



## **MINUTES**

**DATE:** September 21, 2016

**TIME:** 7:00 p.m.

The September 21, 2016 Regular Council Meeting was held on the above date and called to order at 7:00 p.m. in the Council Chambers, Aberfoyle.

### **1. ATTENDANCE:**

Mayor Dennis Lever  
Councillor Matthew Bulmer  
Councillor Susan Fielding  
Councillor Ken Roth  
Councillor John Sepulis

### **STAFF IN ATTENDANCE:**

1. Karen Landry, CAO/Clerk
2. Mary Hasan, Director of Finance/Treasurer
3. Don Creed, Director of Public Works and Parks
4. Nina Lecic, Deputy Clerk

### **OTHERS IN ATTENDANCE**

1. Doug Smith
2. Mary Tivy
3. Cheryl McLean
4. Lois Howlett
5. Donald Stewart
6. Rena Finlan
7. Barb McKay
8. Jenny Warren
9. Karen Lever
10. Rob Stovel
11. Ron Scheckenberger
12. David Bouck
13. Ron Scniedel
14. Don McKay
15. Kathy White
16. Aldo Salis
17. Kyle Davis

### **2. DISCLOSURE OF PECUNIARY INTEREST & THE GENERAL NATURE THEREOF:**

Councillor Fielding declared a pecuniary interest with respect to Items 7 (2), 7 (3), and 8 (4)(b) - Proposed Residential Plan of Subdivision Township File D14/DRS - Zoning By-law Amendment DRS Developments Ltd. - Queen & Church Streets, Morriston – because a family member has dealings with DRS Developments. Councillor Fielding left the Council table and did not partake in any discussions or voting on the matter.

### **3. ADOPTION OF THE MINUTES: ≠**

- (a) Closed Council Meeting – August 10, 2016
- (b) Council Service Level Review Meeting – Fire Services – September 7, 2016
- (c) Council Meeting – September 7, 2016
- (d) Closed Council Meeting – September 7, 2016

### **Resolution No. 2016-341:**

Moved by Councillor Roth and  
Seconded by Councillor Bulmer



**That the minutes of the following meetings be adopted as written and distributed:**

- (a) **Closed Council Meeting – August 10, 2016**
- (b) **Council Service Level Review Meeting – Fire Services – September 7, 2016**
- (c) **Council Meeting – September 7, 2016**
- (d) **Closed Council Meeting – September 7, 2016**

**CARRIED**

**4. BUSINESS ARISING OUT OF THE MINUTES:**

Councillor Bulmer requested that Harden Environmental prepare an annual report, to be posted on the Township website, providing an overview of the overall water takings in Puslinch, along with a breakdown of the individual permits to take water and their percentages of the overall takings.

Mayor Lever suggested that staff work with Mr. Denhoed.

**5. PUBLIC MEETINGS:**

- 1. Zoning – CBM and Aberfoyle Snowmobiles

\*note this Public Information Meeting will be held on October 4, 2016 at 7:00 p.m. at the Municipal Complex – 7404 Wellington Rd. 34

**6. COMMUNICATIONS: ≠**

**1. Roszell Pit- License No. 625189**

- a. Harden Environmental Thermal Impact correspondence dated September 7, 2016.

Stan Denhoed, Harden Environmental was in attendance to respond to questions.

**2. Nestle Waters Permit to take Water Process**

- a. Harden Environmental correspondence dated September 9, 2016.

**3. 2016 Compliance Assessment Reports**

- a. Capital Paving Inc. - Wellington Pit, License Number 20085, Lots 7 and 8, Concession 3
- b. Capital Paving Inc., Pit 1, License Number 5465, Lot 22, Concession 7, 4459 Concession 7
- c. Robert Gibson Consulting Services Inc. - McKenzie Brothers (Guelph) Limited, License Number 15338, Part Lot 3, Concession 9
- d. Robert Gibson Consulting Services Inc. - McKenzie Brothers (Guelph) Limited, License Number 5709, Part Lots 3 -5, Concession 9

**4. Monthly Monitoring Report, Mill Creek Pit, License #5738, Pt Lot 24, Conc 1 and Pt Lots 21-24, Conc 2**

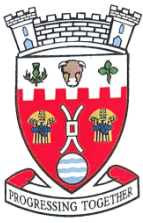
- a. Dufferin Aggregate Correspondence dated September 13, 2016

**5. Public Notice- Radio Communication Tower Implementation Project at 7471 McLean Road, Puslinch ON N1H 6H9**

- a. Metrolinx correspondence dated September 1, 2016.

**6. Proposed Rogers Communications Wireless Telecommunication Antenna Installation at 1216 Victoria Road South**

- a. Communication dated September 7, 2016.



**7. Fletcher Creek- Greenbelt Signs**

- a. Correspondence from the Hamilton Conservation Authority dated September 13, 2016.

Council directed staff to send a letter to the Hamilton Conservation Authority supporting their opinion that Fletcher Creek is not an appropriate venue for this type of event due to ecological and logistical concerns.

**8. Update on the City of Guelph and Guelph/ Eramosa Tier 3 Study**

- a. Correspondence from Kyle Davis, Risk Management Official, Wellington Source Water Protection, dated September 15, 2016.

Note: Staff is in the process of inviting Grand River Conservation Area representatives to make a presentation with respect to this matter at the October 19, 2016 Council Meeting.

**9. Intergovernmental Affairs#**

**Resolution No. 2016-342**

Moved by Councillor Sepulis and  
Seconded by Councillor Fielding

**That the Intergovernmental Affairs correspondence items listed on the Council Agenda for the September 21, 2016 Council meeting be received.**

**CARRIED**

**7. DELEGATIONS/PRESENTATIONS#**

1. 7:05 p.m. – Nancy Reid (Stantec) and Mark Stone (MLS Consulting) regarding the Township of Puslinch Comprehensive Zoning By-law Project (Project Overview and Issue Identification).

**Resolution No. 2016-343**

Moved by Councillor Fielding and  
Seconded by Councillor Sepulis

**That Council receives the presentation by Nancy Reid (Stantec) and Mark Stone (MLS Consulting) regarding the Township of Puslinch Comprehensive Zoning By-law Project.**

**CARRIED**

Councillor Fielding disclosed a pecuniary interest, left the Council table, and refrained from discussion and voting on item # 2 below:

2. 7:45 p.m. – Rob Stovel and Ron Scheckenberger regarding the Wellington Country Report on Zoning By-law Amendment DRS Developments Ltd. (See Item 8 (4)(b))

**Resolution No. 2016-344**

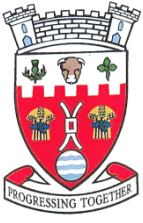
Moved by Councillor Bulmer and  
Seconded by Councillor Roth

**That Council receives the presentation by Rob Stovel and Ron Scheckenberger regarding the Wellington Country Report on Zoning By-law Amendment DRS Developments Ltd.**

**CARRIED**

Councillor Fielding disclosed a pecuniary interest, left the Council table, and refrained from discussion and voting on item # 3 below:

3. Correspondence from Donald and Barbara McKay, and Mary Tivy regarding DRS Developments dated September 19, 2016



**Resolution No. 2016-345**

Moved by Councillor Roth and  
Seconded by Councillor Bulmer

**THAT Council receives the correspondence from Donald and Barbara McKay, and Mary Tivy regarding DRS Developments dated September 19, 2016.**

**CARRIED**

**8. REPORTS: ≠**

**1. Puslinch Fire and Rescue Services**

None

**2. Finance Department**

None

**3. Administration Department**

- (a) **Application for Absolute Title** Part Lot 16, Concession 8. ≠  
Correspondence from Miller Thompson dated August 30, 2016.

Note: Staff has no objection to the application.

**Resolution No. 2016-346**

Moved by Councillor Fielding and  
Seconded by Councillor Sepulis

**THAT Council receives the application for absolute title under the Land Titles Act by Thomasfield Homes Limited for lands legally described as Part Lot 16, Concession 8;**

**AND THAT Council has no objection to the application for absolute title.**

**CARRIED**

**4. Planning and Building Department**

- (a) **REPORT PD-2016-024** Holding Removal – Rezoning Application – Wayne and Dianne Taylor – Lot 292 (2 Lakeshore Drive PVT) - File No. D14/TAY - Part Lot 21, Concession 8, Plan 61M203, formerly municipally known as 7541 Wellington Road 34, Township of Puslinch. ≠

**Resolution No. 2016-347**

Moved by Councillor Roth and  
Seconded by Councillor Bulmer

**THAT Report PD-2016-024 regarding the Rezoning Application – Wayne and Dianne Taylor – Lot 292 (2 Lakeshore Drive PVT) - File No. D14/TAY - Part Lot 21, Concession 8, Plan 61M203, formerly municipally known as 7541 Wellington Road 34, Township of Puslinch be received; and**

**THAT Council authorize the request to remove the Holding (h1) Provision from Zoning By-law 19/85, as amended, for Lot 292 (2 Lakeshore Drive PVT), on the lands described as Part Lot 21, Concession 8, Plan 61M203, formerly municipally known as 7541 Wellington Road 34; and**

**THAT Council enact a by-law to authorize the removal of the Holding (h1) Provision.**

**CARRIED**

Councillor Fielding disclosed a pecuniary interest, left the Council table, and refrained from discussion and voting on item # (b) below:



- (b) **Wellington County report**- Proposed Residential Plan of Subdivision Township File D14/DRS - Zoning By-law Amendment DRS Developments Ltd. - Queen & Church Streets, Morriston ≠

**Resolution No. 2016-348**

Moved by Councillor Bulmer and  
Seconded by Councillor Sepulis

**That Council support the proposed plan of subdivision and related conditions of draft plan approval as outlined in this Report dated September 12, 2016; and**

**That Council pass a By-law to amend Zoning By-law 19/85 for the proposed plan of subdivision on the subject lands as outlined in this Report dated September 12, 2016; and**

**That staff prepare a subdivision agreement between the municipality and Owner/Developer for the proposed subdivision for Council's consideration; and**

**That the County Amend condition No. 17 to include "monitoring of surface waters" and to add the "operation and function" of the pond; and**

**That securities be held to provide for the monitoring and function of the pond for a period of time to be determined by the Township; and**

**That the costs for Township's review of the monitoring reports be paid by the developer; and**

**That condition No. 6 be amended to add fencing requirements; and**

**That staff advise the County's Director of Planning and Development of the Township's decision.**

**CARRIED**

Councillor Bulmer requested that the draft conditions go to the Heritage Advisory Committee for review.

**5. Roads & Parks Department**

None

**6. Recreation Department**

None

**7. Mayor's Updates**

None

**9. NOTICE OF MOTION**

None

**10. COMMITTEE MINUTES**

None

**11. MUNICIPAL ANNOUNCEMENTS**

- (a) Councillor Bulmer notified Council that he attended the International Plowing Match on September 20, 2016 and gave compliments to Wellington County for the event.



Mayor Lever echoed those comments and gave compliments on the Township's booth, and all the staff involved.

- (b) Councillor Bulmer presented Council with a thank you plaque for the financial support from the Friends of Mill Creek. Going forward, Council was in support of foregoing the plaque and receiving a thank you letter instead, as the proceeds would directly go to the creek.
- (c) Councillor Fielding notified Council that the Puslinch Lake Conservation Area raised \$5 000 at the Hoe Down held on September 4, 2016, making the total for 2016 thus far \$70 000.
- (d) Councillor Roth notified Council that he, along with Councillor Sepulis and Mayor Lever, attended the open house at Royal Canin and gave compliments on the cleanliness of the facility. Mayor Lever echoed those comments, giving compliments on the cleanliness, the skilled staff and high end technology.
- (e) Mayor Lever notified Council that the 6<sup>th</sup> Annual Community Shredding Event originally scheduled for September 6<sup>th</sup> was re-scheduled to Saturday, September 24, 2016 due to weather.
- (f) Mayor Lever notified Council that he attended the Mayor's breakfast in Halton, along with the local MP and MPP.

## 12. UNFINISHED BUSINESS

None

## 13. CLOSED MEETING

## 14. BY-LAWS:

- (a) 063/16 Being a By-Law to repeal By-law 029/15 being a By-law to authorize the entering into an Agreement with the Corporation of the City of Guelph regarding the Fire Dispatch Agreement.
- (b) 064-16 Being a By-Law to amend By-law 19/85, as amended, being the Zoning By-Law of the Township of Puslinch. (See Item 8(4)(a))

### Resolution No. 2016-349

Moved by Councillor Bulmer and  
Seconded by Councillor Roth

**That the following By-laws be taken as read three times and finally passed in open Council:**

- (a) **063/16 Being a By-Law to repeal By-law 029/15 being a By-law to authorize the entering into an Agreement with the Corporation of the City of Guelph regarding the Fire Dispatch Agreement.**
- (b) **064-16 Being a By-Law to amend By-law 19/85, as amended, being the Zoning By-Law of the Township of Puslinch. (See Item 8(4)(a))**

**CARRIED**

## 15. CONFIRMING BY-LAW

- (a) By-Law to confirm the proceedings of Council for the Corporation of the Township of Puslinch

### Resolution No. 2016-350

Moved by Councillor Roth and  
Seconded by Councillor Bulmer

**That the following By-law be taken as read three times and finally passed in open Council:**

**By-Law 065/16 being a by-law to confirm the proceedings of Council for the Corporation of the Township of Puslinch at its meeting held on the 21st day of September, 2016.**

**CARRIED**



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
SEPTEMBER 21, 2016 COUNCIL MEETING

16. **ADJOURNMENT:**

**Resolution No. 2016-351**

Moved by Councillor Bulmer and  
Seconded by Councillor Roth

**That Council hereby adjourns at 9:18 p.m.**

**CARRIED**

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Dennis Lever, Mayor

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Karen Landry, CAO/Clerk