



**Day One:**  
**Committee of the Whole**  
Highways, Facilities, Planning & Corporate  
Minutes - June 11, 2014

GODERICH, ONTARIO



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

Goderich, Ontario  
June 11, 2014

The Committee of the Whole Day 1 met in the Court House Council Chambers in Goderich on the 11<sup>th</sup> day of June 2014.

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

All members of Council were present except Councillor Grace. Chair Klopp called the meeting to order at 9:49 a.m.

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

There were no declarations of pecuniary interest stated.

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

MOTION:

Moved By: Councillor Robertson and Seconded By: Councillor Dietrich

THAT:

The Committee of the Whole Day 1 Agenda for June 11, 2014 be accepted and all reports included in the Agenda be received as presented.

CARRIED

### **4. Delegations:**

#### 4.1 Huron Adventures Inc.

Huron Adventures Inc. president Genny Smith was in attendance to introduce a new initiative in the County called Huron Adventures. She explained its relationship with the Huron Tourism Association and requested suggestions for further possible alliances with local businesses in the County.

#### 4.2 Huron County Soil and Crop Improvement Association (HSCIA)

HSCIA past president Joe Vermunt, and executive members Stefan Zetehner, president and Chris Vanesbroeck provided **further details on HSCIA's** proposed plans for the agricultural land at the Huron County Services Complex. HSCIA requested that Council approve the lease of the agricultural land on the site for \$1.00 per year subject to annual updates to Council and preparation of a long term lease that would be in the interest of the County, HSCIA and the other partners on the demonstration site.

MOTION:

Moved By: Councillor Vincent and Seconded By: Councillor Steffler

THAT:

The recommendation of Barbara Hall, Housing and Property Manager and Dave Pullen, Forest Conservation Officer, that the County-owned agricultural land to the east of the Health and Library Complex / Jacob Memorial Building be leased to the Huron County Soil and Crop Improvement Association at a preferential lease rate of \$1.00 for the purpose of demonstrating agronomic best management practices in soil conservation and water quality, in

partnership with such organizations as the Huron Stewardship Council and the Ausable Bayfield Conservation Authority, be raised from the table.

CARRIED

MOTION:

Moved By: Warden Steffler and Seconded By: Councillor Dowson

THAT:

The recommendation of Barbara Hall, Housing and Property Manager and Dave Pullen, Forest Conservation Officer, that the County-owned agricultural land to the east of the Health and Library Complex / Jacob Memorial Building be leased to the Huron County Soil and Crop Improvement Association at a preferential lease rate of \$1.00 for the purpose of demonstrating agronomic best management practices in soil conservation and water quality, in partnership with such organizations as the Huron Stewardship Council and the Ausable Bayfield Conservation Authority, be approved.

AN AMENDMENT TO THE MOTION WAS MADE:

Moved By: Councillor Ginn and Seconded By: Councillor Robertson

THAT the following be added to the main motion:

"... preferential lease rate of \$1.00 *for ten (10) years for the purpose of ...*"

CARRIED

The main motion as amended was adopted, the final wording being as **follows:** "The recommendation of Barbara Hall, Housing and Property Manager and Dave Pullen, Forest Conservation Officer, that the County-owned agricultural land to the east of the Health and Library Complex / Jacob Memorial Building be leased to the Huron County Soil and Crop Improvement Association at a preferential lease rate of \$1.00 for ten (10) years for the purpose of demonstrating agronomic best management practices in soil conservation and water quality, in partnership with such organizations as the Huron Stewardship Council and the Ausable Bayfield Conservation Authority, be approved."

CARRIED

Council recessed at 10:32 a.m. and resumed at 10:45 a.m.

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

Warden Steffler informed members that he attended the 2014 AORS Municipal Public Works Trade Show in the Town of Arnprior. This event will be held in Exeter in June 2015.

Councillor Hessel reviewed some concerns he had with the GIS mapping system. These concerns were addressed by Scott Tousaw, Director of Planning.

## **6. Report of the Agricultural & Rural Economic Development Advisor OMAF/MRA:**

Daryl Ball, Agricultural & Rural Economic Development Advisor, Ontario Ministry of Agriculture and Food was in attendance. He updated Council on Rural Economic Development Grants and will **present a report on the "Honey Bee Decline" at a future meeting.**

**7. Consent Agenda** – Items 7.1 through 7.10:

Planning and Development

The authority to grant undisputed consents is delegated to the Manager of Planning 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 May 24, 2014, be approved.

7.2 Zoning By-laws: (prepared by Scott Tousaw)

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 were listed in the report.

ACTION:

THAT:

The recommendation of Scott Tousaw, Director that no objections be lodged to the Zoning By-laws.

7.3 Forest Conservation: (prepared by Dave Pullen)

The Notices of Intent under the Forest Conservation By-law were listed in the report.

ACTION: Receive for information.

7.4 Huron Economic Development Partnership (HEDP) (prepared by Scott Tousaw)

The minutes of the HEDP Management Meeting of May 9, 2014 were provided.

ACTION: Receive for information.

7.5 Ag-Ambitions Program Coordinator (prepared by Rebecca Rathwell)

Provincial funding was received from the Youth Entrepreneurship Program to deliver the second year of a training program for young people interested or engaged in operating agricultural related businesses. This project implements one of the priority projects of the Huron Sustainability Plan. The selected contractor also coordinated year one of the program.

MOTION:

THAT:

The recommendation of Rebecca Rathwell, Project Manager, to award the coordinator contract for the Ag-Ambitions program to Meriel Cromarty (Forktrends) at a cost of \$32,000 including HST, be approved;

AND FURTHER THAT:

A By-law be prepared authorizing the Warden and the Clerk to endorse this contract.

7.6 Kathleen Wynne, Premier of Ontario acknowledging receipt of Huron County Council’s resolution regarding energy rate increases

ACTION: Receive for information.

7.7 Ontario Energy Board acknowledging receipt of Huron County Council’s resolution regarding electricity rates in Ontario

ACTION: Receive for information.

7.8 Denis Lebel, Minister of Infrastructure, Communities and Intergovernmental Affairs, re: New Building Canada Plan (NBCP)

ACTION: Receive for information.

7.9 Ontario Energy Board re: Municipal Resolutions - Hydro One Networks Inc. - Custom IR Application Board File Number EB-2013-0416

7.10 Accounts and Financial Statements:

Accounts up to and including May 22, 2014 were reviewed.

DEPARTMENT PROGRAM	ACCOUNT
Highways	115,209.86
Fleet	34,412.96
Planning	77,794.08

Financial statements for the period ending April 30, 2014 were reviewed.

DEPARTMENT PROGRAM	REVENUE		EXPENDITURES		COUNTY CONTRIBUTION	
	Actual	Prorated	Actual	Prorated	Actual	Prorated
Highways	33,967	698,052	5,781,501	4,469,728	5,747,534	3,771,676
Fleet	890,221	795,900	786,473	739,340	(103,748)	(56,560)
Planning	179,139	302,280	1,041,654	1,285,972	862,515	983,692

ACTION:

THAT:

The accounts up to and including May 22, 2014 and the financial statements as of April 30, 2014 be received.

Consent Agenda

MOTION:

Moved By: Councillor Versteeg and Seconded By: Councillor Gowing

THAT:

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

CARRIED

**8. Planning and Development:**

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.

**a) B13/14 – Michael and Julie Spetman (owners), Michael Spetman (agent), Part of Lot 5, Broken Front Concession, being Pt. 1 22R4368, Colborne Ward, Township of Ashfield-Colborne-Wawanosh, (presented by Monica Walker-Bolton)**

The effect of this application when combined with consent applications B14/14 and B15/14 is to create 5 new lots. Application B13/15 creates a 2.7 hectare (5 acre) lot, which will be further subdivided by the subsequent consents. The retained lands are approximately 2.7 ha. It is recommended by the Planning & Development Department that this application be approved subject to conditions. The application meets the criteria for approval under the Provincial Policy Statement, Huron County Official Plan, Ashfield-Colborne-Wawanosh Official Plan and Section 51(24) of the Planning Act, RSO, 1990 as amended. The application has been recommended for approval by the Township of Ashfield-Colborne-Wawanosh. The application is a disputed consent because one objection has been received.

**b) B14/14 – Michael and Julie Spetman (owners), Michael Spetman (agent), Part of Lot 5, Broken Front Concession, being Pt. 1 22R4368, Colborne Ward, Township of Ashfield-Colborne-Wawanosh, (presented by Monica Walker-Bolton)**

The effect of this application when combined with consent applications B13/14 and B15/14 is to create 5 new lots. Application B14/15 creates two 0.4 hectare (1 acre) lots and one 1.2 hectare (3 acre) lot, which will be further subdivided by consent application B15/14. It is recommended by the Planning & Development Department that this application be approved subject to conditions. The application meets the criteria for approval under the Provincial Policy Statement, Huron County Official Plan, Ashfield-Colborne-Wawanosh Official Plan and Section 51(24) of the Planning Act, RSO, 1990 as amended. The application has been recommended for approval by the Township of Ashfield-Colborne-Wawanosh. The application is a disputed consent because one objection has been received.

**c) B15/14 – Michael and Julie Spetman (owners), Michael Spetman (agent), Part of Lot 5, Broken Front Concession, being Pt. 1 22R4368, Colborne Ward, Township of Ashfield-Colborne-Wawanosh, (presented by Monica Walker-Bolton)**

The effect of this application when combined with consent applications B13/14 and B14/14 is to create 5 new lots. Application B15/15 creates three 0.4 hectare (1 acre) lots. It is recommended by the Planning & Development Department that this application be approved subject to conditions. The application meets the criteria for approval under the Provincial Policy Statement, Huron County Official Plan, Ashfield-Colborne-Wawanosh Official Plan and Section 51(24) of the Planning Act, RSO, 1990 as amended. The application has been recommended for approval by the Township of Ashfield-Colborne-Wawanosh. The application is a disputed consent because one objection has been received.

MOTION:

Moved By: Councillor MacLellan and Seconded By: Councillor Shewfelt

THAT:

The recommendation of Monica Walker-Bolton, Planner, Planning and Development Department, that Consent Application B13/14 by Michael Spetman, requesting separation and conveyance of a parcel of land described as Part of Lot 5, Broken Front Concession, Colborne Ward, Township of Ashfield-Colborne-Wawanosh be approved with conditions, be approved;

AND FURTHER THAT:

The recommendation of Monica Walker-Bolton, Planner, Planning and Development Department, that Consent Application B14/14 by Michael Spetman, requesting separation and conveyance of a parcel of land described as Part of Lot 5, Broken Front Concession, Colborne Ward, Township of Ashfield-Colborne-Wawanosh be approved with conditions, be approved;

AND FURTHER THAT:

The recommendation of Monica Walker-Bolton, Planner, Planning and Development Department, that Consent Application B15/14 by Michael Spetman, requesting separation and conveyance of a parcel of land described as Part of Lot 5, Broken Front Concession, Colborne Ward, Township of Ashfield-Colborne-Wawanosh be approved with conditions, be approved.

CARRIED

**8.2 Plan of Subdivision File 40T13002, 2116873 Ontario Limited/Fusion Homes (Owners), Pt Lots 1, 2, 6, 7, 22, 23, 24, 25, 26, and Part of Old Railway, Registered Plan 538, & Pt Lot 3, Concession 1, Geographic Township of Goderich, former Municipality of Central Huron, now the Town of Goderich**  
(presented by S. Tousaw)

A County Councillor is required to attend a public meeting on June 23, 2014, at 6:00 pm, at the Goderich Town Hall, Council Chambers, 57 West Street, Goderich for a proposed Plan of Subdivision in the Town of Goderich. The land became part of the Town of Goderich on January 1, 2014 in accordance with the boundary adjustment agreement between the Municipality of Central Huron and the Town of Goderich.

MOTION:

Moved By: Councillor Gowing and Seconded By: Councillor Versteeg

THAT:

Councillor Ginn attend the public meeting on June 23, 2014, at 6:00 pm, at the Goderich Town Hall, Council Chambers, 57 West Street, Goderich, for a proposed Plan of Subdivision (File 40T13002, 2116873 Ontario Limited/Fusion Homes (Owners), Pt Lots 1, 2, 6, 7, 22, 23, 24, 25, 26, and Part of Old Railway, Registered Plan 538, & Pt Lot 3, Concession 1, Geographic Township of Goderich, former Municipality of Central Huron, now the Town of Goderich).

CARRIED

**8.3 Plan of Subdivision File 40T12001, Wingham Creek A2A Developments Inc. (Owners), Weston Consulting Group Inc. (Agent), Part Lots 5 and 6, Concession 1, Geographic Township of Turnberry, Township of North Huron** (presented by Sally McMullen)

The purpose of this application is a draft plan of subdivision under Section 51 of the Planning Act. A residential subdivision is proposed within the settlement area of Wingham (east side) on a 36.94 ha parcel (91.3 acres). A total of 250 residential units are proposed on 11.45 ha, which is a density of 21.8

units per hectare. An additional 8.55 ha is allocated for future residential development. The subject land is designated Residential in the North Huron Official Plan and zoned FD (Future Development) in the North Huron Zoning By-law. It is recommended that subdivision 40T12001 be granted draft plan approval subject to the attached conditions and that the notice be circulated. An amendment to the subdivision agreement was recommended under **section 11(b) to include "or part lot control at the discretion of the County of Huron."**

MOTION:

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

THAT:

The recommendation of Sally McMullen, Planner, Planning and Development Department, that Draft Plan of Subdivision 40T12001 by Wingham Creek Developments Inc. on the parcel of land described as Part Lots 5 and 6, Concession 1 Turnberry, Being Pt. 1, 22R5848 Except Pt. 1, 22R5878, Morris Turnberry/North Huron, Township of North Huron, County of Huron be granted draft plan approval with amendments subject to the attached conditions, be approved;

AND FURTHER THAT:

The notice of the draft plan approval be circulated.

CARRIED

#### **8.4 Huron Stewardship Council – Update** (presented by Rachel White)

County Council supports the activities of the Huron Stewardship Council through the Stewardship Coordinator position. This report provides an update on stewardship projects, including local wildlife research, forestry, youth initiatives, and partnership building.

MOTION:

Moved By: Councillor Versteeg and Seconded By: Councillor Hessel

THAT:

The report entitled Huron Stewardship Council Update presented by Rachel White, Stewardship Coordinator, be received as presented, for information.

CARRIED

#### **8.5 Court House Park Agreement:** (presented by S. Tousaw)

With the rebuilding the Court House Park following the 2011 tornado, a new agreement is required with the Town of Goderich regarding easements and maintenance.

MOTION:

Moved By: Councillor MacLellan and Seconded By: Councillor Hessel

THAT:

The recommendation of Scott Tousaw, Director to approve the Court House Park agreement with the Town of Goderich for registration on title, be approved;

AND FURTHER THAT:

A by-law be prepared to authorize the Warden and Clerk to sign the agreement.

CARRIED



**8.6 Make Huron Home – Update** (presented by Rebecca Rathwell)

The Immigration Partnership is funded by the Ministry of Citizenship and Immigration. The report provides an update, including benchmarking metrics and collaborative partnerships.

MOTION:

Moved By: Councillor Robertson and Seconded By: Councillor Ginn

THAT:

The report entitled Make Huron Home - Update presented by Rebecca Rathwell, Community Development Project Manager, be received as presented, for information.

CARRIED

**8.7 Annual Tourism Report** (presented by Cindy Fisher and Jenna Ujiye)

The Tourism report detailed the 2013 activity and the 2014 strategy for the following aspects of the County's role in tourism:

- Promotional Literature (travel guide, brochures, distribution) and Website
- Partnership with the Huron Tourism Association
- Huron County Tourism Event and Brochure Swap
- Marketing Programs and Partnerships
- Travel Writers
- Department Resources for Tourism

MOTION:

Moved By: Councillor Robertson and Seconded By: Councillor Hessel

THAT:

The recommendation of Cindy Fisher, Tourism Coordinator and Jenna Ujiye, Tourism Marketer to approve the 2013-14 Tourism Report, be approved;

AND FURTHER THAT:

The 2013-14 Tourism Report be circulated to municipalities and other tourism partners.

CARRIED

**9. Public Works Department:**

**9.1 Culvert Extension Projects – 25-37.1 and 25-41.6 (Contract No. BR925B):** (presented by Dave Laurie)

MOTION:

Moved By: Councillor MacLellan and Seconded By: Councillor Versteeg

THAT:

The recommendation of Dave Laurie, Senior Manager, Public Works, that the County accept the tender submitted by VanDriel Excavating Inc. for the above noted Culvert Repair Projects (Contract # BR925B), for the tendered price of \$178,597.54 (excluding HST), based on estimated quantities, be approved; The tendered price does not include; Engineering & Site Supervision, Contingency or County Administration.

AND FURTHER THAT:

A By-law be prepared and the Warden and the Clerk be authorized to execute the related documents.

CARRIED

**9.2 Winter Sand Contracts:** (presented by Mike Alcock)

MOTION:

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

THAT:

The recommendation of Mike Alcock, Civil Engineering Technologist, that the following contracts be awarded:

- Contract 14-101 Supply and Haul Winter Sand to Zurich be divided into 2 equal contracts awarded to Merner Contracting Ltd. and Jennison Construction Ltd. for the combined tendered price of \$53,245.60 (including HST) based on estimated quantities, be approved; **The sand will be supplied from Jennison's Holmesville Pit and Huron Concrete's Pit near Holmesville.**
- Contract 14-102 Supply only of Winter Sand for Auburn to be hauled by County Forces be awarded to Johnston Bros. (Bothwell) Ltd. for the tendered price of \$50,172.60 (including HST) based on estimated quantities, be approved; The sand will be supplied from Johnston Bros. Cunningham Pit and the Lavis Donnelly Pit.
- That Contract 14-103 Supply only of Winter Sand for Wingham to be **hauled by County Forces be awarded to Donegan's Haulage Ltd. for the tendered price of \$25,425.00 (including HST) based on estimated quantities, be approved; The sand will be supplied from Donegan's Whitechurch Pit.**
- Contract 14-104 Supply and Haul Winter Sand to Wroxeter be awarded to **Donegan's Haulage Ltd. for the tendered price of \$63,054.00 (including HST) based on estimated quantities, be approved; The sand will be supplied from Donegan's Whitechurch Pit.**

AND FURTHER THAT:

The County Clerk and Warden be authorized to execute the related contracts.

CARRIED

**10. Administration, Policies and Other Issues:** none

10.1 2013 Surplus Allocation (presented by Michael Blumhagen)

MOTION:

Moved By: Councillor Gowing and Seconded By: Councillor Dietrich

THAT:

The recommendation of Michael Blumhagen, Acting Treasurer, that the County distributes a portion of the 2013 unallocated surplus balance to the 2014 budget levy stabilization (\$326,143), the Enterprise Content Management software implementation (\$250,000), and the Highways winter maintenance reserve fund (\$855,564); be approved.

CARRIED

10.2 Economic Development Proposal (Verbal Report by Councillor MacLellan)

Councillor MacLellan presented a report on an economic development proposal.

MOTION:

Moved By: Warden Steffler and Seconded By: Councillor Robertson

THAT:

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The Council of Huron County table the report from Councillor MacLellan regarding an Economic Development Proposal pending the report from Ron Gaudet.

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, August 6, 2014 at 9:00 a.m.

**13. Adjournment:**

MOTION:

Moved By: Councillor Hessel and Seconded By: Councillor Gowing

THAT:

The meeting adjourn at at 12:56 p.m.

CARRIED

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Chair Councillor Klopp

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Deputy Clerk Brenda Orchard