services, and local municipalities will receive the updated information for their Procedures Manual binder.

**FOR INFORMATION**

## **9. Subdivisions – Extension of Draft Plan Approval**

- a) File 40T05001, Edna Ducharme, Kathy Ducharme, Lois Ducharme, Richard Ducharme, Pat Flanagan, B. Geoffrey and A. Wilcott (owners)  
Pt of Lot 1, Lake Road West Concession, Hay West Ward, Municipality of Bluewater

This plan of subdivision for 14 lots received draft plan approval by County Council on January 5, 2006. If draft plan approval is not extended, the approval will lapse on January 5, 2009. An application for extension of draft plan approval has been received from the applicants requesting a three (3) year extension. The applicant advises they are close to having all conditions met with the exception of the development agreement which they are currently working on.

It is recommended that draft plan approval for File 40T05001 be extended three (3) years to lapse on January 5, 2012.

**Moved by D. Shewfelt**  
**Seconded by M. Demaray**  
**That the recommendation be approved.**

**CARRIED**

- b) 40T05003, Jeff Taylor / 1068775 Ontario Ltd.  
Pt Lot 1244, Registered Plan 376, Exeter Ward, Municipality of South Huron

This plan of subdivision for 80 dwelling units was draft approved by County Council on February 2, 2006. If draft plan approval is not extended, the approval will lapse on February 2, 2009. An application for extension of draft plan approval has been received from the applicant requesting a three (3) year extension. The applicant advises that municipal drainage works are necessary to the east of the subdivision before development can proceed.

It is recommended that draft plan approval for File 40T05003 be extended three (3) years to lapse on February 2, 2012.

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

**CARRIED**

#### **10. Community Economic Development Activity**

- a) CBC's Rick Mercer and "The Mercer Report" at Walton Motocross Track,  
September 28, 2008

The work to welcome Mr. Mercer and his film crew to Walton began in 2006, with Huron County tourism representatives (Laurel Armstrong and Cindy Fisher) pitching story ideas to capture the producers' interest in exploring Ontario's West Coast experiences and events. The list of 21 sites, events and experiences based on Earth, Air, Fire and Water themes, was offered along with story focus for Mr. Mercer and CBC writers to consider.

CBC Producer Tom Stanley and his staff chose Walton Motocross as their first venture to Huron County. Following an evening at the Benmiller Inn, the film crew and Rick Mercer arrived at Walton on Sunday September 28 at 8:00 a.m. Chris Lee coordinated all the details of the site visit including rider training for Rick Mercer, film crew facilitation, and interaction opportunities with the other event riders that day. It was a very positive experience for Mr. Mercer and provided national TV and on line exposure for Walton Motocross when it was aired on CBC on October 7, 2008. The clip is also available online at: [www.cbc.ca/mercerreport](http://www.cbc.ca/mercerreport) (under Season 6 - October 7, 2008).

Planning Staff are working with the producers of The Mercer Report to return to Huron County and film at Ice Culture in Hensall some time this winter.

**FOR INFORMATION**

- b) International Plowing Match (IPM) 2008  
Teeswater, September 16 – 20, 2008, County of Huron Display

The County of Huron launched its new economic development trade show display at the Rural Living Tent at the 2008 IPM. The display attracted thousands of visitors who picked up county and municipal literature. Numerous staff and volunteers were required to create, setup, and staff the display. A report is attached (Appendix D).

**FOR INFORMATION**

c) Doors Open Haunted Huron

Huron's Doors Open event from October 17 – 19, 2008, led by Heritage Cultural Partnership (HCP), brought out hundreds of visitors to 31 events throughout the County. Numerous staff and volunteers were involved in the events. Rick Sickenger, HCP Coordinator for the Cultural Plan, and Melina Hussey, Huron Community Matters employee (JCP) for the Cultural Plan, were instrumental in the event's success. A report is attached (Appendix E).

**FOR INFORMATION**

d) Small Business Enterprise Centre update

Six area students successfully completed the 2008 Summer Company program, with financial assistance from the Ministry of Small Business and Consumer Services. Successful students were Elias Chiddicks of Wingham (TechMade Simple); Matt Clarke of Goderich (Matt's Lawn Care.); Dave Geoffrey of Exeter (South Huron Pressure Washing); Brad Keys of Exeter (Retral Evolution); Geoffrey Lamon from Lucknow (Geoff's Repair Service); and Jasmine Mitchell of Clinton (Brain Freeze). They ran businesses during the summer and all six reported a profit. The students will be recognized at the HMA Awards banquet in November.

The Business Plan competition awards were presented in September, with all four winners coming from Goderich District Collegiate Institute this year. First prize, a cash award of \$500 from the United Communities Credit Union, was presented to Nathan Tasker for his plan, Blindside Board & Bike.

In September, the SBEC launched its partnership with the Goderich & District Chamber of Commerce, using their new office at 56 East Street as a satellite SBEC office. The Business Consultant meets with clients there as requested and plans to offer workshops in Goderich in 2009. The SBEC now has a new logo and a new website is underway.

**FOR INFORMATION**

**11. Organization of the Planning and Development Department**

At the September 2008 Committee of the Whole meeting, Councillor MacLellan requested information on the organization of the department, responsibilities and time allocations. Warden Bezaire advised the CAO to work with the Planning Director to bring back a report. The CAO directed that the report be discussed first by the Planning, Agriculture and Public Works committee. A report was distributed entitled, "Organization of the Department" presented by the Director of Planning.

**Moved by D. Shewfelt**  
**Seconded by Warden J. Bezaire**  
**That the report be received.**

**CARRIED**

**12. Public Meetings**

<u>Municipality</u>	<u>Purpose</u>	<u>Date</u>
Ashfield-Colborne-Wawanosh (Ashfield Ward)	Minor Variance	Oct. 7/08
Huron East (McKillop Ward)	Rezoning	Oct. 21/08
Ashfield-Colborne-Wawanosh (Wawanosh Ward)	Rezoning	Oct. 21/08
Town of Goderich	Rezoning	Nov. 3/08
Morris-Turnberry (Ward M)	Rezoning	Nov. 4/08

**FOR INFORMATION**

SPECIAL MEETINGS: County Official Plan 5-Year Review and Sustainable Huron

EXETER – Wed., Nov. 26, 7:00 – 9:30 pm at the South Huron Municipal Office (322 Main St. S.)  
County Representatives: J. Dietrich & B. Dowson

GODERICH – Thurs., Nov. 27, 7:00 – 9:30 pm at GDCI (High School Cafeteria)  
County Representatives: B. Dykstra & D. Shewfelt

WINGHAM – Wed., Dec. 3, 7:00 pm – 9:30 pm at FE Madill (High School Library)  
County Representatives: M. Demaray & N. Rintoul

SEAFORTH – Thurs., Dec. 4, 7:00 pm – 9:30 pm at the Legion (156 Main St. S.)  
County Representatives: B. Siemon & B. Dykstra

**FOR INFORMATION**

**13. Notices of Intent Under the Tree By-law**

<b>NOTE: Abbreviations are for municipalities, the Wards are named in the following table.</b>			
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.	Bill Robinson	Bill Robinson	140	Lots 14, 15 & 17, Con. 9 & 10, A-C-W, Wawanosh Ward (West)
2.	Timberland Resources Inc.	Phil & Linda Regier	9	Lots 14 & 15, Con. 10 & 11, B, Hay Ward
3.	Timberland Resources Inc.	Eugene & Cecil Regier	15	Lot 14, Con. 11, B, Hay Ward
4.	Saratoga Sawmill	Ken Good	45	Lot 18, Con. 10, A-C-W, Wawanosh Ward (West)
5.	Double S Logging Inc.	William Whyte	20	Lot 2, Con. 5, CH, Ward 2 (Hullett)
6.	Kitchener Forest Products	Brian Alcock	15	Lot 21, Con. 11, HE, McKillop Ward
7.	Bill McGlynn	Lynda Fitch	20	Lot 3, Con. A, Howick
8.	Bill McGlynn	Elwood Fitch	35	Lot 6, Con. A & B, Lot 7, N ½ Con. A, Howick

	<u>Contractor</u>	<u>Property Owner</u>	<u>Acres</u>	<u>Location</u>
9.	Bill McGlynn	George Kreuzwiser	30	Lot 33 S & 33 N, Con. 13, HE, McKillop Ward
10.	P & M Bollinger	Paul Pentland	20	Lot 14, Con. 2, A-C-W, Ashfield Ward
11.	K. Shea Logging Ltd.	Papple Farms Ltd.	20	Lot 11, Con. 7, HE, Tuckersmith Ward
12.	Bester Forest Products Ltd.	Same	64.20	Lot 45 & 46, Con. 12, CH, Ward 1, Goderich Twp.

**Moved by J. Dietrich**  
**Seconded by N. Rintoul**  
**That the report be received.**

**CARRIED**

#### **14. Accounts and Financial Statements**

Planning accounts for October 2008 in the amount of \$197,042.02 were reviewed.

Financial statement for the period ending September 30, 2008 was reviewed.

	REVENUE		EXPENDITURES		COUNTY CONTRIBUTION	
	Actual	Prorated	Actual	Prorated	Actual	Prorated
Planning	\$1,634,344	\$1,860,606	\$2,787,150	\$3,063,578	\$1,152,806	\$1,202,972

**Moved by D. Shewfelt**  
**Seconded by M. Demaray**  
**That the accounts and financial statement be received.**

**CARRIED**

#### **HIGHWAYS**

#### **15. Reports of the Acting Director of Public Works**

Dave Laurie, Acting Director of Public Works, and Mike Alcock, Civil Engineering Technologist, presented the following reports for the information of committee and Council.

- a) Highways Information Report (Appendix F)

**Moved by B. Siemon**  
**Seconded by M. Demaray**  
**That the report be received.**

**CARRIED**

- b) Application for Infrastructure Funding (Appendix G)  
"Build Canada Fund" (BCF) for the proposed  
2009 Fordwich Reconstruction Project

It is recommended that the County of Huron agree to allow the Public Works Department to apply for infrastructure improvement funding through the Build Canada Fund (BCF). An application will be prepared for the Fordwich Reconstruction Project.

It is further recommended that the Fordwich project be recognized as the County's most important proposed infrastructure improvement project.

The deadline for applications for the first intake of is BCF November 21, 2008. It was noted that these recommendations were endorsed at County Council Session of November 5, 2008.

**Moved by D. Shewfelt**  
**Seconded by J. Dietrich**  
**That the recommendations be approved.**

**CARRIED**

c) Winter Start and End Dates (Appendix H)

It is recommended that County Council defines the season when the County of Huron performs winter highway maintenance as the period from November 15<sup>th</sup> to March 31<sup>st</sup> of any given year.

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

**CARRIED**

d) Hours of Service Exemption Policy (Appendix I)

It is recommended that County Council endorse the draft by-law to allow the County of Huron Public Works Department operators to use the exemption allowed in the Highway Traffic Act.

**Moved by M. Demaray**  
**Seconded by N. Rintoul**  
**That the recommendation be approved and the necessary by-law be passed.**

**CARRIED**

e) Renewal of Huron / Bruce Boundary Agreement (Appendix J)

It is recommended that County of Huron review, adopt and execute the Boundary Agreement for the routine maintenance and repair of boundary roads, bridges and culverts in Huron and Bruce County.

**Moved by D. Shewfelt**  
**Seconded by N. Rintoul**  
**That the recommendation be approved.**

**CARRIED**

## **16. Facilities**

Sandy McLean, Facilities Manager, submitted the attached report (Appendix K) for the information of committee and Council.

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

**CARRIED**

**17. Correspondence Attached – For Information**

- a) AMO Member Communication, October 17, 2008 re: Minister Launches Review of Blue Box Program and Waste Diversion Act.
- b) Ontario Good Roads Association, re: 2009-2010 Board of Directors and Nomination Committee.
- c) Garrod, Pickfield Environmental, Municipal and Planning Law, Stephen Garrod, received October 16, 2008 re: notice of pre-hearing conference for the County of Wellington File No. PL080979.

**FOR INFORMATION**

**18. Accounts and Financial Statements**

Accounts for October 2008 were reviewed.

Highways	\$3,017,580.61
Fleet	284,519.80
Buildings	269,272.05

Financial statements for the period ending September 30, 2008 were reviewed.

ROADS	REVENUE		EXPENDITURES		COUNTY CONTRIBUTION	
	Actual	Prorated	Actual	Prorated	Actual	Prorated
Highways	\$216,970	\$1,890,746	\$9,882,941	\$12,609,412	\$9,665,971	\$10,718,666
Fleet	2,448,103	2,283,480	2,448,104	2,283,481	1	1
Buildings	1,191,704	1,752,389	1,372,164	2,390,010	180,460	637,621

**Moved by D. Shewfelt**  
**Seconded by B. Dowson**  
**That the accounts and financial statements be received.**

**CARRIED**

**19. Adjournment**

**Moved by J. Dietrich**  
**Seconded by M. Demaray**  
**That the meeting adjourn at 12:07 p.m.**

**CARRIED**

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 Chair