



Planning, Agriculture and Public Works Committee

Minutes - August 6, 2008

GODERICH, ONTARIO



Goderich, Ontario
August 6, 2008

The PLANNING, AGRICULTURE AND PUBLIC WORKS COMMITTEE met in the Court House at 9:00 a.m. with all members present except Councillor B. Dykstra.

The CAO requested a motion for an Acting Chair.

Moved by D. Shewfelt
Seconded by B. Siemon
That Councillor B. Dowson be Acting Chair for the meeting.

CARRIED

1. Minutes

Moved by J. Dietrich
Seconded by M. Demaray
That the minutes of the Planning, Agriculture and Public Works Committee meeting of June 11, 2008 be adopted as circulated.

CARRIED

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.

- Premier's Award for Agri-Food Innovation Excellence
- August 2008 E-Bulletin
- Ontario Market Investment Fund, Application Guidebook
- News Release, July 30, 2008 re: Local Groups Create Buzz for Local Food
- Public Asked to Report Dead Wild Birds, May 2008 Infosheet
- Hair Chinch Bugs in Lawns, Factsheet
- Irrigation Scheduling for Tomatoes, An Introduction, Factsheet

Moved by B. Siemon
Seconded by Warden J. Bezaire
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) B28/08 Shana Lee Barnim
Pt Lot 36, Con. 1, West Ward (Goderich Township) Municipality of Central Huron

Brian Barnim appeared on behalf of the application.

The purpose and effect of this application is for the creation of a new lot. The vacant land to be severed is approximately 1.98 acres (0.8 ha) and the land to be retained is approximately 2 acres (0.8 ha) containing a single family residence.

Moved by 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 5.3.3 of the Central Huron Official Plan and Section 51(24) of the Planning Act, RSO 1990, as amended, subject to conditions.

CARRIED

FOR INFORMATION

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) B11/08 Theresa Ryan (owner) Douglas Culbert, O.L.S. (agent for Hay Communications)
Pt Lot 23, South Boundary Concession, Stephen Ward, Municipality of South Huron

This undisputed consent was granted provisional consent on July 4, 2008, subject to conditions. The purpose and effect of this application is to enlarge an existing lot owned by Hay Communications which contains an existing switching station. The severance will allow Hay Communications to erect a 45 metre self-supporting communication tower. The land to be severed is approximately 0.1 ac (0.06 ha) and the land to be retained is approximately 109 ac (44 ha).

- b) B15/08 Stewart & Alison Cardiff (owners)
Pt Lot 1, Concession 8, Grey Ward, Municipality of Huron East

This undisputed consent was granted provisional consent on July 8, 2008, subject to conditions. The purpose and effect of this application is for the creation of a new lot under the surplus severance policies. The land to be severed is approximately 5 ac (2 ha) and contains an existing house and bank barn. The vacant land to be retained is approximately 94 ac (38 ha).

- c) B17/08 657723 Ontario Inc. /Paul Reichard (owner), Boyd's Farm Supply (applicant)
Pt Lot 21, Concession 3, Township of Howick

This undisputed consent was granted provisional consent on June 26, 2008, subject to conditions. The purpose and effect of this application is to sever existing Agricultural lands for the creation of a larger abutting agricultural commercial industrial lot owned by Boyd's Farms Supply Ltd which will allow for the expansion of their existing business, farm blender operation and seed field test plots. The vacant lands to be severed is approximately 10 ac (4.05 ha) and the vacant lands to be retained is approximately 49 ac (20 ha).

- d) B18/08 Lawrence & Ruth Everett (owner), Miriam Terpstra (applicant)
Pt Lot 26, Concession 11, Grey Ward, Municipality of Huron East

This undisputed consent was granted provisional consent on June 4, 2008 subject to conditions. The purpose and effect of this application is for the creation of a new lot under the surplus severance policies. The lands to be severed contains an existing house with shed approximately 5 ac (2 ha) and the lands to be retained is approximately 45 ac (18 ha).

- e) B21/08 Hans Peter Lobsiger (owner), Robert Holst (applicant)
Pt Lot 29 & 30, Concession 1, Township of Howick

This undisputed consent was granted provisional consent on June 2, 2008, subject to conditions. The purpose and effect of this application is to enlarge an existing parcel of land. The merging parcel owned by Robert Holst has an irregular-shaped rear lot line and the additional lands will square off the property. The vacant land to be severed is approximately 1.0 ac (0.4 ha) and the vacant land to be retained is approximately 78 ac (32 ha).

- f) B22/08 Gerald Miller (owner), John & Mary Baan (applicants)
Pt Lot 5, concession 12, Grey Ward, Municipality of Huron East

This undisputed consent was granted provisional consent on June 9, 2008, subject to conditions. The purpose and effect of this application is for the creation of a new lot under the surplus severance policies. The lands to be severed contains an existing house, shop and granaries approximately 4 ac (1.7 ha) and the lands to be retained is approximately 92 ac (37 ha) with an existing old bank barn to be demolished as a condition of severance.

- g) B23/08 Matthew Sproul (owner)
Pt Lot 42, Concession 14, East Wawanosh Ward, Township of North Huron

This undisputed consent was granted provisional consent on June 4, 2008, subject to conditions. The purpose and effect of this application is for the creation of a lot. The land to be severed contains an existing house and garage approximately 6 ac (2.3 ha) and the land to be retained contains an existing pole shed approximately 78 ac (32 ha).

- h) B24/08 Carol & Lorraine Reinhardt (owners), Alfred & Gayle Goll (applicants)
Pt Lot 15, Con. 14, Wawanosh Ward, Township of Ashfield-Colborne-Wawanosh

This undisputed consent was granted provisional consent on June 2, 2008, subject to conditions. The purpose and effect of this application is to enlarge an existing abutting lot. The land to be severed is approximately 1 ac (0.5 ha) these will then be merged with the lands owned by the applicants to create a parcel approximately 2 ac (0.9 ha) in size. The retained land contains an existing house, barn and shed approximately 95 ac (38.5 ha).

- i) B26/08 Murray H. Siertsema (owner) Douglas Culbert, O.L.S. (agent)
Pt Lot 42, Concession 1, Blyth Ward, Township of North Huron

This undisputed consent was granted provisional consent on June 27, 2008, subject to conditions. The purpose and effect of this application is to separate an existing house from future development lands. The vacant land to be severed is approximately 8 ac (3.27 ha) and the retained land contains an existing parcel approximately 0.5 ac (0.2 ha).

- j) B31/08 Daniel Hoggart (owner), Damon Kipp (applicant)
Pt Lot 31, concession 11, East Ward Hullett, Municipality of Central Huron

This undisputed consent was granted provisional consent on July 16, 2008, subject to conditions. The purpose and effect of this application is to enlarge an existing abutting lot which is owned by the applicants. The vacant land to be severed is approximately 1.4 ac (0.6 ha) and the land to be retained contains an existing house, drive shed and barn approximately 298 ac (121 ha).

FOR INFORMATION

5. Condominium Application 40CDM08001

Unnumbered lot in Registered Plan 271, Municipality of Bluewater, Hensall Ward
(176 Oxford Street), Municipality of Bluewater

Greg Jones appeared on behalf of the application.

This Plan of Condominium proposes to convert an existing apartment building in Hensall to a standard condominium containing 35 units. A report is attached (Appendix A).

It is recommended that Plan of Condominium application 40CDM08001 be granted draft plan approval with the attached conditions, and the notice of draft plan approval be circulated.

Moved by D. Shewfelt

Seconded by J. Dietrich

That the recommendation be approved.

CARRIED

6. Official Plans and Amendments

- a) Sustainability Plan and 5 Year Review of County Official Plan

The consultations on sustainability planning and updating the County Official Plan were very successful: some 54 groups and 1200 residents participated. The main results are summarized in the attached report (Appendix B).

Options for the sustainability plan and Official Plan update are being developed, based on the consultations and agency input. It is recommended that the next phase of public consultation on the Official Plan Review and Sustainability Plan, as outlined in the report, be approved.

Moved by Warden J. Bezaire

Seconded by B. Siemon

That the recommendation be approved.

CARRIED

- b) Huron County Profiled in AMO's Guide to Sustainability Planning

AMO is releasing a new "Sustainability Planning Toolkit for Municipalities in Ontario." Because Huron is one of the early adopters of sustainability planning (coupled with the County Official Plan update), the County's "Sustainable Huron" project is profiled in AMO's new guide. The case study on Huron County is attached. Planning staff were also involved in reviewing AMO's guide when it

was in draft form. AMO commissioned the guide to assist Ontario municipalities in demonstrating progress towards sustainable communities, as required by the Federal Gas Tax agreement.

FOR INFORMATION

- c) Official Plan Amendment No. 8, Municipality of Central Huron
Minimum Distance Separation (MDS) 1 Formulae for Surplus Dwelling Severances and Lots of Record

The purpose of OPA 8 is to amend the surplus dwelling severance policies of the Central Huron Official Plan to remove the requirement that the severed lot must comply with the MDS I – “Type B” land use (double MDS distance) and permit severances to be created where they comply with the MDS I – “Type A” land use (single MDS distance). This amendment will also permit a residence to be built on an existing lot (lot of record) where it complies with MDS I formulae – “Type A” land use. This Official Plan Amendment has been initiated by the Municipality of Central Huron. A related zoning by-law amendment is being processed concurrently with this OPA.

The MDS formulae serves to minimize nuisance complaints due to odour and reduce potential land use conflicts. Minimum Distance Separation I is used to determine minimum setback distances between proposed new development (i.e. new lots being severed) and existing livestock facilities.

The province introduced a new MDS formulae on January 1, 2007. The new MDS I formulae increased both the Type B setback requirements and the Type A setback requirements which has created greater restrictions on severing surplus residences. There is not a provincial requirement to apply Type B MDS setbacks to surplus residence severances or existing lots of record.

It is recommended that Official Plan Amendment No. 8 to the Central Huron Official Plan be approved and the notice of decision be circulated.

Moved by Warden J. Bezaire
Seconded by M. Demaray
That the recommendation be approved.

CARRIED

- **d) Official Plan Amendment No. 10, Municipality of Central Huron
Part Lot 37 and Part Lot 38, Concession 1, West Ward (former Goderich Township)
1748000 Ontario Inc.

Greg Stewart, County Solicitor; Alan Patton, Solicitor for 1748000 Ontario Inc.; Rob Lawrie, property owner; Dan Wallis, Noreen Davis, and Doreen MacKenzie, concerned residents appeared on behalf of this application.

The purpose of Official Plan Amendment No. 10 is to change the designation on the subject property from “Urban” to “Mobile Home Park” to permit the development of a 172 unit mobile home park. A report is attached (Appendix C).

Central Huron Council adopted the amendment on July 14, 2008. Several people spoke against the amendment at the public meeting. The department’s report identifies several issues that should be resolved before the amendment is approved by County Council.

It is recommended that Official Plan Amendment No. 10 to the Central Huron Official Plan be deferred to resolve issues of road access, servicing options, natural hazards and natural heritage.

S. Tousaw and S. Reid met with J. Bezaire, B. Barnim and R. Harding, on August 5, 2008 in an effort to find an approach to resolving the issues. It was agreed that if the Planning, Agriculture and Public Works Committee and Council approve the amendment, that a modification to OPA No. 10 would be appropriate to ensure that the outstanding issues are addressed by a policy in the Central Huron Official Plan. Under section 17(34) of the Planning Act, County Council may modify and approve as modified an official plan amendment.

Moved by Warden J. Bezaire

Seconded by B. Siemon

That Official Plan Amendment 10 be modified as follows, and approved as modified, and the notice of decision be circulated.

Modification: Part B, Item 2 "Details of the Amendment" is modified by adding the following wording:

Section 3.3.4.3 of the Central Huron Official Plan is amended by adding the following section:

3.3.4.3.2. Part Lot 37 and Part Lot 38, Concession 1, West Ward

In addition to other relevant sections of this Plan, these policies apply to a mobile home/modular home (or similar) development on the lands affected by OPA #10. No development will occur until the following requirements are completed to the satisfaction of the appropriate authority as indicated:

- road access to Provincial Highway 21 is approved to the satisfaction of the municipality and the Ministry of Transportation;
- a sewage servicing options report is completed, identifying and assessing the on-site and off-site options, including assessing the feasibility of connecting to an existing municipal sewage system, to the satisfaction of the municipality;
- the municipal engineer's requirements are met for the preferred sewage servicing option to the satisfaction of the municipality;
- a water servicing options report is completed, including a supportive hydrogeological study if groundwater is the preferred option, to the satisfaction of the municipality;
- an engineered report is completed specifying how the Safe Drinking Water Act will be complied with, to the satisfaction of the municipality;
- an engineered storm water management plan is completed to the satisfaction of the municipality, Ausable Bayfield Conservation Authority and the Ministry of Transportation;
- an environmental impact study is completed for the significant woodlands and significant wildlife habitat on the property, assessing the suitability and effect of development in these areas, to the satisfaction of the municipality and the Ausable Bayfield Conservation Authority;
- setbacks from natural hazard features, and watercourse crossings are approved by the Ausable Bayfield Conservation Authority.

CARRIED

e) Huron County Clerks and Treasurers Association Correspondence

The attached correspondence was received from Ansberth Willert, Recording Secretary for the Huron County Clerks and Treasurers Association. "The association adopted the following resolution at their meeting of June 20, 2008: That the County of Huron investigate a procedure similar to Land Division Consents for Official Plan Amendments to give the Planning Director authority to approve uncontested applications."

Moved by D. Shewfelt

Seconded by B. Siemon

That the Director of Planning investigate and bring back a report.

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 D).

It is recommended that no objections be lodged.

Moved by D. Shewfelt

Seconded by J. Dietrich

That no objections be lodged.

CARRIED

8. Part Lot Control By-law, Township of North Huron By-law No. 59, 2008

North Huron's By-law No. 59, 2008 will allow townhouse dwelling units situated on Part of Block B and Part of the former Fred Street, Registered Plan 451, being Parts 1, 2, 3 and 4 on Reference Plan 22R-5567, in the Wingham Ward, Township of North Huron, to be conveyed such that each unit is located on a separate parcel.

North Huron's By-law No. 59, 2008 requires County Council approval pursuant to section 50 (7) of the Planning Act, RSO 1990, as amended. The by-law exempts the above lands from the part lot control provisions of the Planning Act. These lands are zoned to permit townhouse dwelling units in accordance with Zoning By-law No. 51, 2007; which zoned the lands R2-17 (Residential Medium Density – Special Provisions).

It is recommended that By-law No. 59, 2008 be approved.

Moved by J. Dietrich

Seconded by D. Shewfelt

That the recommendation be approved.

CARRIED

9. Community Economic Development Activity

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

The County of Huron will have a display in the Rural Living Tent at the 2008 IPM. A seamless and attractive display about Huron County and its attributes is in the design stages. The central theme of the display will be a four pillar presentation - about agriculture, manufacturing, tourism and culture in Huron County.

The bookends of that display will be a retrospective by the Huron County Museum about the four previous IPMs in Huron and the other bookend will be agricultural photos from the Reuben Sallows collection. There will also be a large banner map showing Huron County and its location in Ontario (similar to the map in the centrefold of the Huron County Vacation Guide).

There will also be a brochure rack for County and municipal publications. In the hopes of having a good municipal presence, all nine municipalities have been invited to provide a brochure, map or promotional piece which would be prominently displayed, for no charge, in a rack for people to pick up.

The display will be covered by a lead County staff person each day, in addition to volunteers from the participating display funders.

FOR INFORMATION

- b) Shakespeare to the Shoreline – new 'Style Trek' brochure added

First came the seven themes of Shakespeare to the Shoreline and the colourful brochure and maps of Perth and Huron County communities and rural routes. This was followed by Taste Trek, the self-guided driving route from Shakespeare to the Shoreline featuring specialty food retailers. Travellers were invited to graze their way across Perth and Huron Counties, two of the province's most delicious regions, to check out more than 25 specialty food retailers and their tasty wares.

The latest addition, 'Style Trek' invites visitors and residents of the area to explore a sampling of 34 women's fashion shops and boutiques located in the many countryside and coastline communities of the Shakespeare to the Shoreline travel initiative. The program's seven themes and routes surrounding the historic Highway #8 corridor, encourage visitors and residents to slow down and savour the relaxed pace of rural SW Ontario, getting off the beaten track and exploring their own back yard.

The brochure is being distributed widely and there is also an on line version at www.shakespearetotheshoreline.ca.

A full report of the Shakespeare to the Shoreline program will be presented to the committee in September 2008.

FOR INFORMATION

c) Huron County featured in RV magazine

Huron County, Ontario's West Coast was recently featured in 'Camping Canada's RV Lifestyle' 2008 Campground Directory. 'RV Lifestyle' is Canada's leading RV magazine since 1971. The annual directory is a keeper magazine for industry businesses and campers.

The three page article by Wally Callaghan highlights the following settlements: Grand Bend, St Joseph, Zurich, Bayfield, Goderich. It also features the following attractions: Grand Bend Motorplex, The Pinery, St Joseph Memorial Park, Van Egmond House, Goderich Square, Piping Down the Sun, selected area campgrounds and the famous sunsets. Half of the feature is about Huron County and the other half is about the shoreline of Bruce County. Thirteen of Huron County's twenty-six campgrounds are also listed in the directory. The corresponding website is: www.rvlifemag.com.

This feature is welcomed as the tourism staff and the tourism association have been trying to receive coverage in the industry magazines for a few years.

FOR INFORMATION

d) Self Employment Benefit (SEB) Program - 18 month Funding Extension

The current SEB Program agreement between the Ministry of Training Colleges and Universities (MTCU) and Huron County has been extended by 18 months. The agreement was originally signed on July 2, 2006 and ran until July 1, 2008. The 18 month extension funds the program until December 31, 2009 in the amount of \$195,858.

Huron County, through the Huron Small Business Enterprise Centre, has delivered the SEB Program since 1993. The program is funded provincially and federally: MTCU funds the County of Huron 100% of the administration and operating costs of the program, and Human Resources and Skills Development Canada provides 100% of the financial support to SEB participants.

The goal of the SEB Program is to assist individuals in moving off of Employment Insurance by starting their own business. This 50-week program provides business mentoring, a regular allowance (financial assistance/continuation of their Employment Insurance benefit) and business training. Since 1993, the SEB Program has helped 259 entrepreneurs start businesses and create employment in Huron County.

FOR INFORMATION

e) Zurich Bean Festival featured in Financial Post Weekend article

On June 28, 2008, the Zurich Bean Festival was highlighted by Camilla Cornell in an article titled "My Favorite Festivals" by several travel writers. Camilla was one of the travel writers who toured Huron County as part of the TMAC FAM tour in February 2007 and it is exciting to see that effort being rewarded time and again.

Not only does she write about the highlights of the Zurich event, she also promotes readers to stay in the area to "cruise the pretty farms and towns", sampling local foods and country inns; she also lists our tourism website which is a great bonus.

The other eight festivals in the article are mainly centered in larger cities across Canada, such as Winnipeg and Regina folk festivals, Vancouver Celebration of Lights, Halifax International Busker Festival, Stratford Festival, Montreal International Jazz Festival and Quebec City's Festival d'ete and the PEI Oyster Festival.

FOR INFORMATION

10. Public Meetings

<u>Municipality</u>	<u>Purpose</u>	<u>Date</u>
Central Huron (West Ward)	Minor Variance	June 9/08
South Huron (Exeter Ward)	Minor Variance	June 16/08
Ashfield-Colborne-Wawanosh (Ashfield Ward)	Rezoning	June 17/08
North Huron (Wingham Ward)	Rezoning	June 23/08
Town of Goderich	Minor Variance	June 24/08
Central Huron (West Ward)	Official Plan Amendment & Rezoning	July 2/08
South Huron (Usborne Ward)	Rezoning	July 7/08
South Huron	Minor Variance	July 7/08
Morris-Turnberry	Housekeeping Zoning By-law	July 8/08
Ashfield-Colborne-Wawanosh (Ashfield Ward)	Rezoning	July 8/08
Central Huron (West Ward)	Official Plan Amendment & Rezoning	July 14/08
Huron East (Grey Ward)	2 Rezonings	July 22/08
Huron East (Grey Ward)	Rezoning	August 5/08
South Huron (Exeter Ward)	Rezoning	August 5/08
Morris-Turnberry (Ward T)	Rezoning	August 12/08

FOR INFORMATION

11. 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.	Kitchener Forest Products	William Charters	10	Lot 22, Con. 3 LRS, HE, Tuckersmith Ward
2.	Kitchener Forest Products	Ron Westlake	10	Lot 10, Lake Rd. E., B, Stanley Ward
3.	Kitchener Forest Products	Allan Rundle	8	Pt. Lot 5, North Boundary Rd., SH, Ward 1 (Stephen)
4.	B. Kropf Forestry Service	Carol Ducharme	8	Lot 13, Con. 3, B, Hay Ward
5.	B. Kropf Forestry Service	Irvin & Shirley Ford	50	Lot 33 & 34, N. Boundary, SH, Ward 1 (Stephen)

	<u>Contractor</u>	<u>Property Owner</u>	<u>Acres</u>	<u>Location</u>
6.	B. Kropf Forestry Service	Fred Elder	35	Lot 11, S ½ Lot 12, Con. 4, B, Hay Ward
7.	B. Kropf Forestry Service	Dorothy Oesch	12	Lot 17, Con. 11, B, Stanley Ward
8.	B. Kropf Forestry Service	Graham Keys	8	Lot 19, S. Boundary, B, Stanley Ward
9.	Lou Jurjens	Roman Miller	15	Lot 28, Con. 6, NH, Ward 2 (East Wawanosh)
10.	Morley Logging	Ausable Bayfield Conservation Authority	40	Lot 7, Con. 18, SH, Ward 1 (Stephen)
11.	J. H. Keeso & Sons Ltd	Irving Elliott	20	Pt. Lot 24, Con. 1, MT, Ward M (Morris)
12.	Martin's Cutting & Skidding	Jim Scott	30	Lot 37, Con. 9, NH, Ward 2 (East Wawanosh)
13.	C&D Quality Logging Inc	1045298 Ontario Inc.	20	Lot 7, Con. 10, Howick
14.	O.T.S. Ontario Thinning Specialists	Ausable Bayfield Conservation	100	Lot 14, Con. 6, B, Hay Ward
15.	Miller Wood Products	Erv Willert	12	Lot 24, Con. 4, B, Hay Ward
16.	Bester Logging	Tim Coultres	8	Lot 4 & 5, Con. 4, MT, Ward M (Morris)

Moved by M. Demaray
Seconded by N. Rintoul
That the report be received.

CARRIED

12. Waste Management

Household Hazardous Waste (HHW) Agreement with Stewardship Ontario

To increase the collection of HHW and divert more HHW from landfill sites and incinerators, the Ontario Government through Stewardship Ontario will now share in the costs of HHW programs. The provincial program is called Municipal Hazardous or Special Waste (MHSW) Program.

The County of Huron has the opportunity of entering into a Shared Responsibility Agreement with Stewardship Ontario. The new MHSW Program commences on July 1, 2008. Under the agreement, Stewardship Ontario will reimburse the County for Phase 1 post-collection services as well as agreed value-added services such as re-use activities. Generally, the County will continue to pay for collection and storage of HHW, and Stewardship Ontario will pay for shipping and processing of Phase 1 waste. Phase 1 includes paint, solvents (strippers, thinners, degreasers), oil and oil filters, single use batteries, anti-freeze, fertilizers, pesticides (fungicides, herbicides, insecticides) and pressurized tanks (e.g., propane). The program is to be expanded to other products in future phases. Stewardship Ontario will also provide promotion and education support for the participating municipalities as well as conduct province-wide campaigns.

The MHSW program will offset a substantial portion of the current costs of managing Phase 1 MHSW. Actual savings to the County will not be known until the program is underway.

It is recommended that the agreement be signed with Stewardship Ontario under the MHSW Program to offset the County's cost of transporting and processing household hazardous or special waste.

Moved by J. Dietrich
Seconded by Warden J. Bezaire
That the recommendation be approved.

CARRIED

13. Accounts and Financial Statements

Planning accounts for June 2008 in the amount of \$66,889.55 were reviewed.

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

	REVENUE		EXPENDITURES		COUNTY CONTRIBUTION	
	Actual	Prorated	Actual	Prorated	Actual	Prorated
Planning	\$1,291,276	\$1,240,404	\$2,126,259	\$2,042,386	\$834,983	\$801,982

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

CARRIED

HIGHWAYS

14. 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 E)

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

CARRIED

- b) Wroxeter Shop Roof Renovation Project (RFP 08-C02) (Appendix F)

It is recommended that the County accept the proposal and bid from Domm Construction Ltd. for the Wroxeter Shop Roof Renovation Project. Domm Construction's price of \$109,640.00 (excluding GST), based on estimated quantities, is approximately 13% (or \$15,000.00) below the estimate from Dillon Consulting. The tendered price does not include: Site Supervision, Contingencies, Provisional Items, County Administration or related County work.

Moved by D. Shewfelt
Seconded by B. Siemon
That the recommendation be approved and forwarded to a Special Session of Council on August 12, 2008 for endorsement.

CARRIED

c) Purchase of Cargo Van (Appendix G)

Quotations were received at the Public Works Department on Wednesday July 9th, 2008 for a half ton cargo van.

It is recommended that the quotation submitted by Leslie Motors Ltd. (formerly Bridge Motors, Wingham), in the amount of \$29,359.80 (excluding GST) be accepted for one Ford 2009 model year ½ ton, cargo van for use by the Library Department.

Moved by B. Siemon

Seconded by M. Demaray

That the recommendation be approved and forwarded to a Special Session of Council on August 12, 2008 for endorsement.

CARRIED

d) Standby Power for Two (2) Patrols (Appendix H)

Quotations were received at the Public Works Department on Thursday July 10th, 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 \$41,950.00 (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 \$2,995.00 (net price) be accepted for the standby power generator for the Zurich garage.

Moved by J. Dietrich

Seconded by B. Siemon

That the report be deferred to the next meeting.

CARRIED

e) Surplus Property Part 1, 2 and 3
Plan 22R-3638 on Sharpes Creek Line, North of Holmesville (Appendix I)

It is recommended that the Planning, Agriculture, and Public Works Committee endorse the attached draft by-law and further that the draft by-law be forwarded to County Council to be passed.

Moved by D. Shewfelt

Seconded by B. Siemon

That the recommendations be approved.

CARRIED

- f) Technical Report on Filling Ditches (Appendix J)

Public Works staff was asked to prepare a report with regard to filling in ditches along County Roads.

Moved by J. Dietrich
Seconded by Warden J. Bezaire
That the report be received.

CARRIED

- g) HC 08-101 – Zurich Winter Sand (Appendix K)

The Huron County Highways Department accepted the tender submitted by Louis McNichol Trucking Ltd., for Contract HC 08-101 for the tendered price of \$46,330.00 (excluding GST) based on estimated quantities for the supply and delivery of winter sand, and the delivery of road salt from Goderich.

Moved by D. Shewfelt
Seconded by M. Demaray
That the report be received.

CARRIED

- h) HC 08-102 – Auburn Winter Sand (Appendix L)

The Huron County Highways Department accepted the tender submitted by Johnston Bros (Bothwell) Ltd., for Contract HC 08-102 for the tendered price of \$55,856.25 (excluding GST) based on estimated quantities for the supply and delivery of winter sand, and the delivery of road salt from Goderich.

Moved by Warden J. Bezaire
Seconded by J. Dietrich
That the report be received.

CARRIED

- i) HC 08-103 – Wingham Winter Sand (Appendix M)

The Huron County Highways Department accepted the tender submitted by Joe Kerr Limited, for Contract HC 08-103 for the tendered price of \$42,153.75 (excluding GST) based on estimated quantities for the supply and delivery of winter sand, and the delivery of road salt from Goderich.

Moved by Warden J. Bezaire
Seconded by M. Demaray
That the report be received.

CARRIED

- j) HC 08-104 – Wroxeter Winter Sand (Appendix N)

The Huron County Highways Department accepted the tender submitted by Donegan's Haulage Limited, for Contract HC 08-104 for the tendered price of \$68,950.00 (excluding GST) based on estimated quantities for the supply and delivery of winter sand, and the delivery of road salt from Goderich.

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

CARRIED

- k) Award of Tender to Replace Shingles on Sand Dome
In Wingham – HC 08-902 – Huron County Patrol Yard –
South of Wingham (Appendix O)

The quotation submitted by Van Pelt Construction Inc. in the amount of \$38,850.00 has been accepted for HC 08-902 (based on lump sum quantities). Due to the very limited time frame for this work to be completed, the contractor has been asked to proceed with the work.

Moved by J. Dietrich
Seconded by M. Demaray
That the report be received and forwarded to a Special Session of Council on August 12, 2008 for endorsement.

CARRIED

- l) Request to Release Gravel Claim – Cann Pit
Lot 26, Concession 7, Usborne Township (Appendix P)

It is recommended that the Planning, Agriculture, & Public Works Committee and County Council *provide direction to staff* to allow them to proceed with the request agreement on Lot 26, Concession 7, Usborne Township.

Moved by B. Siemon
Seconded by D. Shewfelt
That the report be received and forwarded to Committee of the Whole for further discussion and direction.

CARRIED

- m) Major Bridge Repairs – Crediton Bridge (Appendix Q)

It is recommended that the County of Huron agree to allow the Public Works Department to arrange the necessary repairs for the Crediton Bridge. The department proposes use of the Provincial infrastructure funds to offset the cost of the repairs. The Bridge requires an estimated \$430,000. in repairs. The repair costs would include engineering, contingency and administration. The work would be tendered and the successful contractor would be expected to complete the repairs in 2008 (this year).

Moved by D. Shewfelt
Seconded by B. Siemon
That the recommendation be approved and forwarded to Committee of the Whole for further discussion and endorsement.

CARRIED

- n) Gorrie Bridge Rehabilitation (Structure #28-7.5)
Located on County Road #28, Gorrie, Ontario
Contract No. 2008-004) Appendix R)

It is recommended that the County accept the tender submitted by Maloney & Pepping Construction Ltd., for the Gorrie Bridge Rehabilitation Project (Contract No. 2008-004), for the tendered price of \$392,937.00 (excluding GST), based on estimated quantities. The tendered price does not include; Engineering/Construction Supervision, Contingencies, Provisional Items or County Administration.

Moved by B. Siemon

Seconded by D. Shewfelt

That the recommendation be approved and forwarded to Committee of the Whole for further discussion and endorsement.

CARRIED

- o) Policy for Construction Detour Routes
(Use of Lower Tier Roads) (Appendix S)

At the June 11th meeting staff were asked to review the criteria for use of lower tier roads as construction detour routes. Staff were instructed to develop a standard policy and guidelines to govern the acceptable use of lower tier roads. After researching the County road standards (design geometrics, safety devices, etc.) it became evident that a very restrictive policy could easily be developed. Since very few lower tier roads are built to the County standard, such a policy would not allow the use of many lower tier roads for detours.

It was felt that a less restrictive approach towards development of a policy would better suit the needs of the County and the lower tier municipalities. The Committee and Council are asked to review the Policy recommendations and provide comments.

Moved by B. Siemon

Seconded by D. Shewfelt

That the report be forwarded to the Huron County Roads Superintendents Association (HCRSA) for comments.

CARRIED

15. Facilities

- a) Information Report

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

Moved by Warden J. Bezaire

Seconded by B. Siemon

That the report be received.

CARRIED

b) Court Room #1

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

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

CARRIED

16. Accounts and Financial Statements

Accounts for June 2008 were reviewed.

Highways	\$717,450.81
Fleet	344,715.67
Buildings	73,099.13

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

ROADS	REVENUE		EXPENDITURES		COUNTY CONTRIBUTION	
	Actual	Prorated	Actual	Prorated	Actual	Prorated
Highways	\$16,546	\$1,260,498	\$4,600,500	\$8,406,275	\$4,583,954	\$7,145,777
Fleet	1,341,646	1,522,320	1,341,645	1,522,320	(1)	
Buildings	795,681	1,168,260	754,352	1,593,340	(41,329)	425,080

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

CARRIED

17. Next Meeting

The next meeting of the Planning, Agriculture and Public Works Committee will be held on Wednesday, September 10, 2008 at 9:00 a.m.

18. Adjournment

Moved by J. Dietrich
Seconded by M. Demaray
That the meeting adjourn at 1:20 p.m.

CARRIED

.....
Chair

**Huron County Council
September 3, 2008**

Clause #6 (d) Official Plan Amendment No. 10, Municipality of Central Huron, Part Lot 37 and Part Lot 38, Concession 1, West Ward (former Goderich Township), 1748000 Ontario Inc.

The original motion:

**“Moved by Warden J. Bezaire
Seconded by B. Siemon
That Official Plan Amendment 10 be modified as follows, and approved as modified, and the notice of decision be circulated.**

Modification: Part B, Item 2 “Details of the Amendment” is modified by adding the following wording:

Section 3.3.4.3 of the Central Huron Official Plan is amended by adding the following section:

3.3.4.3.3. Part Lot 37 and Part Lot 38, Concession 1, West Ward
In addition to other relevant sections of this Plan, these policies apply to a mobile home/modular home (or similar) development on the lands affected by OPA #10. No development will occur until the following requirements are completed to the satisfaction of the appropriate authority as indicated:

- road access to Provincial Highway 21 is approved to the satisfaction of the municipality and the Ministry of Transportation;
- a sewage servicing options report is completed, identifying and assessing the on-site and off-site options, including assessing the feasibility of connecting to an existing municipal sewage system, to the satisfaction of the municipality;
- the municipal engineer’s requirements are met for the preferred sewage servicing option to the satisfaction of the municipality;
- a water servicing options report is completed, including a supportive hydrogeological study if groundwater is the preferred option, to the satisfaction of the municipality;
- an engineered report is completed specifying how the Safe Drinking Water Act will be complied with, to the satisfaction of the municipality;
- an engineered storm water management plan is completed to the satisfaction of the municipality, Ausable Bayfield Conservation Authority and the Ministry of Transportation;
- an environmental impact study is completed for the significant woodlands and significant wildlife habitat on the property, assessing the suitability and effect of development in these areas, to the satisfaction of the municipality and the Ausable Bayfield Conservation Authority;

- setbacks from natural hazard features, and watercourse crossings are approved by the Ausable Bayfield Conservation Authority.

CARRIED”

Moved by Councillor D. Shewfelt

Seconded by Councillor B. MacLellan

That Mr. Chris Pigeon and Mr. Allan Patton be allowed a delegation to speak to Clause 6 d), Official Plan Amendment No. 10, Municipality of Central Huron, Part Lot 37 and Part Lot 38, Concession 1, West Ward (former Goderich Township).

Carried

Mr. Pigeon submitted a letter addressing his concerns dated August 27, 2008. He requested that the County of Huron defer this application.

Mr. Allan Patton, Solicitor for 1748000 Ontario Inc., was then given the opportunity to address the submission.

Councillor B. Siemon requested a Recorded Vote.

RECORDED VOTE

YEAS: Collyer, Dowson, Scott, Siemon, Johnston, Seili, Dykstra, Oke, Vincent, Kelly, Demaray, Robertson, Bezaire, Van Diepenbeek, Rintoul, Fergusson, MacLellan, Dietrich, Shewfelt = 19

NAYS: = 0

ABSENT: Grace = 1

Original Motion Carried