

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

Goderich, Ontario
February 15, 2017

The Committee of the Whole Day 1 met in the Court House Council Chambers in Goderich on the 15th day of February 2017.

1. Call to Order:

All members of Council were present. Chair MacLellan called the meeting to order at 9:01 a.m.

Approval of the Agenda:

MOTION:

Moved By: Councillor Gowing and Seconded By: Warden Ginn

THAT:

The Committee of the Whole Day 1 Agenda for February 15, 2017 be accepted and all reports included in the Agenda be received as presented.

CARRIED

2. Declaration of Pecuniary Interest and the General Nature Thereof:

No declarations of pecuniary interest were stated.

As the delegation was delayed due to weather, agenda item 4.0 Closed to the Public session was dealt with prior to agenda item 3.0 Delegation/Petitions/Presentation.

3. Closed to the Public Session:

MOTION:

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

THAT:

The Committee do now go into a Closed to the Public Session at 9:02 a.m. under Section 239 of the Municipal Act, 2001 as amended; to discuss an item that relates to:

1. Advice that is subject to solicitor-client privilege, including communications necessary for that purpose – Lower Tier Service Billing;
2. Advice that is subject to solicitor-client privilege, including communications necessary for that purpose – Medical Officer of Health;

AND FURTHER THAT:

CAO Brenda Orchard (Items 1 & 2), Clerk Susan Cronin (Item 1), Treasurer Michael Blumhagen (Item 1) and Solicitor Greg Stewart (Items 1 & 2) remain in attendance.

CARRIED

MOTION:

Moved By: Councillor Vincent and Seconded By: Councillor Watt

THAT:

The Committee rise from the Closed to the Public Session at 9:40 a.m.

CARRIED

- Reporting Out

MOTION:

Moved By: Warden Ginn and Seconded By: Councillor Gowing

THAT:

The Council of the County of Huron directs solicitor to proceed as per direction given in Closed to the Public Session of February 15, 2017.

CARRIED

4. Delegations/Petitions/Presentations:

4.1 Alternative Land Use Services (ALUS) Canada:

Dave Reid, Eastern Hub Manager, ALUS Canada requested that Council support the implementation of Alternative Land Use Services (ALUS) in Huron County, if/when a legal entity can be found to manage administrative arrangements for the ALUS Huron Community Partnership Advisory Committee (PAC).

MOTION:

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

THAT:

The Council of the County of Huron accepts the presentation by Dave Reid, Eastern Hub Manager, ALUS Canada regarding ALUS Huron Community Partnership Advisory Committee (PAC) for information.

CARRIED

5. Councillor's Issues: None.

6. Consent Agenda – Items 6.1 through 6.7:

Items listed under the Consent Agenda are considered routine and may require discussion but no action on the part of Council. Consent Agenda items are received in one motion. Council members may request that one or more items be removed for further action.

6.1 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.

RECOMMENDED MOTION:

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 30, 2017 be approved.

6.2 Zoning By-laws: (prepared by Sandra Weber)

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 report.

RECOMMENDED MOTION:

THAT:

The recommendation of Sandra Weber, Manager of Planning, that no objections be lodged to the Zoning By-laws submitted with the report of January 30, 2017, be approved.

- 6.3 Extension of Draft Plan Approval - Plan of Subdivision File 40T09001, Landrush Inc. (Owner), Pierre Chauvin, MHBC Planning (Agent), North Half Part Lot 21, Concession 1, Usborne Ward, Municipality of South Huron: (prepared by Sarah Martin)

This industrial and commercial plan of subdivision at the north limit of Exeter received draft plan approval with conditions on April 6, 2011, with a subsequent extension on March 5, 2014. The applicant has requested a further three (3) year extension to fulfill the draft plan conditions. The Municipality of South Huron recommends that draft plan approval be extended for three years.

RECOMMENDED MOTION:
 THAT:

The recommendation of Sarah Martin, Planner, to extend draft plan approval for File 40T09001 until April 6, 2020, be approved.

- 6.4 Forest Conservation: (prepared by Dave Pullen)

RECOMMENDED MOTION: Receive for information.

- 6.5 Museum and Gaol Information/Updating Report for December 2016: (prepared by Elizabeth French-Gibson and Meighan Wark)

RECOMMENDED MOTION: Receive for information.

- 6.6 Cultural Planning and Community Development Report for Information Updating Purposes: (prepared by Rick Sickinger and Meighan Wark)

RECOMMENDED MOTION: Receive for information.

- 6.7 Accounts:

Accounts up to and including January 30, 2017 were reviewed.

DEPARTMENT PROGRAM	ACCOUNT
Planning	107,220.74
Museum/Gaol	22,748.87
Council	20,708.78
Corporate	3,579,245.69
Ec Dev	79,819.41

RECOMMENDED MOTION:
 THAT:

The accounts up to and including January 30, 2017 be received.

Consent Agenda

MOTION:

Moved By: Councillor Morrison and Seconded By: Warden Ginn

THAT:

Items 6.1 through 6.7 be approved with the actions as noted.

CARRIED

7. **Report of the Agricultural & Rural Economic Development Advisor OMAFRA:**
 Vicki Lass, Agricultural & Rural Economic Development Advisor, Ontario Ministry of

Agriculture, Food and Rural Affairs gave an update to members of Council which included RED Funds.

8. Planning and Development:

8.1 Planning and Development Consents under the Planning Act (9:15):

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.

There are no disputed Consents this month.

8.2 Application for Validation Certificate by DeBoer Harmony Farms Ltd. for Deed/Transfer registered as Instrument No. HC99534, Lot 9, Conc. 4, save and except Parts 1-3 on Plan 22R-6121; West half Lot 8, Conc. 4, S/T HWP2247, TRA10681, Turnberry Ward, Municipality of Morris-Turnberry: (presented by Sandra Weber)

The purpose of this application is to validate the title of a parcel of land that already exists. Section 57 of the Planning Act grants County Council the authority to validate retroactively a previous transaction of a parcel of land which contravened the Planning Act. The 59 hectare (146 acre) property was the retained parcel in Consent File B40/13 which severed a 1.5 hectare (3.8 acre) parcel with a surplus farm residence and accessory buildings from the remainder of the farm. The transfer of the farmland to DeBoer Harmony Farms Ltd. to create the retained parcel was completed and registered at the Land Titles office. However, the severed parcel was inadvertently not registered and as a result, the transfer of the retained lands contravened Section 50(3) of the Planning Act. The application meets the criteria for validation as set out in the Planning Act (regard for section 51(24), conforms with Official Plan, and complies with the Zoning By-law). The Municipality of Morris-Turnberry recommended approval of the application with no conditions.

MOTION:

Moved By: Councillor Gowing and Seconded By: Councillor Watt

THAT:

The Council of the County of Huron approves the recommendation of Susanna Reid, Planner, that Validation Certificate Application B6/17 by DeBoer Harmony Farms Ltd. (owner) requesting validation of a parcel of land described as Lot 9, Conc. 4, save and except Parts 1-3 on Plan 22R-6121; West half Lot 8, Conc. 4, S/T HWP2247, TRA10681, Turnberry Ward, Municipality of Morris-Turnberry, be approved.

CARRIED

9. Cultural Services: None.

10. Administration, Policies and Other Issues:

10.1 Corporate Mobile Devices and Services: (presented by Kim Reid)

MOTION:

Moved By: Councillor Watt and Seconded By: Warden Ginn

THAT:

The recommendation of Kim Reid, IT Manager, that a three (3) year agreement be signed with Bell Mobility Canadian Wireless to provide cellular devices and mobility services for County of Huron business units, be approved;

AND FURTHER THAT:

A by-law be passed authorizing the Warden and the Clerk to sign the agreement.

CARRIED

10.2 Comparison of Costs for Gravel and Paved Shoulder on County Roads: (presented by Steve Lund and Mike Hausser)

MOTION:

Moved By: Councillor Gowing and Seconded By: Councillor Steffler

THAT:

The Council of the County of Huron receives the report by County Engineer Steve Lund and Manager of Public Works Mike Hausser dated February 15, 2017 titled Comparison of Costs for Gravel and Paved Shoulder on County Roads, as presented for information.

CARRIED

10.3 2017 Public Works Capital Budget – Impact of HST and Current Asphalt Prices: (presented by Steve Lund and Mike Hausser)

MOTION:

Moved By: Councillor Frayne and Seconded By: Councillor Cole

THAT:

The Council of the County of Huron receives the report by County Engineer Steve Lund and Manager of Public Works Mike Hausser dated February 15, 2017 titled 2017 Public Works Capital Budget – Impact of HST and Current Asphalt Prices, as presented for information;

AND FURTHER THAT:

The 2017 capital budget be adjusted to reduce the transfers from reserves as a funding source equal to the budget reductions reflecting the HST rebate.

CARRIED

10.4 Contract HC 17-303: County Road 32 – County Road 12 to Perth Road 183 (Perth Boundary) – CIR and Surface Asphalt 4.1 km: (presented by Steve Lund and Mike Alcock)

MOTION:

Moved By: Councillor Watt and Seconded By: Warden Ginn

THAT:

The Council of the County of Huron receives the report by County Engineer Steve Lund and Civil Engineering Technologist Mike Alcock dated February 9, 2017 titled Contract HC 17-303: County Road 32 – County Road 12 to Perth Road 183 (Perth Boundary) – CIR and Surface Asphalt 4.1 km as presented for information;

AND FURTHER THAT:

The Council of the County of Huron accepts the tender submitted by Lavis Contracting Company Limited for Contract HC 17-303 for the tendered price of \$825,645.00 (based on estimated quantities and excluding HST);

AND FURTHER THAT:

An additional:

- \$14,531.00 be allocated for net HST (1.76%); and
- \$25,000.00 be allocated for contract administration and inspection costs; and
- \$40,000.00 be allocated for shoulder gravel, to be completed by County forces;

AND FURTHER THAT:

The surplus budget allowance be transferred to the Public Works Accumulated Surplus upon project completion.

AND FURTHER THAT:

A by-law be prepared authorizing the Warden and Clerk to execute the contracts and all other required documents.

CARRIED

10.5 Contract HC 17-301: County Road 1 – County Road 25 (Carlow) to Hawkins Road – CIR and Surface Asphalt 6.6km, and County Road 31 – Westmount Line (Saltford) to Falls Reserve Line (Benmiller) – CIR and Surface Asphalt 6.0km, with an option for paved shoulders: (presented by Steve Lund and Mike Hausser)

MOTION:

Moved By: Councillor Fergusson and Seconded By: Councillor Watt

THAT:

The Council of the County of Huron receives the report by County Engineer Steve Lund and Manager of Public Works Mike Hausser dated February 15, 2017 titled Contract HC 17-301; County Road 1 – County Road 25 (Carlow) to Hawkins Road – CIR and Surface Asphalt 6.6km, and County Road 31 – Westmount Line (Saltford) to Falls Reserve Line (Benmiller) – CIR and Surface Asphalt 6.0km, with an option for paved shoulders, as presented for information;

AND FURTHER THAT:

The Council of the County of Huron accepts and gives direction to proceed with “Option A” (gravel shoulders) for tender submitted by Lavis Contracting Company Limited for Contract HC 17-301 for the tendered price of \$2,198,183.75 (based on estimated quantities and excluding HST);

AND FURTHER THAT:

An additional:

- \$38,688.00 be allocated for the effective rate of HST (1.76%); and
- \$60,000.00 be allocated for contract administration and inspection costs; and
- \$120,000.00 be allocated for shoulder gravel, to be completed by County forces;

AND FURTHER THAT:

The surplus budget allowance (if any) be transferred to the Public Works Accumulated Surplus upon project completion;

AND FURTHER THAT:

A by-law be prepared authorizing the Warden and Clerk to execute the contracts and all other required documents;

AND FURTHER THAT

The Council of the County of Huron receives information regarding the cost of adding paved shoulder to County Road 31 included in “OPTION B” (full paved shoulder) submitted as part of Contract HC 17-301.

MOTION TO TABLE WAS INTRODUCED PRIOR TO A VOTE ON THE MOTION.

MOTION:

Moved By: Councillor Gowing and Seconded by: Councillor Watt

THAT:

The following motion:

“The Council of the County of Huron receives the report by County Engineer Steve Lund and Manager of Public Works Mike Hausser dated February 15, 2017 titled Contract HC 17-301; County Road 1 – County Road 25 (Carlow) to Hawkins Road – CIR and Surface Asphalt 6.6km, and County Road 31 – Westmount Line (Saltford) to Falls Reserve Line (Benmiller) – CIR and Surface Asphalt 6.0km, with an option for paved shoulders, as presented for information;

AND FURTHER THAT:

The Council of the County of Huron accepts and gives direction to proceed with “Option A” (gravel shoulders) for tender submitted by Lavis Contracting Company Limited for Contract

HC 17-301 for the tendered price of \$2,198,183.75 (based on estimated quantities and excluding HST);

AND FURTHER THAT:

An additional:

- \$38,688.00 be allocated for the effective rate of HST (1.76%); and
- \$60,000.00 be allocated for contract administration and inspection costs; and
- \$120,000.00 be allocated for shoulder gravel, to be completed by County forces;

AND FURTHER THAT:

The surplus budget allowance (if any) be transferred to the Public Works Accumulated Surplus upon project completion;

AND FURTHER THAT:

A by-law be prepared authorizing the Warden and Clerk to execute the contracts and all other required documents;

AND FURTHER THAT

The Council of the County of Huron receives information regarding the cost of adding paved shoulder to County Road 31 included in "OPTION B" (full paved shoulder) submitted as part of Contract HC 17-301."

Be tabled until after agenda item 10.6 2017 Draft Budget Commentary of February 15, 2017 meeting.

CARRIED

10.6 2017 Draft Budget Commentary: (presented by Michael Blumhagen)

MOTION:

Moved By: Councillor Jewitt and Seconded By: Councillor Hessel

THAT:

The Committee of the Whole Day 1 proceeds with a final consideration of the Draft 2017 Budget as presented on February 15, 2017 with Option B a 4.06% increase.

AN AMENDMENT TO THE MOTION WAS MADE PRIOR TO THE VOTE:

Moved By: Councillor Versteeg and Seconded By: Warden Ginn

THAT:

"and \$100,000 for Clean Water Projects be included in the 2017 Budget." be added to the motion.

CARRIED

The main motion was adopted as follows:

THAT:

The Committee of the Whole Day 1 proceeds with a final consideration of the Draft 2017 Budget as presented on February 15, 2017 with Option B a 4.06% increase and \$100,000 for Clean Water Projects.

CARRIED

MOTION:

Moved By: Councillor Hessel and Seconded By: Warden Ginn

THAT:

The Council of the County of Huron receives the report by Treasurer Michael Blumhagen dated February 15, 2017 titled 2017 Draft Budget Commentary, as presented for information.

CARRIED

MOTION:

Moved By: Councillor Vincent and Seconded By: Councillor Hessel

THAT:

The following motion tabled at Committee of the Whole Day 2 on February 15, 2017 be raised from the table:

“The Council of the County of Huron receives the report by County Engineer Steve Lund and Manager of Public Works Mike Hausser dated February 15, 2017 titled Contract HC 17-301; County Road 1 – County Road 25 (Carlow) to Hawkins Road – CIR and Surface Asphalt 6.6km, and County Road 31 – Westmount Line (Saltford) to Falls Reserve Line (Benmiller) – CIR and Surface Asphalt 6.0km, with an option for paved shoulders, as presented for information;

AND FURTHER THAT:

The Council of the County of Huron accepts and gives direction to proceed with “Option A” (gravel shoulders) for tender submitted by Lavis Contracting Company Limited for Contract HC 17-301 for the tendered price of \$2,198,183.75 (based on estimated quantities and excluding HST);

AND FURTHER THAT:

An additional:

- \$38,688.00 be allocated for the effective rate of HST (1.76%); and
- \$60,000.00 be allocated for contract administration and inspection costs; and
- \$120,000.00 be allocated for shoulder gravel, to be completed by County forces;

AND FURTHER THAT:

The surplus budget allowance (if any) be transferred to the Public Works Accumulated Surplus upon project completion;

AND FURTHER THAT:

A by-law be prepared authorizing the Warden and Clerk to execute the contracts and all other required documents;

AND FURTHER THAT

The Council of the County of Huron receives information regarding the cost of adding paved shoulder to County Road 31 included in “OPTION B” (full paved shoulder) submitted as part of Contract HC 17-301.”

CARRIED

MOTION:

Moved By: Councillor Fergusson and Seconded By: Councillor Watt

THAT:

The Council of the County of Huron receives the report by County Engineer Steve Lund and Manager of Public Works Mike Hausser dated February 15, 2017 titled Contract HC 17-301; County Road 1 – County Road 25 (Carlow) to Hawkins Road – CIR and Surface Asphalt 6.6km, and County Road 31 – Westmount Line (Saltford) to Falls Reserve Line (Benmiller) – CIR and Surface Asphalt 6.0km, with an option for paved shoulders, as presented for information;

AND FURTHER THAT:

The Council of the County of Huron accepts and gives direction to proceed with “Option A” (gravel shoulders) for tender submitted by Lavis Contracting Company Limited for Contract HC 17-301 for the tendered price of \$2,198,183.75 (based on estimated quantities and excluding HST);

AND FURTHER THAT:

An additional:

- \$38,688.00 be allocated for the effective rate of HST (1.76%); and
- \$60,000.00 be allocated for contract administration and inspection costs; and
- \$120,000.00 be allocated for shoulder gravel, to be completed by County forces;

AND FURTHER THAT:

The surplus budget allowance (if any) be transferred to the Public Works Accumulated Surplus upon project completion;

AND FURTHER THAT:

A by-law be prepared authorizing the Warden and Clerk to execute the contracts and all other required documents;

AND FURTHER THAT

The Council of the County of Huron receives information regarding the cost of adding paved shoulder to County Road 31 included in “OPTION B” (full paved shoulder) submitted as part of Contract HC 17-301.

MOTION TO TABLE WAS INTRODUCED PRIOR TO A VOTE ON THE MOTION.

MOTION:

Moved By: Warden Ginn and Seconded By: Councillor Watt

THAT:

The following motion be tabled pending a report on grant options:

“The Council of the County of Huron receives the report by County Engineer Steve Lund and Manager of Public Works Mike Hausser dated February 15, 2017 titled Contract HC 17-301; County Road 1 – County Road 25 (Carlow) to Hawkins Road – CIR and Surface Asphalt 6.6km, and County Road 31 – Westmount Line (Saltford) to Falls Reserve Line (Benmiller) – CIR and Surface Asphalt 6.0km, with an option for paved shoulders, as presented for information;

AND FURTHER THAT:

The Council of the County of Huron accepts and gives direction to proceed with “Option A” (gravel shoulders) for tender submitted by Lavis Contracting Company Limited for Contract HC 17-301 for the tendered price of \$2,198,183.75 (based on estimated quantities and excluding HST);

AND FURTHER THAT:

An additional:

- \$38,688.00 be allocated for the effective rate of HST (1.76%); and
- \$60,000.00 be allocated for contract administration and inspection costs; and
- \$120,000.00 be allocated for shoulder gravel, to be completed by County forces;

AND FURTHER THAT:

The surplus budget allowance (if any) be transferred to the Public Works Accumulated Surplus upon project completion;

AND FURTHER THAT:

A by-law be prepared authorizing the Warden and Clerk to execute the contracts and all other required documents;

AND FURTHER THAT

The Council of the County of Huron receives information regarding the cost of adding paved shoulder to County Road 31 included in “OPTION B” (full paved shoulder) submitted as part of Contract HC 17-301.

CARRIED

Council recessed at 10:55 a.m. and resumed at 11:05 a.m.

11. Correspondence:

MOTION:

Moved By: Councillor Frayne and Seconded By: Councillor Vincent

THAT:

The Committee of the Whole Day 1 accepts correspondence not specifically dealt with, for information.

CARRIED

12. Next Meeting:

The next meeting of Committee of the Whole Day 1 will be in Goderich on Wednesday, March 15, 2017 at 9:00 a.m.

13. Adjournment:

MOTION:

Moved By: Councillor Gowing and Seconded By: Councillor Steffler

THAT:

The meeting adjourn at 11:46 a.m.

CARRIED

Councillor Bernie MacLellan

Clerk Susan Cronin