



Day One: Committee of the Whole

Highways, Facilities, Planning & Corporate

Minutes - March 16, 2011

GODERICH, ONTARIO



COMMITTEE OF THE WHOLE DAY 1

Goderich, Ontario
March 16th, 2011

The Committee of the Whole Day 1 met in the Court House Council Chambers in Goderich on the 16th of March, 2011. All members of Council were present except for Councillors Frayne, Grace and Steffler. Councillor Hessel arrived at 9:12 a.m. Chair B. Dowson called the meeting to order at 9:03 a.m. Councillors Dietrich and Shewfelt left the meeting at 1:00 p.m. Councillor Hessel left the meeting at 1:06 p.m. Councillor Klopp left the meeting at 1:10 p.m.

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

Councillor J. Dietrich declared a pecuniary conflict of interest with item 7.4 b) Proposed Plan of Subdivision – 40T09001. Councillors Van Diepenbeek, Ginn MacLellan and Rintoul declared a conflict of interest with item 7.7 Low Frequency Noise (LFN) Committee.

MOTION:

Moved by: Councillor G. Robertson and Seconded by: Councillor B. Siemon:

THAT:

The Committee of the Whole Day 1 Agenda for March 16th, 2011; be accepted and all Reports included in the Agenda; be received.

CARRIED

Councillor's Issues:

Councillor Rintoul raised the issue of replacing stop signs and the cost involved to municipalities. Director of Public Works Dave Laurie commented this is a Minimum Maintenance Standard to which municipalities must adhere. The County of Huron recently purchased equipment that tests the reflectivity of signs. This is a job that will be done this summer for all the stop signs in the County.

MOTION:

Moved by: Councillor P. Klopp and Seconded by: Councillor N. Rintoul:

THAT

The County of Huron forward a letter to the Ontario Good Roads Association (OGRA) stating that it is very onerous and very expensive for municipalities to test all stop signs and regulatory signs every seven years to be in compliance with the Minimum Maintenance Standard;

AND FURTHER THAT:

The request for support to this issue was brought forward by a lower tier municipality in Huron County;

AND FURTHER THAT:

All lower tiers in Huron County; be advised of this Motion as well as the neighbouring Counties of Huron County.

CARRIED

CAO Larry C. Adams advised Council that administration does not respond to anonymous letters. An anonymous letter was received recently and there is some follow up underway with regard to the allegations in the anonymous letter.

5. Report of the Regional Information Co-ordinator OMAFRA:

Jane Muegge, Regional Information Co-ordinator, Ontario Ministry of Agriculture, Food and Rural Affairs delivered a presentation for the information of the Committee.

Jane Muegge provided information as a follow up from the February 16th Committee meeting. The RETScreen Clean Energy Project Analysis Software is a tool that can be used worldwide to evaluate the energy production and savings, costs, emission reductions, financial viability and risk for various types of Renewable-energy and Energy-efficient Technologies (RETs).

Jane Muegge also reminded members of the Committee about the job opportunities for students. There are application forms for rural jobs that fund up to \$2,000 for wage subsidy. The link is:

<http://www.omafra.gov.on.ca/english/rural/rsj/index.htm>

6. Public Works Department:

6.1

Dave Laurie, Director of Public Works and Mike Alcock, Civil Engineering Technologist presented the following reports for the information of the Committee.

6.1 Information Report:

There was some discussion about the former MTO Site at County Road 83 and Highway 21. Currently the Municipality of Lambton Shores is using the site. This Agreement has expired and as of April 11, 2011 this property may be declared surplus and sold.

MOTION:

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

THAT:

Staff; be instructed to investigate the former MTO site at County Road 83 and Highway 21; and report back to Committee.

CARRIED

6.2 Truck, Plow and Sander Unit – Rental for Winter Season in Zurich Patrol:

MOTION:

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

THAT:

The recommendation of Dave Laurie, Director of Public Works and Walter Johnston, Fleet Manager; that the tender for the plowing and sanding operations during the winter seasons 2011-2012, 2012-2013 and 2013-2014 for one truck; be awarded to Merner Contracting Ltd., in the amount of \$109.00 per working hour/per truck for one truck in the Zurich patrol; be approved.

CARRIED

6.3 One (1) Passenger Van for Low Income Dental Program:

MOTION:

Moved by: Councillor J. Dietrich and Seconded by: Councillor J. Ginn:

THAT:

The recommendation of Dave Laurie, Director of Public Works and Walter Johnston, Fleet Manager; that the tender for one 2011 Dodge Grand Caravan passenger van for the Health Unit and the Low Income Dental Program; be awarded to Exeter Chrysler Ltd., in the amount of \$25,550.952 (Including applicable taxes); and fully funded by the Health Unit; be approved.

CARRIED

6.4 Proposed Speed Zone Schedule:

MOTION:

Moved by: Councillor A. Versteeg and Seconded by: Councillor D. Riach:

THAT:

The recommendation of Mike Alcock, Civil Engineering Technologist; that the following two changes to Schedule A of Huron County By-law No. 27-2010; being a Schedule to a By-law to authorize the speed limits in the County of Huron; be approved.

CARRIED

7. Planning and Development:

7.1 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.

MOTION:

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

THAT:

The tabled Motion of January 12th, 2011, Committee of the Whole Day 1 meeting that states:

The recommendation from Scott Tousaw, Director of Planning and Development to forward Application B45/10 for Vodden and Palmer to create a rural residential building lot in an Agricultural Designation; be tabled pending receipt of additional information from the Planning Department; be raised from the table.

CARRIED

Clerk Wilson explained that the tabled Motion would be considered after all the information pertaining to Severance Application B45/10 has been heard.

7.1 a) B45/10 – Robert W. Vodden & JoAnne E. Palmer (owners), Pt. Lot 26 & 27, Concession 3, East Ward (Hullett), Municipality of Central Huron:

The purpose and effect of this application is for the creation of a new lot. It proposes to sever a non-farm rural residential building lot from the corner of a farm parcel. The vacant land to be severed is approximately 1.47 acres (0.6 ha). The land to be retained is approximately 74.1 acres (30 ha) which contains a residence and shed.

At the January 12, 2011 meeting of the Committee of the Whole Day 1, a study requested by Council - "Rural Residential Severance Impact Study" - was received and discussed, outlining similar parcels for severance in the County and the advantages and disadvantages of allowing such severances.

The Planning & Development Department recommends that this application be denied provisional consent as it does not meet the criteria for approval under the Provincial Policy Statement (PPS), Huron County Official Plan, Central Huron Official Plan or Section 51(24) of the Planning Act.

The application has been recommended for approval by the local Municipality of Central Huron.

Susanna Reid reviewed the application and was available to answer questions.

There was some discussion and Committee members were given an opportunity to make comments.

MOTION:

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

THAT:

The Motion to approve Application B45/10 for Vodden and Palmer to create a rural residential building lot in an Agricultural designation; be tabled pending receipt of additional information from the Planning Department on the process that would enable the County of Huron to allow the creation of rural residential lots.

Councillor B. Siemon requested a Recorded Vote:

YEAS: Gowing
 Riach
 Hessel
 Ginn
 Jewitt
 Rintoul
 Robertson
 Dowson
 Versteeg
 Barnim
 Shewfelt

NAYS: Dietrich
 Siemon
 Van Diepenbeek
 Vincent
 Klopp
 MacLellan

ABSENT: Frayne
 Steffler
 Grace

YEAS – 11; NAYS – 6; ABSENT - 3
CARRIED

7.1 b) B51/2010 - Cantelon Farms Ltd. Part Lots 16 & 17, Concession 1, East Ward (Hullett), Municipality of Central Huron:

The purpose and effect of this application is to sever a surplus dwelling. The land to be severed is approximately 3.7 acres (1.5 ha) with a house, shed, barn, silo and bin. The vacant land to be retained is approximately 191 acres (77.3 ha). The application is being heard by Committee as a disputed consent because it does not conform to the Central Huron Official Plan, Huron County Official Plan and Provincial Policy Statement, and the application is not supported by the Municipality or the Planning and Development Department. The Municipality of Central Huron recommends that the application; be denied.

Susanna Reid, Planner reviewed the application.

Dave Murray, agent for Cantelon Farms Ltd., reviewed the history of the property and the reason for the severance.

Wayne Cantelon, President of Cantelon Farms Ltd., advised the Committee that Cantelon Farms Ltd. is a legitimate farm business.

There was a great deal of discussion.

MOTION:

Moved by: Councillor P. Klopp and Seconded by: Councillor P. Gowing:

THAT:

Consent Application B51/2010 by Cantelon Farms Ltd., for property at Part Lots 16 & 17, Concession 1, East Ward (Hullett), Municipality of Central Huron; requesting separation and conveyance of a parcel of land as described; be approved Provisional Consent; with conditions.

CARRIED

7.2 Delegated Consents:

The authority to grant undisputed consents is delegated to the Director of Planning and Development under By-law 5-2009. The report 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 B. Siemon and Seconded by: Councillor J. Dietrich:

THAT:

The recommendation of Senga Smith, Land Division Secretary; that no objections be lodged further to the Delegated Consents submitted with the Report of March 16th, 2011; be approved.

CARRIED

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

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 March 4th, 2011; be approved.

CARRIED

7.4 Subdivisions:

7.4 a) Public Meeting for Proposed Plan of Subdivision 40T11001 Beech Grove Retirement Place, Pt Lot 24, Con 1, East Ward (Geographic Township of Hullett), Municipality of Central Huron:

A County Councillor is required to attend the public meeting for this subdivision application (Owner: Langendoen Custom Building Inc. c/o Robert Langendoen/ Applicant: Mr. Douglas Culbert, O.L.S.) at 5:00 p.m. on Thursday March 17, 2011 at the Executive Boardroom, REACH Centre, 169 Beech Street, Clinton.

MOTION:

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

THAT:

Councillor P. Klopp; be appointed to represent County Council at the public meeting for the Beech Grove Retirement Place Draft Plan of Subdivision at 5:00 p.m. on Thursday, March 17, 2011 at the REACH Centre, 169 Beech Street, Clinton.

CARRIED

Councillor J. Dietrich declared a conflict of interest with item 7.4 b) and sat behind the rail.

7.4 b) Draft Approval for Plan of Subdivision 40T09001 Owner: Landrush Inc./ Agent: Pierre Chauvin, MHBC Planning Inc. Pt Lot 21, Con 1, Osborne Ward, Municipality of South Huron and Lots 302, 303, 305, 306, Plan 376, Exeter Ward, Municipality of South Huron:

The proposed Plan of Subdivision includes two stages of development on this 17.47 hectare (43.17 acre) property. The property is located within the urban area of Exeter in the South Huron Official Plan and is designated for Highway Commercial and Industrial uses.

Stage 1 consists of 2 lots for highway commercial development fronting onto Main Street (Highway 4) with access via a municipal street (Street One) to be located opposite to Walper Street. Stage 2 consists of 4 lots for industrial development. Access is proposed via an extension of Pickard Road as well as a connection to Street One. Municipal water and sewer service will be extended to the 6 new lots. The balance of the lands will be used to accommodate storm water management facilities. The draft plan conditions allow either stage to proceed first. It is recommended that the draft plan of subdivision 40T09001 be approved with conditions and that the notice of draft plan approval; be circulated.

Claire Dodds, Planner had prepared the Report for the Committee. In Claire Dodds' absence Craig Metzger, Senior Planner reviewed the application.

Pierre Chauvin, of MHBC Planning Inc., acted as the agent for Landrush Inc. was in attendance to support the staff recommendation.

The members of the Committee were given an opportunity to ask questions. There was some discussion.

MOTION:

Moved by: Councillor D. Shewfelt and Seconded by: Councillor B. Siemon:

THAT:

The recommendation of Claire Dodds, Planner to approve the draft plan of subdivision 40T09001 with conditions, be approved;

AND FURTHER THAT:

The notice of draft plan approval; be circulated.

CARRIED

Councillor J. Dietrich returned to the meeting.

7.4 c) Extension of Draft Plan Approval - 40T04001 Peplar Investments Limited/Carl Strand, President Affordable Housing Ontario Corporation, Pt Lot 46, Con 1, L.R.S. Lots 196 & 197, Registered Plan 131, Vanastra, Tuckersmith Ward, Municipality of Huron East:

A request has been made for a 3-year extension to the lapsing date for this draft Plan of Subdivision. The original draft approval was granted on May 3, 2005. Previous extensions were granted which will expire on May 3, 2011. *(Note: a portion of the subject land was sold to another owner and there are townhouses being constructed on that parcel. This part of the property will be removed from the Plan of Subdivision prior to final approval.)* It is recommended that draft plan approval be extended for 3 years to expire on May 3, 2014.

MOTION:

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

THAT:

The recommendation of Sandra Weber, Senior Planner; to extend draft plan approval for file 40T04001 for 3 years to expire on May 3, 2014, be approved.

CARRIED

MOTION:

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

THAT:

The members of the Committee; agree to waive the rules of procedure to continue through the lunch hour.

CARRIED

7.5 Community Economic Development:

7.5 a) Transportation Demand Management (TDM) Plan:

In April 2010, the County received funding from the Ministry of Transportation to develop a Transportation Demand Management Plan. The consulting firm of MMM Group has been working with the Transportation Task Force, public, agencies and staff to develop a draft plan. The Plan assesses travel needs and provides recommendations on alternative travel modes such as carpooling, shuttle bus, walking and cycling to reduce the daily kilometres travelled by single-occupant vehicles. The public has been consulted in the development of

this draft plan through an on-line survey, mobile displays with comment sheets, and a public open house. The draft plan will be presented for public comments at the March 25, 2011 Contractors Conference being held at the Columbus Centre in Goderich. Implementation of the Plan will be subject to future budget considerations of Council.

Sandra Weber introduced Claire Basinski and David McLaughlin, from the consulting firm of MMM Group Ltd. Claire Basinski delivered a power point presentation that reviewed the Transportation Demand Management Plan. Members of the Committee were given an opportunity to ask questions.

MOTION:

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

THAT:

The recommendation of Sandra Weber, Senior Planner to present the Transportation Demand Management (TDM) Plan at the April 13th, 2011 meeting of the Committee of the Whole Day 1 for consideration of adoption in principle; be approved.

CARRIED

7.5 b) Local Immigration Partnership:

The Planning and Development Department and the Huron Business Development Corporation (HBDC) collaborated to seek ways to assess and address population and demographic issues in Huron County. Commencing in April 2010, Huron County was approved to develop a Local Immigration Partnership strategy (year 1), wholly funded by Citizenship and Immigration Canada (CIC). A Huron Immigration Partnership Council was appointed by County Council to develop the strategy. CIC has agreed to provide additional funding (year 2) to implement the strategy.

Rebecca Rathwell, Community Development Project Manager highlighted some key recommendations from the Huron County Local Immigration Partnership Strategy.

MOTION:

Moved by: Councillor T. Hessel and Seconded by: Councillor B. Van Diepenbeek:

THAT:

Motion Con't. on Page 12.

Motion Con't. from Page 11.

The recommendation of Rebecca Rathwell, Project Manager, that the Local Immigration Partnership strategy recommendations; be adopted in principle; be approved.

CARRIED

MOTION:

Moved by: Councillor D. Shewfelt and Seconded by: Councillor B. Barnim:

THAT:

The recommendation of Rebecca Rathwell, Project Manager, that Council agree to a second year of the Immigration Partnership for implementation of the strategy recommendations based on 100% funding from Citizenship and Immigration Canada (CIC) and related funding programs, be approved;

AND FURTHER THAT:

A By-law; be prepared for Huron County Council to consider the extended CIC funding Agreement at their March 23rd, 2011 Council meeting; be approved.

CARRIED

7.5 c) 22nd Annual Huron County Tourism Event and Brochure Swap:

The County and the Huron Tourism Association will host this annual Tourism Event in Seaforth on Thursday, April 28, 2011. This event provides an excellent opportunity for Councillors to learn more about Huron's vibrant tourism industry, hear informative speakers, and network with tourism operators. County Councillors will receive registration brochures on their desks; the deadline for registration is March 31, 2011.

Cindy Fisher encouraged all County Councillors to attend the Brochure Swap.

7.5 d) Web Designer / Multi-Media Coordinator:

This temporary position has been funded for 18 months by a grant from the Communities in Transition (CIT) program of the Ministry of Economic Development and Trade. The position was scheduled to end on March 8, 2011, but the Ministry has agreed to an extension of the funding contract to allow for the completion of various projects and the continuation of this temporary position. The remaining funds are sufficient to cover this position for an additional 10+ weeks. It is recommended that the Web Designer/Multi-Media Coordinator temporary position; be extended to utilize the remaining 100% CIT grant, or until the position becomes permanent if approved by Council in the 2011 budget (this external funding will continue with this position if made permanent by Council through the budget process).

Scott Tousaw, Director of Planning and Development reviewed the information.

MOTION:

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

THAT:

The recommendation of Director of Planning and Development Scott Tousaw to approve the extension of the Web Designer / Multi-Media Coordinator temporary position to utilize the remaining 100% CIT grant, or until the position becomes permanent while still utilizing 100% of the CIT grant; if approved by Council in the 2011 budget, be approved.;

AND FURTHER THAT:

This decision; be implemented as of today's Committee meeting.

CARRIED

7.6 Forest Conservation:

Notices of Intent Under the Tree By-law:

	<u>Contractor</u>	<u>Property Owner</u>	<u>Acres</u>	<u>Location</u>
1.	B.E. Grein Lumber Ltd.	Sharon/John Armstrong	35	Lot 31, Con. 7, Howick
2.	Bernie McGlynn Lumber Ltd.	Olive McBurney	15	Lot 20, Con. 11, MT, (Turnberry Ward)
3.	C&D Quality Logging Inc.	Abraham Versteeg	7	Lot 15, Con. 15, Howick
4.	T.J. Schreinert Lumber	Dale Gammie	4	N.Pt. Lot 18, Con. 12, ACW, (Wawanosh Ward)
5.	Kevin Shea	Arts Farms Ltd.	8	Lot 13, Con. 1, HE, (McKillop Ward)
6.	B.E. Grein Lumber Ltd.	Ken Foster	10	Lot 30, Con. 6, Howick
7.	J.H. Keeso & Sons Ltd.	Chris Campbell	9	N. Pt. Lot 34, Con. 8, NH, (East Wawanosh Ward)
8.	J.H. Keeso & Sons Ltd.	George Troyer	8	Lot 8, Con. N. Boundary, B, (Hay Ward)
9.	T.J. Schreinert Lumber	Wayne Forster	20	Lot 21, Con. 14, ACW, (Wawanosh Ward)
10.	T.J.Schreinert Lumber	Ray Forster	20	Lot 21, Con. 13, ACW, (Wawanosh Ward)

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	<u>Contractor</u>	<u>Property Owner</u>	<u>Acres</u>	<u>Location</u>
11.	Horsepower Logging Co.	Jeff/Anne Tremeer	8	Lot 30, Con. 4 LRS East Part, HE, (Tuckersmith Ward)
12.	J.H. Keeso & Sons Ltd.	Scott Cardiff	15	Lot 3, Con. 8, HE, (Grey Ward)
13.	J.H. Keeso & Sons. Ltd.	Wim DeBoer	20	Lot 19, Con. 13, ACW (Wawanosh Ward)

Councillors MacLellan, Van Diepenbeek, Ginn and Rintoul declared a conflict of interest with item 7.7 Low Frequency Noise (LFN) Committee.

7.7 Low Frequency Noise (LFN) Committee:

On February 2, 2010, County Council directed the Planning Department to establish a Committee to investigate options for action on low frequency noise. At the February 16, 2010 meeting of the Committee of the Whole Day 1, a report was requested on the mandate and budget for the LFN Committee. The report outlines Committee composition, mandate, background information and budget.

MOTION:

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

THAT:

The recommendation of Scott Tousaw, Director of Planning and Development; to include a budget for the establishment a Low Frequency Noise (LFN) Committee, be approved;

AND FURTHER THAT:

The Warden and Councillors B. Barnim and B. Siemon; be appointed to the LFN Committee, with Councillor B. Barnim to act as the Chair of this Committee;

AND FURTHER THAT:

Any monetary requirements for this Committee; be taken from the Provision for Unforeseen within the 2011 Budget.

CARRIED

8. Administration, Policies & Other Issues:

Clerk Barbara L. Wilson presented a report, for the information of the Committee.

8.1 Council Remuneration and one third as expenses:

MOTION:

Moved by: Councillor B. MacLellan and Seconded by: Councillor A. Versteeg:

THAT:

The Clerk; be directed to give Notice of a Public Meeting for Council to review a By-law under Section 283(5) of *the Municipal Act S.O. 2001, c.25 as amended* that will allow for one third of the remuneration paid to elected members of the Council and its Local Boards to be deemed as expenses incident to the discharge of their duties as members of the Council or Local Boards;

AND FURTHER THAT:

Council; agree to review this By-law at a Public Meeting scheduled for the 6th of April, 2011 at 9:00 a.m. in the Council Chambers of the Court House in Goderich.

CARRIED

8.2 County Provided Vehicles: - Walk In

MOTION:

Moved by: Councillor B. Barnim and Seconded by: Councillor B. MacLellan:

THAT:

Staff; be directed to provide a subsequent report that includes the cost of repairs, maintenance and gas for the next Committee of the Whole Day 2 meeting.

CARRIED

MOTION:

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

THAT:

The report by David Carey, Treasurer entitled County Provided Vehicles; be received.

CARRIED

Councillors J. Dietrich and D. Shewfelt left the meeting at 1:00 p.m.

Warden N. Vincent and Councillor T. Hessel left the meeting at 1:06 p.m.

8.3 County of Huron – Wage Comparison – 2010:

MOTION:

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

THAT;

The report by Darcy Michaud, Director of Human Resources entitled County of Huron – Wage Comparisons 2010; be received.

CARRIED

Councillor P. Klopp left the meeting at 1:10 p.m.

9. Correspondence:

10. Accounts and Financial Statements:

Accounts up to and including February 25th, 2011; were reviewed.

Highways	\$386,300.95
Fleet	\$116,760.15
Planning	\$53,918.77

MOTION:

Moved by: Councillor B. Siemon and Seconded by: Councillor A. Versteeg:

THAT:

The accounts up to and including February 25th, 2011; be received.

CARRIED

Next Meeting:

The next meeting of Day 1 Committee of the Whole will be in Goderich on Wednesday April 13th, 2011 at 9:00 a.m.

Adjournment:

MOTION:

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

THAT:

The meeting adjourn at 1:12 p.m.

CARRIED

Chair B. Dowson