



MINUTES

DATE: Wednesday, June 6, 2018

CLOSED MEETING: 12:00 P.M.

REGULAR MEETING: 1:00 P.M.

The June 6, 2018 Regular Council Meeting was held on the above date and called to order at 12:00 p.m. in the Council Chambers, Aberfoyle.

1. **ATTENDANCE:**

Mayor Dennis Lever
Councillor Matthew Bulmer
Councillor Susan Fielding (absent)
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. Kathy White
2. Karen Lever
3. David Bonch
4. Ron Schiedel
5. James Seeley
6. Mathew Aube
7. Annali Wong
8. Neil Morgan
9. Stephen Penney

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

None

3. **CLOSED MEETING**

Council was in closed session from 12:02 p.m. to 12:36 p.m.

Council recessed from 12:36 p.m. to 1:00 p.m.

Resolution No. 2018-179: Moved by Councillor Sepulis and
Seconded by Councillor Roth

That Council shall go into closed session under Section 239 of the Municipal Act for the purpose of:

- (a) Confidential Report PD-2018-05 regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board with respect to an appeal to the Comprehensive Zoning By-law.
- (b) Confidential Verbal Report from Karen Landry, CAO/Clerk regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board, and advice that is subject to solicitor-client privilege, including communications necessary for that purpose with respect to an application for judicial review- Swastika Trail.
- (c) Confidential Verbal Report from Karen Landry, CAO/Clerk regarding personal matters about an identifiable individual, including municipal or local board employees and litigation or potential litigation, including matters before



administrative tribunals affecting the municipality or local board – 104 and 123 Cook's Mill Road.

- (d) Confidential Verbal Report from Karen Landry, CAO/Clerk regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board, and advice that is subject to solicitor-client privilege, including communications necessary for that purpose with respect Normal Farm Practices Board Hearing – Marc Reid.
- (e) Confidential Verbal Report from Karen Landry, CAO/Clerk regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board, and advice that is subject to solicitor-client privilege, including communications necessary for that purpose with respect to matter before the OMB – University of Guelph – Dufferin Aggregates Zoning By-law Appeal.

CARRIED

Resolution No. 2018-180: Moved by Councillor Roth and
Seconded by Councillor Sepulis

THAT Council moves into open session.

CARRIED

Council resumed into open session at 12:36 p.m.

Resolution No. 2018-181: Moved by Councillor Sepulis and
Seconded by Councillor Roth

That Council receives the:

- (a) Confidential Report PD-2018-05 regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board with respect to an appeal to the Comprehensive Zoning By-law;
And that staff proceeds as directed;
- (b) Confidential Verbal Report from Karen Landry, CAO/Clerk regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board, and advice that is subject to solicitor-client privilege, including communications necessary for that purpose with respect to an application for judicial review- Swastika Trail.
- (c) Confidential Verbal Report from Karen Landry, CAO/Clerk regarding personal matters about an identifiable individual, including municipal or local board employees and litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board – 104 and 123 Cook's Mill Road.
- (d) Confidential Verbal Report from Karen Landry, CAO/Clerk regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board, and advice that is subject to solicitor-client privilege, including communications necessary for that purpose with respect Normal Farm Practices Board Hearing – Marc Reid;

And that staff proceeds as directed;

- (e) Confidential Verbal Report from Karen Landry, CAO/Clerk regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board, and advice that is subject to solicitor-client privilege, including communications necessary for that purpose with respect to matter before the OMB – University of Guelph – Dufferin Aggregates Zoning By-law Appeal;

And that staff proceeds as directed.

CARRIED



4. ADOPTION OF THE MINUTES:

(a) Council Meeting – May 16, 2018

Resolution No. 2018-182:

Moved by Councillor Roth and
Seconded by Councillor Sepulis

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

(a) **Council Meeting – May 16, 2018**

CARRIED

5. BUSINESS ARISING OUT OF THE MINUTES:

6. PUBLIC MEETINGS:

1. Fox Run Park Open House

*note this Open House will be held on June 18, 2018 at 6:30 p.m. at the Puslinch Community Centre, 23 Brock Road.

2. Public Open House on the Proposed Changes to the Vacant Unit Tax Rebate Program and Vacant and Excess Land Property Tax Subclass Reductions

*note this Public Open House will be held on June 20, 2018 at 6:30 p.m. at the Puslinch Community Centre, 23 Brock Road.

7. COMMUNICATIONS:

1. Municipal Water and Sewage Services Feasibility Study

a. Correspondence from Neil & Jo-Anne MacLean dated May 11, 2018.

2. Review of activities over the past year.

a. Correspondence from the Puslinch Historical Society dated April 17, 2018.

3. Minor site plan amendment –License #5482, Glen Christie Company, Part Lots 1, 2, and 3 Concession 4.

a. Correspondence from the Ministry of Natural Resources and Forestry dated April 13, 2018.

4. Wellington Common Elements Condo Corporation No. 214 (Mini Lakes) 2017 Annual Communal Water System Report.

a. Correspondence from MF Property Management dated March 8, 2018.

b. Review of the Mini Lakes 2017 Communal Water Report by GM BluePlan.

5. 2017 Groundwater Monitoring Report, Capital Paving Inc. Wellington Pit, License No. 20085, Part Lots 7 and 8, Concession 3 – 6660 Wellington Road 34-

a. Correspondence from Capital Paving Inc. dated March 26, 2018.

b. Review of the Capital Paving 2017 Groundwater Monitoring Report by Harden Environmental.

6. 2017 Groundwater Monitoring Summary, CBM Neubauer Pit License No. 625284, Part Lot 27, Concession 1 – 7203 Concession 2

a. Correspondence from Groundwater Science Corp. dated April 6, 2018.

b. Review of the 2017 Groundwater Monitoring Report for CBM Neubauer by Harden Environmental.

7. 2017 Groundwater Monitoring Report, CBM Puslinch Pit, License No. 17600, North Half Lot 26, Concession 1 – 4313 Sideroad 25 South

a. Correspondence from Groundwater Science Corp dated April 2018.

b. Review of the CBM Puslinch Pit 2017 Groundwater Monitoring Report by Harden Environmental.



8. Clair-Maltby Secondary Plan and Master Environmental Servicing Plan and phase two report and recommended preferred community structure.
 - a. Correspondence from the City of Guelph.

Resolution No. 2018-183: Moved by Councillor Sepulis and
Seconded by Councillor Roth

WHEREAS Council for the Township in Puslinch is in receipt of the Clair-Maltby Secondary Plan and Master Environmental Servicing Plan and the Phase Two Report and Recommended Preferred Community Structure Plan;

AND WHEREAS Council is generally in support of the following statement contained within Staff Report IDE-2018.77: “Gateway and Urban-Rural Transition – The entrance to the City at Gordon Street and Maltby Road is to be distinguished by a green gateway that highlights the entrance to the City. An urban-rural transition area has been included along the Maltby Road edge of the secondary plan area where it borders the Township of Puslinch. Generally this area will include low rise built form that will allow for transition to higher built form as we move north from Maltby Road. The transition requirements are intended to be developed through policy requirements rather than a separate land use designation”

AND WHEREAS ATT-1 – Recommended Preferred Community Structure (May 24, 2018) identifies an “Urban-Rural Transition Zone” along the Maltby Road border of the Township of Puslinch which not only includes low and medium density residential land uses, but also includes an area of high density residential land use;

AND WHEREAS, Council is of the opinion that high density residential development proposed immediately north of Maltby Road along Gordon Street (as illustrated in the Recommended Preferred Community Structure) is not an appropriate land use transition between the two municipalities;

THEREFORE BE IT RESOLVED that the Township requests that the transition from low density to high density be clearly distinguished by the land use designations on the on the plan in addition to a separate policy;

AND THAT the High Density (Residential) land use category (beige colour) north of Maltby Road within the “Gordon Street Corridor” be removed and replaced with the Medium and Low Density (Residential) land use category (yellow colour) and that Gateway and Urban-Rural Transition Zone (dashed purple line) remain.

CARRIED

7. Intergovernmental Affairs

Resolution No. 2018-184: Moved by Councillor Sepulis and
Seconded by Councillor Roth

That the Intergovernmental Affairs correspondence items listed on the Council Agenda for the June 6, 2018 Council meeting be received.

CARRIED

8. DELEGATIONS/PRESENTATIONS

1:10 p.m. – Presentation of the 2018 Senior of the Year Award to Marjorie Clark

Refreshment break followed the presentation

1:40 p.m. – Aubs and Mugg Inc. with respect to the Township Branding and Logo project.



Resolution No. 2018-185: Moved by Councillor Roth and
Seconded by Councillor Sepulis

That Council receives the presentation by Aubs and Mugg Inc. with respect to the Township Branding and Logo project.

CARRIED

By general consensus, Council permitted the addition of delegate Jeffrey Blythe with respect to Staff Report PD-2018-004 Subdivision Agreement- DRS Developments Ltd.

Resolution No. 2018-186: Moved by Councillor Roth and
Seconded by Councillor Sepulis

That Council receives the delegation received from Jeffrey Blythe dated June 5, 2018 with respect to Staff Report PD-2018-004 Subdivision Development Agreement – DRS Developments Ltd.

CARRIED

9. REPORTS:

1. Puslinch Fire and Rescue Services

(a) Luis Gomes, Fire Chief, provided an overview of new Regulations to the Fire Protection & Prevention Act, 1997 and responded to questions.

2. Finance Department

(a) FIN-2018-025 First Quarter Financial Report - 2018

Resolution No. 2018-187: Moved by Councillor Roth and
Seconded by Councillor Bulmer

That Report FIN-2018-025 regarding the First Quarter Financial Report - 2018 be received.

CARRIED

3. Administration Department

(a) ADM-2018-021 Release – Conditional Building Permit Agreement Morguard Brock McLean Limited 7474 McLean Road

Resolution No. 2018-188: Moved by Councillor Bulmer and
Seconded by Councillor Roth

That Report ADM-2018-021 regarding the release of a Conditional Building Permit Agreement with Morguard Brock McLean Limited and McKay Cocker Construction Limited for property municipally known as 7474 McLean Road be received; and

That Council enact a By-law authorizing the release of the agreement.

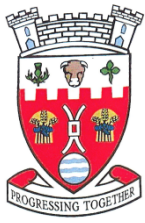
CARRIED

4. Planning and Building Department

(a) BLDG-2018-001 Proposed Building By-law

Resolution No. 2018-189: Moved by Councillor Roth and
Seconded by Councillor Bulmer

That Report BDLG-2018-001 regarding a proposed Building By-law be received; and



That Council direct staff to proceed with holding a public meeting on September 13, 2018 at 7:30 p.m in the Municipal Complex to obtain public input on the proposed Building By-law; and

That staff publish notice in the Wellington Advertiser and Township website to advise of the public meeting; and

That staff report back to Council with the results of the public meeting and a proposed Building By-law. **CARRIED**

(b) PD-2018-004 Subdivision Development Agreement – DRS Developments Ltd.,

Resolution No. 2018-190: Moved by Councillor Bulmer and
Seconded by Councillor Roth

That Report PD-2018-004 regarding the Subdivision Development Agreement – DRS Developments Ltd., Concession 7, Part Lot 31, Plan 135, Lots 1 to 17, Fisher Street S, Lots 33 to 35, 48 to 50, Victoria Street S., Part Lots 10 and 11, Queen Street S, Fisher Street, Part Charles Street, Township of Puslinch, County of Wellington, municipally known as 66 Queen Street, Morriston, Township of Puslinch., be received; and

That Council pass a by-law to authorize the entering into and the execution of a Subdivision Development Agreement with DRS Developments Ltd. **CARRIED**

5. Roads & Parks Department

Resolution No. 2018-191: Moved by Councillor Sepulis and
Seconded by Councillor Roth

That Report PW-2018-002 regarding 2018 Capital Budget – Additional Funding Request – Repairs at McLean Road and Concession 7 be received; and

That Council approve funding in the estimated amount of \$23,000 for asphalt repairs at the intersection of McLean Road and Concession 7 to be funded from the Public Works Replacement and Restoration of Aging Infrastructure Discretionary Reserve. **CARRIED**

6. Recreation Department

None

7. Mayor's Updates

10. **NOTICE OF MOTION:**

11. **COMMITTEE MINUTES**

None

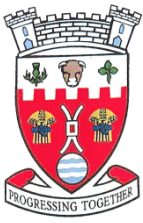
12. **MUNICIPAL ANNOUNCEMENTS**

(a) Councillor Sepulis provided Council with an overview of the following:

- Excess fill seminar he attended with the Mayor;
- Community liaison group meeting with Guelph and Guelph Eramosa;
- Asset management training he attended with Councillor Roth.

(b) Councillor Roth also provided an overview of the asset management training.

(c) Councillor Bulmer provided an overview of the last Heritage Meeting.



(d) Mayor Lever noted that the County is hosting a community session for EarlyOn, that the Hillsburgh Library is opening on June 15th, and provided an overview of the FCM Conference.

13. UNFINISHED BUSINESS

14. BY-LAWS:

- (a) Being a by-law to establish a Joint Municipal Election Compliance Audit Committee.
- (b) A by-law to amend By-law number 19/85, as amended, being the Zoning By-law of the Township of Puslinch, (Kennel – Othman and Freure) Part of Lot 30, Concession Gore
- (c) Being a by-law to authorize the release of agreement with Morguard Brock McLean Limited and McKay Cocker Construction Limited with respect to the property legally known as Part Lot 25, Concession 8, Parts 1, 6 & 8, Reference Plan 61R-11887.
- (d) Being a by-law to appoint members to the Planning and Development Advisory Committee - Committee of Adjustment and amend By-Law 09/15 and to repeal By-law 001-2017.

Resolution No. 2018-192: Moved by Councillor Roth and
Seconded by Councillor Bulmer

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

- (a) Being a by-law to establish a Joint Municipal Election Compliance Audit Committee.
- (b) A by-law to amend By-law number 19/85, as amended, being the Zoning By-law of the Township of Puslinch, (Kennel – Othman and Freure) Part of Lot 30, Concession Gore
- (c) Being a by-law to authorize the release of agreement with Morguard Brock McLean Limited and McKay Cocker Construction Limited with respect to the property legally known as Part Lot 25, Concession 8, Parts 1, 6 & 8, Reference Plan 61R-11887.
- (d) Being a by-law to appoint members to the Planning and Development Advisory Committee - Committee of Adjustment and amend By-Law 09/15 and to repeal By-law 001-2017. **CARRIED**

15. CONFIRMING BY-LAW

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

Resolution No. 2018-193: Moved by Councillor Bulmer and
Seconded by Councillor Roth

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

By-Law 036-2018 being a by-law to confirm the proceedings of Council for the Corporation of the Township of Puslinch at its meeting held on the 6th day of June 2018. **CARRIED**

16. ADJOURNMENT:

Resolution No. 2018-194: Moved by Councillor Roth and
Seconded by Councillor Bulmer

That Council hereby adjourns at 3:05 p.m. **CARRIED**

Dennis Lever, Mayor

Karen Landry, CAO/Clerk