



**Day One:**  
**Committee of the Whole**  
Highways, Planning & Corporate  
Minutes - January 11, 2012

GODERICH, ONTARIO



## COMMITTEE OF THE WHOLE DAY 1

Goderich, Ontario  
January 11<sup>th</sup>, 2012

The Committee of the Whole Day 1 met in the Court House Council Chambers in Goderich on the 11<sup>th</sup> of January, 2012. All members of Council were present. Chair J. Grace called the meeting to order at 9:02 a.m.

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

There were no declarations of pecuniary conflict of interest.

### **MOTION:**

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

### **THAT:**

The Committee of the Whole Day 1 Agenda for January 11<sup>th</sup>, 2012; be accepted and all Reports included in the Agenda; be received.

CARRIED

### **Councillor's Issues:**

Warden MacLellan confirmed for some staff the interview process that was involved in hiring George Cuff to conduct the Organizational Review. Warden MacLellan also confirmed that Mr. Cuff is very qualified to undertake this Organizational Review.

Warden MacLellan assured the confidentiality of the interview process for staff by securing a room in the Town of Goderich municipal office for the interviews.

Warden MacLellan reported that he is working with Treasurer David Carey to come up with a Budget for 2012 that Council will be content with prior to the formal Budget meetings.

Warden MacLellan commented on a meeting he had with legal counsel, Greg Stewart. The subject of the meeting was Justice Gorman's decision as it pertains to Huron County Council composition and the advice that Greg Stewart gave the County to proceed with 16 members of County Council as of the November 18<sup>th</sup>, 2011 decision. Mr. Stewart felt it was not as complicated

for Council to continue on in the future if Council proceeded with 16 members as opposed to 20 members as of November 18<sup>th</sup>. If the four members who lost their seats are back as members after the appeal is heard on January 31<sup>st</sup>, 2012; business could continue as usual. If Greg Stewart's advice were to proceed with 20 members after the November 18<sup>th</sup>, 2011 decision and the four members lost their seats after the appeal is heard on the 31<sup>st</sup> of January, 2012, then there may be some complications that would present itself at that time in terms of the business done at the County between November 18<sup>th</sup>, 2011 and January 31<sup>st</sup>, 2012.

Warden MacLellan raised a concern about the procedure for the Warden to bring forward information to Council and comment on it. He indicated there is no true mechanism to give Council information that he is privy to that will assist in Council's decision making process. There was some discussion following these remarks.

Councillor Versteeg reported he intends to come forward in the near future with a Notice of Motion to have County Council reconsider the Mandatory Septic System Inspection Program.

Councillor Vincent requested that a reply be sent to the Southwest Economic Alliance (SWEA) Board of Directors regarding the South West Economic Development Fund's Consultation Process.

MOTION:

Moved by: Councillor N. Vincent and Seconded that Councillor T. Hessel.

THAT:

Staff; be directed to put together a report outlining the County's support for the Southwest Development Fund and the principles the fund should be based on;

AND FURTHER THAT:

The staff report; indicate the County's interest in applying for such funding and that several current projects are underway and future projects would benefit from funding support;

AND FURTHER THAT:

This report from staff is to be returned to the COTW Day 2 meeting on January 18<sup>th</sup>, 2012.

CARRIED

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

Jane Muegge, Agricultural Economic Development Advisor, Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) was not available to give her presentation; for the information of the Committee.

**7. Public Works Department:**

Dave Laurie, Director of Public Works and David Carey, Treasurer presented a report entitled Huron County Mutual Fire Aid Association Request; for the information of the Committee.

**7.1 Huron County Mutual Fire Aid Association Request:**

MOTION:

Moved by: Councillor P. Klopp and Seconded by: Councillor J. Steffler:

THAT:

The request from the Huron County Mutual Fire Aid Association for the County of Huron to assume the ownership of the "out of service" ambulance; be approved;

AND FURTHER THAT:

The Council of the County of Huron agree to include the "out of service" ambulance in the upcoming Huron County auction;

AND FURTHER THAT:

The County of Huron; agree to provide transportation of the 30' Fire Safety Trailer around the County of Huron when delivering the Fire Safety and Fire Prevention messages to Schools or at Community Fairs and Events.

CARRIED

***(The following Motion was passed at the February 1<sup>st</sup>, 2012 Third Session of County Council amending the previous Motion).***

MOTION:

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

THAT:

An Amendment to the Motion authorizing the 30' Fire Safety Trailer be taken over the County of Huron; be amended to reflect the Public Works/Highway Department will be responsible for delivering the trailer to community events.

CARRIED

## **8. Planning and Development:**

### **8.1 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.

#### **8.1 a) B52/11 - Roy Thomas Williamson (owner), South Part Lots 6, 7, & 8, Concession 18, Grey Ward, Municipality of Huron East:**

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 7.7 hectares (19 acres) containing a residence, 2 small sheds, 2 driving sheds, vacant barns, an unused liquid manure tank and 6 hectares (15 acres) of woodlot. The vacant land to be retained is approximately 26.6 hectares (65.7 acres) of farmland.

The Planning and Development Department recommends that the application be approved subject to a condition that requires the severed parcel to be reduced in area to only include those lands necessary to support the residence and accessory buildings (approx. 4 acres or 1.6 ha) and not include the woodlot as proposed in the application. If this condition is attached, the application would conform to the Provincial Policy Statement, the Huron County Official Plan and the Huron East Official Plan. The Municipality of Huron East is supportive of the application as submitted by the applicant including the woodlot with the severed parcel.

Sandra Weber, Senior Planner, Planning and Development reviewed the application with the Committee. Tom Williamson, owner of the subject property, commented on the application.

#### **MOTION:**

Moved by: Councillor B. Dowson and Seconded by: Councillor P. Gowing:

#### **THAT:**

The recommendation of Sandra Weber, Senior Planner, Planning and Development Department, that Consent Application B52/11 by Roy Thomas Williamson, requesting separation and conveyance of a parcel of land described as South Part of Lots 6, 7 & 8, Concession 18, Grey Ward, Municipality of Huron East be given provisional consent, and the severed parcel include the woodlot as applied for; be approved.

CARRIED

### **8.2 Delegated Consents:**

The authority to grant undisputed consents is delegated to the Director of Planning and Development under By-law 5-2009. The report entitled Delegated Consents by Senga Smith is for the information of Committee.

MOTION:

Moved by: Warden B. MacLellan 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 January 11<sup>th</sup>, 2012; be approved.

CARRIED

### **8.3 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. The By-laws are listed in the attached report.

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

CARRIED

### **8.4 Subdivisions**

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

At the meeting of December 14, 2011 the Committee of the Whole Day 1 deferred the matter to allow the opportunity for South Huron Council to hear the request for a one year extension at their next meeting scheduled for January 3, 2012. A letter was forwarded from the owner to the Planning & Development Department on December 20, 2011 withdrawing the application for Draft Plan extension. Draft Plan approval will lapse on February 4, 2012.

**8.4 b) Plan of Condominium File 40CDM11001, Larry Otten Contracting Inc., Part Lot 107 and Part Lot 108, Maitland Concession, Town of Goderich**

This application is for the creation of a 39 residential unit phased condominium (townhouses) on a 4.8 ac (1.9 ha) site, fronting onto Bennett Street in the Town of Goderich. The development will be serviced by municipal sewer and water and will include a private road in the ownership of the condominium corporation. The developer entered into a site plan agreement and a development agreement with the Town of Goderich under the site plan control process. Many of the issues related to the development of the condominium have already been addressed through the site plan approval process. To date, building permits have been issued for 8 of the 39 residential units on the site (two buildings containing four units each). The residential units, road and stormwater management facility are currently being constructed.

The required public meeting under the *Planning Act* was held at the Town of Goderich on December 12, 2011. Councillor T. Hessel attended on behalf of County Council. The Town of Goderich is supportive of the County granting Draft Plan Approval with the conditions as outlined in the planning report.

Sandra Weber, Senior Planner, Planning and Development Department reviewed the application.

**MOTION:**

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

**THAT:**

The recommendation of Denise Van Amersfoort, Planner and Sandra Weber, Senior Planner, Planning and Development Department, that Condominium File 40CDM11001 on Part Lot 107 and Part Lot 108, Maitland Concession, Town of Goderich, requesting draft plan approval be given, subject to conditions; be approved;

**AND FURTHER THAT:**

The Notice of Draft Plan; be circulated.

CARRIED

**8.5 Community Economic Development:**

**8.5 a) Rural Proofing:**

In November 2011, County Council asked staff to research rural proofing and its potential for use in Ontario. Rural proofing is a process of systematically considering rural issues and perspectives when government policies and

programs are being developed to ensure that they will be beneficial, implementable and not cause unintended consequences in rural areas. The report contains the research results and conclusions, as well as useful rural proofing checklists.

MOTION:

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

THAT:

The Council of the County Huron accepts and endorses the report entitled Rural Proofing;

AND FURTHER THAT:

The report be forwarded to the Province through Rural Ontario Municipalities Association (ROMA) and the Western Ontario Wardens' Caucus to consider incorporating a rural lens in future Provincial policy or program initiatives.

CARRIED

### **8.5 b) Sustainability Plan:**

In June 2010, County Council appointed the Sustainable Huron Steering Committee comprising representatives from economic, social and environmental organizations across Huron County, to develop a Sustainability Plan based on the Take Action for Sustainable Huron report. The Steering Committee is pleased to present the draft Sustainability Plan prepared through numerous meetings and consultation with hundreds of residents. A staff report and the draft Plan were provided. This project is funded by the County of Huron and the Green Municipal Fund, a fund financed by the Government of Canada and administered by the Federation of Canadian Municipalities (FCM).

Director of Planning and Development Scott Tousaw publicly thanked the members of the Steering Committee; many of whom were present, for their dedication and hard work to bringing this Plan to fruition. The members of the Steering Committee present were introduced.

Rebecca Rathwell, Immigration Partnership and Liz Nield, from Lura Consulting reviewed the process that was undertaken.

Some of the members of the Steering Committee made comments about the accomplishments to submit the Take Action for Sustainable Huron – Sustainability Plan. Those commenting were as follows:

- Roger Watt, representing the Lakeshore residents
- Sherri Preszcaton, representing the Health Unit
- Paul Mennill, also representing the Lakeshore residents



MOTION:

Moved by: Councillor B. MacLellan and Seconded by: Councillor J. Ginn:

THAT:

The draft Huron County Sustainability Plan; be received for further consideration and endorsement at a later date,

AND FURTHER THAT:

Staff; be directed to circulate the Plan to stakeholders and to seek implementation funding and bring back a subsequent report.

CARRIED

**8.5 c) Self Employment Benefit (SEB) Program Agreement between Ministry of Training, Colleges and Universities (MTCU) and the County of Huron for 2012-13**

The County of Huron has delivered the SEB program since 1993 under agreement with the Ministry. The SEB program is 100% funded by the Ministry of Training, Colleges and Universities. The program provides Employment Insurance (EI) eligible clients with the necessary training and counselling support to launch full-time businesses.

MOTION:

Moved by: Councillor N. Vincent and Seconded by: Councillor D. Jewitt:

THAT:

The recommendation of Carol Leeming, Planner, Planning and Development Department; that a By-law authorizing the signing of the SEB Agreement with the Ministry of Training, Colleges and Universities be prepared for the February 1<sup>st</sup>, 2012 Council meeting; be approved.

CARRIED

**8.6 Huron County Sentinel Well Program:**

The Huron County Sentinel Well program was initiated following recommendations from the Groundwater Quality Assessment carried out in the County in 2001. As a result of this study, representative wells, termed "Sentinel Wells" from six clusters across the County were identified for long-term monitoring.

In 2004 Ausable Bayfield Conservation Authority (ABCA), Maitland Valley Conservation Authority (MVCA) and Huron County agreed that the six sentinel wells would be sampled on an annual basis and analyzed for the general chemical parameters and a limited suite of metals. In addition, two of the six wells considered to be more susceptible to contamination would be analyzed

for a more comprehensive suite of parameters, including hydrocarbons, organic pesticides and metals. The water sampling is done by the conservation authority.

2011 was the sixth year of sampling all six sentinel wells for basic chemical and metal parameters. Yearly sampling provides data that is a starting point to evaluate trends and describes water quality characteristics for the sentinel wells.

Consistent with previous years, the 2011 results indicate no significant decrease in the quality of groundwater over the time studied. All water quality parameters are within a normal range for the types of aquifers in Huron County. Two of the sentinel wells are likely under the influence of surface water and should be considered intrinsically susceptible to anthropogenic (human) influence. The sampling results are shared with the owners of the wells.

Scott Tousaw, Director of Planning and Development Department commented on this report.

### **8.7 Forest Conservation:**

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

There are no reports for this meeting.

David Pullen, Forest Conservation Officer was in attendance and responded to Council's request for input on a possible review of the Forest Conservation By-law by the Maitland Valley Conservation Authority Watershed Partnership's Terrestrial Team.

#### **MOTION:**

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

#### **THAT:**

The County of Huron; request the Maitland Valley Conservation Authority Watershed Partnership's Terrestrial Team to review the County of Huron Forest Conservation By-law and recommend changes to County Council.

**CARRIED**

**9. Administration, Policies & Other Issues:**

There were no reports from Administration.

**10. Correspondence:**

**11. Accounts and Financial Statements:**

Accounts up to and including December 31<sup>st</sup>, 2011; were reviewed.

Highways	\$1,666,297.51
Fleet	\$137,648.78
Planning	\$243,616.85

Financial statements for the period ending November 30<sup>th</sup>, 2011; were reviewed.

	REVENUE		EXPENDITURES		COUNTY CONTRIBUTION	
	Actual	Prorated	Actual	Prorated	Actual	Prorated
Highways	184,621	2,513,500	18,144,801	12,231,208	17,960,180	9,717,708
Fleet	2,083,598	1,844,909	1,650,943	1,620,278	(432,655)	(224,631)
Planning	659,210	929,313	2,822,274	3,257,782	2,163,064	2,328,469

MOTION:

THAT:

The accounts up to and including December 31<sup>st</sup>, 2011 and the financial statements as of November 30<sup>th</sup>, 2011; be received.

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

There was no Closed to the Public Session at this meeting.

**Next Meeting:**

The next meeting of Day 1 Committee of the Whole will be in Goderich on Wednesday February 8<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 11:15 a.m.

CARRIED

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Chair J. Grace