

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
FIFTEENTH REGULAR 2012 COUNCIL MEETING
MINUTES

DATE: Wednesday, July 18, 2012

TIME: 7:30 P.M.

The Fifteenth Regular 2012 Council Meeting was held on the above date and called to order at 7:30 p.m. in the Council Chambers, Aberfoyle.

ATTENDANCE: All members of Council and the CAO/Clerk-Treasurer.

OTHERS IN ATTENDANCE:

1. Kathy White
2. Jean and Fred Stahlbaum
3. Mike Robinson, Wellington Advertiser
4. Bev Wozniak, Mill Creek CLT
5. Fire Chief Bob Gordon
6. Deputy Fire Chief Steve Goode
7. Fire Training Officer John Uptegrove
8. Heather Krouskie, Deputy Clerk
9. Helen Purdy
10. Aldo Salis, Sr. Planner, County of Wellington
11. Karen Lever
12. Janice Marr
13. Dr. Nipun Madan and Yasmine Madan
14. Sandra Solomon
15. Don McKay, County Councillor Ward 7
16. Cheryl Van Ooteghem
17. Robin Wayne
18. John Porter, McKay-Cocker
19. Dave Fencott, Mallot Creek Group
20. Al and Judy Krist
21. Lawrence Flaming
22. Doug Smith

DISCLOSURE OF PECUNIARY INTEREST & THE GENERAL NATURE THEREOF:

None.

ADOPTION OF THE MINUTES:

Motion No. 1: Moved by Wayne Stokley and Seconded by Susan Fielding.

THAT: The Fourteenth Regular 2012 Council Meeting Minutes dated June 20, 2012, be and are hereby adopted as presented.

CARRIED.

BUSINESS ARISING OUT OF THE MINUTES:

None.

COMMUNICATIONS:

1. **City of Guelph**

- (a) Notice of Application for a Proposed Draft Plan of Condominium dated June 21, 2012 regarding 1035 Victoria Road South. The applicant is requesting approval for a sixty-three (63) unit townhouse condominium subdivision in one (1) phase.
- (b) Correspondence from Paul McLennan of Gamsby and Mannerow Limited and Karl Cober of the City of Guelph dated June 28, 2012 advising of the Municipal Class EA study for improvements to the Clythe Well and Booster Pumping Station. The upgrades being considered include providing treatment to improve the aesthetic quality of water from the Clythe Well, returning the well to service, as well as providing additional booster pumping and storage capacity.

2. **Township of Guelph/Eramosa**

- (a) Notice of Public Meeting dated June 29, 2012 regarding 7076 Wellington Rd. 124. The application is to rezone the subject lands to permit the establishment of an animal cremation facility.

3. **County of Wellington**

- (a) Email correspondence from Cathy Butcher, Financial Analyst, County of Wellington dated June 29, 2012 enclosing the Development Charges By-Law and information pamphlet. The development charges come into effect July 1, 2012.
- (b) Administration, Finance and Personnel Committee Reports dated June 19, 2012 regarding the 2012 Supplementary and Weighted Assessment Update and Tax Capping. The supplementary and omitted assessment values of \$95.4 million are expected to generate revenue in 2012 for County purposes of \$499,772. The Upper Tier supplementary revenue estimate from Puslinch is \$150,200, Erin \$116,714, Guelph-Eramosa \$97,675, Centre Wellington \$75,887, Mapleton \$27,623, Minto \$21,592 and Wellington North \$10,081. The cutoff date for adjustments to the frozen tax listing of commercial, industrial and multi residential properties is set at May 4, 2012.
- (c) Email correspondence from Matt Stubbs of MPAC dated June 28, 2012 proposing a presentation to Council on Wednesday, September 5 explaining what MPAC does and the upcoming reassessment.

4. **Meran Holdings Limited, Plan of Subdivision – Victoria & Queen Street Morriston 23T-10004**

- (a) Correspondence from Stan Denhoed, Harden Environmental Services dated July 3, 2012 commenting on the Storm Water report. The proposed development has the potential to have direct hydrological impacts to the adjacent property, will result in the direct discharge of nutrient rich water to Bronte Creek and will exacerbate an existing shallow groundwater quality issue. Stan recommends that the Township not support the zone change application.

5. **Zoning By-law Amendment Application #P2/12 – Tice, 28 Brock Road N.**

- (a) Public Meeting Notice dated June 15, 2012. The application is to rezone a portion of the property to an appropriate zone to permit the establishment of a medical office. The meeting is scheduled for Wednesday, July 18 at 7:15 p.m. in Council Chambers.
- (b) Email correspondence from Linda Dickson, CEMC, County of Wellington dated June 20, 2012 providing her comments. Linda has no concerns with respect to the application but suggests that the medical facility be listed in the emergency management plan.
- (c) Email correspondence from Ian Robinson, Black Shoemaker Robinson & Donaldson to Aldo Salis, Sr. Planner, County of Wellington dated June 27, 2012 enclosing the Topographic Survey and Site Plan. The site plan does not show the porch and gardens at the front of the house as these will be removed.
- (d) Correspondence from Aldo Salis, Planner, County of Wellington dated July 17, 2012 providing his comments on the proposed application. Aldo is recommending that the total floor area be limited and that a special provision be incorporated into the by-law to ensure that the proposed development remains compatible with the existing surrounding uses and its suitable for private services. Site Plan Control should also be used to ensure adequate site drainage and vehicular parking, to provide for the protection and enhancement of existing vegetative cover, and other features as deemed necessary by the Township.

See also Public Meeting Minutes dated July 18, 2012 and By-law #47/12.

6. **Zoning By-law Amendment Application #P4/12 Ren's Pet Depot**

- (a) Correspondence from Gary Cousins, Director of Planning and Development, County of Wellington dated June 29, 2012 requesting that the Township hold a public meeting on behalf of the County of Wellington to obtain input on the proposed amendment to the County's Official Plan.
- (b) Notice of Complete Application and Initial Review of an Application to Amend the Zoning Bylaw dated July 3, 2012. The purpose of the amendment is to rezone a portion of the property to allow for the expansion of the existing warehouse component of the adjacent Ren's Pet Depot. The matter will be reviewed at the Planning Advisory Committee meeting on August 27, 2012 at 8 p.m.
- (c) Planning Report prepared by MHBC Planning dated May, 2012. The report indicates that the applications are consistent with the 2005 Provincial Planning Statement, that they are in conformity with Places to Grow and are appropriate with the existing Official Plan policies regarding expansion of the Highway Commercial designation.

7. **Zoning By-law Amendment Application #P3/12 – Krayishnik, 6643 Conc. 2**

- (a) Correspondence from Gary Cousins, Director of Planning and Development, County of Wellington dated June 22, 2012 requesting that the Township hold a public meeting on behalf of the County of Wellington to obtain input with respect to the proposed amendment to the County's Official Plan.
- (b) Correspondence from Liz Yerex, Resource Planner, Grand River Conservation Authority dated June 20, 2012 advising that the GRCA has no objection to the application.
- (c) Correspondence from the Puslinch Planning Advisory Committee to Mr. Ghent dated June 27, 2012 advising of the Committee's recommendation to Council. The committee members are not in favour of the application but suggest that a public meeting be set.

- (d) Email correspondence from Mr. Ghent dated July 6, 2012 advising that the August 15 Council meeting would be a more appropriate date to attend as a delegation before Council.

Council requested that the above be deferred until the August 15th Council meeting.

8. **Zoning By-law Amendment Application #P5/12 – Hohenadel,
4407 Victoria Rd S.**

- (a) Notice of Complete Application and Initial Review of an Application to Amend Zoning By-law dated July 10, 2012. The purpose of the amendment is to rezone the property to an appropriate zone category that would allow for a second dwelling on the property on a temporary basis (a garden suite). This matter will be reviewed at the Planning Advisory Committee meeting on August 27, 2012 at 8:30 p.m.

9. **Maple Leaf Foods Inc. – McLean Road**

- (a) Environmental Registry Notice of Decision dated June 21, 2012 for Environmental Compliance Approval with Limited Operational Flexibility (Air & Noise) for a frozen/refrigerated/ambient distribution centre. The approval includes all sources at the facility, including warehousing and distribution, battery charging, refrigeration, laboratory fume hoods, evaporative condensers, air cooled condensing units, maintenance welding, and fugitive emissions from reefer trucks. Emissions to the atmosphere from the facility include nitrogen oxides and particulate matter.
- (b) Correspondence from Dave Fencott, Mallot Creek Group dated June 27, 2012 responding to Gamsby and Mannerow comments from their June 19th letter.
- (c) Correspondence from Dave Fencott, Mallot Creek Group dated July 3, 2012 responding to Stan Denhoed's comments of July 2, 2012 regarding post development runoff.

- (d) Correspondence from Sandy Anderson, Anderson GeoLogic dated July 10, 2012 providing an updated water balance assessment report. Recharge will be enhanced during post-development and runoff will be controlled and released to the extent possible given the property constraints.
- (e) Site Plan Agreement.

Motion No. 2: Moved by Ken Roth and seconded by Jerry Schmidt.

THAT: The Council in and for the Township of Puslinch does hereby accept the Site Plan Agreement dated July 18, 2012 with Schedule "C" dated July 17, 2012 between The Corporation of the Township of Puslinch and Morguard Brock McLean Limited and does hereby authorize the Mayor and the CAO/Clerk-Treasurer to execute the same regarding Part Lot 25, Concession 8, McLean Road.

CARRIED.

10. **Puslinch Community Centre**

- (a) The Ontario Early Years Centre/Guelph Community Health Centre Agreement;
- (b) The Whistle Stop Co-operative Pre-school Inc. Agreement;

Motion No. 3: Moved by Wayne Stokley and seconded by Susan Fielding.

THAT: The Council in and for the Corporation of the Township of Puslinch does hereby accept the Agreement dated June 29, 2012 between The Corporation of the Township of Puslinch and The Ontario Early Years Centre Guelph Community Health Centre; and the Agreement between The Corporation of the Township of Puslinch and The Whistle Stop Co-operative Pre-School Inc. dated July 18, 2012; and does hereby authorize the Mayor and the CAO/Clerk-Treasurer to execute the same regarding the providing of organized activities for local pre-school children in the Township at the Puslinch Community Centre.

CARRIED.

- (c) Stakeholder Group Meeting Minutes dated June 18, 2012.
- (d) Correspondence from Sarah Wilhelm, Planner, County of Wellington dated June 28, 2012 commenting on the Concept and Master Plan. The lands acquired by the Township are designated Core Greenlands that does not prohibit open space or recreational uses. The lands are zoned Natural Environment in the Township's zoning bylaw which allows for passive recreation as a permitted use. Passive Recreational is defined as a non-intensive activity or use of land carried out for recreational purposes which does not require the construction of buildings or the alteration of soil or topography and includes open space and natural areas. Passive recreational uses may include nature interpretation, hiking, cross-country skiing, fishing and hunting. Sarah recommends formal consultation with the GRCA to confirm the boundary of the developable area of the property and the extent of the uses that can be supported. Also, a public meeting is required as part of the rezoning process as it would offer a means of engaging and consulting with the public.
- (e) Correspondence from The Residents of Maple Leaf Lane dated July 12, 2012 regarding traffic calming on Maple Leaf Lane. Due to Council's decision to open the Community Centre property gates onto Maple Leaf Lane permanently, the residents are requesting that Council consider lowering the speed limit to 30 km/hr on Maple Leaf Lane, installing speed limits signs and Children at Play signs as well as adding seasonal speed bumps for spring, summer and autumn.

Council is supportive of the residents' requests and will advise the Road Superintendent to install the requested signs but will leave it up to his discretion as to when the speed bumps will be installed.

11. Active Transportation Master Plan

- (a) Correspondence from Gary Cousins, Director of Planning and Development, County of Wellington dated June 20, 2012 requesting comments on the draft plan by August 3, 2012. The draft County of Wellington Active Transportation Master Plan is a long-term strategy to create a pedestrian and cycling supportive environment. The plan includes maps which illustrate spine routes and major loops, on-road and off-road facility types, and a three phased network implementation plan. An equally important part of the plan is the promotion of active transportation, including education and encouragement initiatives.
- (b) Draft Active Transportation Master Plan dated May, 2012

Council comments will be forwarded to the County of Wellington.

12. Black Bridge Road EA Study

- (a) Environmental Assessment Study Schedule Update dated June 25, 2012. The study has included an extension of the Study Area southerly along Townline Road to Wellington Road 34. This change was made in response to input received in the initial dialogue with area residents in January 2012. The next public meeting is scheduled for September 13, 2012 to present the environmental inventories and alternatives for public comment prior to the evaluation phase of the study.

13. Aggregate Operations**Melancthon Quarry**

- (a) Email correspondence from Stan Denhoed, Harden Environmental Services Ltd. dated June 22, 2012 responding to Council's request for his comments. Stan advises that he would need to review the facts before making an official opinion.

Council decided to defer their comments at this time.

Pit #1 (Lic. #5465) Capital Paving Inc.

- (b) Environmental Registry Notice of Decision for a Permit to Take Water dated June 26, 2012. The Permit to Take Water was issued May 4, 2012 and expires May 31, 2022.

McMillan Pit (Lic. #5747) CBM Aggregates

- (c) Email from Colin Evans, CBM Aggregates dated July 3, 2012 enclosing the 2011 monitoring report. The Ministry of Natural Resources has granted permission to reduce the monitoring to just the bio mapping component due to extraction being complete at the pit. A partial surrender of the licence is being processed.

14. Intergovernmental Affairs

- (a) Puslinch COP Committee Minutes dated June 27, 2012. The Vial of Life program is proceeding and will be introduced at the Aberfoyle Fall Fair. The next meeting is August 15, 2012 at 6 p.m.
- (b) Puslinch Recreation Committee July 17, 2012 Agenda and June 19th Meeting Minutes. The committee will be doing a tour of the Township facilities on Monday, August 20 at 6 p.m. The new digital sign at the Puslinch Community Centre is now available for rent to business and community groups.
- (c) AMO News dated July 5, 2012 regarding the launch of the Community Infrastructure Investment Fund. The Recreation Committee is looking at utilizing this grant to help fund the washroom and storage renovation at the Puslinch Community Centre as well as repair of the metal roof. The deadline for application submission is August 24, 2012 at 5 p.m.

DELEGATIONS

None.

REPORTS:

1. **Fire Department**

(a) Expense Report

Motion No. 4: Moved by Ken Roth and seconded by Jerry Schmidt.

THAT: The Fire Department Accounts for Payment for the Month of June, 2012 in the amount of \$55,752.73 be and are hereby authorized for payment.

CARRIED.

(b) Response Report

(c) Pump 32 2012 Replacement Justification.

The Pumper requires substantial repairs with a total estimated cost of \$13,450.00. The pumper is currently used as a backup vehicle as well as for carrying the foam hazardous material spills. The Fire & Rescue Committee are recommending replacing Pump 32 with a mini-pump truck.

Motion No. 5: Moved by Susan Fielding and seconded by Wayne Stokley.

THAT: The Council in and for the Township of Puslinch does hereby accept the recommendation of the Puslinch Fire and Rescue Service Management Team that the 1986 pumper truck be replaced through reserves with a demo mini pumper truck at a cost of \$220,000.00.

CARRIED.

(d) Fire & Rescue Committee Meeting Minutes dated June 18, 2012.

2. **Road Department**

- (a) Expense Report for June 2012

Motion No. 6: Moved by Ken Roth and seconded by Jerry Schmidt.

THAT: The Roads Department Accounts for Payment for the Month of June, 2012 in the amount of \$261,652.10 be and are hereby authorized for payment.

CARRIED.

- (b) 2012 Capital Projects Update :~ Concession 7 – everything is in place and will be done shortly; Moyer's Bridge – Drawings are approved and waiting for GRCA permit; Cooks Mill Bridge – Federal government and GRCA are now involved. There is lead paint on the bridge which adds complications. The culvert replacement and road repaving will move forward but bridge repair will wait; Niska Road – Decided to do the repaving in 2012 because of City work going on and to recognize savings by doing it now.
- (c) Public Works Committee Meeting Minutes dated June 22, 2012

3. **Building Department**

- (a) Chief Building Official's Report to Council – June 2012

4. **Livestock Valuer Report**

- (a) Ontario Wildlife Damage Compensation Program Application – Matthew Bulmer.
- (b) Ontario Wildlife Damage Compensation Program Application – Bill Crow.

Motion No. 7: Moved by Wayne Stokley and seconded by Susan Fielding.

THAT: The Council in and for the Township of Puslinch does hereby authorize Payment of the value of damages to livestock and poultry as per the Ontario Wildlife Damage Compensation Program Application dated June 14, 2012 to Matthew Bulmer, Lot 18, Front Concession 10, 4535 Watson Road, in the amount of \$210.00 for six (6) Chickens; and does hereby authorize Payment of the value of damages to livestock and poultry as per the Ontario Wildlife

Damage Compensation Program Application dated June 22, 2012 to William M. Crow, Lot 17, Rear Concession 2, 6927 Wellington Rd. #34, in the amount of \$162.50 for one (1) sheep.

CARRIED.

5. Financial Report

- (a) Financial Report as of June 30, 2012
- (b) Budget Report as of June 30, 2012.
- (c) Budget Report by Department as of June 30, 2012.

Council acknowledged these reports.

ACCOUNTS FOR PAYMENT:

- 1. **Motion No. 8:** Moved by Susan Fielding and seconded by Wayne Stokley.

THAT: The Council does hereby authorize for payment the Harden Environmental Services Ltd. invoices dated May 31, 2012, as follows:

1	Stewart Farm (Meran Holdings).....	\$1,113.05
2	McLean Road East Development	\$1,861.51
3	Pine Bush SWM	\$526.78
4	Nestle Waters	\$791.25
5	Township Projects	\$453.33
	Total	\$4,745.92

These amounts shall be invoiced to the applicable parties.

CARRIED.

- 2. **Motion No. 9:** Moved by Jerry Schmidt and seconded by Ken Roth.

THAT: The Council does hereby authorize for payment the Gamsby and Mannerow Limited invoices dated June 21, 23, 24 and 25, 2012, as follows:

1	Bryan's Farm Supply Site Plan	\$147.07
2	Cook's Mill Road Bridge & Paving Work	\$4,991.83
3	Concession 7, Culvert #2008 Replacement	\$920.06
4	Moyer's Bridge Rehabilitation	\$6,762.49

5	Site Plan Agreement #06/11 Pt Lot 20, Con. 7	\$399.34
6	Carroll Pond Municipal Drain – Water Quality Monitoring	\$2,070.84
7	McLean Road Industrial Rezoning	\$7,226.01
8	Bouck Subdivision	\$295.66
9	Mini Lakes Phase 3 (Condominium)	\$154.02
10	Anton Markovinovic Site Plan.....	\$781.28
11	MTO Westbound Service Centre Site Plan	\$2,584.99
12	Concession Road 7 South Culvert Replacement	\$2,958.18
13	Concession Road 11 Culvert Replacement	\$2,999.14
14	Mini Lakes Sewage Treatment Plant	\$796.42
15	Maple Leaf Foods Site Plan Agreement	\$6,204.77
16	MTO Eastbound Service Centre Site Plan.....	\$2,071.86
17	Various Zoning Matters	\$3,713.46
	Total	\$45,077.42

These amounts shall be invoiced to the applicable parties.

CARRIED.

3. **Motion No. 10:** Moved by Wayne Stokley and seconded by Susan Fielding.

THAT: The Council does hereby authorize for payment the GWS Ecological & Forestry Services Inc. invoice dated July 6, 2012 in the amount of \$852.24 regarding the McLean Road East Industrial Development.

This amount shall be invoiced to the applicable party.

CARRIED.

4. **Motion No. 11:** Moved by Ken Roth and seconded by Jerry Schmidt.

THAT: The Council does hereby authorize for payment the General Accounts for the month of June, 2012 in the amount of \$4,996,437.33.

CARRIED.

BY-LAWS:

1. **Motion No. 12:** Moved by Jerry Schmidt and seconded by Ken Roth.
THAT: The Council in and for the Township of Puslinch does hereby give By-law #47/12, being a by-law to Amend Bylaw #19/85, as amended, its First, Second and Third Readings and Finally Passed this 18th day of July, 2012.
Re: 28 Brock Road North ~ James & Bonnie Tice/Dr. Madan

CARRIED.

2. **Motion No. 13:** Moved by Ken Roth and seconded by Jerry Schmidt.
THAT: The Council in and for the Township of Puslinch does hereby give By-law #48/12, being a by-law to Authorize Speed Limits, its First, Second and Third Readings and Finally Passed this 18th day of July, 2012.
Re: Niska Road between the Bailey Bridge and Whitelaw Road.

CARRIED.

NEW BUSINESS:

1. The July 23rd Planning Advisory Committee Meeting has been cancelled. The next meeting is set for August 27 at 7:30 p.m.
2. The County of Wellington has created a five minute documentary on the potential impacts cancelling the "Slots at the Racetrack Programme" will have on the horse racing industry and Ontario's local economies.
3. Councillor Stokley provided an update with respect to Townline and County Road 32 drainage issue.
4. The Puslinch Lake Conservation Association is still waiting for approval from the GRCA. The dredging won't happen this year.
5. Puslinch Tract Association is looking at having the Tract used for a combination of activities by different groups.

6. The Roads Committee Meeting scheduled for Friday, July 20 has been cancelled. The next meeting will take place on Friday, August 17 at 8 p.m.
7. Mayor Lever has begun the Consultant Review process.
8. The Puslinch Fire & Rescue Committee is meeting next on Monday, August 13, 2012 at 1:30 p.m.
9. 25-year Provincial Fire Service Long Service Medals will be presented at the August 15th Council meeting to Scott Priest and Mike McCrone.
10. The Standing Committee on General Government as part of the Aggregate Resources Act Review recently visited an aggregate site in Puslinch.
11. The Stroy's Bridge has now been removed.
12. Congratulations to Brenda Law our CAO/Clerk-Treasurer for celebrating her 35th year with the Township.
13. The Optimists' July 1st Canada event at the Puslinch Community Centre went very well.
14. Anand/Plaha Partial Release of Site Plan Agreement ~ Email correspondence from Izaak deRijcke dated July 16, 2012 advising that parts of the property have been sold to the Ministry of Transportation Ontario and are requesting that the Township partially release its interest in those parts being Parts 1 and 2 on Reference Plan 61R-11846.

Motion No. 14: Moved by Ken Roth and seconded by Jerry Schmidt.

THAT: The Council in and for the Township of Puslinch does hereby accept the Partial Release of Site Plan Agreement registered as Instrument No. WC207234 and does hereby authorize the Mayor and the CAO/Clerk-Treasurer to execute the Acknowledgement and Direction regarding Parts 1 and 2 on Reference Plan 61R-11846 ~ Anand/Plaha, Part Lot 23, Concession 3.

CARRIED.

CLOSED MEETING:

None.

UNFINISHED BUSINESS:

None.

CONFIRMING BY-LAW:

Motion No. 15: Moved by Wayne Stokley and Seconded by Susan Fielding.

THAT: The Council in and for the Corporation of the Township of Puslinch does hereby give By-law #49/12 being a by-law to confirm the proceedings of the Council of the Corporation of the Township of Puslinch at its meeting held on July 18, 2012, its First, Second and Third Readings and Finally Passed this 18th day of July, 2012.

CARRIED.

ADJOURNMENT:

Motion No. 16: Moved by Jerry Schmidt and Seconded by Ken Roth.

THAT: The Council does hereby Adjourn at 10:14 p.m.

CARRIED.

Signed: _____
Dennis Lever, Mayor

Brenda Law, CAO/Clerk-Treasurer