

**THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
PUBLIC INFORMATION MEETING MINUTES**

**DATE:** Wednesday, May 8, 2013  
**TIME:** 7:00 p.m.  
**PLACE:** Puslinch Community Center  
23 Brock Road, S, Aberfoyle  
**FILE NUMBER:** D12-JAS  
**ATTENDEES:** Mayor, Dennis Lever - Chair  
Councillor Susan Fielding  
Councillor Jerry Schmidt  
Councillor Ken Roth  
Councillor Wayne Stokley

The Chair thanked everyone for attending and taking an interest in the community.

The Chair reminded attendees to ensure that they have signed in and provided their contact information.

The Chair then asked the attendees if there were any disclosures of pecuniary interest.

The Chair advised the attendees that the purpose of this evenings meeting was to provide an opportunity for the public to make oral submissions to the County of Wellington with respect to the proposed plan of subdivision before the County grants or denies approval to the draft plan of subdivision.

The Chair advised attendees that individuals who do not make oral submissions this evening or provide written comments to the County of Wellington prior to the, decision being made by the County of Wellington, will not be entitled to appeal the decision to the Ontario Municipal Board.

The Chair advised that the order of this evenings meeting would first be a presentation made by the Consultants for the Applicants with respect to the proposed plan of subdivision. The County of Wellington would also make a presentation with respect to the proposed plan. Once the presentations had been completed members of the public will be invited to ask any questions and to state their comments.

Following the Public's input, members of Council will be invited to ask questions of the Applicant's Consultants as well as County of Wellington Planning staff regarding the proposal. Council members are in attendance to listen to the concerns and comments being addressed by the public and will not provide a position on the matter.

Once everyone has had an opportunity to provide their comments or questions the meeting will be adjourned.

**Presentations**

The Chair introduced Mr. Aaron Hill, Landscape Architect, with MacKinnon Associates.

Mr. Hill began with a brief overview of the proposed plan of subdivision including a brief history of the proposal. The original proposed plan of subdivision, named Morriston Estates, was submitted in 2008 with an initial proposal of 7 residential lots. Over the last 4 years there have been several technical reports which have been completed. The technical reports have dealt with issues of storm water management and the discovery of a former landfill site outside the boundaries of

the subject lands. A revised plan of subdivision with a proposal for 6 residential lots was submitted to the County of Wellington in early 2013 and it is revised proposal that is the subject of this meeting. Mr. Hill indicated that a majority of the issues have been addressed and the lots have been configured to meet current technical standards.

Mr. Hill introduced the members of the consulting team from MTE Consultants Inc. in attendance this evening including:

Mr. David Hicks, Project Manager;  
Mr. Steve Peterson, Service Sector Leader; and  
Mr. Andrew Bingeman, Manger, Groundwater Resources

Mr. Steve Petersen presented information with respect to the geotechnical areas of the proposal including compaction of soil for the installation of wells on the proposed sites. Mr. Peterson provided details of the Storm Water Management Plan, including the designs with respect to drainage of the proposed lots and that the design was to sustain a 100 year storm. The design includes an alternate pipe outlet to Currie Road. Mr. Peterson advised that the Environmental Site Assessment and Record Site Condition reports have been filed with the Ministry. The streets will be designed to an urban standard being curb and gutter.

#### **Questions/Comments**

The Chair asked if there were any members of the public who wished to voice a comment or question.

Jasbinder Kaloti indicated he submitted a letter previously regarding the impact of new wells in the area and on the green space.

Jasbinder Kaloti questioned whether the trees remaining along the backside of Currie Drive would remain or whether there would be a fence separating the new subdivision from the back of the existing properties.

Steve Patterson responded that 99% of the trees will be removed.

Aaron Hill, responded that there may be an opportunity to save some of the trees, but it would have to be addressed on a case by case scenario.

David Hicks, Project Manager, MTE Consultants Inc., responded that there was no requirement for a fence to be erected between the new subdivision and existing properties.

Tracey Cale indicated she had concerns about privacy as well.

Colin Bain stated that he objects to the proposed plan. Colin Bain expressed concerns about the emergency entrances and exits in the proposed plan and site lines on Badenoch, east at the top of the hill. Mr. Bain expressed concerns that this could result in road accidents. He requested that there be a reconsideration of the plan to include an alternate entrance.

Aaron Hill responded that he did not believe an additional access could be accommodated in the plan.

The Chair asked if there were any members of the Township Council who wished to ask a question.

Councillor Schmidt inquired whether the Township would be responsible for maintaining the proposed fire protection reservoirs.

Steve Petersen responded that the Township would be responsible for maintenance upon assumption of the plan.

Councillor Schmidt inquired what the specifications were for the roads and maintenance for the cul de sac.

The consultant for the applicant advised that the developer will pay for the installation and once the developers obligations were fulfilled that it would become the Township's responsibility.

Councillor Schmidt inquired what the plans were to control, maintain and monitor the storm water reservoir block.

David Hicks responded that the developer will maintain and monitor the plan while under development, and upon assumption of the plan will become the responsibility of the Township.

Councillor Roth questioned whether the County of Wellington reviewed the proposal with respect to Mr. Bain's site line concerns and whether they had any concerns.

Ado Salis, Senior Planner, County of Wellington, responded that the County reviewed the application with respect to site lines and storm management and were satisfied with the proposal.

The Chair then asked if there were any attendees who wished to ask further questions.

Jasbinder Kaloti questioned whether the hydrogeological reports indicated if the proposal would have any impact on the existing wells.

Andrew Bingeman, consultant, responded that a door to door survey was completed. Ministry of the Environment well records were examined and a test well was drilled and a pumping test performed which indicated that there would be no impact on the existing wells.

Jasbinder Kaloti inquired as to how deep the test well was.

Andrew Bingeman advised 165 feet.

The Chair advised that copies of all of the technical reports were available at the Township offices for inspection.

Art Beauchamp questioned whether the storm water would be draining into the roadside ditch on Currie Drive.

The consultant for MTE responded that yes storm water would be draining into this ditch, if the pond is not infiltrating properly, but that a contingency pipe would be used if nothing else works.

Councillor Schmidt asked for clarification as to whether this would be a buried pipe.

David Hicks responded that it would be a buried pipe.

Aldo Salis explained that the proposed plan would be approved at the County level. A report would be prepared by the County with respect to their decision on the proposal and a copy of this report would be submitted to the Township for their review. There is a significant amount of work that needs to be completed before the plan can be moved to the approval stage. These additional works could take months before final approval and only if there are no appeals will the plan then move to registration.

The Chair then asked if there were any additional questions and reminded attendees to ensure that they had signed in.

**Adjournment**

The meeting adjourned at 7:30 p.m.

**THE CORPORATION OF THE TOWNSHIP OF PUSLINCH**  
**RECREATION COMMITTEE MEETING**  
**MINUTES**

Date: Tuesday, April 16, 2013  
Time: 7:00 p.m.

The fourth Regular 2013 Recreation Committee meeting was held on the above date and called to order at 7:00 p.m. in the Council Chambers at the Township Office.

**ATTENDANCE:** All members of the Committee were in attendance, Chair Susan Fielding, Margaret Hauwert, Councillor Jerry Schmidt, Tom Jefferson, Lisa Ross, Cameron Tuck, June Williams, Daina Makinson

**OTHERS IN ATTENDANCE:**

1. Councillor Ken Roth
2. Councillor Wayne Stokley
3. Don Creed, Director Public Works and Parks
4. Karen Landry, CAO

**DISCLOSURE OF PECUNIARY INTEREST:**

none

**ADOPTION OF THE MINUTES:**

**Motion #1:** MOVED by Tom Jefferson and SECONDED by Margaret Hauwert;  
THAT: The Minutes of the third Regular 2013 Recreation Committee Meeting dated March 19<sup>th</sup>, 2013 be and are hereby adopted as presented.  
**CARRIED.**

**BUSINESS ARISING FROM MINUTES:**

- i) Flooring – flooring for the main hall was discussed. June Williams presented two new samples that are noted to be a thicker flooring, lasting longer, solid maple with a square edge. Vavish Flooring quotes this floor at \$44 000, with UV protection coat. Milton Flooring quotes a similar floor at \$40 000- \$41 000, with no UV protection coat. Councillor Schmidt stated that \$10 000 was still allocated in the 2013 budget

#### **FOURTH REGULAR 2013 RECREATION COMMITTEE MEETING**

to repair and refinish the floor. A member of the committee stated that a decision had been made and recorded in last month's minutes, that the committee voted not to refinish the floor. Cam Tuck requested that the \$10 000 available this year be put towards the 2014 Budget to replace the floor.

- ii) Storage Room (Washroom) Colours – Concerns were raised by June Williams regarding the tiling and flooring for the washroom addition. Tiling on the walls proceeded that did not include a thin separation piece that was selected. Karen Landry explained that there was an additional cost associated with this, and there was a miscommunication between the architect and the contractor as this item was on a 4 week back order. At this point the separation piece cannot be added. Karen showed the diagram outlining the area of concern for the transition between the two floor tiles from foyer to washrooms. Karen will contact the contractor tomorrow morning and see what options are available.
- iii) Davan – trees – the option of planting trees to help prevent ice melting due to the sun was looked into. It is not in the budget this year and will not be happening for that reason. The drainage issue needs to be addressed first as the area for the tree planting may need to be used for drainage pipes. Until these plans are finalized we cannot make a decision on the trees.
- iv) Ball Diamond Signage – Cam Tuck was not able to complete all the work on this project. Cam will check into the same company that provides the signs for the ice rink, Fleet Image. Some current pricing at other facilities include \$500 per sign per year Slo Pitch City and in Niagara Falls \$300 is a rough estimate. It was suggested that criteria for making applications needs to be established. Ball season is already here and so the work will move forward and hopefully be ready for next season.
- v) Locks – Lisa Ross explained that it may be beneficial to move the Puslinch Community centre onto a keyless door locking system to simplify opening up for customers. Karen Landry stated that security and access to all facilities needs to be reviewed.
- vi) Pricing cages for lighting at ORC- one quote was received by Shooter Electric. Karen Landry advised the costs for completing these works will come out of the maintenance budget. Karen will ensure that the requirements for retaining a contractor to complete the works will be done in accordance with the Purchasing By-Law.

## **FOURTH REGULAR 2013 RECREATION COMMITTEE MEETING**

### **ACCOUNTS FOR PAYMENT**

- i) MOVED by Cameron Tuck and SECONDED by June Williams  
THAT: We acknowledge payment of the March 2013 statement of general expenses.  
**CARRIED.**
- ii) MOVED by Jerry Schmidt and SECONDED by Tom Jefferson;  
THAT: We acknowledge payment of the March 2013 statement of ORC expenses.  
**CARRIED.**
- iii) Community Centre Rental Report for March 2013 was received.
- iv) Optimist Recreation Centre Rental Report was not presented

### **NEW BUSINESS:**

- i) Lawn Maintenance Tender – the lawn maintenance tender for Fox Run was discussed. Karen Landry advised that services will be retained in accordance with the procurement by-laws.
- ii) Repairs to damage done at Badenoch Soccer Pitch – Lisa Ross advised the of damage that occurred over the winter at the Badenoch Soccer pitch. Township staff will follow up on repairing the damage.
- iii) April 9 email from Sue- this topic was discussed earlier under New Business i)

### **ADJOURNMENT:**

**Motion #4:** MOVED by June Williams and SECONDED by Daina Makinson;  
THAT: The Fourth Regular 2013 Recreation Committee does hereby adjourn at 8:30 p.m.  
**CARRIED.**

NEXT MEETING: Tuesday, May 21, 2013  
7:00 p.m.



Fire & Rescue Committee Meeting 8  
Wednesday April 17, 2013  
1:00 pm  
Council Chambers, Aberfoyle

## MINUTES

### MEMBERS PRESENT

Councillor Schmidt  
Councillor Stokley  
Robert Gordon, Fire Chief  
Steve Goode, Deputy Fire Chief

### MEMBERS ABSENT

Michael Dailous, President of Puslinch Firefighters Association

### TOWNSHIP STAFF

Councillor Roth  
John Uptegrove, Captain Training Officer  
Councillor Fielding  
Karen Landry, CAO/Clerk

### OTHERS PRESENT

Reverend Marty Molengraaf

#### 1. CALL TO ORDER

The meeting was called to order at 1:00 pm.

#### 2. DISCLOSURE OF PECUNIARY INTEREST

None.

#### 3. APPROVAL OF MINUTES

Moved by Steve Goode and Seconded by Wayne Stokley

FIR-2013-001

THAT the Fire and Rescue Committee minutes dated January 17, 2013 be approved.

**CARRIED.**

#### 4. CLOSED MEETING

None.

#### 5. DELEGATIONS/PRESENTATIONS

None.





Fire & Rescue Committee Meeting  
Wednesday April 17, 2013  
1:00 pm  
Council Chambers, Aberfoyle

## 6. REGULAR BUSINESS

### 1. Response Activity Report

Chief Gordon reviewed the response activity report and noted that the department received 17 calls on the day of the Ice-Storm being April 12, 2013. It was noted that Hydro and Public Works staff also did an excellent job on this date. Chief Gordon and Deputy Chief Goode also provided information regarding the April 15, 2013 grass fire caused by a train.

### 2. Monthly Expense Report - March 2013

It was noted that the monthly expense report for March is listed on the April 17, 2013 Council Agenda.

### 3. Trends

Chief Gordon noted adverse weather conditions such as the recent ice storm.

### 4. Actual to Budget Comparison – March 2013

It was noted that the Budget comparison document for March 2013 is listed on the April 17, 2013 Council Agenda.

### 5. Staff Review & Changes

Chief Gordon reviewed the Fire & Rescue Staff outline and noted corrections. Chief Gordon advised that they usually try to maintain a staff complement between 35 and 36.

### 6. Fire Underwriters Survey

Deputy Chief Goode advised there is a practice this evening (April 17, 2013) at 7:30 pm behind the Firehall to obtain residential rating accreditation, the City of Guelph assisting. The next step will be to obtain commercial rating accreditation through a practice to be held April 24, 2013 at 7:30 pm. Deputy Chief Goode advised that the testing of dry hydrants is changing from once a year to every three months. Deputy Chief Goode indicated that the onus is on the owner of the property where the hydrant is located to complete the testing,



Fire & Rescue Committee Meeting  
Wednesday April 17, 2013  
1:00 pm  
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however the Township completes this test. Deputy Chief Goode was requested to obtain more information regarding perpetual maintenance for water tanks.

7. Status New Station Trial

Deputy Chief Goode presented the information regarding the Puslinch Township West End Response Trial commencing May 1, 2013 to October 15, 2013.

Councillor Roth expressed the importance of ensuring the safe departure of the mini-fire pumper from the McClintock Storage building.

Moved by Steve Goode and Seconded by Wayne Stokley FIR-2013-002

THAT the Committee recommends that Council authorize staff to proceed with the Puslinch Township West End Fire Protection 2013 Response Trial commencing May 1, 2013 to October 15, 2013 which has been included in the 2013 Budget; and

Further, that staff notify the area residents of the Response Trial prior to commencement of the trial program; and

Further, that staff provide general notification of the Response Trial through the newspaper; and

Further, that staff report back on the results of the Trial program upon its completion.

**CARRIED.**

8. Facilities & Apparatus Status Update

Chief Gordon advised that the Antenna at the Township office was knocked off during the ice storm and a temporary antenna has been installed.

9. Opportunities for Improved Service & Cost Control

Deputy Chief Goode advised he recently attended a training session with regard to completing self-assessments. Deputy Chief Goode indicated that this training will be of significant value during the development of the Fire Master Plan. Deputy Chief Goode indicated that the intention for completing a Fire



Fire & Rescue Committee Meeting  
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Master Plan is to follow a similar process that was undertaken by the Town of Minto.

10. Washroom Renovations

The Committee was advised that the washroom renovation project will need to be procured either through an RFP/RFT or RFQ process in accordance with the Township's purchasing By-law. It was noted that the County of Wellington accessibility program allows a municipality to apply for funding up to \$10,000 for a qualified project.

9. **NEXT MEETING**

Wednesday May 15, 2013 at 1:00 pm in the Council Chambers.

10. **ADJOURNMENT**

The meeting adjourned at 2:12 pm.

**TOWNSHIP OF PUSLINCH**

**PLANNING ADVISORY COMMITTEE MEETING**

**MINUTES**

Date: Monday, March 25<sup>th</sup>, 2013  
Time: 7:30 p.m.

The Second Regular 2013 Planning Advisory Committee meeting was held on the above date and called to order at 7:30 p.m. in the Council Chambers.

**MEMBERS PRESENT:**

1. Councillor Ken Roth
2. Robin Wayne
3. Marilyn Fisher
4. Lorne Wallace
5. John Sepulis

**MEMBERS ABSENT:**

1. Councillor Stokley, Chair
2. Brian Cowan

**OTHERS IN ATTENDANCE:**

1. Sarah Wilhelm, County of Wellington
2. Karen Landry, CAO
3. Jasmine Branton

**DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF:**

Nil.

**ADOPTION OF THE MINUTES:**

Motion No. 1: MOVED by Lorne Wallace and SECONDED by Robin Wayne  
THAT: The Minutes of the First Regular 2013 Planning Advisory Committee Meeting dated January 18<sup>th</sup>, 2013 be and are hereby adopted as presented.  
CARRIED.

**BUSINESS ARISING OUT OF THE MINUTES:**

John Sepulis questions the width of a shared driveway – Only looks at each application on its own merits. Sarah Wilhelm will look into a condition or comment at the time of severance application.

**COMMUNICATIONS:**

1. a) Karen Landry was introduced as the new CAO and Jasmine Branton as Zoning Officer.

1. Zoning By-law Amendment Application #P7/2012

Harrison/Gingras                      6926 Gore Road

- a) County of Wellington comments by Sarah Wilhelm dated January 30, 2013 advises that alternative locations for the garden suite may be considered to minimize the visual impact on adjacent properties. If a different location is considered, a revised site sketch would need to be circulated to Hamilton Conservation Authority for comment.
- b) A letter from Marina Harrison dated February 5<sup>th</sup>, 2013 outlines several comments in regards to the reasoning of the proposed location.
- c) An email with comments by Sarah Wilhelm dated February 8, 2013 states an agreement with the owners to add a screen and buffer by way of a planting strip.
- d) Township of Puslinch Passing of By-law #18/13. No Appeals were received.
- e) Affidavit dated March 1<sup>st</sup>, 2013 signed by Brenda Law.

2. Zoning By-law Amendment Application #P3/2012  
Krayishnik 6643 Concession 22
  - a) Planning Report from the County of Wellington dated January 22, 2013 by Sarah Wilhelm advises the proposed amendments are not supported.
  - b) Environment & Land Tribunals Ontario letter dated January 21, 2013 appoints a date of Thursday May 16, 2013 for the commencement of the hearing of an appeal by Ned & Lily Krayishnik.
  - c) An article from the Hamilton Spectator regarding a similar situation.
  - d) A letter from Robert Kelly to Township Council requesting to establish a policy in regards to similar situations.
3. Harden Environmental letter dated January 30, 2013 regarding Zoning By-law Amendment – Puslinch Pit Expansion Part Lot 13, Concession 4 advising that with appropriate groundwater monitoring and contingencies in place, impacts to the environment will be minimal.
4. Draft Plan of Subdivision File NO. 23T-08001 – Jassal (Morrison Estates)
  - a) County of Wellington letter dated February 6, 2013 acknowledging review of the revised application.
  - b) County of Wellington Engineering Services comments dated March 12, 2013 stating the receipt of the revised application.
5. An e-mail from Ted Arnott dated February 21, 2013 advising he has tabled a resolution in the Legislature in regards to the Highway 6 Morrison By-pass project.

#### **COMMITTEE OF ADJUSTMENT:**

1. A1/2013: WINGERT, Part Lot 20, Concession 10, 7808 Wellington Road 34
  - a) Notice of No Appeals
2. A2/2013: ALLY, Part Lot 20, Concession 1, 4210 Sideroad 20 South
  - a) Notice of Application. Requesting permission to allow the retained parcel to have only 60.91 m.
  - b) Notice of Decision. Request was approved and appeal period will end on March 4<sup>th</sup>, 2013.
  - c) Notice of No Appeals.
3. A3/2013 HARPER, Lot 42, Plan 373, 9 Lake Avenue
  - a) Notice of Application. Requesting permission to build a carport on the side yard abutting the road allowance between Lots 5 and 6 with an exterior side yard width of .72 m.
  - b) Notice of Decision. Request was approved and appeal period will end on March 4<sup>th</sup>, 2013.
4. A4/2013 REMLEY, Part Lot 5, Gore Concession, 6610 Gore Road
  - a) Notice of Application. Requesting permission to recognize the existing shed with a set-back of .70 m from the right-of-way. Requesting permission to recognize the existing 11.96 m set-back of the existing dwelling to the railway right-of-way. Requesting permission to allow a 26.5 m set-back from the centerline of Gore Concession.
  - b) Notice of Decision. Request was approved and appeal period will end on April 2<sup>nd</sup>, 2013.

#### **COUNTY OF WELLINGTON LAND DIVISION COMMITTEE: Applications:**

1. B16/13: SO, Part Lot 16, Concession 7
 

Proposal:	Proposal is to sever a lot 0.67 hectares with 25 m frontage, vacant land for proposed rural residential use. Re-submission of lapsed application B141/11. Retained irregular, shaped parcel is 3.6 hectares with 214.19 m frontage on County Rd 46 and 206.57 m frontage on Boyce Lane, existing and proposed rural residential use with existing dwelling.
Decision:	Recommendations made to submit to the county.

2. B18/13: DEMMERS, Part Lot 30, Concession Gore  
 Proposal: Proposal is to sever a lot 1.0 hectare with 6 m frontage, existing vacant land for proposed rural residential use. Retained parcel is 1.2 hectares with 73 m frontage, existing and proposed rural residential use with existing house, shed and drive shed.  
 Decision: There have been 2 pre-consultations with Sarah Wilhelm. Committee raised concerns in regards to proximity of driveway to septic bed and current home which could make difficulties for future home owners. Also, the Fire Department should be asked to comment on the steep grade.
3. B21/13: JIRICKA, Part Lot 30, Concession 5  
 Proposal: Proposal is to sever a lot 60 m fr x 87 m = hectares, vacant land for proposed residential use. Retained parcel is 88 m fr on Gore Road x 153 m frontage on Conc 7 Rd = 1.32 hectares, existing and proposed rural residential use with existing dwelling and shop.  
 Decision: Recommendations made to submit to the county.
4. B31/13: MEADOWS OF ABERFOYLE, Part Lot 23, Concession 8  
 Proposal: Proposal is to sever a lot 1.3 hectares with 11 m and 43 m frontage, vacant land for proposed rural residential use, Retained parcel is 0.9 hectares with 6 m frontage, existing and proposed rural residential use with existing house, barn & shed.  
 Decision: Recommendations made to submit to the county.

**COUNTY OF WELLINGTON LAND DIVISION COMMITTEE: Decisions:**

1. B140/21: MELO, Part Lot 30, Gore Concession  
 Decision: Conditional approval subject to nine conditions of approval.
2. B146/12: CLARKE, Part Lot 20, Concession 9  
 Decision: Conditional approval subject to nine conditions of approval.
3. B148/12: CHERRY FOREST PRODUCTS, Part Lot 2, Plan 677  
 Decision: Conditional approval subject to six conditions of approval.
4. B150/12: JOHN, Part Lot 32, Concession 8  
 Decision: Conditional approval subject to five conditions of approval.
5. B151/12: JOHN, Part Lot 32, Concession 8  
 Decision: Conditional approval subject to six conditions of approval.

**DELEGATION:**

Nil.

**UNFINISHED BUSINESS:**

Nil.

**REPORTS:**

Nil.

**NEW BUSINESS:**

Nil.

**ADJOURNMENT:**

- Motion #4: MOVED by Marilyn and SECONDED by John Sepulis;  
 THAT: The Puslinch Planning Advisory Committee does hereby adjourn at 8:00 p.m.  
 CARRIED.

NEXT MEETING – Monday, April 22<sup>nd</sup>, 2013  
 7:30 p.m.