



**The Corporation of The County of Perth**  
**Council - Regular Meeting**  
**Minutes**

Paramedic Facility  
480 Douro Street, Stratford

**August 4, 2016**

**Council Present:**

Councillor Wilhelm  
Councillor McMillan  
Councillor Behrns  
Councillor Aitcheson  
Warden Schneider  
Councillor Ehgoetz  
Councillor McKenzie  
Councillor Eidt  
Councillor Kellum  
Councillor Dowd

**Staff Present:**

Renato Pullia, Interim CAO and Treasurer,  
Linda Rockwood, Director of Emergency Services  
Allan Rothwell, Acting Clerk and Director of Planning &  
Development  
John McClelland, Director of Public Works  
Corey Bridges, Interim Director of Corporate Services  
Pauline Walkom, Administrative Support Clerk/Recording  
Secretary  
Meredith Forget, Economic Development Coordinator  
Steve Drake, Technical Services Coordinator  
Randy Huitema, Network Support Technician  
Linda Becker, Provincial Offences Coordinator  
Betty Jo Belton, Archivist  
Jenn Burns, Planning Summer Student

**Others Present:**

Cathy Bieman , General Manager, Perth County Visitors  
Association

**1. Call to Order**

The Regular Meeting of Perth County with Quorum present was called to order at 9:00 AM at the Perth County Paramedic facility.

**2. Moment of Reflection**

The Regular Meeting of Perth County Council commenced with a moment of silent reflection.

**3. Disclosure of Pecuniary Interest – None Disclosed**

**4. Confirmation of the Agenda**

**2016-277**

**Moved By:** Councillor Wilhelm

**Seconded By:** Councillor McKenzie

THAT the Council Agenda for the August 4, 2016 meeting be approved;

Carried

**5. Consent Agenda**

**2016-278**

**Moved By:** Councillor Behrns

**Seconded By:** Councillor Aitcheson

THAT the Consent Agenda Items 5.1 to 5.3 are received for information and the minutes of the July 7, 2016 Regular Council Meeting be adopted;

**5.1 County Council - July 7, 2016 - Regular Minutes**

**5.2 CAO Selection Committee - June 30, 2016 - Regular Minutes**

**5.3 Land Division Committee - June 27, 2016 - Draft Regular Minutes**

Carried

**6. Public Meetings, Public Hearings and Delegations**

**6.1 Delegation**

**6.1.1 Robert McTavish**

Robert McTavish presented an overview of proposed legislations changes related to agricultural land and was available for questions.

**2016 -279**

**Moved By:** Councillor Behrns

**Seconded By:** Councillor Wilhelm

THAT County Council direct staff to prepare a draft submission to the Ministry of Municipal Affairs asking that provisions be put in place at the provincial level to prevent the loss of agricultural land outside the greenbelt, for review at the September 15th Council meeting; and

THAT County Council direct staff to approach the WOWC to build support for a coordinated request to the province to do a detailed study of existing farmland in Southwestern Ontario outside of the Greater Golden Horseshoe and develop land-use policies designed to preserve this farmland; and

THAT County Council direct staff to approach the farm organizations, including the Ontario Federation of Agriculture, to do a study that will provide recommendations on the needs of farmland in these counties, similar to the Farmland at Risk one done of the area in the Greater Golden Horseshoe to inform future policy decisions; and

THAT County Council direct staff to invite two presenters to a future meeting:

a) Either Professor Wayne Caldwell (University of Guelph) or Ken Seiling from the Region of Waterloo on recommendations on what policies can be taken at the County level to prepare for potential impacts of new provincial rules extending to the edge of Perth County; and

b) Keith Currie, Vice President of the Ontario Federation of Agriculture and member of Crombie Committee on considerations for outlying counties;

Carried

## 7. Staff Reports

### 7.1 Planning and Development

#### 7.1.1 Monthly Tree Inspection Report – (PL-2016)

**2016 -280**

**Moved By:** Councillor Behrns

**Seconded By:** Councillor Aitcheson

THAT County Council receive the “Monthly Tree Inspection Report” (PL-2016) for information;

Carried

#### 7.1.2 Proposed Amendments to the County of Perth Forest Conservation By-law (PL- 2016)

**2016 -281**

**Moved By:** Councillor Wilhelm

**Seconded By:** Councillor Dowd

THAT County Council receives the “Proposed Amendments to the County of Perth Forest Conservation By-law Report” (PL- 2016) for information as amended;

AND THAT the proposed By-law be read a first, and second time at the August 4, 2016 meeting;

AND THAT the Director of Planning and Development present and discuss the proposed amendments to the County’s Forest Conservation By-law with each of the four (4) member municipalities and bring a report back to County Council for its consideration prior to County Council giving third and final reading to the proposed amendments to the County’s Forest Conservation By-law;

Carried

### **7.1.3 Surplus Farmhouse Severance - Official Plan Review**

Councillor Wilhelm requested a recorded vote.

**2016 -282**

**Moved By:** Councillor Wilhelm

**Seconded By:** Councillor Behrns

THAT County Council receives the “County Initiated Official Plan Amendment regarding Surplus Farmhouse Severances Report” (PL- 2016) for information; and

THAT County Council proceeds to conduct a Public Meeting under the Planning Act for the County Initiated Official Plan Amendment regarding Surplus Farmhouse Severances. The following is the proposed amendment to the County Official Plan regarding Surplus Farmhouse Severances which County Council will be considering:

County of Perth Official Plan Sections to be amended to read as follows:

#### **5.5.16 Non-farm Residential Development**

New non-farm residential development, excepting single-detached dwelling uses that may be permitted by Section 5.5.15 or created by the provisions of Section 5.6.3.1 of this Plan, shall not be permitted in the "Agriculture" designation. Consents involving the creation of new non-farm residential building lots shall not be permitted, with the exception of surplus farm dwelling severances permitted under Section 5.6.3.1 of this Plan.

#### **5.6.3 Residential Use**

Consents for the severance of lots for residential use on lands within the "Agriculture" designation shall be prohibited. This includes the creation of all new non-farm related residential lots and the severance of existing farm dwellings (principal dwelling, supplementary dwellings, mobile homes and garden suites).

Notwithstanding the above, consents for the severance of lots for surplus farm dwellings on lands within the “Agriculture” designation may be permitted in accordance with Section 5.6.3.1 of this Plan.

#### **5.6.3.1 Surplus Farm Dwelling Severances**

Farm dwellings made surplus to farm operations as a result of farm consolidation may be considered for severance provided all of the following criteria are satisfied:

- a) the land on which the surplus farm dwelling is situated must be operated, or will be operated as part of the consolidated farm operation. For the purposes of this section of the Official Plan, a corporation may be an eligible farming operation to sever a surplus farm dwelling provided the same corporation owns at least two farms, each containing a residence, one of which is surplus to the farm operation that may be severed in accordance with this section; and an unincorporated group of one or more person(s) may be an eligible farming operation to sever a surplus farm dwelling provided a majority of the owners in the group, together or individually own another farm containing a residence, one of which may be severed in accordance with this section of the Official Plan; where owners normally reside in the same household, they may be considered as one individual within the group of owners;
- b) the land on which the surplus farm dwelling is situated and the land to which the consolidated farm operation to which the farm dwelling has become surplus must be located within the County of Perth;
- c) the minimum distance separation provisions of MDS I must be satisfied from any livestock facilities on the remnant farm property;
- d) the surplus farm dwelling must be a minimum of ten (10) years old at the date of the application for consent, and must be habitable, as determined by the local Chief Building Official;
- e) the area of land to be severed for the surplus farm dwelling lot shall be limited to the minimum size required for the residential use and to accommodate the appropriate sewage and water services;
- f) the farm property on which a surplus farm dwelling is located must be eligible for the Farm Property Class Tax Rate Program or the property owner must have a valid Farm Business Registration Number;
- g) the proposed lot for the surplus farm dwelling shall not include any barns or structures used for livestock housing purposes; and

h) an amendment to the local municipality’s implementing Zoning By-law shall be required in order to prohibit any new permanent residential dwellings, with the exception of those permitted by Section 5.5.6.5 (Second Dwelling Units) on the remnant farm property. Further, an agreement for such prohibition of any new permanent residential dwellings shall be registered on the property title of the remnant farm property. The Zoning By-law amendment and the agreement as noted above shall be implemented through conditions imposed by the County of Perth Land Division Committee at the time that provisional consent approval is given to a consent application to sever a lot for a surplus farm dwelling;

<b>Councillor</b>	<b>VOTE POSITIVE</b>	<b>VOTE NEGATIVE</b>
McKenzie	2	
Eidt	2	
Aitcheson	1	
Schneider	2	
Dowd		2
Kellum	2	
Ehgoetz		2
Wilhelm	1	
Behrns	2	
McMillan		2
Total	12	6

Carried

**2016-283**

**Moved By:** Councillor Wilhelm

**Seconded By:** Councillor Aitcheson

THAT County Council proceeds to conduct a Public Meeting under the Planning Act for the County Initiated Official Plan Amendment regarding Surplus Farmhouse Severances; and

THAT the above noted Public Meeting be scheduled for September 22, 2016 commencing at 7:30 pm at the Mitchell Community Centre, West Perth;

Carried

## **7.2 Chief Administrative Officer**

### **7.2.1 Perth County Visitors Association Service Delivery Review**

**2016 -284**

**Moved By:** Councillor Dowd

**Seconded By:** Councillor Behrns

THAT Perth County Council receives the Perth County Visitors Association Service Delivery Review (CAO – 2016) report; and

THAT Council support option 2, to merge tourism services with the Perth County economic development division, and

THAT the staff be directed to implement this option for the 2017 budget;

Carried

Council recessed at 10:47 AM

Council reconvened at 11:01 AM

### **7.2.2 2016 Mid-year Report**

#### **1. Emergency Services and CEMC**

Linda Rockwood, Director of Emergency Services provided a summary and was available for questions.

#### **2. CAO and Clerk's**

Renato Pullia, Interim CAO provided a summary and was available for questions.

#### **3. Technology services**



Steve Drake, Technical Services Coordinator provided a summary and was available for questions.

#### **4. Corporate Services**

Corey Bridges, Interim Director of Corporate Services provided a summary and was available for questions.

#### **5. Stratford Perth Archives**

Betty Jo Belton, Archivist provided a summary and was available for questions.

#### **6. Provincial Offences**

Linda Becker, Provincial Offences Coordinator provided a summary and was available for questions.

#### **7. Public Works and Facilities**

John McClelland, Director of Public Works provided a summary and was available for questions.

#### **8. Economic Development**

Meredith Forget, Economic Development Coordinator provided a summary and was available for questions.

#### **8. Planning and Development**

Allan Rothwell, Director of Planning and Development provided a summary and was available for questions.

#### **2016 -285**

**Moved By:** Councillor Kellum

**Seconded By:** Councillor Aitcheson

THAT Perth County Council receives the “2016 Mid-year Report – (CAO– 2016)” report;

Carried

#### **7.2.3 Office Relocations**

#### **2016 -286**

**Moved By:** Councillor McMillan

**Seconded By:** Councillor Behrns

THAT Perth County Council receives the “Office Relocations - (CAO-2016)” report for information;

Carried

### **7.3 Corporate Services**

#### **7.3.1 Assessment Base Management Initiative**

**2016 -287**

**Moved By:** Councillor Behrns

**Seconded By:** Councillor Wilhelm

THAT Perth County Council receives the "Assessment Base Management Initiative report and;

THAT Council endorse the assessment base management initiative of the Perth County Municipalities;

Carried

### **7.4 Emergency Services - No Report**

### **7.5 Public Works**

#### **7.5.1 Facilities Division Update**

**2016 -288**

**Moved By:** Councillor Wilhelm

**Seconded By:** Councillor Dowd

THAT Perth County Council receives the “Facilities Division Update – (PW Facilities – 2016)” report;

Carried

#### **7.5.2 Boundary Roads Partnerships on Capital Projects**

**2016 -289**

**Moved By:** Councillor Aitcheson

**Seconded By:** Councillor Eidt

THAT Perth County Council receives the “Capital Projects on Boundary Roads – (PW Roads – 2016)” report;

Carried

### **7.5.3 Tender Results – Bridge Repairs 072238 and 088033**

**2016 -290**

**Moved By:** Councillor McKenzie

**Seconded By:** Councillor Wilhelm

THAT Perth County Council receives the “Tender Results – Bridge Repairs 072238 and 088033 – (PW Roads – 2016)” report; and

THAT a by-law be passed to award contract number 315056 Structure 072238 – 088033 Rehabilitation to Engineered Concrete Limited in the amount of \$ 338,439.80 including HST;

Carried

### **7.5.4 Tender Results – Culvert Repairs on Perth Road 119**

**2016 -291**

**Moved By:** Councillor Aitcheson

**Seconded By:** Councillor McMillan

THAT Perth County Council receives the “Tender Results – Culvert Repairs on Perth Road 119 – (PW Roads – 2016)” report; and

THAT a by-law be passed to award Contract No. BR1219 Repairs to Structures 119021, 119137 and 119169 to Theo Vandenberg construction Inc. in the amount of \$ 136,363.88 including HST;

Carried

### **7.5.5 Tender Results – Janitorial Services**

**2016 -292**

**Moved By:** Councillor Aitcheson

**Seconded By:** Councillor Dowd

THAT Perth County Council receives the “Tender Results – Janitorial Services – (PW Facilities – 2016)” report; and

THAT a by-law be passed to enter into an agreement with Festival City Cleaners for the provision of janitorial services at 1 & 5 Huron Street, Stratford; and

THAT a by-law be passed to enter into an agreement with John’s Janitorial Service for the provision of janitorial services at the Archives building (4273 Perth Line 34) and the Paramedic Services building (480 Douro Street, Stratford);and

Add an escape clause after 60 days;

Carried

#### **7.5.6 Archives Site Update**

**2016 -293**

**Moved By:** Councillor Wilhelm

**Seconded By:** Councillor Kellum

THAT Perth County Council receives the “Archives Site Update – (PW Facilities – 2016)” report; and

THAT Council approves the construction of the Stratford-Perth Archives and the Stratford Perth Museum joint sign of approx. \$25,000 to be financed from the Facilities Reserve; and

THAT single source/direct negotiation be approved;

Carried

#### **8. Correspondence**

It was requested that Item 8.1 SWIFT update be discussed at the next available Council meeting. (Request Business Plan)

**2016 -294**

**Moved By:** Councillor Behrns

**Seconded By:** Councillor Aitcheson

THAT Correspondence Items 8.1 to 8.4 be received;

Carried

**9. Council Reports**

**9.1 Warden's Activity Report for July 2016**

**2016 -295**

**Moved By:** Councillor Behrns

**Seconded By:** Councillor Eidt

THAT Perth County Council receive the "Warden's Activity Report for June 27 and 30; and July 2016" dated August 4, 2016 for information;

Carried

**10. By-Laws**

**2016 -296**

**Moved By:** Councillor McKenzie

**Seconded By:** Councillor Wilhelm

**3544-2016 Being a By-law To Regulate The Destruction Or Injuring Of Trees In Woodlands and Woodlots In The County of Perth;**

THAT the By-law listed above be read a first and second time;

Carried

**10.2 3545-2016 Being A By-law To Appoint Members To The Perth County Agricultural Working Group Agricultural Working Group**

Councillor Wilhelm requested for Bylaw 3545-2016 that the following group be added to the bylaw:

"One Representative, as appointed by the National Farmers Union".

**2016 -297**

**Moved By:** Councillor Behrns

**Seconded By:** Councillor Aitcheson

**3545-2016** Being a By-law To Appoint Members To The Perth County Agricultural Working Group (as amended to include National Farmers Union)

**3546-2016** A By-law To Award A Two Year Contract To Festival City Cleaners For The Provision Of Janitorial Services (As amended to include 60 day escape clause)

**3547-2016** A By-law To Award A Two Year Contract To John's Janitorial Service For The Provision Of Janitorial Services (As amended to included 60 day escape clause)

**3548-2016** Being A By-Law To Award Contract BR1219 For The Repairs To Structures 119021, 119137 And 119169 To Theo Vandenberg Construction Inc.

**3549-2016** Being A By-law To Award Contract For Repairs To Shipley Bridge And Corry Bridge To Engineered Concrete Limited;

THAT the By-laws listed above be read a First, Second and Third time;

Carried

**11. Notice of Motions - None**

**12. Other Business**

1. **Sign At Archives:** The proposed sign for Archives was displayed. It was suggested that the hyphen be removed so that similar names be the same.

2. **CAO Selection Committee** – Council was reminded to complete the survey and return.

3. **Display Screen Area at Paramedic Facility** – Discussion was held regarding the glare on the painted screen area. Remedial work has been identified and will be addressed at a future date.

4. **Plowing Match** – Warden Schneider's farm – August 20, 2016

**12.1 Visioning Session, August 2016 – Item will be moved to September as not taken.**

**13. Announcements - None**

**14. Closed Session Meeting and Reporting Out - None**

**15. Confirmatory By-Law**

**2016 -298**

**Moved By:** Councillor Aitcheson

**Seconded By:** Councillor Wilhelm

THAT By-law 3550-2016, Being a By-law to confirm the proceedings of Council of the Corporation of the County of Perth at its regular meeting held on August 4, 2016 be read a first, second and third time;

Carried

**16. Adjournment**

**2016 -299**

**Moved By:** Councillor Behrns

**Seconded By:** Councillor Kellum

THAT the meeting adjourn at 1:00 pm

Carried

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Meredith Schneider, Warden

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Allan Rothwell, Acting Clerk and  
Director of Planning and Development