

**COMMITTEE OF THE WHOLE
DAY 1 – MEETING MINUTES**

Goderich, Ontario
May 13, 2015

The Committee of the Whole Day 1 met in the Court House Council Chambers in Goderich on the 13th day of May 2015.

1. Call to Order:

All members of Council were present. Chair Versteeg called the meeting to order at 9:32 a.m.

2. Approval of the Agenda:

MOTION:

Moved By: Councillor MacLellan and Seconded By: Councillor Frayne

THAT:

The Committee of the Whole Day 1 Agenda for May 13, 2015 be accepted and all reports included in the Agenda be received as presented.

CARRIED

3. Declaration of Pecuniary Interest and the General Nature Thereof: None.

4. Delegations/Petitions/Presentations:

4.1 Goderich to Guelph (G2G) Rail Trail Inc:

Paul Vandermolen and Chris Lee provided an update on the progress of the Goderich to Guelph (G2G) Rail Trail. Members of Council asked questions about the trail, lease arrangements and the importance of keeping the public informed.

4.2 Bruce Power:

John Peevers, Manager of Investor and Media Relations, Bruce Power provided the annual update.

5. Councillor's Issues: None.

6. Consent Agenda – Items 6.1 through 6.10:

6.1 Delegated Consents under the Planning Act: (prepared by Senga Smith)

The authority to grant undisputed consents is delegated to the Manager of Planning and Development under By-law No. 54-2014. The report lists the applications which received provisional consent approval since the last report. County Council is notified for information and appeal purposes only.

ACTION:

THAT:

The recommendation of Senga Smith, Land Division Secretary, that no objections be lodged to the Delegated Consents submitted with the Report of April 24, 2015, be approved.

6.2 Zoning By-laws: (prepared by Sandra Weber)

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 Official Plan. The by-laws are listed in the report.

ACTION:

THAT:

The recommendation of Sandra Weber, Manager of Planning, that no objections be lodged to the Zoning By-laws, be approved.

6.3 Huron County Official Plan Amendment No. 3 (Five Year Review):

On April 17, 2015, the Ontario Municipal Board gave an oral decision on the appeal from the Municipality of Central Huron to the renewable energy (Section 2.3.15) and commercial scale water taking (Section 5.3.12) policies in Official Plan Amendment No. 3 to the Huron County Official Plan. The decision of the Board was to modify and approve the policies in accordance with the Minutes of Settlement that were approved by County Council and Central Huron Council.

ACTION: Receive for information.

6.4 Forest Conservation: (prepared by Dave Pullen)

The Notices of Intent under the Forest Conservation By-law are listed in the report dated April 27, 2015.

ACTION: Receive for information.

6.5 Ontario Imagery Strategy (aerial photography) – Letter of Support: (prepared by Karri Sonke)

The County of Peterborough has contacted all member municipalities of the Eastern Ontario Wardens' Caucus (EOWC) and the Western Ontario Wardens' Caucus (WOWC) to encourage them to send a letter of support to the Province to extend its imagery strategy beyond 2017. Since 2006, the County of Huron has participated in three Province-led, multi-agency, public-private sector partnerships that have provided the County and Municipalities with complete recurring aerial photo coverage (2006, 2010, 2015). Details are contained in the report and in the letter from Peterborough County.

ACTION:

THAT:

The recommendation of Karri Sonke, GIS Coordinator, that a letter be sent to the Premier of Ontario, the Minister of Natural Resources and Forestry (MNR) and the Assistant Deputy Minister of Natural Resources and Forestry, Corporate management and Information Division expressing the County's support for the Province to maintain and continue the current imagery update cycle and renew the Imagery Strategy beyond 2017, be approved.

6.6 Guelph to Goderich (G2G) Rail Trail – Working Committee Update: (prepared by Cindy Fisher and Rebecca Rathwell)

The Huron Perth Working Committee has met 4 times to work through the identified issues. More meetings are planned, and the committee will be corresponding with abutting landowners by letter in May. The report provides additional information.

ACTION: Receive for information.

6.7 Funding Agreement with Product Care Association for the Municipal Hazardous & Special Waste Depot: (prepared by Craig Metzger)

Effective July 1, 2015, funding for the paints & coatings component of the County's Municipal Hazardous & Special Waste (MHSW) Depot in Holmesville and the annual Event Day held in the fall (Exeter/Wingham) will be received from Product Care Association rather than Stewardship Ontario. The amendment to the Stewardship Ontario agreement reflecting this change was approved earlier this year by County Council and the Product Care Association agreement has now been received. The funding formula under the Product Care Association agreement is the same as was under the former Stewardship Ontario agreement. Three associations representing municipalities (Regional Public Works Commissioners of Ontario, AMO, and the Municipal Waste Association) have reviewed and support the agreement proposed by Product Care Association.

ACTION:

THAT:

The recommendation of Craig Metzger, Senior Planner, to approve the funding agreement with Product Care Association, be approved;

AND FURTHER THAT:

A by-law be passed authorizing the Warden and Clerk to sign the agreement.

6.8 Museum, Gaol and Archives Information/Updating Report: (prepared by Meighan Wark)

ACTION: Receive for information.

6.9 Cultural Program Information Report for April 2015: (prepared by Meighan Wark)

ACTION: Receive for information.

6.10 Accounts and Financial Statements:

Accounts up to and including April 23, 2015 were reviewed.

DEPARTMENT PROGRAM	ACCOUNT
Planning	83,784.31
Museum/Gaol	12,782.63
Council	17,396.46
Corporate	2,245,241.57
Ec Dev Board	13.06

Financial statements for the period ending March 31, 2015 were reviewed.

DEPARTMENT PROGRAM	REVENUE		EXPENDITURES		COUNTY CONTRIBUTION	
	YTD Actual	YTD Budget	YTD Actual	YTD Budget	YTD Actual	YTD Budget
Planning	194,534	257,655	836,833	1,125,459	642,299	867,804
Museum/Gaol	24,149	61,449	326,856	427,577	302,707	366,128
Huron Heritage	-	-	-	6,249	-	6,249
Council	-	-	132,618	143,406	132,618	143,406
Corporate	10,444,652	10,634,328	1,532,425	1,597,715	(8,912,227)	(9,036,613)
Ec Dev Board	-	-	37,739	61,208	37,739	61,208

ACTION:

THAT:

The accounts up to and including April 23, 2015 and the financial statements as of March 31, 2015 be received.

Consent Agenda:

MOTION:

Moved By: Councillor Fergusson and Seconded By: Councillor Watt

THAT:

Items 6.1 through 6.10 be approved with the actions as noted.

CARRIED

7. Report of the Agricultural & Rural Economic Development Advisor OMAFRA:

None.

Council recessed at 10:28 a.m. and resumed at 10:41 a.m.

8. Planning and Development:

8.1 Planning and Development Consents under the Planning Act (9:15):

The authority to grant or refuse to grant consents is delegated to the Committee of the Whole under By-law 54-2014. Decisions become effective upon a carried motion of the Committee of the Whole. County Council is notified for information and appeal purposes only.

Councillor Versteeg vacated the Chair. Warden Gowing assumed the Chair.

- a) B70/14 & B71/14 – Cody Smith (Owner/Applicant), Park Lot 8, Registered Plan 243, Village of Fordwich, Township of Howick: (presented by Mitchell Avis)

The purpose and effect of these two severance applications is to create four lots within the Village of Fordwich. Three lots are proposed to be 1 acre each and the remaining lot is proposed to be 3.15 acres. The Planning and Development Department recommends that the applications be deferred to allow the applicant to investigate alternative lot layouts that demonstrate a more efficient use of the land and infrastructure. Howick Council has recommended that the applications for severance be approved. Cody Smith was in attendance and spoke on his behalf.

MOTION:

Moved By: Councillor Steffler and Seconded By: Councillor MacLellan

THAT:

Consent Applications B70/14 and B71/14 by Cody Smith, requesting separation and conveyance of a parcel of land described as Park Lot 8, Registered Plan 243, Village of Fordwich, Township of Howick be approved, with the standard conditions presented by the Huron County Planning and Development Department.

CARRIED

Warden Gowing vacated the Chair. Councillor Versteeg resumed the Chair.

- b) B5/15 – Michael and Elizabeth Rogers (Owners/Applicants), Lot 2, Concession 6, Western Division, Colborne Ward, Township of Ashfield-Colborne-Wawanosh (ACW): (presented by Monica Walker-Bolton)

Councillor Donnelly declared a pecuniary interest for this item.

The purpose and effect of this application is to create one new lot with a surplus farm residence. The proposed surplus residence lot is 4.8 hectares (11.9 acres) and the retained lands are 35.6 hectares (88 acres). The proposed severed lands contain a house, a renovated mobile home and accessory buildings. The application does not meet the requirements of the Provincial Policy Statement or Section 51 (24) of the Planning Act because it does not meet the requirements of the Huron County Official Plan and ACW Official Plan with respect to Minimum Distance Separation (MDS). The Planning and Development Department recommends that the application be deferred because there is a proposed County-initiated amendment to the Huron County Official Plan to remove the requirement for MDS for surplus residence severances (the ACW Official Plan could then also be amended). Ashfield-Colborne-Wawanosh Council has recommended that the application for severance be approved. Michael and Elizabeth Rogers were in attendance.

MOTION:

Moved By: Councillor Van Diepenbeek and Seconded By: Councillor Vincent

THAT:

Consent Application B05/15, requesting separation and conveyance of a parcel of land described as Lot 2, Concession 6, Western Division, Colborne Ward, Township of Ashfield-Colborne-Wawanosh be approved, with conditions presented by the Huron County Planning and Development Department.

CARRIED

- c) B8/15 – Stephen Miller & Lynn Haygarth (Owners/Applicants), Part Lot 24, Lake Road West Concession, Stanley West Ward, Municipality of Bluewater: (presented by Craig Metzger)

The purpose and effect of this application is to create one new lot with a surplus farm residence. The proposed severed lot is 0.68 hectares (1.7 acres) and the retained lot is 25.5 hectares (63 acres). Although the application meets the requirements of the Provincial Policy Statement, it does not meet the requirements of Section 51 (24) of the Planning Act, the Huron County Official Plan, and the Bluewater Official Plan because the property has previously had a residential lot severed from it after the County Official Plan was approved. As a result, it is recommended that the application be denied. Stephen Miller and Lynn Haygarth were in attendance.

MOTION:

Moved By: Councillor Hessel and Seconded By: Warden Gowing

THAT:

Consent Application B08/15, requesting separation and conveyance of a parcel of land described as Part Lot 24, Lake Road West Concession, Stanley West Ward, Municipality of Bluewater, be approved, with conditions presented by the Huron County Planning and Development Department.

CARRIED

- d) B9/15 – Mark & Diana Buruma (Owners/Applicants), Part Lot 1, Lake Road East Concession, Stanley East Ward, Municipality of Bluewater: (presented by Craig Metzger)

The purpose and effect of this application is to create one new lot with a residence. The proposed residence lot would be 2.3 hectares (5.6 acres) and the retained lands would be 18.7 hectares (46.1 acres). The proposed severed lands contain an existing residence and several associated buildings. The application does not meet the requirements of the Provincial Policy Statement, Section 51 (24) of the Planning Act, the Huron County Official Plan, and the Bluewater Official Plan because the residence is not surplus to a

farmer. As a result, it is recommended that the application be denied. Mark Buruma was in attendance.

MOTION:

Moved By: Councillor Van Diepenbeek and Seconded By: Councillor Frayne

THAT:

The recommendation of Craig Metzger, Senior Planner, Planning and Development Department, that Consent Application B09/15, requesting separation and conveyance of a parcel of land described as Part Lot 1, Lake Road East Concession, Stanley East Ward, Municipality of Bluewater, be denied as the application is not consistent with the Provincial Policy Statement, 2014 and does not conform with the Huron County Official Plan or Bluewater Official Plan, be approved.

DEFEATED

MOTION:

Moved By: Councillor Hessel and Seconded By: Councillor Fergusson

THAT:

Consent Application B09/15, requesting separation and conveyance of a parcel of land described as Part Lot 1, Lake Road East Concession, Stanley East Ward, Municipality of Bluewater, be approved, with conditions presented by the Huron County Planning and Development Department.

CARRIED

8.2 ALUS Program (Alternative Land Use Services): (presented by Susanna Reid)

The Water Protection Steering Committee (WPSC) considered an invitation from the Norfolk Stewardship Council to participate in an ALUS program (Alternative Land Use Services). The report summarizes the ALUS program and the WPSC direction.

MOTION:

Moved By: Councillor Ginn and Seconded By: Councillor Hessel

THAT:

The recommendation of Susanna Reid, Planner, that the Huron Clean Water Project Review Committee be directed to develop a Huron County Alternative Land Use Services (ALUS) program for further consideration, including program scope, agency to deliver the program, and potential for external funding, be approved.

CARRIED

8.3 Request for Fee Refund, Zoning By-law Amendment, Municipality of Morris-Turnberry for J.R.D. Farms Ltd.: (presented by Susanna Reid)

The Municipality of Morris-Turnberry requested a refund of the County portion of a Zoning By-law Amendment fee (\$1120.00) submitted by J.R.D Farms Ltd. The rezoning was a condition of a surplus residence severance. At the time of the application, the new Morris-Turnberry Zoning By-law was passed by Council which would have allowed the rezoning to occur automatically without the need for an additional fee. However, due to an appeal to the new Zoning By-law, the applicant was required to amend the Turnberry Zoning By-law to avoid the severance from lapsing, as the new Zoning By-law was not in full force and effect. The rezoning would not have been necessary had there been no appeal, however, costs were incurred for processing and reviewing the application and it is recommended that the fee not be waived.

MOTION:

Moved By: Councillor MacLellan and Seconded By: Councillor Vincent

THAT:

The recommendation of Scott Tousaw, Director, that the County portion of the Zoning By-law Amendment fee for J.R.D. Farms Limited not be waived, as costs were incurred, be approved.

DEFEATED

MOTION:

Moved By: Councillor Van Diepenbeek and Seconded By: Councillor Steffler

THAT:

The County portion of the Zoning By-law Amendment fee for J.R.D. Farms Limited be refunded.

DEFEATED

The County will adhere to existing planning policies and procedures.

8.4 Huron County Official Plan Amendment No. 4: (presented by Sandra Weber)

The purpose of Amendment No. 4 to the Huron County Official Plan is to implement policy changes arising from the 2014 Provincial Policy Statement (PPS). All decisions affecting planning matters shall be consistent with the new 2014 PPS as of April 30, 2014. A pre-consultation process was used to identify any preliminary issues from the public, agencies and municipalities on the proposed amendment prior to the formal public meeting. Presentations were made to local Councils, a request for public input was published in all County newspapers, and the amendment was posted on the County website. In addition, the required public meeting under the Planning Act was held on May 13, 2015. The proposed amendments to the Huron County Official Plan are consistent with the PPS.

MOTION:

Moved By: Councillor MacLellan and Seconded By: Councillor Ginn

THAT:

The recommendation of Sandra Weber, Manager of Planning, that Official Plan Amendment No. 4 to the Huron County Official Plan be adopted by by-law, be approved;

AND FURTHER THAT:

The notice of adoption be circulated.

CARRIED

8.5 Public Meeting for Plan of Condominium 40CDM15001, Douglas A. Culbert, Part of Lots 27, 70, 71, and 72, Registered Plan 457, Town of Goderich:

A member of Council is required to attend a joint public meeting of the County of Huron and the Town of Goderich for a Standard Condominium application. The application is for the registration of an existing building known as the 'Kingston Block' as a 21 unit Plan of Condominium at the corner of Courthouse Square and Kingston St. in Goderich. The public meeting is scheduled for June 15, 2015 at 4:30 p.m. in the Council Chambers, Goderich Town Hall.

MOTION:

Moved By: Councillor Hessel and Seconded By: Councillor Vincent

THAT:

Councillor Ginn be appointed to represent Huron County Council at the public meeting for condominium application 40CDM15001.

CARRIED

8.6 Bill 73: Smart Growth for Our Communities Act, 2015 - Proposed Changes to the Planning Act: (presented by Sandra Weber)

In March 2015, the Ministry of Municipal Affairs and Housing released Bill 73 which includes proposed changes to the Development Charges Act and the Planning Act. The Bill has been posted on the Environmental Bill of Rights (EBR) and comments are requested by June 3, 2015. A summary report on the changes proposed to the Planning Act was provided.

MOTION:

Moved By: Councillor Ginn and Seconded By: Councillor Vincent

THAT:

The staff report as amended, on the proposed changes to the Planning Act under Bill 73 (Smart Growth for Our Communities Act, 2015) be sent to the Ministry of Municipal Affairs and Housing;

AND FURTHER THAT:

The staff report as amended, be circulated to the local municipalities in Huron County for information.

CARRIED

9. Cultural Services:

10. Administration, Policies and Other Issues:

11. Correspondence:

11.1 Source Protection Committee Meeting Minutes – March 20, 2015.

11.2 Mayor Dan Mathieson and the Stratford City Council re: Invitation to Civic Night on June 24, 2015.

MOTION:

Moved By: Councillor Morrison and Seconded By: Councillor Ginn

THAT:

The Council of the County of Huron accepts correspondence not specifically dealt with, for information.

CARRIED

12. Closed to the Public Session: None.

13. Next Meeting:

As there is a special County Council meeting for a road tour on June 10, 2015, the Committee of the Whole Day 1 will be held on June 17, 2015 at 9:00 a.m. in the Council Chambers, Goderich.

14. Adjournment:

MOTION:

Moved By: Councillor Frayne and Seconded By: Warden Gowing

THAT:

The meeting adjourn at 12:28 p.m.

CARRIED

Huron County Committee of the Whole – Day 1 Minutes
May 13, 2015

Chair Art Versteeg

Clerk Susan Cronin