



Day One:
Committee of the Whole
Highways, Facilities, Planning & Corporate
Minutes - October 8, 2014

GODERICH, ONTARIO



COMMITTEE OF THE WHOLE DAY 1 – MEETING MINUTES

Goderich, Ontario
October 8, 2014

The Committee of the Whole Day 1 met in the Court House Council Chambers in Goderich on the 8th day of October 2014.

1. Call to Order:

All members of Council were present. Councillor Shewfelt departed at 9:47 a.m. Chair Klopp called the meeting to order at 9:00 a.m.

2. Declaration of Pecuniary Interest:

Councillor Van Diepenbeek declared a pecuniary interest regarding item 9.1 as he has a wind lease agreement.

3. Approval of the Agenda:

MOTION:

Moved By: Councillor Dowson and Seconded By: Councillor Dietrich

THAT:

The Committee of the Whole Day 1 Agenda for October 8, 2014 be accepted and all reports included in the Agenda be received as presented.

CARRIED

4. Delegations: none.

5. Councillor's Issues:

Councillor Grace updated members on the Economic Developers Association of Canada conference that he attended with CAO Orchard, Warden Steffler and Natasha Fritzley. It was an excellent opportunity for networking, professional development and sharing of resources.

Councillor Vincent informed members that the Alice Munroe Readers and Writers Festival was very successful.

Councillor Versteeg congratulated Councillor Gowing on winning the cake decorating contest at the Howick Turnberry Fall Fair.

Councillor MacLellan presented a motion approved by the Council of Huron East on October 7, 2014. The motion was a request by the delegation of Huron East Against Turbines to join the coalition of concerned community groups. This request will be considered when received in a written format.

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. Mr. Ball reviewed his report that included Huron Economic Action Plan S.C.O.R.E. This report will be forwarded to the Huron County Economic Development Board for information.

7. Consent Agenda – Items 7.1 through 7.6:

Planning and Development

7.1 Delegated Consents under the Planning Act: (prepared by Senga Smith)

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 further to the Delegated Consents submitted with the Report of September 22, 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 Normal Farm Practices Protection Board: (prepared by Scott Tousaw)

Matthew Sproul of the Township of North Huron applied to the Normal Farm Practices Protection Board for a ruling on whether the County Forest Conservation By-law restricted a normal farm practice by prohibiting the clearing of trees to create tillable land. At issue was whether existing fields could be expanded by clearing abutting areas of woodland that are not zoned for agriculture but are zoned as natural environment. This case was not about minor trimming at the edge of a woodland to prevent forest creep out into an agricultural field. The Board dismissed the application and found that the applicant's activities do not constitute a normal farm practice, in part because the activity did not occur on agricultural land. The decision may be appealed to court for judicial review on a question of law or unreasonable findings.

ACTION: Receive for information.

7.5 Extension of Draft Plan Approval, Plan of Subdivision 40T05001, P. Flanagan, Part Lot 1, LRW Concession, Hay West Ward, Municipality of Bluewater (prepared by Craig Metzger)

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This subdivision received draft plan approval on January 5, 2006, with subsequent extensions. Draft approval will lapse on January 5, 2015. A request for an extension and the requisite fee has been received from Patrick Flanagan requesting a three year extension.

ACTION:

THAT:

The recommendation of Craig Metzger, Senior Planner to extend draft plan approval 40T05001 until January 5, 2018, be approved.

7.6 Accounts and Financial Statements:

Accounts up to and including September 18, 2014 were reviewed.

DEPARTMENT PROGRAM	ACCOUNT
Highways	1,897,754.31
Fleet	93,259.77
Planning	73,701.21

Financial statements for the period ending August 31, 2014 were reviewed.

DEPARTMENT PROGRAM	REVENUE		EXPENDITURES		COUNTY CONTRIBUTION	
	Actual	Prorated	Actual	Prorated	Actual	Prorated
Highways	154,930	1,396,104	13,151,695	9,090,346	12,996,765	7,694,242
Fleet	1,509,588	1,591,800	1,315,819	1,491,078	(193,769)	(100,722)
Planning	380,461	604,560	2,379,959	2,710,849	1,999,498	2,106,289

ACTION:

THAT:

The accounts up to and including September 18, 2014 and the financial statements as of August 31, 2014 be received.

Consent Agenda

MOTION:

Moved By: Councillor Hessel and Seconded By: Councillor Robertson

THAT:

Items 7.1 through 7.6 be approved with the actions as noted.

CARRIED

8. Planning and Development:

8.1 Planning and Development Consents under the Planning Act:

The authority to grant or refuse to grant consents has been 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) B39/14 – Dale Rutledge (owner), Keys Farms Inc. c/o Ervin Keys (applicant), Part of Lot 13, Concession 1, Wawanosh Ward, Township of Ashfield-Colborne-Wawanosh (presented by Monica Walker-Bolton)

The effect of this application is to sever 19.4 ha of farmland to convey to Keys Farms Inc. and retain a 1.2 ha parcel containing a residence, which is surplus to the needs of Keys Farms Inc. 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 was received.

MOTION:

Moved By: Councillor Hessel and Seconded By: Warden Steffler

THAT:

The recommendation of Monica Walker-Bolton, Planner, that Consent Application B39/14 by Keys Farms Inc., requesting separation and conveyance of a parcel of land described as Part of Lot 13, Concession 1, Wawanosh Ward, Township of Ashfield-Colborne-Wawanosh be approved with conditions, be approved.

CARRIED

8.2 County Official Plan Amendment under new Provincial Policy Statement, 2014 (presented by Sandra Weber)

In May 2014, Council directed staff to prepare an amendment to the County Official Plan to implement relevant policy changes from the updated Provincial Policy Statement (PPS). All decisions affecting planning matters shall be consistent with the new PPS effective April 30, 2014.

A circulation process and public meeting is required under Section 17 of the Planning Act. It is recommended that a pre-consultation process occur prior to the formal circulation and public meeting being scheduled. This will include a presentation to local Councils on the proposed amendment, circulation to agencies, posting on the County website, and an advertisement in the newspapers inviting public comments. Once issues identified through the pre-consultation process are addressed, a date can be set for the formal public meeting to be held during a regularly scheduled Committee of the Whole meeting.

MOTION:

Moved By: Councillor Ginn and Seconded By: Councillor Gowing

THAT:

The recommendation of Sandra Weber, Manager of Planning, that staff proceed with a pre-consultation process for an amendment to the County Official Plan to implement relevant policy changes from the 2014 PPS and that a date be set for a formal public meeting once the pre-consultation process is completed, be approved.

CARRIED

8.3 Fishing / Paddling Brochure – RFP for Reprinting 2014-2017 (prepared by Cindy Fisher). A request for quotations for the printing of the Fishing / Paddling brochure summary report was provided.

MOTION:

Moved by: Councillor Vincent and Seconded by: Councillor Hessel

THAT:

The recommendation of Cindy Fisher, Tourism Coordinator, that the 2014-2017 Huron County Fishing / Paddling Brochure be printed by Commercial

Print Craft for the quoted cost of \$4,835.00 plus HST for 40,000 copies, be approved.

CARRIED

9. Public Works Department:

9.1 Proposed Road User Agreement – “Grand Bend Wind Project”
(presented by Steve Lund)

MOTION:

Moved By: Councillor Versteeg and Seconded By: Warden Steffler

THAT:

The recommendation of Steve Lund, County Engineer, that the Clerk and Warden be authorized by County Council to execute the attached Road User Agreement with Northland Power Inc., be approved;

AND FURTHER THAT:

A By-Law will be prepared to accompany the Agreement.

CARRIED

10. Administration, Policies and Other Issues:

10.1 Protecting Rural Broadband:

MOTION:

Moved By: Councillor Grace and Seconded By: Councillor Vincent

THAT:

The Council of the County of Huron submit correspondence to Industry Canada expressing concerns with regards to the proposed changes that would affect rural internet services presented in the *Consultation on Policy Changes in the 3500 MHz Band (3475-3650 MHz) and a New Licensing Process in Rural Areas*, DGSO-003-14, dated August 19, 2014.

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 Thursday November 12, 2014 at 9:00 a.m.

13. Adjournment:

MOTION:

Moved By: Councillor Dietrich and Seconded By: Councillor Gowing

THAT:

The meeting adjourn at 10:05 a.m.

CARRIED

Chair Councillor Klopp

County Clerk Susan Cronin