

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

Goderich, Ontario
August 1, 2018

The Committee of the Whole Day 1 met in the Court House Council Chambers in Goderich on the 1st day of August 2018.

1. Call to Order:

All members of Council were present except Councillors Cole and Watt. Chair Vincent called the meeting to order at 9:00 AM. Councillor MacLellan departed at 9:52 AM.

2. Approval of the Agenda:

MOTION:

Moved By: Councillor Gowing and Seconded By: Councillor Frayne

THAT:

The Committee of the Whole Day 1 Agenda for August 1, 2018 be accepted and all reports included in the Agenda be received as presented.

CARRIED

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

Councillor Jewitt declared a pecuniary interest regarding item 7 (a) with the general nature of interest being a family relationship with the applicant.

4. Delegations/Petitions/Presentations: None.

5. Councillor's Issues:

5.1. Letter of Congratulation

MOTION:

Moved By: Councillor Fergusson and Seconded By: Warden Ginn

THAT:

The Council of the County of Huron sends a letter of congratulation to Lisa Thompson, Huron Bruce MPP on her appointment to the Province of Ontario's Cabinet in the position of Minister of Education.

CARRIED

Councillor Fergusson requested an update from the Economic Development department. This update will be included in the August Committee of the Whole Day 2 agenda.

Councillor Vincent informed members that the Britespan 4-H Dairy Invitational Show will be held in Lucknow on August 6, 2018.

6. Consent Agenda – Items 6.1 through 6.6:

6.1 Delegated Consents under the Planning Act: (prepared by Lisa Finch)

The authority to grant undisputed consents is delegated to the Director of Planning under By-law No. 2017-051 The report lists the applications which received provisional consent

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approval since the last report. County Council is notified for information and appeal purposes only.

RECOMMENDED MOTION:

THAT:

The recommendation of Lisa Finch, Land Division Administrator, that no objections be lodged further to the Delegated Consents submitted with the report of August 1, 2018 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, Director of Planning, that no objections be lodged to the Zoning By-laws submitted with the report of August 1, 2018, be approved.

6.3 Forest Conservation: Notices of Intent: (prepared by Dave Pullen)

RECOMMENDED MOTION: Receive for information.

6.4 Museum and Gaol Update Report May & June 2018: (prepared by Elizabeth French-Gibson)

RECOMMENDED MOTION: Receive for information.

6.5 Cultural Planning and Community Development Update: (prepared by Rick Sickinger)

RECOMMENDED MOTION: Receive for information.

6.6 Accounts and Financial Statements (prepared by Veronica Stevenson):

Accounts up to and including July 22, 2018 were reviewed.

DEPARTMENT PROGRAM	ACCOUNT
Planning	\$133,111.09
Museum / Gaol	\$24,282.67
Council	\$1,195.21
Corporate	\$4,290,049.53

Financial statements for the period ending June 30, 2018 were reviewed.

DEPARTMENT PROGRAM	REVENUE		EXPENDITURES		COUNTY CONTRIBUTION	
	YTD Actual	YTD Budget	YTD Actual	YTD Budget	YTD Actual	YTD Budget
Planning	\$ 152,040	\$ 122,994	\$ 1,013,584	\$ 1,153,015	\$ 861,544	\$ 1,030,021
IT and GIS	\$ 195,148	\$ 204,114	\$ 1,006,137	\$ 1,188,867	\$ 810,989	\$ 984,753
Museum / Gaol	\$ 78,392	\$ 100,368	\$ 704,637	\$ 824,706	\$ 626,245	\$ 724,338
Huron Heritage	\$ 0	\$ 0	\$ 0	\$ 12,498	\$ 0	\$ 12,498
Council	\$ 0	\$ 0	\$ 218,018	\$ 294,343	\$ 218,015	\$ 294,343
Corporate	\$ 22,404,902	\$ 22,417,278	\$ 2,650,812	\$ 2,715,413	(\$19,754,090)	(\$19,701,865)

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RECOMMENDED MOTION:

THAT:

The accounts up to and including July 22, 2018 and the financial statements for the period ending June 30, 2018 be received.

Consent Agenda

MOTION:

Moved By: Warden Ginn and Seconded By: Councillor MacLellan

THAT:

Items 6.1 through 6.6 be approved with the actions as noted.

CARRIED

7. Consents under the Planning Act:

The authority to grant or refuse to grant consents is delegated to the Committee of the Whole under By-law 2017-051. Decisions become effective upon a carried motion of the Committee of the Whole. County Council is notified for information and appeal purposes only.

- 7.a. File C022-18 – Paul Aldwinckle, Part Lots 24 & 25, Bayfield Road North Concession (Stanley), Municipality of Bluewater (presented by Craig Metzger)

This application proposes to sever a parcel of land containing an existing house from a farm. The proposed severed parcel is approximately 0.8 hectares (2 acres) and contains a house and drive shed. The proposed retained parcel is approximately 78.5 hectares (194 acres). The Provincial Policy Statement 2014, the Huron County Official Plan, and Bluewater Official Plan prohibit the creation of residential lots in prime agricultural areas, except for severing of a surplus farm residence as a result of a farm consolidation. This application does not meet the surplus farm house severance policies as the property owner does not own another farm with a residence. The Department is recommending deferral for the applicant to make arrangements for an eligible farmer to purchase the retained farmland which would then result in the application meeting the severance policy. The Municipality of Bluewater has recommended that the application be approved with conditions.

MOTION:

Moved By: Councillor Frayne and Seconded By: Councillor Fergusson

THAT:

The Committee of the Whole Day 1 approves the Consent application C022-18 by Paul Aldwinckle requesting the severance of a parcel of land for surplus residential use, described as Part Lots 24 & 25, Bayfield Road North Concession (Stanley), Municipality of Bluewater, with conditions.

CARRIED

MOTION:

Moved By: Councillor Hessel and Seconded By: Councillor Gowing

THAT:

Consent application C022-18 by Paul Aldwinckle. No public comments were received on this application so there was no effect on the decision. Comments were received from the Huron County Health Unit on septic servicing, the Municipality of Bluewater in support of the application and the Planning and Development Department on policy conformity. Although the conformity comments were thoroughly considered, the effect did not influence the decision of Council to approve the application.

CARRIED

- 7.b. File C023-18 – Larry Elder for Land-El Farms Inc., Part Lot 13, Concession 2 (Hay), Municipality of Bluewater (presented by Craig Metzger)

This application proposes to sever a parcel of land containing an existing house from a farm. The proposed severed parcel is approximately 1.9 hectares (4.7 acres) and contains a house and drive shed. The proposed retained parcel is approximately 19 hectares (47 acres). The Bluewater Official Plan requires the lot being created to meet the Minimum Distance Separation (MDS) requirements from the lot lines to the closest off-site livestock barn and manure storage which this application does not (MDS requirement of 262 metres while the actual distances are 200 metres to the barn and 151 metres to the manure storage). The Department is recommending deferral pending the outcome of the Bluewater Official Plan review to remove these off-site MDS considerations. The Municipality of Bluewater has recommended that the application be approved with conditions. Larry Elder spoke in favour of the application.

MOTION:

Moved By: Councillor MacLellan and Seconded By: Councillor Hessel

THAT:

The Committee of the Whole Day 1 approves the Consent application C023-18 by Larry Elder on behalf of Land-El Farms Inc. requesting the severance of a parcel of land for surplus residential use, described as Part Lot 13, Concession 2 (Hay), Municipality of Bluewater, with conditions.

CARRIED

MOTION:

Moved By: Councillor MacLellan and Seconded By: Warden Ginn

THAT:

Consent application C023-18 by Larry Elder on behalf of Land-El Farms Inc. Public comments were received on this application on the issue of eligibility of the residence to be considered surplus and the size of the retained parcel. Although the comments were thoroughly considered they did not affect the decision of the Committee to approve the application. Comments were received from the Huron County Health Unit on septic servicing and from the Municipality of Bluewater in support of the application, the effect of which resulted in a decision to support the application.

CARRIED

8. Planning and Development

- 8.1. Plan of Subdivision 40T15001, (Owner/Applicant) Azar Holdings Ltd., Lots 979, 980, 981, 982, 985, 986, 987, 988, 991, 992, 993, 994, 997, 998, 999, 1000, 1003, 1004, 1005, 1006 Registered Plan 331 and Part of Lot 24 Huron Road Concession, in the Municipality of Central Huron, County of Huron (presented by Monica Walker-Bolton)

The subject lands have a total of 4.8 hectares that are proposed to be developed for 30 low density residential lots, 4 residential high density blocks, storm water management facilities, municipal reserves, municipal service easements, and roads. The subject lands are accessed by North Street, portions of which are unopened and will be opened to serve this development. The development will also be served by two new streets. Portions of the unopened Milton St. will be conveyed to the developer for building lots, and portions of the unopened College St. will be used for publicly owned storm water management facilities.

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MOTION:

Moved By: Councillor Hessel and Seconded By: Warden Ginn

THAT:

The recommendation of Monica Walker-Bolton, Planner, Planning and Development Department, that Draft Plan of Subdivision 40T15001 be granted draft plan approval, with the recommended conditions, be approved;

AND FURTHER THAT:

The notice of decision be circulated.

CARRIED

MOTION:

Moved By: Warden Ginn and Seconded By: Councillor Fergusson

THAT:

Plan of Subdivision 40T15001. Public comments were received on this application but there were no outstanding concerns. Agency comments were received in support of the application with conditions, the effect of which resulted in a decision to grant draft plan approval with conditions.

CARRIED

8.2. Council Representative on Huronview Farm Sub-Committee (presented by Dave Pullen)

The Huron Soil and Crop Improvement Association (HSCIA) is in the process of completing a major funding application to the Canadian Agricultural Partnership (C.A.P.). The purpose of the application is to fund an extensive drainage and water quality monitoring project on the agricultural land at the Huronview Services Complex.

The lead applicant on the C.A.P. funding application is ABCA and project partners include HSCIA, the Land Improvement Contractors of Ontario (LICO) and the County. The C.A.P. application requires active participation by the project partners and that is the purpose of Council representation on this sub-committee.

MOTION:

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

THAT:

The Council of the County of Huron appoints Councillor Vincent to the Huronview Demonstration Farm Project Sub-Committee which will be comprised of representatives from the project partners.

AN AMENDMENT TO THE MOTION WAS MADE PRIOR TO THE VOTE

MOTION:

Moved By: Councillor Hessel and Seconded By: Councillor Frayne

THAT:

The following be added to the motion:

“and Warden Ginn”

CARRIED

THE ORIGINAL MOTION WAS APPROVED AS FOLLOWS:

THAT:

The Council of the County of Huron appoints Councillor Vincent and Warden Ginn to the

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Huronview Demonstration Farm Project Sub-Committee which will be comprised of representatives from the project partners.

CARRIED

8.3. Official Plan Amendment No. 12, 5 Year Review, Municipality of Bluewater (presented by Monica Walker-Bolton)

The purpose of Official Plan Amendment No. 12 is to incorporate revisions to the land use plan for the Municipality of Bluewater determined necessary through the Official Plan 5-Year Review process to bring the plan into conformity with the Huron County Official Plan and to be consistent with the Provincial Policy Statement. The Official Plan applies to all lands in the Municipality of Bluewater and is a statement of where and how development should take place within the Municipality.

The Bluewater 5-Year Review and Official Plan Amendment No. 12 were undertaken in accordance with the requirements of Section 17 and Section 26 of the Planning Act.

MOTION:

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

THAT:

The Council of the County of Huron approves the inclusion of the following in the Official Plan Amendment No.12 to the Municipality of Bluewater Official Plan;

“Tree plantations may be designated Agriculture or Natural Environment depending on the long term intended use of the lands as expressed by the landowner.” in the proposed amendment in Section 3.3.4.

CARRIED

MOTION:

Moved By: Councillor Frayne and Seconded By: Councillor Hessel

THAT:

The Council of the County of Huron approves Official Plan Amendment No.12 to the Municipality of Bluewater Official Plan, **without** the following recommended modifications of Monica Walker-Bolton, Planner, Planning and Development Department;

2. Amend the wording in the proposed amendment in Section 3.4.4 to, “The residence is habitable or will be renovated to a habitable condition, as determined by the Chief Building Official, and is intended to be used as a primary residence.”
3. Remove the proposed policy in Section 3.4.10 to permit severances of a former church and a former school house.

AND FURTHER THAT:

The notice of decision be circulated.

CARRIED

MOTION:

Moved By: Councillor Gowing and Seconded By: Councillor Fergusson

THAT:

the Official Plan Amendment No.12 to the Municipality of Bluewater Official Plan, 5 Year Review. Public comments were received on this application and although they were thoroughly considered, the effect did not influence the decision of Council to approve the application. Agency comments were received but, although they were thoroughly considered, the effect did influence the decision of Council to approve the application.

CARRIED

MOTION:

Moved By: Warden Ginn and Seconded By: Councillor Gowing

THAT:

Staff be directed to prepare a report on the following “The residence is habitable or will be renovated to a habitable condition, as determined by the Chief Building Official, and is intended to be used as a primary residence.”

CARRIED

9. Cultural Services

- 9.1. Huron County Museum Collection Deaccession Report (presented by Elizabeth French-Gibson)

MOTION:

Moved By: Councillor Hessel and Seconded By: Councillor Versteeg

THAT:

The Committee of the Whole Day 1 receives the report by Elizabeth French-Gibson, Senior Curator, dated August 1, 2018, titled Huron County Museum Collection Deaccession Report, as presented for information;

AND FURTHER THAT:

The recommendation of the Huron County Museum’s Collections Committee that items M995.0028.001a, M989.0014.002, and M995.0032.001 be deaccessioned from the Huron County Museum’s collection be accepted.

CARRIED

10. Administration, Policies and Other Issues: None.

11. Correspondence

MOTION:

Moved By: Warden Ginn and Seconded By: Councillor Steffler

THAT:

The Council of the County of Huron accepts correspondence not specifically dealt with, for information.

CARRIED

10. Closed to the Public Session: None.

11. Next Meeting:

The next meeting of Committee of the Whole Day 1 will be in Goderich on Wednesday, September 12, 2018 at 9:00 AM.

12. Adjournment:

MOTION:

Moved By: Councillor Hessel and Seconded By: Councillor Gowing

THAT:

The meeting adjourn at 10:32 AM.

CARRIED

Councillor Neil Vincent

Clerk Susan Cronin