



# Day One: Committee of the Whole

Highways, Planning, Development & Corporate

Minutes - December 4, 2011

GODERICH, ONTARIO



## COMMITTEE OF THE WHOLE DAY 1

Goderich, Ontario  
December 14<sup>th</sup>, 2011

The Committee of the Whole Day 1 met in the Court House Council Chambers in Goderich on the 14<sup>th</sup> of December, 2011. All members of Council were present. Warden B. MacLellan called the Committee of the Whole Day 1 meeting to order at 9:04 a.m.

### **Election of the Chair and Vice-Chair of the Committee of the Whole Day 1 for 2012:**

Warden MacLellan requested a Motion to nominate the Chair for the Committee of the Whole Day 1 for 2012.

Councillor Van Diepenbeek nominated Councillor Grace as the Chair for the Committee of the Whole Day 1 for 2012. Councillor Grace accepted the nomination.

Warden MacLellan called two more times for nominations for the Chair of the Committee of the Whole Day 1 for 2012.

#### MOTION:

Moved by: Councillor B. Van Diepenbeek and Seconded by: Councillor P. Gowing:

#### THAT:

Councillor J. Grace; be nominated as the Chair of the Committee of the Whole Day 1 for 2012.

CARRIED

Warden MacLellan turned the Committee of the Whole Day 1 meeting over to the newly elected Chair.

Chair Grace requested a Motion to nominate the Vice-Chair for the Committee of the Whole Day 1 for 2012.

Councillor J. Steffler nominated Councillor P. Gowing as Vice-Chair for the Committee of the Whole Day 1 for 2012. Councillor Gowing accepted the nomination.

Chair Grace called two more times for nominations for the Vice-Chair of the Committee of the Whole Day 1 for 2012.

**MOTION:**

Moved by: Councillor J. Steffler and Seconded by: Councillor G. Robertson:

**THAT:**

Councillor P. Gowing; be nominated as the Vice-Chair for the Committee of the Whole Day 1 for 2012.

CARRIED

**Declarations of Pecuniary Conflict of Interest and the General Nature Thereof:**

There were no declarations of pecuniary conflict of interest.

**MOTION:**

Moved by: Councillor J. Dietrich and Seconded by: Warden B. MacLellan:

**THAT:**

The Committee of the Whole Day 1 Agenda for December 14<sup>th</sup>, 2011; be accepted and all Reports included in the Agenda; be received.

CARRIED

**Councillor's Issues:**

Warden MacLellan reviewed the process for the budget for 2012. He requested members provide a recommendation on how we can expedite the budget process, at an upcoming meeting.

**7. Report of the Agricultural Economic Development Advisor OMAFRA:**

Jane Muegge, Agricultural Economic Development Advisor, Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) delivered a presentation for the information of the Committee.

**8. Public Works Department:**

Dave Laurie, Director of Public Works presented the following reports for the information of Committee.

**8.1 Homes Accessibility Van:**

A report was prepared by Homes Administrator Barb Springall, and Fleet Manager Walter Johnston, entitled Homes Accessibility Van; for the information of the Committee.

MOTION:

Moved by: Councillor B. Dowson and Seconded by: Councillor T. Hessel:

THAT:

The resolution from the November 9<sup>th</sup>, 2011 Committee of the Whole Day 1 meeting; to table the report on the Homes Accessibility Van until the issue at the Homes is resolved; be raised from the table.

CARRIED

MOTION:

Moved by: Councillor N. Vincent and Seconded by: Councillor N. Rintoul:

THAT:

The recommendation of Homes Administrator Barb Springall, and Fleet Manager Walter Johnston; to accept the quotation for one new 2012 Glaval Sport Van as an accessibility van service for the residents of the Homes; submitted by Overland Custom Coach Inc.; in the amount of \$73,964.15 (including HST); be approved.

CARRIED

**8.2 Former Grand Bend Patrol Yard:**

A report was prepared by Director of Public Works Dave Laurie and County Clerk Barb Wilson, entitled Former Grand Bend Patrol Yard; for the information of the Committee. It will be necessary for Committee to go into a "Closed to the Public Session" near the end of the meeting.

**8.3 2011 Capital Budget Surplus:**

MOTION:

Moved by: Councillor P. Klopp and Seconded by: Warden B. MacLellan:

THAT:

The recommendation of Dave Laurie, Director of Public Works; that all surpluses from the 2011 Public Works Capital Budget be transferred to the Public Works Department's Accumulated Surplus for use in 2012; be approved.

CARRIED

**8.4 Tendering 2012 Capital Projects; Use of 80% of Approved Capital (2011 Budget):**

MOTION:

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

THAT:

The recommendation of Dave Laurie, Director of Public Works; that the Council of the County of Huron allow 80% of the 2011 approved Public Works capital funding to tender a portion of the proposed 2012 Capital Projects early in December, January, February and March; be approved.

CARRIED

**8.5 County Road 83 Truss Bridge Repairs (#83-15.7) Interim Repairs (to extend the life of the structure by 5 years):**

MOTION:

Moved by: Councillor G. Robertson and Seconded by: Councillor J. Steffler:

THAT:

The recommendation of Dave Laurie, Director of Public Works; that the Council of the County of Huron; through the Public Works Department, call a tender in December 2011 to complete the necessary repair work at the County Road 83 Truss Bridge; in January or February of 2012; be approved.

CARRIED

MOTION:

Moved by: Councillor J. Ginn and Seconded by: Councillor B. Van Diepenbeek:

THAT:

The recommendation of Dave Laurie, Director of Public Works; that the Council of the County of Huron agree to restrict the County Road 83 Truss Bridge to a single lane of traffic, starting on December 15<sup>th</sup> 2011; until suitable repairs have been completed; be approved.

CARRIED

MOTION:

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

THAT:

The recommendation of Dave Laurie, Director of Public Works; that the Public Works Department, following the tender opening for the County Road 83 Truss Bridge repair work; proceed with the approval of a qualified contractor and schedule the work for January or February of 2012; be approved;

AND FURTHER THAT:

The successful tender will be approved by the Public Works Department, in consultation with the CAO and Treasurer, and instructed by the County of Huron to proceed with the County Road 83 Truss Bridge repair work.

CARRIED

**8.6 Quotation for Winter Liquid – Snow & Ice Control Material (HC-2011-43):**

MOTION:

Moved by: Councillor T. Hessel and Seconded by: Councillor J. Ginn:

THAT:

The recommendation of Dave Laurie, Director of Public Works; that the quotation submitted by Future Road Solutions; in the amount of \$67,610.16 (*\$33,279.63 for 2011/2012 season and \$34,330.53 for 2012/2013 season*); for liquid materials for anti-icing and pre-wetting application purposes; be approved.

CARRIED

**9. Planning and Development:**

**9.1 Consents:**

The authority to grant or refuse to grant consents is delegated to the Committee of the Whole under By-law No. 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.

**9.1 a) File B36-2011 - BJ & S Enterprises & J & K Agro (owners), Cuesta Planning Consultants Inc. (applicants), Lot 27, Concession 15, Township of Howick:**

The purpose of this application for consent is to sever lands under the surplus severance policies. The land to be severed is approximately 2.47 acres (1 ha) with an existing residence and shed. The vacant land to be retained is approximately 98.1 acres (39.7 ha). The application meets the criteria for surplus residence severances in the Howick Official Plan following OPA #6 with respect to MDS and Type A land uses. The local municipality is recommending approval and the Planning Department is recommending approval. A letter of objection has been received from two neighbours on either side of the subject property; with regards to dissatisfaction with the concept of surplus residence severances and the provision for such consents within the Township of Howick.

MOTION:

Moved by: Councillor J. Ginn and Seconded by: Councillor P. Gowing:

THAT:

The recommendation of Sally McMullen, Planner, Huron County Planning & Development Department that separation and conveyance of a parcel of land described as Lot 27, Concession 15, Township of Howick; be given Provisional Consent as the severance conforms to 3.G.9 and 15. B of the Howick Official Plan (with OPA 6), Huron County Official Plan and *Section 51(24) of the Planning Act, RSO 1990, as amended*, subject to conditions; be approved.

CARRIED

**9.2 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.

MOTION:

Moved by: Councillor J. Ginn and Seconded by: Councillor T. Hessel:

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 14<sup>th</sup>, 2011; be approved.

CARRIED

**9.3 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.

MOTION:

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

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 1<sup>st</sup>, 2011; be approved.

CARRIED

#### **9.4 Planning Application Fees Review**

*Section 69 of the Planning Act* allows municipalities to establish a tariff of fees to cover the anticipated costs of processing planning applications. Fees for planning applications were last reviewed and raised in 2005. At that time, County Council and local Municipal Councils decided that it would be appropriate to review the fees every 5 years, rather than changing them on a yearly basis.

The review of the fees for planning applications began in December 2010 when a working group was established at the County of Huron Clerks and Treasurers' meeting to review and recommend fees. The proposed 2012 planning fee increases were developed by the working group and were supported in principle by the County of Huron Clerks and Treasurers' Association. There is support for the proposed fees from a majority of the local municipalities; however, four municipalities expressed concern. The proposed fees continue the partial user-pay system including staff time and disbursements.

It is recommended that the proposed 2012 planning fees be adopted to come into effect March 1, 2012 and that the local municipalities be asked to revise their planning fees By-law effective March 1, 2012.

Councillor Ginn requested the increases for the Planning Fees be phased in over a five year period. There was some discussion on this request.

MOTION:

Moved by: Warden B. MacLellan and Seconded by: Councillor P. Gowing:

THAT:

The Council of the County of Huron accept the level of the proposed 2012 planning fees;

AND FURTHER THAT:

The proposed 2012 planning fees; be phased in by adding 20% of the increase each year for five years, effective March 1<sup>st</sup>, 2012;

AND FURTHER THAT:

The local municipalities; be requested to revise their planning fees By-law, effective March 1, 2012.

CARRIED



**9.5 Subdivisions:**

**9.5 a) Request for Extension to Draft Plan Approval 40T05003 - 1068775 Ontario Inc. c/o Jeff Taylor, Stoney Ridge Developments being Part of Lot 1244, Plan 376, Town of Exeter, Municipality of South Huron:**

This subdivision received draft plan approval on February 2, 2006 and one subsequent extension has been granted, to lapse on February 2, 2012. A request for an extension to draft plan approval has been received from Jeff Taylor. The applicant advises the municipality has now completed the storm drain to the east of the property which would allow for the development to proceed as proposed.

It is recommended by the Municipality of South Huron and the Huron County Planning & Development Department that draft plan approval; be extended to February 2, 2015.

**MOTION:**

Moved by: Councillor N. Vincent and Seconded by: Councillor G. Robertson:

**THAT:**

The recommendation of Claire Dodds, Planner, Planning & Development Department that the request for an extension to draft plan approval for file 40T05003 to February 2, 2015; be approved.

CARRIED

**9.5 b) Request for Extension to Draft Plan Approval 40T93003 - John Twynstra Holdings/Spriet Associates, Lots 12 & 13, Concession 20, Stephen Ward, Municipality of South Huron:**

This plan of subdivision was initially submitted in 1993 and received draft plan approval by County Council in February 1996. This file is due to lapse on February 4, 2012. Draft plan approval included 27 conditions. To date only one condition has been met with respect to zoning which was completed in 1997. No other conditions have been satisfied in the 16 years since obtaining draft plan approval. A three year lapsing condition was granted in 2009 to give the developer an opportunity to complete the draft plan conditions by February 4, 2012. The Municipality of South Huron recommends that the County of Huron deny the request to extend draft plan approval. The Huron County Planning & Development Department recommends that the request for extension to draft plan approval also be denied.

Mr. David Mihlik, of Spriet Associates reviewed the application on behalf of the applicants John Twynstra Holdings/Spriet Associates. The applicants have recommended they would be able to satisfy the conditions if Council were to consider another one year extension to the draft plan approval.

MOTION:

Moved by: Councillor G. Robertson and Seconded by: Councillor D. Shewfelt:

THAT:

This application; be deferred until the Council of the Municipality of South Huron has an opportunity to consider the recommended change from the three year extension to a one year extension to draft plan approval; by the applicants.

CARRIED

## **9.6 Community Economic Development:**

### **9.6 a) GIS Reserve (Accumulated Surplus):**

Every five years, the Geographic Information System (GIS) is updated with new aerial photography, under a multi-party purchase agreement called SWOOP (South Western Ontario Orthophotography Project) led by the Ministry of Natural Resources. This data (digital orthophotography) is expensive to acquire and it would be prudent to save for the next purchase in 2015-16.

The County is permitted to sell the data to consultants and others at a standard price under the SWOOP agreement. Sales of data are expected with the new 2010 data now received. Large sales would be allocated to reserve, and smaller sales would be shown as revenue in the current year budget.

MOTION:

Moved by: Warden B. MacLellan and Seconded by: Councillor J. Steffler:

THAT:

The recommendation of Scott Tousaw, Director of Planning and Development, that digital orthophotography sales over \$1,000 be allocated to the GIS Reserve Fund (accumulated surplus) for future GIS data purchases; be approved.

CARRIED

**9.6 b) 23rd Annual Huron County Tourism Event & Brochure Swap April 19, 2012:**

Jenna Ujiye, Tourism Marketer was in attendance to report that the County and the Huron Tourism Association will host this annual Tourism Event in Wingham on Thursday April 19, 2012. County Councillors were requested to save the date and they will receive registration brochures in March.

**9.6 c) Event Planning and Social Awareness Coordination – RFP Results:**

Jenna Ujiye, Tourism Marketer reviewed the process for the Request for Proposal (RFP) that was posted on the County's website, circulated to all destination marketing organizations in Regional Tourism Organization four (RTO 4) and circulated to local consultants/teams who had previously applied for or completed tourism work with Huron County. The report provides a summary of the proposals. It is recommended that the proposal from EMPIRE Consulting at a cost of \$21,996.00 (plus HST) be accepted.

**MOTION:**

Moved by: Councillor D. Shewfelt and Seconded by: Councillor J. Ginn:

**THAT:**

The recommendation of Cindy Fisher, Tourism Coordinator and Jenna Ujiye, Tourism Marketer that the 2012 Event Planner and Social Awareness Co-ordinator contract; be awarded to EMPIRE Consulting at a cost of \$21,996.00 (plus HST); be approved.

CARRIED

**9.6 d) Shop in Huron Marketing Campaign:**

The maintenance and marketing of an online comprehensive business directory of all Huron County businesses is a core function of Economic Development Services (EDS). As part of the EDS Web & Interactive Marketing Strategy, the new [shopinhuron.ca](http://shopinhuron.ca) website was developed and launched in 2010. Business listings are kept up-to-date dynamically with a powerful centralized database; this same database also automatically populates business listings on all other economic development related websites (e.g. [ontarioswestcoast.ca](http://ontarioswestcoast.ca), [huronmanufacturing.ca](http://huronmanufacturing.ca)). The system provides for significant efficiencies in the management of business information and facilitates new partnership opportunities with municipal and industry partners for the centralization and maintenance of data.

In the summer of 2011, a new 'Act Local' program was launched in conjunction with the online business directory. The [shopinhuron.ca](http://shopinhuron.ca) website now offers

users with many enhanced features and information on the value of supporting local businesses. EDS is also moving ahead with a number of marketing initiatives to promote the website to consumers. A pre-Christmas campaign was launched in November with print, direct mail and radio advertising. Douglas Barill, Business Development Coordinator and Mark Hussey, Web and Multi-media Developer provided a demonstration of some of the features of the website, concepts of the 'Act Local' program and an overview of the marketing campaign.

**9.7 a) Notices of Intent Under the Tree By-law:**

	<u>Contractor</u>	<u>Property Owner</u>	<u>Acres</u>	<u>Location</u>
1.	M & M Tree Service	Larry Desjardine	12	Lot 3 , Con. 22, SH, Stephen Ward
2.	Kaster Logging	Neil Rintoul	17	N ½ Lot 24/25, Con. 11, ACW, W. Wawanosh Ward
3.	Kaster Logging	Neil Rintoul	15	W ½ Lot 26/27, Con. 11, ACW, W. Wawanosh Ward
4.	Kaster Logging	Steve Rintoul	3	S ½ Lot 25, Con. 12, ACW, W. Wawanosh Ward
5.	Gideon Miller	John J. Thompson	40	Lot 25/26, Con. 9, ACW, W. Wawanosh Ward
6.	Kaster Logging	Cameron Kennedy	16	Pt. Lot 13/14, Con. 12, MT, Turnberry Ward
7.	Kaster Logging	Doug & Annette Vrolyk	10	E. Pt. Lot 30, Con. Maitland, ACW, Colborne Ward
**				
8.	G & D Forestry	779087 Ont. Ltd c/o Mark Sully	27	Plan 542 Pt. Lots 1-5 N/S Huron Road, Lots 1-9 incl. of Centre Rd., Lots 1-9 include Lot B W of Bury Rd. and Centre Rd., CH, Goderich Ward
**				
9.	B. Kropf Forestry Service Ltd.	Erhard Strenzke	20	Lot 2, Con. 10, MT, Turnberry Ward
10.	M & M Tree Service	Gen Medema	100	Lot 28/Pt.27, Con. 8, Bluewater, Hay Ward
11.	Bauman Sawmill Inc.	Van Miltenburg Farms Inc.	35	Lot 4/5/6, Con. 7, HE, Tuckersmith Ward
12.	Kaster Logging	Henry Stutzman	15	Lot 20, Con. 11, ACW, West Wawanosh Ward

	<u>Contractor</u>	<u>Property Owner</u>	<u>Acres</u>	<u>Location</u>
13.	Kitchener Forest Products	1028094 Ont. Ltd. c/o Ken Palen	40	Lot 32/33, Con.12/13/14, East Wawanosh Ward, NH
14.	Kitchener Forest Products	Eldon Bowman	31	Lot 22/23, Con.10, Howick
15.	Double S Logging Inc	John Brand	8	W1/2 Lot 40, Con. 11, CH, Goderich Ward
16.	Miller Wood Products Ltd.	Robert Bell	9	Lot 23, Con. North Boundary, Bluewater, Hay Ward
17.	J.H. Keeso and Sons Ltd.	George Storemont	10	S ½ Lot 18, Con. 5, MT, Morris Ward
18.	Bernie McGlynn	Bruce Willits	5	Lot 14, Con. 14, ACW, W. Wawanosh Ward.

\*\* Salvage only intents due to tornado damage – processed at no charge.

## **10 Administration, Policies & Other Issues:**

### **10.1 County Calendar for 2012:**

#### **MOTION:**

Moved by: Councillor G. Robertson and Seconded by: Councillor J. Dietrich:

#### **THAT:**

The County of Huron establish; the following events; subject to available facilities and resources:

- An Invitation to attend County Council' Fifth Session on April 4<sup>th</sup>, 2012 be extended to:  
Past Wardens, Huron-Bruce M.P. Ben Lobb, Huron-Bruce M.P.P. Lisa Thompson, and the local municipalities of Ashfield-Colborne-Wawanosh, Howick, North Huron, Morris-Turnberry and Goderich;
- County Council Photograph on July 4<sup>th</sup>, 2012;
- Warden's Banquet on November 2<sup>nd</sup>, 2012;

#### **AND FURTHER THAT:**

The County of Huron Calendar for 2012; be approved.

**CARRIED**

**11. Correspondence:**

**12. Accounts and Financial Statements:**

Accounts up to and including November 28<sup>th</sup>, 2011; were reviewed.

Highways	\$889,842.52
Fleet	\$20,140.27
Planning	\$136,661.99

Financial statements for the period ending October 31<sup>st</sup>, 2011; were reviewed.

	REVENUE		EXPENDITURES		COUNTY CONTRIBUTION	
	Actual	Prorated	Actual	Prorated	Actual	Prorated
Highways	115,304	2,285,000	16,314,634	11,119,280	16,199,330	8,834,280
Fleet	1,956,275	1,677,190	1,526,722	1,472,980	(429,553)	(204,210)
Planning	610,413	844,830	2,520,046	2,961,620	1,909,633	2,116,790

MOTION:

Moved by: Councillor N. Rintoul and Seconded by: Councillor A. Versteeg:

THAT:

The accounts up to and including November 28<sup>th</sup>, 2011 and the financial statements as of October 31<sup>st</sup>, 2011; be received.

CARRIED

**"Closed to the Public Session":**

MOTION:

Moved by: Councillor G. Robertson and Seconded by: Councillor T. Hessel:

THAT:

The Committee do now go into a "Closed to the Public Session" at 11:21 a.m. under Section 239 of the Municipal Act, 2001 as amended:

- *The security of the property of the municipality of local board;*

AND FURTHER THAT:

CAO Larry C. Adams, Director of Public Works Dave Laurie, Treasurer David Carey and County Clerk Barbara L. Wilson remain in attendance.

CARRIED

MOTION:

Moved by: Councillor T. Hessel and Seconded by: Councillor G. Robertson:

THAT:

The Committee rise from the "Closed to the Public Session" at 11:38 a.m.

CARRIED

Committee of the Whole Day 1  
Wednesday December 14<sup>th</sup>, 2011  
Page 14 of 14

MOTION:

Moved by: Councillor T. Hessel and Seconded by: Councillor P. Gowing:

THAT:

Staff to proceed as directed in the "Closed to the Public Session".

CARRIED

**Next Meeting:**

The next meeting of Day 1 Committee of the Whole will be in Goderich on Wednesday January 11<sup>th</sup>, 2012 at 9:00 a.m.

**Adjournment:**

MOTION:

Moved by: Councillor J. Dietrich and Seconded by: Councillor B. Dowson:

THAT:

The meeting adjourn at 11:39 a.m.

CARRIED

---

Chair J. Grace`