



# Day One: **Committee of the Whole**

Highways, Facilities, Planning & Corporate

Minutes - September 14, 2011

GODERICH, ONTARIO



## COMMITTEE OF THE WHOLE DAY 1

Clinton, Ontario  
September 14<sup>th</sup>, 2011

The Committee of the Whole Day 1 met in the Auditorium of the Health and Library Complex, south of Clinton on the 14<sup>th</sup> of September, 2011. All members of Council were present except for Warden Vincent and Councillors Frayne and Grace. Chair B. Dowson called the meeting to order at 9:00 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 B. MacLellan:

### THAT:

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

CARRIED

### **Delegations:**

Greg Stewart, County of Huron legal counsel was in attendance to discuss legal matters as they pertain to the OMB Hearing for the Vodden & Palmer Severance application.

### MOTION:

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

### THAT:

The Committee do now go into a "closed to the public session" at 9:03 a.m. under *Section 239 of the Municipal Act, 2001 as amended*; the purpose for the "closed to the public session";

- *advice that is subject to solicitor-client privilege, including communications necessary for that purpose;*

### AND FURTHER THAT:

Director of Planning & Development Scott Tousaw, CAO Larry C. Adams and Clerk Barbara L. Wilson remain in attendance.

CARRIED

MOTION:

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

THAT:

The Committee rise from the "closed to the public session" at 9:53 a.m.

CARRIED

MOTION:

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

THAT:

The direction in the "closed to the public session" to the County's legal counsel, Gregory Stewart; be approved.

CARRIED

Eugene Bender of Vodden Bender & Seebach, Chartered Accountants reviewed the County of Huron Consolidated Financial Report as of December 31<sup>st</sup>, 2010.

MOTION:

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

THAT:

The County of Huron Consolidated Financial Report as of December 31<sup>st</sup>, 2010; prepared by Eugene Bender of Vodden Bender & Seebach, Chartered Accountants; be received.

CARRIED

**Councillor's Issues:**

Councillor MacLellan requested that a letter be sent to the Provincial Policy Statement Review Committee. The following motion stated the purpose of the letter.

MOTION:

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

THAT:

The Council of the County of Huron would like to go on record with a letter to the Provincial Policy Statement Review Committee stating: "In rural and agricultural areas, some flexibility should be available to approval authorities to take into account local circumstances, where justified, and effect some leeway in provincial polices when making decisions on planning matters;

AND FURTHER THAT:

Broad planning policies are supported to protect and promote the natural resources and economic drivers of Ontario, but local circumstances should be able to be taken into account when making planning decisions.

CARRIED

Councillor Ginn requested the intersection at Highway 21 and Bayfield Road (County Road 13) have better lighting. Director of Public Works Laurie will work with Councillor Ginn to investigate the lighting at that intersection.

**6. Report of the Regional Information Co-ordinator OMAFRA:**

Jane Muegge, Regional Information Co-ordinator, Ontario Ministry of Agriculture, Food and Rural Affairs was not available to deliver her presentation. The OMAFRA folders with information were available for the Committee.

**7. Public Works Department:**

**7.1 Information Report:**

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

**7.2 One (1) Tandem Plow Truck – Tender Results:**

Walter Johnston, Fleet Manager, Public Works Department prepared a report entitled One (1) Tandem Plow Truck – Tender Results; for the information of the Committee.

**MOTION:**

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

**THAT:**

The recommendation of Walter Johnston, Fleet Manager, Public Works Department; to proceed with placing an order from Team Truck Centres of London for one (1) 2012 Freightliner tandem cab and chassis truck complete with Viking Cives plow, box and sander/pre-wet equipment; at the cost of \$215,428.46 (including taxes); be approved.

CARRIED

**7.3 Selection of an Engineering Consultant for the Proposed 2012 Bridge and Culvert Repair Projects:**

MOTION:

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

THAT:

The recommendation of Dave Laurie, Director of Public Works; to accept the proposal submitted by R.J. Burnside and Associates for the preliminary design, detailed design, approvals, construction review and administration for the proposed 2012 bridge and culvert repair projects, in the amount of \$184,585.50 (including HST); based on the anticipated scope of work and that they be authorized to proceed October 7<sup>th</sup>, 2011; be approved;

AND FURTHER THAT:

The fees be transferred from the existing Highway Reserve to cover this expenditure and that the fees be prorated amongst the projects based on construction cost estimates; be approved.

CARRIED

**7.4 Selection of an Engineering Consultant for Bridge and Culvert Inspections for 2012 and 2013:**

MOTION:

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

THAT:

The recommendation of Dave Laurie, Director of Public Works; to accept the proposal submitted by B.M. Ross and Associates for the 2012 and 2013 bridge and culvert inspections, in the amount of \$64,856.35 (including HST); be approved.

CARRIED

**7.5 Renewal of Huron/Middlesex Boundary Agreement:**

MOTION:

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

THAT:

The recommendation of Dave Laurie, Director of Public Works; that the County of Huron review, adopt and execute the Boundary Agreement for the routine maintenance and repair of boundary roads, bridges and culverts in Huron and

Motion Con't. on Page 5.

Motion Con't. from Page 4.

Middlesex Counties; be approved;

AND FURTHER THAT:

A By-law with the Agreement; be included on the October 5<sup>th</sup>, 2011 County Council Agenda.

CARRIED

### **7.6 Proposed Road Users Agreement – Reef Resources:**

MOTION:

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

THAT:

The recommendation of Mike Alcock, Civil Engineering Technologist, Public Works Department, that the Road User Agreement; be considered with a By-law at the October 5<sup>th</sup>, 2011 County Council meeting; be approved.

A Recorded Vote was requested by Councillor B. Dowson:

YEAS:

Dietrich

Klopp

Hessel

MacLellan

Gowing

Shewfelt

Van Diepenbeek

Rintoul

Steffler

Riach

Jewitt

Dowson

Versteeg

Robertson

Barnim

Ginn

NAYS:

Siemon

ABSENT:  
Vincent  
Frayne  
Grace

YEAS - 16; NAYS – 1; ABSENT - 3  
CARRIED

MOTION:

Moved by: Councillor A. Versteeg and Seconded by: Councillor J. Steffler:

THAT:

The recommendation of Mike Alcock, Civil Engineering Technologist, Public Works Department, that the proposal of Reef Resources to install a four (4) inch non-odorized natural gas pipeline along County Right-of-Ways (R.O.W.); subject to a design and construction review conducted by the Public Works staff and all required approvals from regulatory authorities being received; be approved.

CARRIED

The former Grand Bend Patrol Yard was discussed as it pertained to a potential tenant. Sifto Salt, from Goderich is looking for salt storage and there may be a possibility they are interested in this site.

MOTION:

Moved by: Councillor B. MacLellan Seconded by: Councillor D. Shewfelt:

THAT:

The Director of Public Works be authorized to rent the former Grand Bend Patrol Yard; to Sifto Salt as a salt storage facility;

AND FURTHER THAT:

The rent for the former Grand Bend Patrol Yard to Sifto Salt; be the same deal as the rent to Lambton Shores.

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) B30-2011 Don and Yvonne Martin, Lot 8 and Part Lot 9, Concession 10, Grey Ward, Municipality of Huron East:**

The purpose and effect of this application is for the creation of a new lot under the surplus severance policies. The land to be severed is 3.8 acres (1.54 ha) and contains an existing residence. The land to be retained is 135.8 acres (54.95 ha). It is recommended by the Planning & Development Department that this application be deferred for a policy review of lands classified as Secondary Aggregate Deposits and that an Official Plan Amendment to the Huron East Official Plan occur prior to further consideration of this consent application. The application does not meet the criteria for approval under the Provincial Policy Statement (PPS), Huron County Official Plan, Huron East Official Plan or *Section 51(24) of the Planning Act, RSO 1990 as amended*. The application has been recommended for approval by the Municipality of Huron East.

Sandra Weber, Senior Planner with the Planning and Development Department reviewed the application with the members of the Committee.

The applicants Yvonne and Don Martin commented on the application.

**MOTION:**

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

**THAT:**

The Consent Application B30/2011 by Don and Yvonne Martin, requesting separation and conveyance of a parcel of land described as Lot 8 and Part Lot 9, Concession 10, Grey Ward, Municipality of Huron East; be approved with conditions.

CARRIED

**8.2 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 B. Barnim 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 September 14<sup>th</sup>, 2011; 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 G. Robertson and Seconded by: Councillor J. Ginn:  
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 September 6<sup>th</sup>, 2011; be approved.

CARRIED

**8.4 Community Economic Development:**

**8.4 a) 2010 Orthophotos (aerial photographs):**

Through SWOOP 2010 (South West Ontario Orthophotos Project), the Geographic Information System (GIS) staff received the data and are conducting quality control tests in preparation for loading the information on the WebGIS for public use. The new aerial photography is at a higher resolution (better clarity) than the 2006 data currently in use. SWOOP is a coordinated effort of many agencies to share in the cost of obtaining digital aerial photography.

Stephanie Allen, GIS Specialist with the Planning and Development Department; reviewed an example of the photographs images with the Committee.

**8.4 b) Best Host West Coast - FAM (familiarization) Trip:**

The County of Huron, the Huron Tourism Association and the Foundation for Education hosted a tourism industry training event on Sunday, May 29, 2011. This event provided a FAM (familiarization) tour of the County and customer service training.

Jenna Ujiye, Tourism Marketer with the Planning and Development Department; presented a summary report and photo/video of the FAM trip for the Committee.

**8.4 c) Enhanced Marketing following the Goderich and Area Tornado:**

The devastating tornado of August 21, 2011 has affected, shut down or forced the relocation of many businesses in Goderich, Ashfield-Colborne-Wawanosh and Central Huron. To assist with marketing and to help businesses recover, an enhanced marketing campaign is proposed, including web, social media, radio, and print. The focus will be the on-line business directory through [www.shopinhuron.ca](http://www.shopinhuron.ca) with special features for affected and relocated businesses.

It is recommended that \$15,000 be allocated for this marketing campaign. The total value of the marketing is expected to be much larger, as media outlets have offered in-kind contributions. \$5,000 of the total will come from within the existing Economic Development budget. The remaining \$10,000 will come from in-year savings across the P&D budget. As a safeguard in the event of a shortfall, it is recommended that the difference come from Provision for Unforeseen accumulated surplus. Additional details are contained in the report.

**MOTION:**

Moved by: Councillor B. MacLellan and Seconded by: Councillor D. Riach:

**THAT:**

The recommendation of Mike Pullen, Senior Economic Development Officer, to proceed with a \$15,000 marketing campaign as outlined, with the funds to come from the Economic Development budget and in-year savings from the Planning and Development budget, and only in the event of insufficient in-year savings from the Planning and Development budget, the remainder to come from 2012 Economic Development Budget; be approved.

CARRIED

**8.5 Forest Conservation:**

**8.5 a) Tornado Damaged Woodlots and Fence Rows:**

Several landowners in the Colborne Ward of Ashfield-Colborne-Wawanosh and the East Ward (Hullett) of Central Huron sustained moderate to severe damage to their woodlots and fence row trees during the tornado of August 21, 2011. The primary concern with these areas is the danger associated with cleaning up tornado-damaged trees. Landowners are being encouraged to use extreme

caution and consult with forestry professionals with regard to clean up, salvage and liability issues.

Efforts are underway to inventory and document the damage. There may be funding available from a number of sources to provide affected landowners with tree planting services and high quality, bio-diverse nursery stock. The Forest Conservation Officer has been asked to join a Committee of several forestry and arboriculture professionals to assist with directing funds and volunteer services in this regard. Partnership opportunities will be explored with MVCA, the Huron Stewardship Council and others to assist with restoration and stewardship efforts in the coming months.

**8.5 b) Notices of Intent Under the Tree By-law:**

	<u>Contractor</u>	<u>Property Owner</u>	<u>Acres</u>	<u>Location</u>
1.	J.H. Keeso and Sons	Sherrie Edwards	10	Lot 21, Con.12, SH, Stephen Ward
2.	J.H. Keeso and Sons	Murray Fatt	4	Lot 20, Con. 2, Howick
3.	J.H. Keeso and Sons	Jamie Kerr	8	Lot 43, Con. 2, HE, Grey Ward
4.	Kaster Logging Ltd.	Andrew VanderVeen	10	Lot 4/5, Con. 14, CH, Hullett Ward
5.	T.J. Schreinert	Lorne Forster	20	Lot 20, Con. 13, NH, East Wawanosh Ward
6.	Eugene Savage	Nathan/Trevor Peel	40	Lot 6/7, Con. 3, MT, Turnberry Ward
7.	Morley Logging Inc.	Joe Hotson	20	N. Pt. Lot 6, Con. 22, SH, Stephen Ward
8.	C & D Quality Logging Inc	Ken Johnston	25	Lot 28, N. ½ Con. 2, MT, Morris Ward
9.	Saratoga Sawmill	Shamrock Farms/ Pat O'Neil	5	Pt. Lot 24, Con. 5, HE, Grey Ward
10.	J.H. Keeso and Sons	Dave Harding	8	Lot 28, Con. 9, Howick
11.	Kitchener Forest Products	Cor Van Gaalen	10	Lot 34, Con. 2, CH, Goderich Ward
12.	Kitchener Forest Products	Cor Van Gaalen	10	Lot 8, Con. 4, ACW, Colborne Ward
13.	B.E. Grein Lumber Ltd.	Irvin Pfeffer	30	Lot 25. Con. 15, Howick
14.	G & D Forestry	Peter VanDriel	5	Lot 17/18, Con. 5, CH, Goderich Ward

	<u>Contractor</u>	<u>Property Owner</u>	<u>Acres</u>	<u>Location</u>
15.	Martin's Cutting and Skidding	Doug/Annette Vrolyk	12	E. Pt. Lot 30, Maitland Con., ACW, Colborne Ward

Councillor Ginn reported that the October 15<sup>th</sup> there is a workshop put on by the Huron County Woodlot Association in Benmiller. The workshop will show "hands on" ways to harvest storm damaged woodlots.

### **8.6 Planning Resources for Goderich:**

Following the devastating tornado in Goderich and area on August 21, 2011, the Town of Goderich requires additional planning services to address the recovery and rebuilding issues (by-law amendments, site plan control, heritage processes, and neighbourhood design), as well as to continue with the heavy planning workload in Goderich (several residential and commercial developments are underway).

The Planner assigned to Goderich currently spends 50% time on Goderich work, and 50% time on Howick work and County-wide projects. A 6-month purchase of service by Goderich is proposed whereby Goderich will purchase an additional 50% Planner time to allow the Goderich Planner to spend 100% time on Goderich work. The recouped funds from Goderich will be used to cover Howick work and County-wide projects (an existing half-time Planner will work full-time for 6 months). The purchase of service is proposed to start immediately. A similar arrangement for planning services in 2009 worked well with the Town of Goderich.

#### **MOTION:**

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

#### **THAT:**

The recommendation of Scott Tousaw, Director of Planning and Development, to permit a purchase of service arrangement for a Planner to the Town of Goderich for a 6 month period; be approved.

CARRIED

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

**9.1 Appointment of County Council representation to the Huron Perth Children’s Aid Society:**

MOTION:

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

THAT:

The Council of the County of Huron agree to appoint County Councillor John Grace to the Huron Perth Children’s Aid Society for the remainder of 2011;

AND FURTHER THAT:

An annual appointment to the Huron Perth Children’s Aid Society will be included in the appointments done at the Inaugural meeting of County Council.

CARRIED

**10. Correspondence:**

**11. Accounts and Financial Statements:**

Accounts up to and including August 26<sup>th</sup>, 2011 were reviewed.

Highways	\$1,038,314.57
Fleet	\$ 47,950.23
Planning	\$ 52,074.56

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

	REVENUE		EXPENDITURES		COUNTY CONTRIBUTION	
	Actual	Prorated	Actual	Prorated	Actual	Prorated
Highways	19,001	1,599,500	10,021,949	7,783,496	10,002,948	6,183,996
Fleet	1,179,426	1,174,033	964,272	1,031,086	(215,154)	(142,947)
Planning	440,259	591,381	1,691,853	2,073,134	1,251,594	1,481,753

MOTION:

Moved by: Councillor J. Dietrich and Seconded by: Councillor N. Rintoul:

THAT:

The accounts up to and including August 26<sup>th</sup>, 2011 and the financial statements as of July 31<sup>st</sup>, 2011; be received.

CARRIED

MOTION:

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

WHEREAS:

Research has shown conclusively that Southwestern Ontario is a definable regional economy very different from other regions of the province, with its own unique set of opportunities and challenges;

AND WHEREAS:

The Southwestern Ontario region is undergoing extensive economic transformation with some very positive results;

AND WHEREAS:

High unemployment persists, with future losses in traditional manufacturing threatening to cancel out the benefits of employment gains in new growth sectors over the short and medium term;

AND WHEREAS:

Provincial investments in infrastructure renewal and economic development have been important in other regions of the province such as Eastern Ontario and Northern Ontario;

NOW THEREFORE BE IT RESOLVED THAT:

The Corporation of the County of Huron supports the recommendations of the Southwest Economic Alliance (SWEA) calling on the provincial government to introduce a multi-year Southwestern Ontario Development Fund in the first budget of the new legislative session;

AND FURTHER THAT:

The primary aim of the program is to build decision making and operational capacity at the grassroots level, to encourage partnerships between all sectors of the economy in Southwestern Ontario;

AND FURTHER THAT:

The program aim to support the creation, expansion and operation of agencies which represent two or more municipal economic development agencies working in partnership with, academe, the private sector and social enterprise, which lead to Foreign Direct Investment (FDI) attraction and business recruitment and expansion.

CARRIED

CAO Adams gave a verbal update on the status of the Court House in Goderich. The site plan for the Court House has been approved and staff should be back in 6-8 weeks. The Provincial Offences is back on-line and all services that can be provided by the County are being provided.

Councillor Shewfelt reported the Town of Goderich is on the road to recovery. Two big things have happened in the past week; the Court House Square is open and there are two ships in the harbour loading salt.

**Next Meeting:**

The next meeting of Day 1 Committee of the Whole will be on Wednesday October 12<sup>th</sup>, 2011 at 9:00 a.m.; at the Auditorium of the Health and Library Complex.

**Adjournment:**

MOTION:

Moved by: Councillor J. Dietrich and Seconded by: Councillor D. Hessel:

THAT:

The meeting adjourn at 12:09 p.m.

CARRIED

---

Chair B. Dowson