



**Day One:**  
**Committee of the Whole**  
Highways, Planning & Corporate  
Minutes - December 12, 2012

GODERICH, ONTARIO



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

Goderich, Ontario  
December 12, 2012

The Committee of the Whole Day 1 met in the Court House Council Chambers in Goderich on the 12<sup>th</sup> day of December 2012. All members were present.

## **1. Call to Order**

Warden George Robertson called the meeting to order at 9:00 a.m.

## **2. Election of Chair and Vice-Chair**

Warden George Robertson requests a motion to nominate a Chair for the Committee of the Whole Day 1 for 2013.

MOTION:

Moved By: Councillor MacLellan and Seconded By: Councillor Gowing

"THAT:

Councillor Ginn be nominated as the Chair of the Committee of the Whole Day 1 for 2013."

CARRIED

Warden George Robertson turned the meeting over to the new Chair for 2013, Councillor Ginn.

Councillor Ginn requests a motion to nominate a Vice-Chair for the Committee of the Whole Day 1 for 2013.

MOTION:

Moved By: Councillor Vincent and Seconded By: Councillor Shewfelt

"THAT:

Councillor Hessel be nominated as the Vice-Chair of the Committee of the Whole Day 1 for 2013."

CARRIED

**3. Declaration of Pecuniary Conflict of Interest**

Councillors Vincent, Dowson, Klopp, Rintoul and Van Diepenbeek declare a conflict of interest in regards to Report Item 11.1 – Proposed Road User Agreement – "K2 Wind Power Project" Capital Power.

**4. Approval of the Agenda**

Acting CAO Heather Adams notes that there is one amendment to the agenda:

- To Add Closed Session Item for personal matters about an identifiable individual, including municipal or local Board employees.

MOTION:

Moved By: Councilor Van Diepenbeek and Seconded By: Councillor Steffler  
"THAT:

The Committee of the Whole Day 1 Agenda for December 12<sup>th</sup>, 2012; be accepted, as amended, and all reports included in the Agenda; be received."

CARRIED

**5. Delegations**

5.1 Ms. Genny Smith, Community Improvement Coordinator, Clinton and Central Huron BIA, re: 2014 Ontario ParaSport Games.

Ms. Smith provides an overview of the 2014 Ontario ParaSport Games that the Municipality of Central Huron is planning on hosting. The following is highlighted for Council:

- Objectives of the Ontario Games Program
- 2014 Ontario ParaSport Games
- Key Elements to the Games
  - Volunteers
  - Transportation
  - Accommodations
  - Meals
- Central Huron Host Advantages
- Economic Impact
- Critical Dates

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MOTION

Moved By: Councillor Shewfelt and Seconded By: Councillor Dowson

“THAT:

The County of Huron support the Municipality of Central Huron in its bid to host the 2014 Ontario ParaSport Games and correspondence be provided in this regard.”

CARRIED

**6. Councillor’s Issues**

6.1 Councillor Grace – South-West Economic Alliance Board has selected the Town of Goderich to host the annual assembly in June 2013.

6.2 Councillor Hessel – Huron Manufacturing Award meeting is being held on January 15, 2013.

**7. Agriculture and Economic Development Affairs**

7.1 Ms. Jane Muegge, Agriculture & Rural Economic Development Advisor, Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA), re: Update on Agriculture and Economic Development Affairs.

Jane Muegge delivered a presentation for the information of Committee on initiatives related to agriculture and economic development opportunities within the County.

Councillor Ginn expresses gratitude and appreciation on behalf of Council to Jane Muegge for her years of service to the County as the advisor from OMAFRA.

**8. Consent Agenda**

Planning and Development

8.1 Delegated Consents:

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.

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**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 December 12, 2012; be approved.

**8.2 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 December 3, 2012; be approved.

**8.3 Forest Conservation: Notices of Intent under the Tree By-Law:**

	Contractor	Property Owner	Acres	Location
1.	J.H. Keeso & Sons	James Hess	15	E ½ Lot 29, Con 8 NH East Wawanosh Ward
2. ***	Kitchener Forest Products/Marvin Smith	Weth Farms c/o Ryan Weth	15	Lot 16, Con 15, CH Goderich Ward
	Contractor	Property Owner	Acres	Location
3.	J.H. Keeso & Sons	Harry Wilson	20	Pt. Lot 15, Con 9 MT Morris Ward
4.	Jonas Knorr	Harold Bell	22	Lots 16/17, Con B Howick
5.	J.H. Keeso & Sons	Udo Kraft	25	Lots 7 & 8, Con B A-C- W Ashfield Ward
6.	John Weber	Ray Wright	10	S ½ Lot 15, Conc 6 MT Turnberry Ward
7. ***	J.H. Keeso & Sons Jim Eccles	Maria Knap	35	Lot 18, Con Bayfield CH Goderich Ward
8. ***	J.H. Keeso & Sons Jim Eccles	Neil Vincent	10	Lot 37, Con 13 NH East Wawanosh Ward

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9. ***	J.H. Keeso & Sons Jim Eccles	Neil Vincent	6	S ½ Lot 31, Con 11 East Wawanosh Ward
10.	Rod Fritz Logging	Beverley Palmer	10	N PT Lot 30, Con 3 NH East wawanosh Ward
11.	Kaster Logging	Brian Wiersma	10	Lot 16, Con 9 MT Morris Ward
12.	J.H. Keeso & Sons	Vaughn Toll	70	Lot 33, Con 2 NH East Wawanosh Ward
13.	Bernie McGlynn	John Van Osh	1	Lots 20 & 21, Con Lakeland Estates
14.	Saratogo Sawmill	Rudy Oetliker	50	Lot 19, Con 5 A-C-W West Wawanosh Ward
15.	Paul Bollinger	Paul Bollinger	15	Lot 14, Con 8 A-C-W West Wawanosh Ward
16.	J.H. Keeso & Sons	Jeremiah McDonnell	15	Lot 33, Con 3 A-C-W NH East Wawanosh 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: For information.

Public Works

8.4 Report from Dave Laurie, Director of Public Works, re: Boundary Bridge #25 – Ownership Transfer BB #25 (on Line 17).

ACTION:

THAT:

The recommendation of Dave Laurie, Director of Public Works, that the County agree to transfer its 50% ownership of Boundary Bridge # 25 to the Municipality of South Huron (the Municipality of West Perth owns 50%); be approved;

AND FURTHER THAT:

The remaining budget of \$265,000 shall accompany the transfer and be paid to South Huron, as a one-time payment, in lieu of repairs;

AND FURTHER THAT:

A By-law be prepared to devolve the County of ownership.

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- 8.5 Report from Dave Laurie, Director of Public Works, re: Boundary Bridge #27 – Ownership Transfer BB #27 (on Whalen Line).

ACTION:

THAT:

The recommendation of Dave Laurie, Director of Public Works, that the County agree to transfer its 50% ownership of Boundary Bridge # 27 to the Municipality of South Huron (the Municipality of Middlesex owns 50%); be approved;

AND FURTHER THAT:

A By-law be prepared to devolve the County of ownership.

- 8.6 Report from Dave Laurie, Director of Public Works, re: Tendering 2013 Capital Projects (use of 80% of approved 2012 capital budget).

ACTION:

THAT:

The recommendation of Dave Laurie, Director of Public Works, that County Council allow up to 80% of the 2012 approved Public Works capital funding, for tendering the 2013 work early, during December, January, February and March; be approved.

- 8.7 Report from Dave Laurie, Director of Public Works, re: 2012 Budget Surplus.

ACTION:

THAT:

The recommendation of Dave Laurie, Director of Public Works, that all surpluses from the 2012 Public Works Capital Budget be transferred to the Department's Capital Reserve, to be used for future projects; be approved.

- 8.8 Report from Sandra Thompson, Accessibility Coordinator, re: Progress update on the Accessibility for Ontarians with Disabilities Act, 2005 (AODA) Integrated Accessibility Standards and Proposed Training Plan.

ACTION:

THAT:

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The recommendation of Sandra Thompson, Accessibility Coordinator, that Council approve the AODA Integrated Accessibility Standards Regulation Training Plan; be approved.

- 8.9 Report from Heather Adams, Acting CAO, re: George Cuff Recommendations List.

ACTION: For information.

- 8.10 Report from Sandra Thompson, Accessibility Coordinator, re: Huron County Multi-Year Accessibility Plan.

ACTION:

THAT:

The recommendation of the Huron County Accessibility Advisory Committee that Council adopt the Huron County Multi-Year Accessibility Plan and the Huron County Annual Accessibility Plan; be approved

AND FURTHER THAT:

The Multi-Year Accessibility Plan and the Annual Accessibility Plan be sent to the Ministry of Community and Social Services.

- 8.11 Correspondence

- a) Ausable Bayfield Conservation Authority, Board of Directors Meeting Minutes – October 18, 2012.
- b) Town of Goderich re: Planning Resources.
- c) Ministry of Citizenship and Immigration re: 2013 Volunteer Service Awards program.

ACTION: For information.

- 8.12 Accounts and Financial Statements

- a) Accounts up to and including November 29, 2012 were received.



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Highways	450,169.13
Fleet	40,994.33
Planning	105,244.04

- b) Financial Statements for period ending October 31, 2012 were reviewed.

	REVENUE		EXPENDITURES		COUNTY CONTRIBUTION	
	Actual	Prorated	Actual	Prorated	Actual	Prorated
Highways	186,273	291,667	17,149,253	11,446,907	16,962,980	11,155,240
Fleet	1,918,585	1,921,654	1,465,122	1,648,104	(453,463)	(273,550)
Planning	523,995	729,026	2,630,045	2,924,400	2,106,050	2,195,374

**ACTION:**

**THAT:**

The accounts up to and including November 29, 2012, and the financial statements as of October 31, 2012; be received.

Consent Agenda:

**MOTION:**

Moved By: Councillor Shewfelt and Seconded By: Councillor Gowing

"THAT:

The Huron County Council approve Consent Items 8.1 through 8.12 and actions noted."

**CARRIED**

**9. Planning and Development Consents**

- 9.1 Report from Carol Leeming, Planner, re: B49/2012 – Jason Hugill (owner), Lot 1, Concession 5, Ward T, Municipality of Morris-Turnberry.

The purpose and effect of this application is for the creation of a new lot under the surplus residence policies. The land to be severed is approximately 5.8 acres (2.4 ha) and contains a residence and shed. The vacant land to be retained is approximately 94.2 acres (38.1 ha).

The purchaser of the property is present to provide input in regards to the Minimum Distance Separation and the size that is being severed. Under the new Official Plan, this application would meet the MDS requirements and the size of the property is attributed to the terrain.

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It is recommended by the Planning & Development Department that this application be granted subject to a condition that the severed parcel be reduced in area to only include those lands necessary to support the residence and accessory buildings, approximately 3 acres (1.2 ha) and not to include the cultivated land as proposed in the application. The Municipality of Morris-Turnberry supports the application as submitted by the applicant including the cultivated land. The Municipality of Morris-Turnberry does not support a condition to reduce the size of the severed parcel.

MOTION:

Moved By: Councillor Steffler and Seconded By: Councillor Versteeg

"THAT:

Application B49/2012 by Jason Hugill requesting separation and conveyance of a parcel of land described as Lot 1, Concession 5, Ward T, Municipality of Morris-Turnberry, be granted Provisional Consent subject to conditions recommended by the Municipality of Morris-Turnberry."

CARRIED

- 9.2 Report from Craig Metzger, Planner, re: B58/2012 – Patrick and Lida Ward (owners), Lot 14, Concession 10, Osborne Ward, Municipality of South Huron

The purpose and effect of this application is for the creation of a new lot under the surplus residence policies. The land to be severed is approximately 3 acres (1.2 ha) and contains a residence and drive shed. The Municipality of South Huron recommends approval of the application, conditional on reducing the size of the severed parcel. Consistent with the comments made by South Huron Council, the applicant submitted a revised sketch reducing the severed parcel to 2 acres (0.8 ha).

Mr. Jeff Prance is present on behalf of the applicants to advise that the adjoining properties are registered in two owners' names, whereas the subject property is registered in one name only, and therefore cannot be merged.

It is recommended by the Planning & Development Department that this application be denied provisional consent as it does not meet the criteria for approval under the surplus residence policies for South Huron, or be approved subject to a condition that the retained land merge with the abutting farm parcel. The Municipality of South Huron

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has a requirement that the retained lands must merge with another abutting farm parcel. The applicant is not willing to merge the balance of the farmlands in order to meet the merging requirement of the South Huron Official Plan.

**MOTION:**

Moved By: Councillor Dietrich and Seconded By: Councillor MacLellan

“THAT:

Application B58/2012 by Patrick & Lida Ward for property described as Lot 14, Concession 10, Osborne Ward, Municipality of South Huron requesting separation and conveyance of a parcel of land as described be approved Provisional Consent subject to conditions recommended by the Municipality of South Huron.”

CARRIED

**10. Official Plans**

10.1 Report from Sally McMullen, Planner, re: Official Plan Amendment No. 8 – Township of North Huron.

This amendment applies to the former East Wawanosh Public School located west of Belgrave. The purpose of OPA 8 is to permit a non-farm related business, a household appliance warehouse and distribution centre, to locate in the agricultural area.

The property owner is in attendance to advise that this property provides an opportunity for his business to expand. Area neighbours have been approached and there is general support for the proposed use of the property.

The Planning and Development Department recognizes the benefits of re-purposing this existing building and property, however, provincial and local land use policies do not permit non-farm businesses to locate in the agricultural area. The Provincial Policy Statement allows for exceptions, but this application is not able to demonstrate that lands do not exist in settlement areas for this industrial use.

The Township of North Huron adopted OPA 8 by By-law 60-2012 and is requesting approval by County Council.

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MOTION:

Moved By: Councillor Versteeg and Seconded by: Councillor Van Diepenbeek

“THAT:

Amendment 8 to the North Huron Official Plan be approved pursuant to section 17(34) of the *Planning Act, RSO 1990*, and that the Notice of Decision be circulated.”

CARRIED

## **11. Public Works Department**

### **11.1 Proposed Road User Agreement – "K2 Wind Power Project" Capital Power**

Dave Laurie, Director of Public Works, has prepared a report entitled Proposed Road User Agreement – "K2 Wind Power Project" Capital Power.

MOTION:

Moved By: Councillor Shewfelt and Seconded By: Councillor Gowing

“THAT:

The recommendation of Dave Laurie, Director of Public Works, that the Clerk and Warden be authorized by County Council to execute the Road User Agreement with K2 Wind Ontario Inc.; be approved

AND FURTHER THAT:

A By-Law be prepared to authorize signing the Agreement.”

CARRIED

## **12. Administration, Policies and Other Issues**

### **12.1 Report from Heather Adams, Acting CAO, re: Huron County Accessibility Advisory Committee (HCAAC) Integrated Accessibility Standard Regulation Policies.**

MOTION:

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

“THAT:

The recommendation of Heather Adams, Acting CAO, that Council adopt the report from the HCAAC entitled Integrated Accessibility Standard Regulation Policies and dated November 14, 2012 as the County standard for meeting the requirements of the AODA; be approved

AND FURTHER THAT:

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Staff be directed to review the provisions of the Report and make recommendations to Council to appropriately incorporate its provisions into existing County policies within the next six months.”

CARRIED

12.2 Report from Heather Adams, Acting CAO, re: County Non-Union Employee Health Benefits Policies.

MOTION:

Moved By: Councillor Grace and Seconded By: Councillor Shewfelt

“THAT:

The recommendation of Heather Adams, Acting CAO, that Council approves the new Human Resources Policy # 3.15 re Non-Union Full Time Health Benefits and the amended Human Resources Policy # 3.16 re Non-Union Part Time Health Benefits; be approved

AND FURTHER THAT:

A By-law to adopt these policies be prepared.”

CARRIED

2013 Budget

12.3 Overview of 2013 Budget.

Nancy Rennick, Acting Treasurer, provides an overview of the 2013 Budget. The department budgets will be presented on December 12 and 14, 2012 and the consolidated Budget will be presented in January 2013.

12.4 2013 Budget, Planning and Development Department – Scott Tousaw, Director, Planning and Development.

Scott Tousaw provides an overview of the 2013 Budget for the Planning and Development Department. There is a 4.77% change in levy year-over-year which translates to a 0.38% increase on the overall levy.

MOTION:

Moved By: Councillor Shewfelt and Seconded By: Councillor Gowing

“THAT:

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The Director of Planning and Development be directed to meet with the lower tier CAO's to discuss the planning process between the County and lower tier municipalities."

CARRIED

12.5 2013 Budget, Public Works / Highways – Dave Laurie, Director, Public Works.

Dave Laurie provides an overview of the 2013 Budget for the Public Works – Highways Department. There is a 2.95% change in levy year-over-year which translates to a 1.09% increase on the overall levy.

12.6 2013 Budget, Public Works / Fleet – Dave Laurie, Director, Public Works.

Dave Laurie provides an overview of the 2013 Budget for the Public Works – Fleet Department. For 2013, there is \$811,000 budgeted for replacement of vehicles however no impact to the levy as funds will be used from the Fleet Accumulated Surplus and the balance from the current year depreciation revenue.

12.7 2013 Ontario Municipal Partnership Fund.

Nancy Rennick advises that the Ontario Municipal Partnership Fund (OMPF) is the unconditional transfer payment to municipalities from the Province.

In 2012, the County of Huron received \$4,288,700. For 2013, the County's funding will be \$4,138,600 which is a decrease of \$150,100. The 2013 levy will increase by 0.5% to cover the \$150,100 shortfall as a result of the decrease.

There is concern raised about the OMPF funding decrease over the next few years between 2012 and 2016, as announced by the Province.

MOTION:

Moved By: Councillor MacLellan and Seconded By: Councillor Shewfelt

"THAT:

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The County of Huron requests that the Province of Ontario offset the OMPF funding envelope by two years to enable municipalities to prepare for the funding decrease;

AND FURTHER THAT:

The resolution be sent to the Province and Association of Municipalities of Ontario."

CARRIED

MOTION:

Moved By: Warden Robertson and Seconded By: Councillor Hessel

"THAT:

The recommendation of Nancy Rennick, Deputy Treasurer, that Council include in the 2013 budget, an amount to be added to reserves to help mitigate the decrease to the OMPF funding in the upcoming years. (The draft 2013 budget has been prepared with \$200,000 being allocated to this new reserve); be approved;

AND FURTHER THAT:

The remaining unused 2012 Provisional for Unforeseen be put in to this reserve to help mitigate this decreased funding."

CARRIED

### **13. Closed to the Public Session**

MOTION:

Moved By: Councillor Hessel and Seconded By: Warden Robertson

"THAT:

The Committee do now go into a "Closed to the Public Session" at 12:26 p.m. under Section 239 of the Municipal Act, 2001, as amended:

- To discuss personal matters about an identifiable individual, including municipal or local Board employees;

AND FURTHER THAT:

Heather Adams, Acting CAO and Deputy Clerk, and Nigel Bellchamber, Consultant, remain in attendance."

CARRIED

MOTION:

Moved By: Councillor Hessel and Seconded By: Councillor Gowing

"THAT:

The Committee rise from the "Closed to the Public Session" at 12:50 p.m. and reconvene the regular meeting."

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CARRIED

**14. Next Meeting**

The next meeting of Committee of the Whole Day 1 will be in Goderich on Wednesday January 16, 2013 at 9:00 a.m.

**15. Adjournment:**

MOTION:

Moved by: Councillor Dietrich and Seconded by: Councillor Hessel

“THAT:

The Committee of the Whole Day 1 meeting of December 12<sup>th</sup>, 2012 adjourned at 12:53 p.m.”

CARRIED

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Chair Jim Ginn

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Acting Clerk Michael A. Di Lullo