



**Day One:**  
**Committee of the Whole**  
Highways, Facilities, Planning & Corporate  
Minutes - August 7, 2013

GODERICH, ONTARIO



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

Goderich, Ontario  
August 7<sup>th</sup>, 2013

The Committee of the Whole Day 1 met in the Court House Council Chambers in Goderich on the 7<sup>th</sup> day of August 2013.

## **1. Call to Order:**

All members of Council were present except Councillor Grace. Councillor Dowson arrived at 9:26 a.m. Chair Ginn called the meeting to order at 9:03 a.m.

## **2. Declaration of Pecuniary Interest:**

There were no declarations of Pecuniary Interest.

## **3. Approval of the Agenda:**

MOTION:

Moved By: Councillor Versteeg and Seconded By: Councillor Steffler

THAT:

The Committee of the Whole Day 1 Agenda for August 7<sup>th</sup>, 2013 be accepted and all reports included in the Agenda be received as presented.

CARRIED

## **4. Delegations:** none

## **5. Councillor's Issues:**

Councillor Steffler stated his intention to seek the position of Warden for County of Huron in 2014.

## **6. Agriculture & Rural Economic Development Advisor, OMAFA, re: Update on Agriculture and Economic Development Affairs:**

Daryl Ball delivered a presentation for the information of the Committee on the Analyst Program and "Huron County at a Glance". The Analyst Program, a web-based tool, provides data on regional economies and human capital.

## **7. Consent Agenda:**

Chair Ginn informed members that item 7.11 will be removed from the Consent part of the agenda and discussed immediately after.

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7.1 Delegated Consents under the Planning Act-presented by Senga Smith.

The authority to grant undisputed consents is delegated to the Director of Planning and Development under By-law No. 5-2009. 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 further to the Delegated Consents submitted with the Report of August 7, 2013 be approved.

7.2 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 Official Plan. The By-laws are listed in the attached report.

ACTION:

THAT:

The recommendation of Scott Tousaw, Director of Planning and Development, that no objections be lodged further to the Zoning By-laws submitted with the Report of July 26, 2013, be approved.

7.3 Forest Conservation: Notices of Intent Under the Tree By-law.

	Contractor	Property Owner	Acres	Location
1.	Bruce County Forest Products	Jeanne Kirkby	10	Pt. Lot 27, Con. 14, HE, McKillop Ward
2.	Bruce County Forest Products	Murray Gordon	15	N. Pt. Lot 21, Con. 9, HE, Grey Ward
3.	Bruce County Forest Products	Jeanne Kirkby	10	Lot 21,22, Con.10, MT, Morris Ward
4.	Bruce County Forest Products	Murray Gordon	15	Lot 21, Con.9, MT, Morris Ward
5.	Bruce County Forest Products	Van Miltenburg Farms	50	Lot 3,4, Con.6, HE, Tuckersmith Ward
6. ***	<b>Martin's Cutting and Skidding/GWG Resources Services</b>	Gary Evans	20	Pt. Lot 16,17, Con.11, HE, Grey Ward

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7.	Bester Forest Products	Stuart Alton	32	Lot 12,13, Con. 10 ACW, Ashfield Ward
8.	Eugene Savage	Rick Poels	18	Lot 14, Con. 5, MT, Turnberry Ward
9. ***	J.H. Keeso and Sons Ltd./Jim Eccles	Gary Alton	9	Lot 12, Con.10, ACW, Ashfield Ward
10. ***	Double S Logging/Nagagami Forestry Service Ltd.	Dale Stirling	8	Lot 59, Con. B.R.R., CH, Goderich Ward
11. ***	Double S Logging/Nagagami Forestry Service Ltd.	Harry Zandwyk	15	Lot 7, Con. 12, Bluewater, Stanley Ward
12. ***	Double S Logging/Nagagami Forestry Service Ltd.	McKinley Hatchery	25	Lot 7/8, Con. 11, Bluewater, Stanley Ward
13.	G & D Forestry c/o Gord Fritz	Don Woolcock	30	Lot 5, Con. 11, MT, Turnberry Ward
14.	Dave Grein	Madelaine McIlwain	18	Lot 32/33, Con. 2, CH, Goderich Ward

\*\*\* Marked by and woodlot prescription prepared by a member or associate member of the Ontario Professional Foresters Association in accordance with "Good Forestry Practice"

ACTION: Received for Information.

7.4 Meeting Minutes from Huron Economic Development Partnership Meeting of June 25, 2013.

ACTION: Receive for information.

7.5 Sponsorship Request from Four County Labour Market Planning Board.

Correspondence was received at the July 3, 2013 Council meeting from the Four County Labour Market Planning Board regarding a request for sponsorship to assist with the costs associated with a September 19, 2013 event featuring Dr. David Foot. Council referred the request to the Huron Economic Development Partnership (HEDP) for consideration. The HEDP Management Committee does not meet again until late September and events are not eligible for funding through the HEDP funding criteria. The same request was also sent to the other three counties within **the Planning Board's jurisdiction**; however, no specific amount for sponsorship was suggested in the letter. Staff have followed-up with the Planning Board and no other County has yet to contact them regarding sponsorship support. It was suggested by the Planning Board that a \$500 sponsorship towards assisting with

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some of the meal and rental costs would be appreciated. While the event is a worthwhile initiative, this amount was not included within the 2013 Economic Development budget; therefore, sponsorship support would be a decision of Council.

ACTION: Receive for information.

7.6 Ag-Ambitions Program Coordinator.

Provincial funding was received from the Youth Entrepreneurship Program to deliver a training program for young people engaged in, or interested in operating agricultural related businesses. This project implements one of the priority projects of the Huron Sustainability Plan. Two proposals were received in response to the RFP for a contract coordinator.

MOTION:

THAT:

The recommendation of Rebecca Rathwell, Project Manager to award the Coordinator contract for the Ag-Ambitions program to Meriel Cromarty (Forktrends) be approved;

AND FURTHER THAT:

A By-law authorizing the Warden and Clerk to sign the contract be approved.

7.7 Western Ontario Wardens Caucus– Incorporation, Report by CAO Brenda Orchard.

ACTION: Receive for information.

7.8 Governance Succession Planning Session Notice.  
(Organized by the Huron Perth Providers Council)

ACTION: Receive for information.

7.9 Ausable Bayfield Conservation Authority Minutes: June 20, 2013.

ACTION: Receive for information.

7.10 Bill Steenstra re: Environmental Standards.

ACTION: Receive for information.

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7.12 Regional Municipality of Halton Resolution re: Enbridge Pipelines Inc. Line 9 Reversal.

ACTION: Receive for information.

7.13 Town of the Blue Mountains Resolution re: "Not a Willing Host" for Industrial Wind Turbine Projects.

ACTION: Receive for information.

7.14 Township of Warwick Resolution re: "Not a Willing Host Community" for Industrial Wind Turbine (IWT) Projects.

ACTION: Receive for information.

7.15 Municipal Property Assessment Corporation (MPAC) Update.

ACTION: Receive for information.

7.16 Drinking Water Source Protection Bulletin – July 2013.

ACTION: Receive for information.

7.17 Drinking Water Source Protection Committee Minutes – April 26, 2013.

ACTION: Receive for information.

7.18 Township of Killaloe, Hagarty and Richards resolution re: Toronto Transit.

ACTION: Receive for information.

7.19 Municipality of Morris-Turnberry resolution re: Toronto Transit.

ACTION: Receive for information.

7.20 Fisheries and Oceans Canada re: Comments Requested on the Proposed Recovery Strategy for the Round Hickorynut and Kidneyshell in Canada.

ACTION: Receive for information.

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7.21 Ministry of Natural Resources re: Wildlife Rabies Control Operations for 2013.

ACTION: Receive for information.

7.22 Exeter Ram Rodeo Poster.

ACTION: Receive for information.

7.23 Accounts and Financial Statements.

Accounts up to and including July 18, 2013 were reviewed.

Highways	516,302.34
Fleet	104,009.90
Planning	203,492.84

Financial statements for the period ending June 30, 2013 were reviewed.

	REVENUE		EXPENDITURES		COUNTY CONTRIBUTION	
	Actual	Prorated	Actual	Prorated	Actual	Prorated
Highways	16,421	1,084,897	7,860,251	6,822,784	7,843,830	5,737,887
Fleet	1,231,403	1,195,548	984,383	993,438	(247,020)	(202,110)
Planning	281,935	421,860	1,529,602	1,912,668	1,247,667	1,490,808

ACTION:

THAT:

The accounts up to and including July 18, 2013 and the financial statements as of June 30, 2013 be received.

Reports will be presented regarding item 7.5 Sponsorship Request from Four County Labour Market Planning Board and 7.10 Environmental Standards. Mike Pullen, County Economic Development Officer will arrange a meeting between Broadband Project proponents and local communication providers.

MOTION:

Moved By: Councillor MacLellan and Seconded By: Councillor Hessel

THAT:

Items 7.1 through 7.10 and 7.121 through 7.23 be approved with the actions as noted.

CARRIED

Chair Ginn stated that 7.11 would be discussed at this time.

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7.11 Municipality of Morris-Turnberry re: Plumbing Service in conjunction with the Huron County Health Unit as authorized under the authority of By-law No. 19, 1999.

Member Gowing reviewed the request by the Municipality of Morris-Turnberry for the County to determine by by-law the relinquishment of this duty and to allow Morris-Turnberry to perform its own plumbing service, pursuant to section 6.1(8) of the Building Code Act, 1992.

There was much discussion. There was concern regarding the provision of this service by Huron County and also whether the lower tiers have the capacity to perform this function. Councillor Steffler will take these concerns to the Board of Health meeting on August 8, 2013.

MOTION:

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

THAT:

Staff obtain a legal opinion as to the delegation of authority for the provision of plumbing inspections to the lower tiers on an individual basis.

WITHDRAWN

CAO Brenda Orchard stated that a legal opinion was obtained and the County of Huron has the authority to perform this service.

MOTION:

Moved By: Councillor Klopp and Seconded By: Councillor Dowson

THAT:

The Committee of the Whole Day 1 request a report from the Huron County Health Unit on the provision of plumbing inspections including response times, capacity and plans for improvements to this service.

CARRIED

CAO Brenda Orchard will contact the lower tiers for further data as well.

## **8.0 Planning and Development Consents under the Planning Act:**

The authority to grant or refuse to grant consents is delegated to the Committee of the Whole under By-law 5-2009. Decisions become effective upon a carried motion of the Committee of the Whole. County Council is notified for information and appeal purposes only.



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a) B7/2013 – Melanie Pletch, J. Murray Scott and Wilma Scott (owners), c/o J. Murray Scott (applicant), Pt Lot 34, Concession 7, East Wawanosh, Township of North Huron - presented by Sally McMullen.

The purpose and effect of this application is for a lot addition to consolidate an area that is being allowed to naturalize following a series of best management practices and enhancement projects. The secondary purpose for the consent was to provide an easement to the Maitland Valley Conservation Authority for educational tour purposes which is no longer requested as part of the application. The vacant land to be severed is approximately 6.3 acres (2.5 ha). The land to be retained is approximately 81.2 acres (33 ha) and contains a residence, pool, barn and garden shed. The lot addition has been disputed by a neighbouring property owner who feels that the lot addition is unnecessary, results in an undersized retained parcel and perpetuates the enhancement project which in his opinion is not improvements. It is recommended the application be approved by the Planning & Development Department. The Township of North Huron also recommends approval despite concerns over the lot size of the retained land by a member of Council.

MOTION:

Moved by: Councillor Dowson and Seconded by: Councillor Shewfelt

THAT:

Application B7/2012 by Melanie Pletch, J. Murray Scott and Wilma Scott (owners) c/o J. Murray Scott as (applicant) for property described as Pt Lot 34, Concession 7, East Wawanosh, Township of North Huron, requesting separation and conveyance of a parcel of land as described be approved with Provisional Consent, subject to conditions as the application conforms to the Huron County Official Plan, North Huron Official Plan, Section 51(24) of the Planning Act, and is consistent with the Provincial Policy Statement.

CARRIED

b) B18/2013 – John & Shelia Calderwood (owners) Pt Lots 4 & 5, Concession 12, Tuckersmith Ward, Municipality of Huron East-presented by Sandra Weber.

The purpose and effect of this application is for the creation of a new lot under the surplus residence consent policies. The land to be severed is approximately 1.9 acres (0.8 ha) and contains a residence and shed. The vacant retained farmland is approximately 98.2 acres (39.7 ha). It is recommended by the Planning & Development Department that this application be deferred for an Official Plan Amendment as it does not meet the criteria for approval under the Huron East Official Plan in regards to (MDS) Minimum Distance Separation requirements. The application has been recommended for approval by the Municipality of Huron East.

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MOTION:

Moved by: Councillor MacLellan and Seconded by: Councillor Dietrich

THAT:

Application B18/2013 by John & Sheila Calderwood for property described as Part Lot 4 & 5, Concession 12, Tuckersmith Ward, Municipality of Huron East, requesting separation and conveyance of a parcel of land as described be approved with Provisional Consent subject to the presented conditions.

CARRIED

c) B12/2013 – Johanna Geene (owner), Gerardus Geene (applicant), Pt Lot 39, Front Concession, NTP, Ashfield Ward, Township of Ashfield-Colborne-Wawanosh - presented by Monica Walker-Bolton.

The purpose and effect of this application is for the creation of a new lot. It is proposed to create two 52 acre (21 ha) farm properties. The property contains approximately 49 acres (20 ha) of land designated Agriculture in the Official Plan. Lands designated Natural Environment in the Official Plan make up the remaining 54 acres (22 ha) of the subject property. The natural environment features are composed of significant woodland, significant wildlife habitat, fish habitat and natural hazards. There is an existing residence on the proposed retained parcel on the north half of the subject property. This application proposes to further subdivide lands which were previously rezoned in 2000 to allow for two houses on one farm and in 2010 to separate the two houses into two separate farms. The Planning & Development Department and the Township of Ashfield-Colborne-Wawanosh Council have recommended that the application be denied. Applicant Mr. and Mrs. Geene and Mr. VanderBurgt spoke on behalf of the application.

Chair Ginn vacated the Chair at 10:42 a.m. Warden Robertson assumed the Chair. Warden Robertson vacated the Chair at 10:44 a.m., Councillor Ginn assumed the Chair.

MOTION:

Moved by: Councillor MacLellan and Seconded by: Councillor Klopp

THAT:

Application B12/2013 by Johanna Geene (owner), Geraldus Geene (applicant), for property described as Pt Lot 39, Front Concession, NTP, Ashfield Ward, Township of Ashfield-Colborne-Wawanosh, requesting separation and conveyance of a parcel of land as described be denied Provisional Consent as the application does not conform with the Huron County Official Plan, the Township of Ashfield-Colborne-

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Wawanosh Official Plan, Section 51(24) of the Planning Act, and is not consistent with the Provincial Policy Statement.

A recorded vote was requested by Councillor Shewfelt and taken as follows:

YEAS: Van Diepenbeek, Dietrich, Versteeg, Jewitt, Hessel, Rintoul,  
MacLellan

NAYS: Gowing, Steffler, Robertson, Klopp, Vincent, Ginn, Shewfelt, Dowson  
DEFEATED

MOTION:

Moved by: Councillor Shewfelt and Seconded by: Councillor Klopp

THAT:

A report be presented to Committee of the Whole by the County of Huron Planning and Development Department outlining recommendations for conditions of approval and estimated costs of an appeal regarding Application B12/2013 by Johanna Geene (owner), Geraldus Geene (applicant), for property described as Pt Lot 39, Front Concession, NTP, Ashfield Ward, Township of Ashfield-Colborne-Wawanosh, requesting separation and conveyance of a parcel of land as described.

CARRIED

Council recessed at 11:04 a.m. and resumed at 11:17 a.m.

d) B27/2013 – Fred Anderson (owner), David Anderson (applicant), Pt Lot 34 & 35, Concession 1, Stanley Ward, Municipality of Bluewater - presented by Mitchell Avis.

The purpose and effect of this application is to allow for the separation of historical parcels which had merged together in error. The two parcels are 25 acres (10 hectares) and 44 acres (18 hectares) in area. It is recommended that this application be denied as it does not conform with the Municipality of Bluewater Official Plan and is not consistent with the Provincial Policy Statement. The application has been recommended for approval by the Municipality of Bluewater.

MOTION:

Moved by: Councillor Dowson and Seconded by: Councillor MacLellan

THAT:

Application B27/2013 by Fred Anderson (owner), David Anderson (applicant), for property described as Pt Lot 34 & 35, Concession 1, Stanley Ward, Municipality of Bluewater, requesting separation and conveyance of a parcel of land as described be approved Provisional Consent with stated conditions.

CARRIED

**8.1 Official Plan Amendment 10 (OPA 10) South Huron Official Plan -**  
presented by Arthur Churchyard.

South Huron Council adopted OPA 10 on July 15, 2013. The amendment permits a radio station and ancillary outdoor equipment to locate at 145 Thames Road West within the Industrial designation in the northwest section of Exeter. OPA 10 is a disputed application in that the amendment does not permit professional/business offices to locate on the property as requested by the application. Professional/business uses are directed to the core commercial area by the South Huron Official Plan. The Planning and Development Department recommends approval of OPA 10 as adopted by South Huron Council. More information is contained in the report.

MOTION:

Moved by: Councillor Van Diepenbeek and Seconded by: Warden Robertson

THAT:

The recommendation of Arthur Churchyard, Planner, to approve Official Plan Amendment No. 10 to the South Huron Official Plan be approved, and the Notice of Decision be circulated.

CARRIED

**8.2 Five Year Review - South Huron Official Plan -** presented by Arthur Churchyard.

South Huron Council is conducting a review of its Official Plan and wishes to make County Council aware of the main issues currently under review, as outlined in the report. When the Five Year Review is adopted by South Huron (possibly later 2013), it will be forwarded to County Council for consideration of approval.

**8.3 Plan of Subdivision Application 40T120001 - Wingham Creek A2A Developments Inc., Township of North Huron -** presented by Sally McMullen.

A County Councillor is required to attend the public meeting for this subdivision application on Wednesday, September 18, 2013 at 7:00 p.m. at the Township of North Huron Town Hall, Wingham.

MOTION:

Moved by: Councillor Klopp and Seconded by: Councillor Hessel

THAT:

Councillor Versteeg be appointed to represent County Council at the public meeting Plan of Subdivision Application 40T120001, Wingham Creek A2A Developments Inc., Township of North Huron.

CARRIED

**9. Public Works Department:**

**9.1 Clinton Road 13 – Clinton - "Clinton Road Exchange" – King Street for Railway Street-** presented by Dave Laurie.

MOTION:

Moved by Councillor Hessel and Seconded by: Councillor Versteeg

THAT:

The recommendation of Dave Laurie, Director of Public Works that the County of Huron agree to exchange roads with the Municipality of Central Huron, to realign County Road 13 (Bayfield Road) in Clinton, where the County would assume Railway Street as a county road and Central Huron would assume King Street as a local road be approved;

AND FURTHER THAT:

The remaining 2013 capital budget for the rehabilitation of King Street (Cty Rd 13) in Clinton be transferred to the Municipality of Central Huron in 2014, less all County costs, when we transfer the title for the road;

AND FURTHER THAT:

**The "Clinton Road Exchange" project would be included in the 2014 budget, along with associated costs for land, legal, engineering and related approvals;**

AND FURTHER THAT:

The Public Works Department recommends retaining a land surveyor (OLS) and an engineering consultant to design the road and intersection realignment along with related drainage improvements for Railway Street;

AND FURTHER THAT:

A letter be sent to Central Huron Council requesting that they also endorse the Road Exchange.

CARRIED

**9.2 Slow Moving Vehicle (Information) Signs -** presented by Mike Alcock  
(As requested at COTW Day 1, June 12, 2013).

MOTION:

Moved by: Councillor Klopp and Seconded by: Councillor Vincent

THAT:

The Council of the County of Huron approves the request by the Huron County Home and Farm Safety Association to install the sixty-three (63) “**Slow Moving Vehicle (information) Signs**” and posts provided by the HCHFSA.

AND FURTHER THAT:

The County of Huron maintain the installed “**Slow Moving Vehicle**” signs for a period of two years.

CARRIED

**10. Administration, Policies and Other Issues:**

**10.1 Cuff Recommendations 21(a) and 21(b)** - presented by Brenda Orchard.

MOTION:

Moved by: Councillor Van Diepenbeek and Seconded by: Councillor Gowing

THAT:

The recommendation of Brenda Orchard, CAO, that Council acknowledges the advice of the Lower Tier CAO group and the commitment of the CAOs to meet on a quarterly basis in response to the Cuff recommendations 21(a) and 21(b), be approved.

CARRIED

**10.2 Audit Committee** - presented by Brenda Orchard.

MOTION:

Moved by: Councillor Hessel and Seconded by: Councillor Shewfelt

THAT:

The recommendation of Brenda Orchard, CAO, that Council continues to hold a public Audit Meeting, recognizing that this meeting includes a closed session for the Auditor to meet with the Audit Committee without staff present to discuss any pertinent issues relating to staff and the audit process, be approved.

CARRIED

**11. Closed to the Public Session:** none

**12. Next Meeting:**

The next meeting of Committee of the Whole Day 1 will be in Goderich on Wednesday September 11, 2013 at 9:00 a.m.

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**13. Adjournment:**

MOTION:

Moved By: Councillor Dietrich and Seconded By: Councillor Gowing

THAT:

The meeting adjourn at 11:53 a.m.

CARRIED

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Chair Councillor J. Ginn

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Clerk Susan Cronin