



# Planning, Agriculture and Public Works Committee

## Minutes - September 10, 2008

GODERICH, ONTARIO



Goderich, Ontario  
September 10, 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 B. Siemon**

**Seconded by M. Demaray**

**That the minutes of the Planning, Agriculture and Public Works Committee meeting of August 6, 2008 be adopted as circulated.**

**CARRIED**

## **Presentation of Service Award**

Claire Dodds was presented with a 10 Years Service Award and congratulated by the Chair, B. Dykstra; Larry C. Adams, CAO; and Scott Tousaw, Director of Planning and Development.

**FOR INFORMATION**

## **Councillor's Issues**

Councillor B. Siemon requested an update on Tourism Signage. Cindy Fisher informed the committee that Mike Pullen has drafted visual concepts for the new signs and has received input from the Board of the Huron Tourism Association. Economic Development is currently requesting costing from various sign companies for the purpose of developing a draft program budget. A meeting will be scheduled with the signage sub committee this fall with the intention of making a recommendation for the 2009 budget.

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

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

- Guide to Permit to take Water Application Form
- Technical Bulletin, Permit to take Water Program Monitoring and Reporting of Water Takings
- Green Facts
  - Permit to Take Water
  - New water conservation requirements for permits to take water
  - New classification system for Permit to Take Water (PTTW) applications
- E-Bulletin September 2008
- Farm Succession Planning Guide (Publication 70)
- News Release: Planting the Seeds for More Agri-food Innovation
- Application/Nomination Guidebook 2008 for Premier's Award for Agri-food Innovation Excellence

**Moved by B. Dowson**

**Seconded by J. Dietrich**

**That the report be received.**

**CARRIED**

## **PLANNING AND AGRICULTURE**

### **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) B33/08 Ken & Karen Warwick  
South Half Lot 12, Concession 8, Ward M, Municipality of Morris-Turnberry

Mr. Ken Warwick appeared on behalf of the application.

The purpose and effect of this application is to sever a surplus farm residence. The area proposed to be severed is approximately 7 ac (2.8 ha) with an existing residence and accessory building. The area to be retained is approximately 93 ac (37.6 ha) consisting of agricultural lands and a woodlot.

**Moved by B. Dowson**

**Seconded by Warden J. Bezaire**

**That the application requesting separation and conveyance of a parcel of land as described be given Provisional Consent subject to conditions, except the condition to reduce the size of the severed parcel.**

**CARRIED**

**FOR INFORMATION**

- b) Request to Waive the County Portion of a Minor Variance Application Fee  
Lot 60, Part Lots 2, 3, and 61, and Part of Maitland Street, R.P. 410, Lower Town,  
Turnberry Ward, Municipality of Morris-Turnberry

A letter (attached) has been received from Sharen Zinn, the owner of the subject property, requesting that the County portion of a Minor Variance application fee be waived. The subject property is located along County Road 86 and is part of a block of land which is designated and zoned Highway Commercial in the Turnberry Secondary Plan and Zoning By-law. There is an existing residence and accessory buildings on the property which are legal non-conforming uses and a planning application was required to expand and enlarge the legal non-conforming residence. This area has historically and continues to be zoned and designated Highway Commercial and the required work was done to process the application.

It is recommended that the County portion of the Minor Variance application fee not be waived.

**Moved by B. Siemon**

**Seconded by Warden J. Bezaire**

**That the recommendation be approved.**

**CARRIED**

#### 4. 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) B83/07 Ihor & Carrie Orenchuk (owners), Douglas Culbert, O.L.S. (agent)  
Pt Lots 749 & 750, Plan 147, Bayfield Ward, Municipality of Bluewater

This undisputed consent was granted provisional consent on July 22, 2008, subject to conditions. The purpose and effect of this severance was to divide an existing residential lot into two lots. The existing dwelling currently straddles the proposed new lot line between the retained and severed parcels. The lands to be severed is approximately 0.23 ac (0.09 ha) upon which the existing house is to be relocated. The retained lands is approximately 0.25 ac (0.1 ha) which will contain an existing garage only once the existing house is relocated.

- b) B34/08 M.S. Muller Farms Ltd (owner), Eric Finkbeiner (applicant)  
Lot 7, Concession 7, Stephen Ward, Municipality of South Huron

This undisputed consent was granted provisional consent on August 12, 2008, subject to conditions. This application was for the correction of title. It was discovered by the solicitor for Eric Finkbeiner that a previous violation had occurred under the Planning Act. At the time of the conveyance to Darrel Finkbeiner in 1987, Eric Finkbeiner owned the abutting lands therefore the deed that was registered would be null and void. The error continued with a subsequent conveyance from Darrel Finkbeiner to M.S. Muller Farms Ltd. in May of 2006. The lands to be severed is approximately 100 ac (40 ha) with an existing house, shed, barn and grain bins. The lands to be retained contains an existing house, shed and barn approximately 145 acres (59 ha).

- c) B35/08 Antonie & Grada Goud (owner), Nature Conservancy of Canada (agent)  
Pt Lot 10 & 11, Maitland Concession, Colborne Ward, Ashfield-Colborne-Wawanosh

This undisputed consent was granted provisional consent on August 14, 2008, subject to conditions. The purpose and effect of this application is to convey lands to the Nature Conservancy of Canada for the preservation of the valuable natural heritage features on the property. The lands to be severed is approximately 44.5 ac (18 ha) with an existing dwelling and 3 storage facility/sheds. The vacant lands to be retained is approximately 173.5 ac (70 ha).

- d) B39/08 Lloyd Michie, Nancy Michie, Steven Michie & Heather Michie  
Pt Lot 7, Concession 6, Ward M-Municipality of Morris-Turnberry

This undisputed consent was granted provisional consent on August 15, 2008, subject to conditions. The purpose and effect of this application is to sever a surplus farm residence. The area to be severed is approximately 1.5 ac (0.6 ha) with an existing residence. The area to be retained is approximately 123 ac (49.7 ha) with 4 existing agricultural related storage sheds.

**FOR INFORMATION**

## 5. Official Plans and Amendments

- a) Official Plan Amendment No. 40, Town of Goderich

Official Plan Amendment 40 would change the designation on Part Lot 107, Maitland Concession in the Town of Goderich, known municipally as 300 Suncoast Drive, from Industrial to Highway Commercial. The subject lands are 7,000 sq. m (1.73 acres) in size and contain an existing multi-use, five-unit building. A corresponding zoning amendment would change the zoning of the subject lands from General Industrial (M2) to Highway Commercial – Special Zones (C3-19). A report is attached (Appendix A).

It is recommended that Amendment No. 40 to the Town of Goderich Official Plan be approved and the notice of decision be circulated.

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

**CARRIED**

- b) New Official Plan – Town of Goderich

Goderich Council adopted its new Official Plan on June 9, 2008, and the Planning, Agricultural and Public Works Committee recommended it for approval at its June 11, 2008 meeting. However, due to concerns raised by residents following the committee meeting, Goderich requested that County Council defer approving the Goderich Official Plan until the Town had obtained a legal opinion.

Correspondence has been received subsequently from the Town of Goderich requesting that the County approve the Official Plan with 3 mapping modifications (i.e., changes to Schedule 'B' – Land Use Plan). The Ministry of Municipal Affairs and Housing has also commented that in order to be consistent with the Provincial Policy Statement, housing affordability targets must be established in local official plans. Therefore, it is recommended that Residential policies #21 and #22 be deferred until local targets and numbers have been established.

Mr. John Hazlitt requested to appear at the committee meeting with regard to his letter of August 25, 2008 (Appendix B). This pertains to modification #3 below.

Mr. John Hazlitt, citizen in opposition; Wendy Hoernig, representative of Maitland Trail Association; Larry McCabe, Town of Goderich; and Scott Allen, B. M. Ross and Associates, appeared on behalf of this application.

It is recommended that the Town of Goderich Official Plan be modified, and approved as modified, and that the notice of decision be circulated, with the following modifications:

1. to redesignate 300 Suncoast Drive from Industrial to Highway Commercial,
2. to redesignate a 0.9 ha (2.25 acres) Town-owned parcel north of the Medical Clinic from Industrial to Community Facility,
3. to defer the land use designation on the area described as Part 4, Plan 22R-5535 until the Environmental Assessment (EA) is completed for the extension of Parsons Court, and
4. to defer Residential policies #21 and #22 of the Official Plan.

**Moved by B. Siemon**  
**Seconded by Warden J. Bezaire**  
**That the recommendations 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 D. Shewfelt**  
**That no objections be lodged.**

**CARRIED**

## **7. Community Economic Development**

### a) Shakespeare to the Shoreline Program

Cindy Fisher, Senior Planner and Laurel Armstrong, Coordinator for the Shakespeare to the Shoreline partnership, will present the attached report and power point presentation (Appendix D). This successful and ongoing marketing campaign is a model partnership drawing on the tourism strengths of two counties. Huron East requested the County to increase its contribution to this program in lieu of individual municipalities contributing each year.

It is recommended that the County consider increasing its contribution to the Shakespeare to the Shoreline Program in the 2009 budget from its current contribution of \$2,500 up to an additional \$7,500 in place of contributions from individual municipalities in Huron County. (Resulting in an overall contribution of up to \$10,000.)

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

**CARRIED**

### b) 2008 Huron County Sentinel Well Study

The Huron County Sentinel Well program was initiated following recommendations from the Groundwater Quality Assessment carried out in the County in 2001. As a result of this study, representative wells, termed "Sentinel Wells" from six clusters were identified for long-term monitoring.

In 2004 Ausable Bayfield Conservation Authority (ABCA), Maitland Valley Conservation Authority (MVCA) and Huron County agreed that all wells would be 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 would be analyzed for a more comprehensive suite of parameters, including hydrocarbons, organic pesticides and metals. The

remaining four wells, considered less susceptible to contamination would be submitted for tritium analysis.

Data from the 2007 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. The full report is available from the Planning and Development Department or the Health Unit.

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

**CARRIED**

**8. Public Meetings**

<u>Municipality</u>	<u>Purpose</u>	<u>Date</u>
Township of North Huron (Blyth Ward)	Rezoning	August 5/08
Municipality of South Huron (Exeter Ward)	Minor Variance	August 5/08
Town of Goderich	Official Plan Amendment and Rezoning	August 18/08
Township of North Huron (Wingham Ward)	Minor Variance and Rezoning	August 18/08
Township of Ashfield-Colborne-Wawanosh (Ashfield Ward)	Rezoning	August 19/08
Municipality of Morris-Turnberry (Ward T)	Minor Variance	August 21/08
Township of North Huron (Wingham Ward)	Rezoning	September 2/08
Municipality of Central Huron (East Ward)	Rezoning	September 8/08

**FOR INFORMATION**

**9. 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.	Kitchener Forest Products	Denise Martin	7	Lot 3, Con. 1, HE, Tuckersmith Ward
2.	Kitchener Forest Products	Laura Sanderson	35	S ½ Lots 5, 6 & 7, Con. A, MT, Ward T (Turnberry)
3.	Kitchener Forest Products	Cowan Crest Poultry	12	Lot 31, Con. 14, CH, Ward 2 (Hullett)
4.	Kitchener Forest Products	Els Klessens	6	Lot 16 & 18, Con. 10 & 12, SH, Ward 3 (Usborne)
5.	Henfryn Sawmill Ltd.	Jim Snider	15	Lot 59 & 60, HE, Grey Ward
6.	Miller Wood Products	Danny Oney	8	Lot 3, Con. 1, B, Stanley Ward
7.	G & W Forestry	Ralf DeWeerd	15	Lot 23 & 24, Con. 9, Ward 2 (Hullett)
8.	G & D Forestry	Don Martin	4	Lot 13, Con. 7, HE, Grey Ward

	<u>Contractor</u>	<u>Property Owner</u>	<u>Acres</u>	<u>Location</u>
9.	G & D Forestry	Murray Vollmer	4	Pt. Lot 21, Con. 11, MT, Ward T, Turnberry
10.	G & D Forestry	Jerry Zwep	32	Lot 10, Con. 14, HE, Grey Ward
11.	G & D Forestry	Blaucek Farms	3	Lot 1, Con. 12, HE, McKillop Ward
12.	Bill McGlynn Lumber Ltd.	Larry Taylor	7	LRE, SH, Ward 1, (Stephen)
13.	Folmer & Phillippi Sawmill Ltd	Mel Irwin	15	Lot 10 E ½, Con. 10, A-C-W, Ashfield Ward

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

**CARRIED**

### **Forest Conservation Officer's Update**

The attached report dated August 25, 2008 (Appendix E) provides an update on cutting activity in the County, the Emerald Ash Borer, as requested, and a Forest Conservation By-law brochure.

It is recommended that Huron County erect signage for public awareness (e.g., similar to Perth County "Do not move fuelwood past this point") with wording acceptable to the Canadian Food Inspection Agency, Ministry of Natural Resources and Ministry of Transportation at major southern and eastern entrances to the County (e.g., Provincial Highways 21, 4 and 8).

There was a brief discussion regarding wording for the signage. It was suggested that the sign include the penalty. The Director of Planning and Development informed the committee that there is a ministry standard regarding what wording is allowed.

**Moved by J. Dietrich**  
**Seconded by M. Demaray.**  
**That the recommendation be approved.**

**CARRIED**

Staff are to investigate and report back to committee prior to confirming the signage.

### **10. Accounts and Financial Statements**

Planning accounts for July 2008 in the amount of \$82,301.14 and August 2008 in the amount of \$84,605.32 were reviewed.

Financial statement for the period ending July 31, 2008 was reviewed.

	REVENUE		EXPENDITURES		COUNTY CONTRIBUTION	
	Actual	Prorated	Actual	Prorated	Actual	Prorated
Planning	\$1,403,114	\$1,447,138	\$2,349,118	\$2,382,781	\$946,004	\$935,643

**Moved by N. Rintoul**  
**Seconded by Warden J. Bezaire**  
**That the accounts and financial statement be received.**

**CARRIED**

## HIGHWAYS

### 11. Reports of the Acting Director of Public Works

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

- a) Highways Information Report (Appendix F)

**Moved by D. Shewfelt**  
**Seconded by N. Rintoul**  
**That the report be received.**

**CARRIED**

- b) Standby Power for Two Patrols (Appendix G)

At the August 6, 2008 Planning, Agriculture and Public works meeting the committee reviewed the attached report. The report was deferred pending further information from the Fleet Manager.

Quotations were received at the Public Works Department on Thursday July 10<sup>th</sup>, 2008 for a 80 KW diesel genset generator.

It is recommended that the quotation submitted by Sommers Motor Generator Sales Ltd., in the amount of \$41,950 (net price) for complete installation is accepted for the standby power generator for the Auburn patrol garage.

Quotations were also received for a 10,000 watt generator for the Zurich patrol garage.

It is recommended that the quote submitted by Ideal Supply, in the amount of \$2,995 (net price) be accepted for the standby power generator for the Zurich garage.

**Moved by D. Shewfelt**  
**Seconded by B. Dowson**  
**That the recommendations be approved.**

**CARRIED**

- c) County Road 20 [Belgrave Road] Repair Due to Differential Settlement (Appendix H)

It is recommended that the County of Huron proceed with tendering the repairs to the three locations on County Road 20 that have significant differential settlement and further that the repairs are completed up to base asphalt in 2008, with surface asphalt to follow in 2009.

**Moved by D. Shewfelt**  
**Seconded by Warden J. Bezaire**  
**That the recommendation be approved with funds to be utilized from the Provincial Infrastructure funding and further that this item be forwarded to a Special Session of County Council on September 16, 2008 for early endorsement.**

**CARRIED**

d) Surplus Property in Belmore Reg'd Inst. No. 54590 (Appendix I)

It is recommended that the transfer deed be prepared and that the purchaser pay all applicable costs associated with the sale, including legal fees, land survey and registration fees in addition to a nominal fee of \$750 to cover County related costs. This property will be merged on title with the adjacent property as a condition of sale.

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

**CARRIED**

e) Boundary Bridge Ownership Transfer BB18 [on Hensall Road] (Appendix J)

It is recommended that the County agree to transfer ownership of Boundary Bridge 18 to the lower tier Municipality of Huron East. The bridge rehabilitation work was completed in August of 2007. The 12 month maintenance period on the work has expired and the bridge is in suitable condition to be assumed by the lower tier municipality. The appropriate by-law should be passed to devolve the County of ownership.

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

**CARRIED**

f) Boundary Bridge Ownership Transfer BB19 [on Rogerville Road] (Appendix K)

It is recommended that the County agree to transfer ownership of Boundary Bridge 19 to the lower tier Municipalities of Huron East and South Huron. The bridge rehabilitation work was completed in July and August of 2007. The 12 month maintenance period on the work has expired and the bridge is in suitable condition to be assumed by the lower tier municipalities. The appropriate by-law should be passed to devolve the County of ownership.

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

**CARRIED**

g) Abandoned Road Allowance, West of Gorrie (Appendix L)

Beverley Neable requests that the committee reconsider her request to acquire abandoned road allowance adjacent to her property.

**Moved by Warden J. Bezaire**  
**Seconded by B. Siemon**  
**That Ms. Neable be advised that the County of Huron wishes to retain the property.**

**CARRIED**

h) RFP to Retain an Engineering Consultant for the 2009 Projects

Proposals for this project closed on September 8, 2008. The attached report was distributed at the meeting.

It is recommended that the County accept the proposal submitted by B. M. Ross and Associates Limited for the preliminary design, detailed design, approvals, construction review and administration for the proposed 2009 bridge and culvert rehabilitation projects, in the amount of \$291,200 (excluding GST), based on the anticipated scope of the work and that they be authorized to proceed on September 16, 2008.

It is further recommended that the fees be transferred from the Highways existing Reserve to cover this expenditure.

**Moved by Warden J. Bezaire**

**Seconded by D. Shewfelt**

**That the recommendations be approved and forwarded to a Special Session of County Council on September 16, 2008 for early endorsement.**

**CARRIED**

**12. Facilities Update**

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

**Moved by D. Shewfelt**

**Seconded by J. Dietrich**

**That the report be received.**

**CARRIED**

**13. Correspondence Attached – For Information**

OGRA Heads Up Alert, July 25, 2008 re: OGRA Meets with MOE to discuss Ban on Cosmetic Use of Pesticides.

**FOR INFORMATION**

**14. Accounts and Financial Statements**

Accounts for July and August 2008 were reviewed.

	<u>July</u>	<u>August</u>
Highways	\$1,276,083.52	\$1,405,215.22
Fleet	519,221.23	22,911.63
Buildings	112,779.26	117,193.28

Financial statements for the period ending July 31, 2008 were reviewed.

ROADS	REVENUE		EXPENDITURES		COUNTY CONTRIBUTION	
	Actual	Prorated	Actual	Prorated	Actual	Prorated
Highways	\$91,314	\$1,470,581	\$6,256,325	\$9,807,320	\$6,165,011	\$8,336,739
Fleet	1,947,768	1,776,040	1,947,769	1,776,042	1	2
Buildings	927,689	1,362,969	924,242	1,858,896	(3,447)	495,927

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

**CARRIED**

**15. Next Meeting**

The next meeting of the Planning, Agriculture and Public Works Committee will be held on Wednesday, October 8, 2008 at 9:00 a.m.

**16. Adjournment**

**Moved by J. Dietrich**  
**Seconded by M. Demaray**  
**That the meeting adjourn at 12:45 p.m.**

**CARRIED**

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Chair