

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

Goderich, Ontario
March 15, 2017

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

1. Call to Order:

All members of Council were present except Councillor Frayne. Councillor Vincent arrived at 9:10 a.m. Chair MacLellan called the meeting to order at 9:03 a.m.

2. Approval of the Agenda:

MOTION:

Moved By: Councillor Morrison and Seconded By: Councillor Watt

THAT:

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

CARRIED

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

No declarations of pecuniary interest were stated.

4. Delegations/Petitions/Presentations:

4.1 Maitland Valley Conservation Authority:

Doug Hocking, Water Quality Specialist, provided the annual update on the Clean Water Project delivery.

4.2 Ministry of Transportation – Ontario (MTO):

James Corcoran, Senior Environmental Planner presented the MTO's Living Snow Fences Project for provincial highways within Huron County.

5. Councillor's Issues:

Councillor Hessel stated that he believed there were opportunities for the municipalities within Huron County to borrow funds from the County as they have large reserves. Councillor Hessel stated that the County could charge interest rates greater than current investment rates and lower tier municipalities would receive a lower borrowing rate than they would receive from other lending bodies. Councillor Vincent supported this idea. Staff will prepare a report

Warden Ginn stated that he received a request for a historical plaque to be placed by the Tuckersmith ambulance base to commemorate the first location in Huron County that was farmed. Staff will prepare a report.

6. Consent Agenda – Items 6.1 through 6.9:

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.

There are no undisputed consents to report this month.

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.

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 February 23, 2017, be approved.

6.3 Forest Conservation: (prepared by Dave Pullen)

MOTION: Receive for information.

6.4 Ontario Bike Summit: (prepared by Susanna Reid)

The 9th annual Ontario Bike Summit will be held in Toronto on April 11 and 12, 2017. This is Ontario's premier cycling conference. It provides an opportunity to learn and network from professionals and volunteers from a diverse range of sectors, including provincial and municipal government, health, planning, engineering, tourism and more. Given the recent approval of the County Cycling Strategy, Councillors may be interested in attending. The draft agenda is attached.

MOTION: Receive for information.

6.5 2016 Sentinel Well Report: (prepared by Susanna Reid)

The Huron County Sentinel Well program was initiated following recommendations from the 2001 Groundwater Quality Assessment. As a result of this study, six representative wells, termed "Sentinel Wells" were identified for long-term monitoring. All six sentinel wells are sampled on an annual basis and analyzed for the general chemical parameters. In addition, two of the six wells considered to be more susceptible to contamination are analyzed for a more comprehensive suite of parameters, including hydrocarbons, organic pesticides and metals.

2016 was the eleventh year of sampling all six sentinel wells. Ausable Bayfield Conservation Authority managed the sentinel well testing in 2015. Linda Nicks, PhD, P. Geo., Hydrogeologist, Upper Thames River Conservation Authority prepared the report.

Sampling data from 2002 to 2016 indicates no significant change in the quality of groundwater over the time studied. In 2016 slightly elevated natural fluoride levels were found on two wells; natural arsenic levels was found on another well where a water softener has been installed. In 2016, six wells in the general area of the well that exhibited elevated arsenic levels were tested. The other six wells did not show elevated arsenic levels.

Recommendations of 2016 Sentinel Well report are: continued testing of sentinel wells; address impact of water softeners in areas of elevated natural arsenic; arsenic and fluoride fact sheets to be available from Huron County Health Unit.

MOTION: Receive for information.

- 6.6 Museum and Gaol Information/Updating Report for January 2017: (prepared by Elizabeth French-Gibson and Meighan Wark)

MOTION: Receive for information.

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

MOTION: Receive for information.

- 6.8 Cultural Services 2017 Activities and Programs: (prepared by Meighan Wark and Rick Sickinger)

MOTION: Receive for information.

- 6.9 Accounts:

Accounts up to and including February 18, 2017 were reviewed.

DEPARTMENT PROGRAM	ACCOUNT
Planning	7,135.19
Museum/Gaol	2,927.57
Council	694.05
Corporate	1,919,163.50
Ec Dev	13,071.50

MOTION:

THAT:

The accounts up to and including February 18, 2017 be received.

Consent Agenda

MOTION:

Moved By: Councillor Fergusson and Seconded By: Councillor Hessel

THAT:

Items 6.1 through 6.9 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 on Youth Civic Engagement Project. This project will engage the Ministry of Education and the Perth and Huron County School Boards.

8. Planning and Development:

8.1 Planning and Development Consents under the Planning Act (9:00):

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.

8.1a) B58/16 – Jocelyn & Ken deBoer (owner), Part West Part Lot 28, Concession 8, East Wawanosh Ward, Township of North Huron: (presented by Sandra Weber)

The purpose and effect of this application is to sever a dwelling surplus to a farming operation. The land to be severed is 4.67 acres with an existing house and sheds. The vacant land to be retained is 92.37 acres and will continue its agricultural use. The consent is considered disputed as a letter of objection has been received from a neighbour. North Huron Council has recommended that the application be approved with conditions. No one spoke in favour or in opposition of the application.

MOTION:

Moved By: Councillor Gowing and Seconded By: Councillor Vincent

THAT:

The Committee of the Whole Day 1, approves the recommendation of Laura Young, Planner, that Consent Application B58/16 by Jocelyn and Ken deBoer, requesting separation and conveyance of a parcel of land described as Part West Part Lot 28, Concession 8, East Wawanosh Ward, Township of North Huron, be approved with conditions.

CARRIED

MOTION:

Moved By: Councillor Vincent and Seconded By: Councillor Steffler

THAT:

Public and agency comments were received on application B58/16 by Jocelyn & Ken deBoer (owner), Part West Part Lot 28, Concession 8, East Wawanosh Ward, Township of North Huron. Public comments were addressed through conditions.

CARRIED

8.1 b) B01/17 – Kenn Hines (applicant), J.G. Wilson & H.M. Wilson (owner), 42909 Huron Road, Concession 1 HRS, Part Lot 9, Lots 200-202, RP 399, Seaforth and Tuckersmith Wards; Municipality of Huron East: (presented by Sandra Weber)

The purpose of this application is to create a new lot for future industrial development and establishment of a private easement. The vacant land to be severed is 19.13 acres (7.74 ha) for future industrial uses. The vacant land to be retained is 28.1 acres (11.37 ha) for continued agricultural use.

The application is not consistent with the Provincial Policy Statement and does not conform with the Huron County Official Plan and the Huron East Official Plan, as the retained agricultural parcel does not have frontage on an open public road. Huron East Council has recommended that the application be approved with conditions. No one spoke in favour or in opposition of the application. There was a request by the planning department and the applicants for the application to be deferred for one month.

MOTION:

Moved By: Councillor Steffler and Seconded By: Councillor Gowing

THAT:

The Committee of the Whole Day 1, approves the recommendation of Claire Dodds, Senior Planner, that Consent application B01/17 be deferred to allow the parties to reach agreement on a consolidated list of conditions, and to allow Huron East to obtain a legal opinion on the status of the existing municipal laneway proposed to provide access to the retained parcel.

CARRIED

- 8.2 Application for Validation Certificate by Kirk Blackler, c/o Mark Poulton and Sidney Troister for Part Lot 11, South East Boundary Concession, Usborne Ward, Municipality of South Huron: (presented by Sandra Weber)

The purpose of this application is to validate the title of a parcel of land that already exists. The existing parcel is approximately 52.67 hectares (130.16 acres). 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 applicants are requesting a Validation Certificate for this lot created through historical title error, the result of which is that the current owners do not have legal title to their properties. The application meets the criteria for validation as set out in the Planning Act and is consistent with the Provincial Policy Statement, conforms to Sections 57 and 51(24) of the Planning Act, RSO, 1990, conforms with the Huron County and South Huron Official Plans and complies with the Zoning By-law. The Municipality of South Huron recommended approval of the application.

MOTION:

Moved By: Councillor Vincent and Seconded By: Warden Ginn

THAT:

The Council of the County of Huron approves the recommendation of Sarah Martin, Planner, that Validation Certificate Application B7/17 by Kirk Blackler requesting validation of a parcel of land described as Part Lot 11, South East Boundary Concession, Usborne Ward, Municipality of South Huron, be approved.

CARRIED

9. **Cultural Services:** None.
10. **Administration, Policies and Other Issues:** None.
11. **Correspondence:**

MOTION:

Moved By: Warden Ginn and Seconded By: Councillor Watt

THAT:

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

CARRIED

12. **Closed to the Public Session:** None.
13. **Next Meeting:**

The next meeting of Committee of the Whole Day 1 will be in Goderich on Wednesday, April 12, 2017 at 9:00 a.m.

14. **Adjournment:**

Huron County Committee of the Whole – Day 1 Minutes
March 15, 2017
Page 6 of 6

MOTION:

Moved By: Councillor Morrison and Seconded By: Councillor Fergusson

THAT:

The meeting adjourn at 10:19 a.m.

CARRIED

Councillor Bernie MacLellan

Clerk Susan Cronin