

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

Goderich, Ontario
April 12, 2017

The Committee of the Whole Day 1 met in the Court House Council Chambers in Goderich on the 12th day of April 2017.

1. Call to Order:

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

2. Approval of the Agenda:

MOTION:

Moved By: Councillor Versteeg and Seconded By: Councillor Hessel

THAT:

The Committee of the Whole Day 1 Agenda for April 12, 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 Huron County Soil and Crop Improvement Association (HCSCIA):

Doug Koch and Wayne Wheeler provided an update on the Huronview Demonstration Farm Project. The presentation reviewed erosion, crop yields and future plans for the improvement of soil and crops at this location.

4.2 Alzheimer Society Huron County:

Erin Dale, Community Outreach/Events Coordinator informed Council of programs and services that the Alzheimer Society of Huron County provides. She invited Huron County Councillors to participate in the Walk for Alzheimer's on Saturday, May 13, 2017.

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.

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 March 27, 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.

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 March 27, 2017, be approved.

6.3 Forest Conservation: (prepared by Dave Pullen)

MOTION: Receive for information.

6.4 Extension of Draft Plan Approval – Plan of Subdivision File 40T10001, 1028094 Ontario Inc. (Owner), Ken Palen (Agent), Part Lot 10, Concession 6, CREDITON, Stephen Ward, Municipality of South Huron: (prepared by Sarah Martin)

This 25 lot residential subdivision in the urban area of CREDITON received draft plan approval with conditions on September 7, 2011. Draft Plan approval will expire September 7, 2017. The applicant has requested a 6 year extension to fulfill the draft conditions. The Planning and Development Department had recommended the usual 3 year extension. The Municipality of South Huron recommends that draft approval be extended for 6 years. The Department has no objection to the 6 year extension as recommended by South Huron.

MOTION:

THAT:

The recommendation of Sarah Martin, Planner, to extend draft plan approval for File 40T10001 until September 7, 2023, be approved.

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

MOTION: Receive for information.

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

MOTION: Receive for information.

6.7 Accounts:

Accounts up to and including March 28, 2017 were reviewed.

DEPARTMENT PROGRAM	ACCOUNT
Planning	123,173.63
Museum/Gaol	7,265.36
Council	2,227.14

Corporate	1,944,757.42
Ec Dev	145,013.70

MOTION:

THAT:

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

Consent Agenda

MOTION:

Moved By: Councillor Frayne and Seconded By: Councillor Gowing

THAT:

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

CARRIED

7. Planning and Development:

7.1 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.

Chair MacLellan vacated the position of Chair. Vice Chair Versteeg assumed this role.

7.1 a) 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 right of way. 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 (crops).

The retained agricultural parcel does not have frontage on an open public road as required by the Huron East Official Plan. A right of way over a municipal laneway is proposed to provide access to the retained parcel. The severed parcel has access from the end of Birch Street, an open public road.

A consolidated list of conditions was sent to each lawyer for the applicants and abutting residential development. The Planning and Development Department recommends the application be deferred until all parties have agreed on a standard set of conditions. The application does not conform with the Huron East Official Plan. Huron East Council has recommended that the application be approved with conditions. Annalie Feiria, agent for the applicant spoke in favour of the application requesting the deletion of presented conditions # 8, 9, 10 and 12. A letter was received from Brendan Ruddick, Loopstra Nixon LLP, solicitor for MacPherson Builders requesting deferral. No one spoke in opposition to the application.

MOTION:

Moved By: Councillor MacLellan and Seconded By: Councillor Steffler

THAT:

The Committee of the Whole, Day 1 approves the Consent application B01/17 by 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 in the Municipality of Huron East with conditions 1-8 and 10-17 as presented and condition # 9 amended as follows “The applicant shall be required to undertake mitigation measures recommended by the analysis referred to in Condition 8, such as the installation of an acoustical fence and berm, at its sole cost and expense and to the satisfaction of the Municipality of Huron East.”.

CARRIED

MOTION:

Moved By: Warden Ginn and Seconded By: Councillor Gowing

THAT:

Public and agency comments were received on 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 and were addressed through conditions.

CARRIED

Vice Chair Versteeg vacated the position of Chair and Chair MacLellan resumed the role.

7.2 Public Meeting for Plan of Condominium Application 40CDM17001, Bennett Street Condominium, Larry Otten, Part 1 of Part of Lot 11, Concession C, Geographic Township of Goderich now in the Town of Goderich: (presented by Sandra Weber)

A member of Council is required to attend a joint public meeting of the County of Huron and the Town of Goderich for a Condominium application. The application proposes to create 22 vacant land condominium units in five multiple attached dwelling buildings. The public meeting for this application is scheduled for Monday, April 24, 2017 at 4:30 pm in the Council Chambers, Goderich Town Hall (57 West Street).

MOTION:

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

THAT:

Councillor Vincent be appointed to represent County Council at the public meeting for Condominium application 40CDM17001.

CARRIED

8. Cultural Services: None.

9. Administration, Policies and Other Issues:

9.1 Wireless Handheld Device Policy: (presented by Scott Tousaw)

MOTION:

Moved By: Councillor Watt and Seconded By: Councillor Vincent

THAT:

The Council of the County of Huron approves the Wireless Handheld Device Policy presented by Scott Tousaw, Director of Planning & Development and IT.

CARRIED

9.2 Social Enterprise Project - FUEL: (presented by Kim Postma)

MOTION:

Moved By: Councillor Morrison and Seconded By: Warden Ginn

THAT:

The Council of the County of Huron accepts the report by Small Business Centre Coordinator Kim Postma dated April 5, 2017 titled Social Enterprise Project – FUEL, as presented for information;

AND FURTHER THAT:

A By-law be prepared authorizing the Warden and Clerk to execute the Memorandum of Understanding (MoU) with Pillar Nonprofit Network.

CARRIED

10. Correspondence:

MOTION:

Moved By: Councillor Frayne and Seconded By: Councillor Steffler

THAT:

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

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 Wednesday, May 17, 2017 at 9:00 a.m.

13. Adjournment:

MOTION:

Moved By: Councillor Gowing and Seconded By: Councillor Morrison

THAT:

The meeting adjourn at 10:30 a.m.

CARRIED

Councillor Bernie MacLellan

Clerk Susan Cronin