

**MINUTES
COUNCIL OF THE COUNTY OF HURON**

Virtual
July 7, 2021

The Council of the County of Huron met virtually on Wednesday, July 7, 2021. All members of Council were present.

1. Warden Glen McNeil called the meeting to order at 9:01 AM.

2. Warden's Remarks:

Warden McNeil extended gratitude to Huron County staff, Huron Perth Public Health, and all partners supporting the Huron County Mass Vaccination Clinics and for their hard work during the past 18 months regarding the COVID-19 pandemic.

3. Approval of Agenda:

There were two amendments to the agenda:

Agenda item number 11.1 Request for Qualification for Service System Manager added;

Agenda item number 8.6 Huron County Accessibility Advisory Committee – June 14, 2021 Draft Meeting Minutes amended.

Moved by: Councillor Fisher and Seconded by: Councillor Finch

THAT:

The Council Day 1 agenda for July 7, 2021 be approved as amended.

CARRIED

4. Declaration of Pecuniary Interest:

Councillor Dietrich declared a pecuniary interest for agenda item number 9.1 Consent file C06-21 by Keith McLean (applicant) for Michael Veri & James Veri (owners), Part Lot 13, Concession 4, Stephen Ward, Municipality of South Huron due to employment.

5. Minutes of Previous Meetings:

Moved by: Councillor MacLellan and Seconded by: Councillor Heffer

THAT:

The minutes of the Council Day 1 meeting of June 9, 2021 and the Special Council Strategic Sessions of June 17, 21, and 22, 2021 be adopted as circulated.

CARRIED

6. Delegations/Petitions/Presentations:

6.1 Huron County Plowmen's Association – Queen of the Furrow

Maranda Klaver, 2019-2021 Huron County Queen of the Furrow, presented on her activities throughout her reign. She promoted the 2021 Huron County Ploughing Match at Ross McIntosh's, co-hosted by Warden Glen McNeil. She advised that the 2021 International Ploughing Match (IPM) scheduled for October in Lindsey, Ontario, has been cancelled due to the COVID-19 pandemic.

Moved by: Councillor Dietrich and Seconded by: Councillor Finch

THAT:

The Council of the County of Huron receives the delegation of the Huron County Plowmen's Association 2019-2021 Queen of the Furrow, Maranda Klaver, as presented for information.

CARRIED

6.2 Service Awards to Long Term Services Employees

Warden Glen McNeil, CAO Meighan Wark and Directors presented certificates to long term service employees.

7. Councillor's Issues:

Councillor Bailey extended thanks to Huron Perth Public Health, The Township of Howick, The Municipality of Morris Turnberry, all staff, partners and volunteers operating and supporting the COVID-19 Vaccination Clinic in Wingham.

Councillor Bailey commended the County on the inclusion of cross-border services in the strategic planning meetings.

Councillor Grace extended congratulations to all long term service employees. He thanked Huron County staff for organizing the mass vaccination clinics.

Councillor Grace raised concerns of Goderich citizens regarding the growing issue of homelessness. He thanked Town of Goderich staff and the OPP for their attentions to this issue.

Councillor MacLellan and Councillor Klopp agreed that the homelessness is a growing concern for all and that both the Federal and Provincial governments need be involved.

8. Consent Agenda – Items 8.1 through 8.8:

Moved by: Councillor Grace and Seconded by: Councillor Murdock

THAT:

Items 8.1 through 8.8 be approved with the actions as noted.

CARRIED

Council recessed at 10:00 AM and resumed at 10:05 AM.

9. Planning and Development:

9.1 Consent file C06-21 by Keith McLean (applicant) for Michael Veri & James Veri (owners), Part Lot 13, Concession 4, Stephen Ward, Municipality of South Huron (presented by Craig Metzger)

The purpose of this application is to sever a surplus residence from a farm. The land to be severed contains a house and shed and is approximately 0.6 hectares (1.6 acres) in size. The land to be retained is approximately 38 hectares (93 acres) and contains a barn/storage shed, open manure tank, and farmland. The application would also create an easement along the front of the severed parcel for a field tile outlet from the retained lands. The Ausable Bayfield Conservation Authority has concerns with the severed parcel being in the floodway and cannot support the application. Due to the severed parcel's location in the floodway, the application does not conform to the South Huron and Huron County Official Plans and is not consistent with the Provincial Policy Statement (2020). The Municipality of South Huron has not provided a recommendation on the application.

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The Planning and Development Department recommends the application be denied. Mike Veri (applicant) spoke in favour of the application.

Moved by: Councillor Klopp and Seconded by: Councillor Watt

THAT:

The Council of the County of Huron approves the Consent application C06-2021 by Keith McLean on behalf of Michael Veri & James Veri requesting the creation of a new lot on the subject lands described as Part Lot 13, Concession 4, Stephen Ward, Municipality of South Huron, with presented conditions.

CARRIED

Moved by: Councillor MacLellan and Seconded by: Councillor Fisher

THAT:

Consent file C06-21 by Keith McLean (applicant) for Michael Veri & James Veri (owners), requesting severance of a surplus residence from a farm located on land described as Part Lot 13, Concession 4, Stephen Ward, Municipality of South Huron. No public comments were received on this application so there was no effect on the decision. Comments from agencies were received on the issues of lot creation in the floodway, inconsistency with the Provincial Policy Statement, and non-conformity to the Huron County and South Huron Official Plans. Comments were thoroughly considered but the effect did not influence the decision of Council to approve the application.

CARRIED

9.2 Consent File C037-2021 by Gary Semeniuk (Applicant) for Gary Semeniuk and Robert Semeniuk (owners), Part Lot 36, Concession 1, Stanley East Ward, Municipality of Bluewater (presented by Hanna Holman)

The purpose of this application is to create a new lot. The proposed severed lot is 0.487 hectares (1.2 acres) and is currently vacant. The proposed retained lot is 0.532 hectares (0.4 acres) and contains an existing single-detached dwelling and accessory structure. The subject lands abut the Bayfield River and a portion of the property is within the regulated area of Ausable Bayfield Conservation Authority (ABCA). The ABCA does not support the fragmentation of the hazardous area for development area as proposed with the lot line intersecting the regulated area. Comments have been reflected in Condition No. 8 to revise the proposed property line to restrict the regulated area to only one lot and eliminate the fragmentation of the regulated lands across two lots. At their June 7, 2021 meeting, Bluewater Council recommended the application for provisional approval but did not include Condition No. 8. The Planning and Development Department recommends the application be approved with conditions, including Condition No. 8. Subject to the recommended conditions, the application is consistent with the Provincial Policy Statement (2020) and conforms to the Huron County and Bluewater Official Plans.

Moved by: Councillor Klopp and Seconded by: Councillor Fergusson

THAT:

The Council of the County of Huron approves the recommendation of Hanna Holman, Planner, that Consent application C037-2021 by Gary Semeniuk requesting the creation of a new lot on the subject lands described as Part Lot 36, Concession 1, Stanley East Ward, Municipality of Bluewater, be approved subject to the attached Conditions No.1 through 7, but not including Condition No. 8.

CARRIED

Moved by: Councillor Dietrich and Seconded by: Councillor Harding

THAT:

Consent File C037-2021 by Gary Semeniuk (Applicant) for Gary Semeniuk and Robert Semeniuk (owners), for severance of a lot described as Part Lot 36, Concession 1, Stanley East Ward, Municipality of Bluewater. Public comments were received in support

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of the application, the effect of which resulted in a decision to approve the application. Agency comments were received on the issue of fragmenting the regulated hazard area. Comments were thoroughly considered but the effect did not influence the decision of Council to approve the application as applied for.

CARRIED

9.3 Consent File C038-2021 by Jake Rylaarsdam (Applicant) for Melanie Scott and Tessa Hodgins (owners), Part Lot 35, Concession 1, Stanley East Ward, Municipality of Bluewater (presented by Hanna Holman)

The purpose of this application is for an addition to an abutting lot. The lands are designated Agriculture in the Bluewater Official Plan and zoned AG1 in the Bluewater Zoning By-law. The proposed land to be severed is approximately 2.34 acres (0.94 hectares) and is currently vacant. The proposed retained land is approximately 4.85 acres (1.96 hectares) and contains an existing single-detached dwelling and accessory structure. The severed lands will be merged with the abutting agricultural lands, described as Part Lot 35, Part Lot 36, Concession 1, Stanley East Ward, Municipality of Bluewater. Comments in objection have been received from neighbours with the potential construction of a livestock barn and the impact on potential road closure processes. At their June 7, 2021 meeting, Bluewater Council recommended the application for approval subject to the recommended conditions. The Planning and Development Department recommends the application be approved with conditions. Subject to the recommended conditions, the application is consistent with the Provincial Policy Statement (2020) and conforms to the Huron County and Bluewater Official Plans.

Moved by: Councillor Murdock and Seconded by: Councillor Finch

THAT:

The Council of the County of Huron approves the recommendation of Hanna Holman, Planner, that Consent application C038-2021 by Jake Rylaarsdam requesting the enlargement of abutting lot on the subject lands described as Part Lot 35, Concession 1, Stanley East Ward, Municipality of Bluewater, be approved subject to the attached conditions.

CARRIED

Moved by: Councillor Heffer and Seconded by: Councillor Finch

THAT:

Consent File C038-2021 by Jake Rylaarsdam (Applicant) for Melanie Scott and Tessa Hodgins (owners), requesting a severance for the land described as Part Lot 35, Concession 1, Stanley East Ward, Municipality of Bluewater. Public comments were received on the issues of the potential construction of a livestock barn and the potential road closure process. Comments were thoroughly considered but the effect did not influence the decision of Council to approve the application. Agency comments were received in support of the application, the effect of which resulted in a decision to approve the application.

CARRIED

9.4 Plan of Subdivision 40T20001, R. Victor & Associates for Huron Green Inc., Lot 6 and South Part Lot 7, Concession 2, Stephen Ward, Municipality of South Huron, County of Huron (presented by Denise Van Amersfoort)

The subject lands are located in what has been referred to in recent history as 'Huron Park' in the Stephen Ward. The purpose of the Plan of Subdivision is to create 281 lots/blocks containing the existing residential units, 14 vacant lots, 3 large future development blocks and 15 additional blocks for public purposes for a total of 313 lots/blocks.

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The subject lands have a total area of approximately 142 acres (57 hectares) and currently contain an established residential area which was the residential quarters for RCAF Centralia during the Second World War. The property contains 360 dwelling units including 202 single detached dwellings and 158 semi-detached dwellings (79 structures with 2 units each).

A joint public meeting was hosted by the County of Huron and the Municipality of South Huron on October 26, 2020, with County Councilor Paul Klopp in attendance on behalf of the County of Huron. The Draft Plan of Subdivision was recommended for approval with the recommended conditions by the Municipality of South Huron on June 7, 2021.

Moved by: Councillor Dietrich and Seconded by: Councillor Finch

THAT:

The Council of the County of Huron approves the recommendation of Denise Van Amersfoort, Senior Planner, to grant Draft Plan approval for Plan of Subdivision File 40T20001 with the recommended conditions;

AND FURTHER THAT:

The Notice of Draft Plan Approval be circulated.

CARRIED

Moved by: Councillor Fisher and Seconded by: Councillor Watt

THAT:

Plan of Subdivision 40T2001, R. Victor & Associates for Huron Green Inc., requesting a Draft Plan Approval for the lands described as Lot 6 and South Part Lot 7, Concession 2, Stephen Ward, Municipality of South Huron, County of Huron. Public comments were received on the issue of lot configuration, impacts on tenancy, physical condition of the dwellings, access to fibre internet, and overall impact on the established community. Comments were received from agencies on the issue of affordable housing, need for a pedestrian crossing, road upgrades, park space, walkability, and impacts on existing tenants. Public and agency comments were addressed through changes to the draft plan and conditions to the approval where possible. Where comments could not be addressed, they were thoroughly considered but the effect did not influence the decision of Council to approve the application.

CARRIED

9.5 Plan of Subdivision 40T21002, (Owner) Rutling Holdings Ltd., (Applicant) Ron Davidson Land Use Planning Consultant Inc., Block 3, Plan 22M13, Blyth, Township of North Huron, County of Huron (presented by Monica Walker-Bolton)

The purpose of the application for plan of subdivision is to subdivide the subject lands into five Low Density Residential Lots and one High Density Residential Block, for a total of 11 residential units. One Block will be created for an extension of Gloria Street. The subject lands are .8 hectares (2 acres) in area. There was also a Zoning Amendment application submitted to be considered by the Township of North Huron Council related to the development of the area. The Zoning By-Law Amendment included special Low Density and High Density Residential Zones to recognize reduced lot depth and reduced setbacks. The Zoning By-Law Amendment was approved by the Township of North Huron on June 21, 2021. A joint public meeting was hosted by the County of Huron and the Township of North Huron on June 21, 2021, with Councillor MacLellan in attendance on behalf of the County of Huron. The Draft Plan of Subdivision was recommended for approval with the recommended conditions by the Township of North Huron on June 21, 2021.

Moved by: Councillor Heffer and Seconded by: Councillor Finch

THAT:

The Council of the County of Huron approves the recommendation of Monica Walker-Bolton, Planner, to grant Draft Plan approval for Plan of Subdivision File 40T21002 with the recommended conditions;

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AND FURTHER THAT:

The Notice of Draft Plan Approval be circulated.

CARRIED

Moved by: Councillor Finch and Seconded by: Councillor Fergusson

THAT:

Plan of Subdivision 40T21002, (Owner) Rutling Holdings Ltd., (Applicant) Ron Davidson Land Use Planning Consultant Inc., requesting a Draft Plan Approval for the lands described as Block 3, Plan 22M13, Blyth, Township of North Huron, County of Huron. No comments were received from members of the public, so there was no effect on the decision. Agency comments were received in support of the application, the effect of which resulted in a decision to approve the application.

CARRIED

9.6 Plan of Subdivision 40T21001, Nine Mile Enterprises c/o Michael Gubesch, Plan 136 Lots 25 to 30 East of Arthur St, Lots 25 to 30 West of Sydenham St, Lot 28 East of Sydenham St RP 22R4914 Parts 3 & 4 PT Part 6, Ashfield, Township of Ashfield-Colborne-Wawanosh, County of Huron (presented by Celina Whaling-Rae)

The purpose of this application is to establish a Plan of Subdivision on the subject lands to support residential development. The subject lands have a total area of 3.64 hectares (9 acres) that are proposed to be subdivided into 13 lots for single detached residences. The proposed development can be accessed via Russell Street. The applicant is proposing to construct portions of the existing Sydenham and Arthur Street road allowances to provide frontage to the proposed lots.

Moved by: Councillor Grace and Seconded by: Councillor Ginn

THAT:

The Council of the County of Huron approves the recommendation of Celina Whaling-Rae, Planner, to grant Draft Plan approval to Plan of Subdivision File 40T21001 with the attached conditions;

AND FURTHER THAT:

Notice of Draft Plan Approval be circulated.

CARRIED

Moved by: Councillor Harding and Seconded by: Councillor Fisher

THAT:

Plan of Subdivision 40T21001, Nine Mile Enterprises c/o Michael Gubesch, requesting a Draft Plan Approval for the lands described as Plan 136 Lots 25 to 30 East of Arthur St, Lots 25 to 30 West of Sydenham St, Lot 28 East of Sydenham St RP 22R4914 Parts 3 & 4 PT Part 6, Ashfield, Township of Ashfield-Colborne-Wawanosh, County of Huron. Public comments were received on the issues of servicing and the environment. Comments were thoroughly considered but the effect did not influence the decision of Council to approve the application. Agency comments were received in support of the application, the effect of which resulted in a decision to approve the application.

CARRIED

9.7 Comments on Proposed Updates to the Provincial Land Use compatibility Guidelines (presented by Sandra Weber)

Moved by: Councillor Jewitt and Seconded by: Councillor Fergusson

THAT:

The Council of the County of Huron receives the report by Sandra Weber, Director of Planning and Development, dated July 7, 2021, titled Comments on Proposed Updates to the Provincial Land Use Compatibility Guidelines;

AND FURTHER THAT:

The report be forwarded to the Ministry of the Environment Conservation and Parks as the County of Huron's comments on the proposed changes to the Land Use Compatibility Guidelines (Environmental Registry posting #019-2785).
CARRIED

10. Cultural Services: None.

11. Administration, Policies and Other Issues:

11.1 Request for Qualification for Service System Manager (presented by Cheryl Patience)

Moved by: Councillor Finch and Seconded by: Councillor Ginn

THAT:

The Council of the County of Huron receives the report by Cheryl Patience, Manager of Ontario Works and Children's Services, dated July 7, 2021, titled Request for Qualification for Service System Manager, as presented for information purposes.

CARRIED

12. Correspondence:

Moved by: Councillor Ginn and Seconded by: Councillor Grace

THAT:

The Council of the County of Huron supports item 12.6 Delbert Deb Shewfelt, Municipal Advisor re: Great Lakes Fishery Commission Advisors Pass Resolutions to Address Issues Affecting Health of Great Lakes.

CARRIED

Moved by: Councillor MacLellan and Seconded by: Councillor Fisher

THAT:

The Council of the County of Huron supports item 12.4 Town of Fort Erie resolution re: Licensing of Cannabis Operations – Previously Operating Illegally.

CARRIED

Moved by: Councillor Jewitt and Seconded by: Councillor Heffer

THAT:

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

CARRIED

13. New/Unfinished Business:

In the interest of being accountable and transparent, where a member of Council or staff would like to present an item of business in this section, it is recommended that they contact the Chief Administrative Officer in advance so that the item can be placed on the published agenda.

13.1 Annual Report Card 2020 – Housing and Homelessness Plan (presented by Christine Hoffman)

Moved by: Councillor Grace and Seconded by: Councillor Finch

THAT:

The Council of the County of Huron receives the report from Christine Hoffman, Manager, Housing Services, dated July 7, 2021, titled Annual Report Card 2020 - Housing and Homelessness Plan, as presented for information.

CARRIED

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13.2 Creating a Path Forward for Investment Attraction at the Goderich Airport
(presented by Natasha Gaudio Harrison and Cody Joudry)

Moved by: Councillor MacLellan and Seconded by: Councillor Grace

THAT:

The Council of the County of Huron receives the report by Natasha Gaudio Harrison, Economic Development Officer, dated July 7, 2021, titled Creating a Path Forward for Investment Attraction at the Goderich Airport, as presented for information.

A recorded vote was requested by Councillor Klopp.

YEAS: Councillors Dietrich, Fergusson, Ginn, Grace, Heffer, Jewitt, MacLellan, Murdock, Watt, Warden McNeil

NAYS: Councillors Bailey, Finch, Fisher, Harding, Klopp

YEAS: 10, NAYS: 5

CARRIED

13.3 KEyON Data Management System for EarlyON (presented by Cheryl Patience)

Moved by: Councillor Finch and Seconded by: Councillor Murdock

THAT:

The Council of the County of Huron approves the report by Cheryl Patience, Manager of Ontario Works and Children's Services, dated July 7, 2021, titled KEyON Data Management System for EarlyOn, as presented for information;

AND FURTHER THAT:

A by-law be drafted authorizing the Warden and Clerk to sign the agreement and any other required documents with the Sault Ste Marie Innovation Centre (SSMIC)/Acorn information Solutions Technologies for the KEyON data management system for the EarlyOn program.

CARRIED

14. Notice of Motion: None.

15. By-laws:

Moved by: Councillor Ginn and Seconded by: Councillor Fergusson

THAT:

Leave be given to introduce the following By-Laws:

By-law No. 2021-048, being a By-law of the Corporation of the County of Huron to enter into service agreements with child care providers;

By-law No. 2021-049, being a By-law of the Corporation of the County of Huron to enter into a Natural Gas Appointment and Retainer Agreement with Local Authority Services (LAS);

By-law No. 2021-050, being a By-law of the Corporation of the County of Huron to authorize the execution of an Extension Purchase of Service Agreement for the Operation of the Emergency Shelter for 2021-2022;

By-law No. 2021-051, being a By-law of the Corporation of the County of Huron to enter into a contract with Elliott Fence Inc. for Tender HC 21-601;

By-law No. 2021-052, being a By-law of the Corporation of the County of Huron to enter into a contract with Compass Minerals Canada Corp. for Tender HC 21-54;

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By-law No. 2021-053, being a By-law of the Corporation of the County of Huron to enter into a contract with Joe Kerr Ltd. for HC 2021-140;

By-law No. 2021-054, being a By-law of the Corporation of the County of Huron to enter into a contract with Finch Chevrolet for HC 21-1207 for Three (3) Pickup Trucks.
CARRIED

Moved by: Councillor MacLellan and Seconded by: Councillor Finch

THAT:

By-law No. 2021-048, 2021-049, 2021-050, 2021-051, 2021-052, 2021-053, and 2021-054 be given a first and second reading;

AND FURTHER THAT:

By-law No. 2021-048, 2021-049, 2021-050, 2021-051, 2021-052, 2021-053, and 2021-054, as read a first and second time, be passed.

CARRIED

Moved by: Councillor Fisher and Seconded by: Councillor Watt

THAT:

By-law No. 2021-048, 2021-049, 2021-050, 2021-051, 2021-052, 2021-053, and 2021-054, be given a third reading in accordance with Part 14 of the Procedural By-law for the County of Huron, Section 1, Subsection 2;

AND FURTHER THAT:

By-law No. 2021-048, 2021-049, 2021-050, 2021-051, 2021-052, 2021-053, and 2021-054, as read a third time, be passed, signed by the Warden and the Clerk, and the Seal of the Corporation affixed thereto.

CARRIED

16. Closed to the Public Session: None.

17. Arrangement of Committee/Board Meetings:

Audit Committee (TENTATIVE) - August 11, 2021 at 9:00 AM - Virtual Meeting

Council Day 2 - Wednesday, August 11, 2021 at 9:00 AM (or immediately following the Audit Committee) – Virtual Meeting

Huron County Library Board – **Thursday**, August 12, 2021 at 9:00 AM - Virtual Meeting

Huron County Economic Development Board – **Thursday**, August 12, 2021 at 5:00 PM - Virtual Meeting

Council Day 1 - Wednesday, September 1, 2021 at 9:00 AM - Virtual Meeting

18. Confirmatory By-law:

Moved by: Councillor Fisher and Seconded by: Councillor Finch

THAT:

By-Law No. 2021-055, being a By-law of the Corporation of the County of Huron to confirm the proceedings of the Council of the Corporation of the County of Huron, be introduced, be given a first, second and third reading in accordance with Part 14 of the Procedural By-law for the County of Huron, Section 1, Subsection 2;

AND FURTHER THAT:

By-law No. 2021-055, as read a third time; be passed, signed by the Warden and the Clerk, and the Seal of the Corporation affixed thereto.

CARRIED

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19. Adjournment:

Moved by: Councillor Dietrich and Seconded by: Councillor Heffer

THAT:

The Council of the Corporation of the County of Huron do hereby adjourn at 12:43 PM to meet again on Wednesday, August 11, 2021 at 9:00 AM or at the call of the Warden and the Clerk.

CARRIED

Warden Glen McNeil

Clerk Susan Cronin