



Day One: Committee of the Whole

Cultural Services, Highways,
Facilities, Planning & Corporate
Minutes - August 5, 2015

GODERICH, ONTARIO



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

Goderich, Ontario
August 5, 2015

The Committee of the Whole Day 1 met in the Court House Council Chambers in Goderich on the 5th day of August 2015.

1. Call to Order:

All members of Council were present. Chair Versteeg called the meeting to order at 9:00 a.m.

2. Approval of the Agenda:

MOTION:

Moved By: Councillor Hessel and Seconded By: Councillor Ginn

THAT:

The Committee of the Whole Day 1 Agenda for August 5, 2015 be accepted and all reports included in the Agenda be received as presented.

CARRIED

3. Declaration of Pecuniary Interest and the General Nature Thereof: None.

4. Delegations/Petitions/Presentations:

4.1 Goderich to Guelph (G2G) Rail Trail:

Paul VanderMolen and Chris Lee addressed concerns raised by the Adjacent Agricultural Landowners (AAL) to the proposed Goderich 2 Guelph Rail Trail.

4.2 Goderich to Guelph (G2G) Rail Trail Request for Support for External Funding:

Mr. VanderMolen stated that the G2G Rail Trail Inc. will be responsible for the 20% required applicant contribution.

MOTION:

Moved By: Councillor Frayne and Seconded By: Councillor Hessel

THAT:

The Council of the County of Huron work in collaboration with Goderich to Guelph (G2G) Rail Trail as the applicant for the funding program of the Ontario Municipal Cycling Infrastructure Program to request funding for the development initiatives expressed by the non-profit organization G2G Rail Trail Inc.

A Recorded Vote was requested by Councillor Vincent and taken as follows:

YEAS: Steffler, Watt, Gowing, Fergusson, Versteeg, Frayne, Donnelly, Ginn, Hessel, MacLellan, Morrison, Cole, Jewitt, Van Diepenbeek

NAYS: Vincent

YEAS: 14; NAYS: 1

CARRIED

MOTION:

Moved By: Councillor Gowing and Seconded By: Councillor Steffler

THAT:

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The Council of the County of Huron support the following:

WHEREAS the province of Ontario has recognized G2G Rail Trail Inc. as a non-profit charitable organization capable of fulfilling the provincial mandate of developing the Guelph to Goderich infrastructure corridor as recreational space for hiking and cycling and has approved a 5 year interim lease effective July 1 for all previously unleased gaps in the 130 km length of the corridor in order to expedite that development;

WHEREAS the Huron County Active Transportation Report: A Call to Action, as accepted in 2014, outlines key strategies to support Huron County Council, lower-tier municipalities, organizations and individuals to promote active transportation throughout the county and the G2G Rail Trail is identified as a key component;

WHEREAS the Goderich to Auburn Rail Trail (G.A.R.T.), as managed by the Maitland Trail Association for many years, is a successful, sustainable, working demonstration of best management practices to be implemented across the remainder of the trail within Huron County limits;

WHEREAS the majority of concerns of OFA landowners adjoining newly leased sections precede the corridor's realization as a recreational asset and, with coordinated management in place, those concerns can be mitigated as is evident under the operating sections of G.A.R.T. and KBTA;

WHEREAS the Huron County Economic Development Strategic Planning process has identified numerous areas of opportunity that are aligned with the trail's development.

WHEREAS Canada's 2017 Sesquicentennial and the 2017 International Plowing Match in Walton are key milestones by which time it is desirable to have the G2G fully operational;

WHEREAS Numerous federal and provincial agencies such as RTO4 have identified trail development as a priority item garnering their support;

WHEREAS the Huron County planning department is in the process of representing stakeholders by developing balanced, comprehensive recommendations to Huron County council and to support this County councillors and municipal representatives must, without prejudice, direct delegations to contact the Huron Perth working committee

WHEREAS the interim lease recognizes the preferred option (of Huron County assuming the lease of the corridor) and does not impede or compromise county staff in the course of due diligence required to generate recommendations to council;

WHEREAS the province is providing a valuable asset at little cost and which has unique capacity to connect with southwestern Ontario's major centres and that Huron County is a willing host to it's continued development;

WHEREAS the G2G Rail Trail Advisory committee is providing the management and expertise to organize the resources for repairing, upgrading, operating and maintaining the trail;

WHEREAS the G2G Rail Trail advisory committee is now working at their discretion on the trail sections defined by the interim lease, as required by the province and the terms of the lease;

THEREFORE Be it resolved that Huron County Council endorse in principle the development and completion of the G2G Rail Trail in a timely fashion and that the Huron Perth working committee be prioritized by Huron County Planning Dept. to ensure completion of their report to council no later than October 30, 2015.

DEFEATED

MOTION:

Moved By: Councillor Watt and Seconded By: Councillor Jewitt

THAT:

The Council of the County of Huron direct staff to prepare a report with the Goderich to Guelph (G2G) Rail Trail Working Group to be presented at the November Committee of the Whole Day 1 meeting.

CARRIED

5. Councillor's Issues:

Councillor Ginn brought forward concerns regarding recent cyclist/motorcycle accidents within Huron County.

MOTION:

Moved By: Councillor Ginn and Seconded By: Councillor Hessel

THAT:

The Council of the County of Huron direct staff to investigate and prepare a report on the "Share the Road Program".

CARRIED

Councillor Vincent informed members that he had tickets available for events for the 2017 International Plowing Match to be held in Walton.

Councillor Ginn challenged members of Huron County Council to support and participate in the production of a video as requested by the Alzheimer's Society.

6. Consent Agenda – Items 6.1 through 6.6:

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.

ACTION:

THAT:

The recommendation of Senga Smith, Land Division Secretary, that no objections be lodged to the Delegated Consents submitted with the Report of July 16, 2015, 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.

ACTION:

THAT:

The recommendation of Sandra Weber, Manager of Planning, that no objections be lodged to the Zoning By-laws, be approved.

6.3 Forest Conservation: (prepared by Dave Pullen)

The Notices of Intent under the Forest Conservation By-law are listed in the report.

ACTION: Receive for information.

6.4 Part Lot Control By-laws - Municipality of Central Huron By-laws 45-2015 and 46-2015: (prepared by Monica Walker-Bolton)

Central Huron By-law 45-2015 will allow townhouse units situated on Lot 9, Registered Plan 22M10, East Ward, Municipality of Central Huron, to be conveyed so that each unit

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is located on a separate parcel. These By-laws require County Council approval pursuant to Section 50(7) of the Planning Act, RSO 1990, as amended. The By-laws exempt the lands from the part lot control provisions of the Planning Act. These lands are zoned to permit townhouse units in accordance with the provisions of the R2-7 zone. (Residential Medium Density – Special Provisions).

MOTION:

THAT:

The recommendation of Monica Walker-Bolton, Planner, to approve Central Huron Part Lot Control By-laws 45-2015 and 46-2015, be approved;

AND FURTHER THAT:

The Warden and the Clerk be authorized to sign all required documents.

6.5 Museum, Gaol and Archives Information/Up-dating Report for June 2015:
(prepared by Meighan Wark)

ACTION: Receive for information.

6.6 Accounts and Financial Statements:

Accounts up to and including July 20, 2015 were reviewed.

DEPARTMENT PROGRAM	ACCOUNT
Planning	159,042.26
Museum/Gaol	21,578.33
Council	2,904.09
Corporate	4,132,138.78
Ec Dev Board	2,731.15

Financial statements for the period ending June 30, 2015 were reviewed.

DEPARTMENT PROGRAM	REVENUE		EXPENDITURES		COUNTY CONTRIBUTION	
	YTD Actual	YTD Budget	YTD Actual	YTD Budget	YTD Actual	YTD Budget
Planning	442,463	515,310	1,823,992	2,153,424	1,381,529	1,638,114
Museum/Gaol	55,961	122,898	697,837	821,942	641,876	699,044
Huron Heritage	-	-	1,935	12,498	1,935	12,498
Council	-	-	245,371	286,812	245,371	286,812
Corporate	20,958,539	21,268,656	2,953,417	3,092,285	(18,005,122)	(18,176,371)
Ec Dev Board	-	-	61,786	118,187	61,786	118,187

ACTION:

THAT:

The accounts up to and including July 20, 2015 and the financial statements as of June 30, 2015 be received.

Consent Agenda:

MOTION:

Moved By: Councillor Fergusson and Seconded By: Councillor Hessel

THAT:

Items 6.1 through 6.6 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 updated members of Council on recent projects.

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.

- a) B61/14 – John McKercher (Applicant) for Beeler Farms Inc. (Owner), Lot 14, Concession 11, Stanley East Ward, Municipality of Bluewater: (presented by Sandra Weber)

The purpose and effect of this application is to sever a surplus farm residence. The proposed residential lot is 0.7 hectares (1.7 acres) and the retained lands are 39.8 hectares (98 acres). The proposed severed lands contain an existing residence and several associated buildings. The application does not meet the requirements of the Provincial Policy Statement, Section 51 (24) of the Planning Act, and the Bluewater Official Plan because of the reduced minimum distance separation (MDS) between the residence and the neighbouring barn across the road. The Planning and Development Department recommends that the application be deferred for an amendment to the Bluewater Official Plan (similar to the recent amendment to the County Official Plan that removed the requirement for MDS from a surplus residence to a neighbouring barn). Bluewater Council has recommended that the application for severance be approved.

MOTION:

Moved By: Councillor Hessel and Seconded By: Councillor Fergusson

THAT:

The Consent Application B61/14, requesting separation and conveyance of a parcel of land described as Lot 14, Concession 11, Stanley East Ward, Municipality of Bluewater, be approved with conditions.

CARRIED

- b) B36/15 – Trevor McNeil (Applicant) for Bruce Mann (Owner), Lot 35, Concession 15, Grey Ward, Municipality of Huron East: (presented by Sandra Weber)

The purpose and effect of this application is to sever a surplus farm residence. The proposed residential lot is 1.3 hectares (3.2 acres) and the retained lands are 38.98 hectares (96.3 acres). The proposed severed lands contain an existing residence and several associated buildings. The application does not meet the requirements of the Provincial Policy Statement, Section 51 (24) of the Planning Act, and the Huron East Official Plan because of the reduced minimum distance separation (MDS) between the residence and the neighbouring barn across the road. The Planning and Development Department recommends that the application be deferred for an amendment to the Huron East Official Plan (similar to the recent amendment to the County Official Plan that removed the requirement for MDS from a surplus residence to a neighbouring barn). Huron East Council has no objections to the approval of the severance application with recommended conditions.

MOTION:

Moved By: Councillor Frayne and Seconded By: Councillor Steffler

THAT:

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The Consent Application B36/15, requesting separation and conveyance of a parcel of land described as Lot 35, Concession 15, Grey Ward, Municipality of Huron East, be approved with conditions.

CARRIED

- c) B57/14 – John Verwey (Owner/Applicant) Part of Lot 38, Concession 13 East Ward, Municipality of Central Huron: (presented by Sandra Weber)

The purpose and effect of this application is to sever a surplus farm residence. The subject property is 60 hectares (150 acres) with 2 existing permanent residences. The application proposes to sever 1.2 hectares (3 acres) with an existing residence and retain 59 hectares (147 acres) with the other existing residence. The application does not meet the requirements of the Provincial Policy Statement, Section 51 (24) of the Planning Act, the Huron County Official Plan and the Central Huron Official Plan because the second house was not acquired through farm consolidation. It is recommended that the application be denied. Central Huron Council has recommended that the application for severance be approved.

MOTION:

Moved By: Councillor Ginn and Seconded By: Councillor Vincent

THAT:

The Consent Application B57/15, requesting separation and conveyance of a parcel of land described as Part of Lot 38, Concession 13, East Ward, Municipality of Central Huron be approved with conditions.

CARRIED

- 8.2 Plan of Condominium File 40CDM15001, Steenstra Holdings Inc.; 1357442 Ontario Ltd.; 1060097 Ontario Inc.; Ying Yi Zhou (Owners), Doug Culbert (Agent), Part of Lots 27, 70, 71 and 72; Registered Plan 457 in the Town of Goderich, County of Huron (Locally known as the Kingston Block): (presented by Sandra Weber)

The existing building was constructed in 2013 to replace several buildings which were destroyed by the August 21, 2011 tornado. The proposed plan of condominium would create a total of 21 units within the existing mixed-use building; 12 of which are residential and 9 of which are commercial. No expansions or physical changes are proposed to the existing building. Access to the units is proposed to continue from the existing frontages on the Courthouse Square and Kingston Street, and the rear parking area accessed by St. David Street.

MOTION:

Moved By: Councillor Ginn and Seconded By: Warden Gowing

THAT:

The recommendation of Victor Kloeze, Planner, Planning and Development Department, that Draft Plan of Condominium 40CDM15001 by 40CDM15001, Steenstra Holdings Inc.; 1357442 Ontario Ltd.; 1060097 Ontario Inc.; Ying Yi Zhou (Owners) on the lands described as Part of Lots 27, 70, 71 and 72; Registered Plan 457 in the Town of Goderich, County of Huron (Legal Description) be granted draft plan approval subject to the presented conditions, be approved;

AND FURTHER THAT:

The notice of draft plan approval be circulated.

CARRIED

- 8.3 Public Meeting for Plan of Subdivision 40T15001, H&M Poirier Developments Inc. (Owner) MTE OLS Ltd., c/o Trevor McNeil (Applicant), Lots 979, 980, 981, 982,

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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, (Geographic Township of Goderich), Municipality of Central Huron

A member of Council is required to attend a joint public meeting of the County of Huron and the Municipality of Central Huron for a Plan of Subdivision application. The application is for the reconfiguration of lots in Registered Plan 331 and the creation of new lots on Part of Lot 24 Huron Road Concession. The public meeting is scheduled for September 8, 2015 at 7:00 p.m. in the Council Chambers, 23 Albert St., Clinton.

MOTION:

Moved By: Councillor Morrison and Seconded By: Councillor Donnelly

THAT:

Councillor MacLellan be appointed to represent Huron County Council at the public meeting for subdivision application 40T15001.

CARRIED

Council recessed at 10:13 a.m. and resumed at 10:33 a.m.

9. Cultural Services: None.

10. Administration, Policies and Other Issues:

10.1 Notice of Motion presented by Councillor Steffler at Council on July 8, 2015 as follows:

“That the Council of the County of Huron suspend the duties of the Huron Economic Development Partnership (HEDP) as a committee of Council until the Economic Development Committee Strategic Plan is approved and the relevance of the HEDP can be reviewed by Huron County Council”.

MOTION:

Moved By: Councillor Steffler and Seconded By: Warden Gowing

THAT:

The Council of the County of Huron suspend the duties of the Huron Economic Development Partnership (HEDP) as a committee of Council until the Economic Development Committee Strategic Plan is approved and the relevance of the HEDP can be reviewed by Huron County Council.

DEFEATED

10.2 Ministry of Health and Long-Term Care Agreement with the County of Huron – Healthy Kids Community Challenge Funding Agreement.

The following motion was endorsed by the Board of Health on March 6, 2014 and received by County Council on April 2, 2014:

MOTION:

Moved by: Member Jewitt and Seconded by: Member Hessel

THAT:

The Board of Health endorse the Huron County Health Unit’s grant application for the Healthy Kids Community Challenge and commit to being lead organization for coordination and finance.

CARRIED

MOTION:

Moved By: Councillor Hessel and Seconded By: Councillor Jewitt

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THAT:

A By-law be prepared authorizing the Warden and the Clerk to sign the agreement with the Ministry of Health and Long-Term Care for one time-funding for the period of April 1, 2015 to March 31, 2018 to support the Healthy Kids Community Challenge.

CARRIED

10.3 Discussion to set date for September Committee of the Whole Day 2. (conflict with Service Capacity Review Workshop)

MOTION:

Moved By: Councillor Ginn and Seconded By: Councillor Frayne

THAT:

The September 16, 2015 Committee of the Whole Day 2 meeting will be held on September 23, 2015 following the Library Board Meeting and the Service Capacity Review Workshop be held on September 16, 2015.

CARRIED

11. Correspondence:

11.1 Town of Goderich re: French Immersion Services and Classes – Avon Maitland District School Board.

11.2 Town of New Tecumseth resolution re: Electricity Rates.

11.3 The Town of Northeastern Manitoulin and the Islands resolution re: Ontario Hydro rates.

11.4 The Township of Clearview re: Provincial Planning Initiatives.

11.5 Ministry of Community Safety and Correctional Services re: Strategy for a Safer Ontario. (Two booklets, “Crime Prevention in Ontario: A Framework for Action” and “Community Safety and Well-Being in Ontario: A Snapshot of Local Voices” are available in the Clerk’s office.)

11.6 Ausable Bayfield Conservation Authority:

- Board of Directors Meeting Minutes for June 18, 2015
- Board of Directors Meeting Agenda for July 16, 2015
- General Manager’s Report for July 16, 2015

11.7 Ministry of Health and Long-Term Care re: One-time funding to support the Healthy Kids Community Challenge.

11.8 Main Bayfield Watershed Plan Newsletter – July 2015.

11.9 Ministry of Natural Resources and Forestry re: Notification of Environmental Registry Posting of the “Conservation Authorities Act Review Discussion Paper”.

11.10 Huron County Soil and Crop Improvement Association (HSCIA) invitation to the Huronview Farm Tour.

MOTION:

Moved By: Councillor Frayne and Seconded By: Councillor Ginn

THAT:

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

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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, September 9, 2015 at 9:00 a.m.

14. Adjournment:

MOTION:

Moved By: Councillor Hessel and Seconded By: Councillor Donnelly

THAT:

The meeting adjourn at 10:40 a.m.

CARRIED

Chair Art Versteeg

Clerk Susan Cronin