



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH 2016 COUNCIL MEETING

A G E N D A

DATE: Wednesday, September 21, 2016

REGULAR MEETING: 7:00 P.M.

Denotes resolution prepared

1. Call the Meeting to Order
2. Disclosure of Pecuniary Interest & the General Nature Thereof
3. Adoption and Receipt of Minutes of the Previous Meeting#
 - (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

4. Business Arising Out of the Minutes

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 will be 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



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- 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 Halton Conservation Authority dated September 13, 2016.
- 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#**
 - (a) Various correspondence for review.



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7. **DELEGATIONS / PRESENTATIONS**

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).

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.

4. **Planning and Building**

- (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. ≠

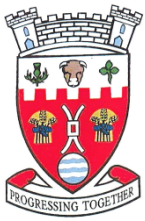
- (b) **Wellington County report-** Proposed Residential Plan of Subdivision Township File D14/DRS - Zoning By-law Amendment DRS Developments Ltd. - Queen & Church Streets, Morriston ≠

5. **Roads & Parks Department**

None

6. **Recreation Department**

None



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7. **Mayor's Updates**

None

9. **NOTICES OF MOTION**

None.

10. **COMMITTEE MINUTES**

None.

11. **MUNICIPAL ANNOUNCEMENTS**

12. **UNFINISHED BUSINESS**

13. **CLOSED ITEMS**

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))

15. **CONFIRMING BY-LAW ≠**

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

16. **ADJOURNMENT ≠**



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
September 7, 2016 SPECIAL COUNCIL MEETING

MINUTES

DATE: Wednesday, September 7, 2016

TIME: 9:00 a.m.

The September 7, 2016 Special Council Meeting was held on the above date and called to order at 9:00 a.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. Paul Creamer, Director of Finance/Treasurer
3. Steve Goode, Fire Chief
4. Jason Benn, Chief Fire Prevention Officer
5. Nina Lecic, Deputy Clerk

OTHERS IN ATTENDANCE

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

None

3. **COMMUNICATIONS:**

- (a) Making Choices Building Strong Communities – A Guide to Service Delivery Review for Municipal Councillors and Senior Staff
- (b) Ministry of Community Safety and Correctional Services- Codes, Standards, Acts, Regulations, Best Practices
- (c) By-law 12/10 Fire Department Establishing By-law
- (d) **REPORT FIN-2016-021** Breakdown of Current 10-Year Capital Plan (Update to Section 4 of Report FIN-2016-017) ≠

Councillor Sepulis will follow-up with staff with respect to proposed additional financial reporting.

Resolution No. 2016-304:

Moved by Councillor Roth and
Seconded by Councillor Bulmer

That Report FIN-2016-021 regarding the Updated Breakdown of the Current 10-Year Capital Plan be received.

CARRIED

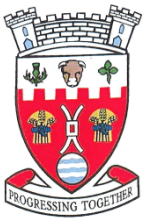
4. **FIRE DEPARTMENT REPORTS:**

- (a) Report FIR-2016-002 Master Fire Plan Recommendations and Service Level Review – Fire Prevention, Public Education and Organizational Structure ≠



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	Master Fire Plan recommendation, as outlined in FIR-2016-002	Council Direction
#12	That subject to the consideration and approval of the proposed public fire safety education activities and program cycle objectives by Council that they be included within the proposed Fire Prevention Policy and Establishing and Regulating By-Law (E&R By-law).	Council directed staff to report back on a proposed public education program and activity cycles schedule, including "Seasonal Mobile" and "Agriculture" utilizing approved resources.
# 13	That Council consider the provision of 20 hours per week to support a dedicated position of part-time Public Fire and Life Safety Educator reporting to the part-time Chief Fire Prevention Officer with the responsibility to coordinate and optimize the public fire safety education objectives of the PFRS.	Council expressed a need for additional statistical information.
#11	That subject to Council's consideration and approval of the proposed Master Fire Plan that a Fire Prevention Policy be created utilizing the framework of PFSG 04-45-12 "Fire Prevention Policy" for consideration and approval by Council, and attached as an appendix to the fire department Establishing and Regulating By-law.	Council expressed a need for additional statistical information.
#14	That the PFRS Smoke Alarm Program be updated as a department Standard Operating Guideline and included within the proposed Fire Prevention Policy for consideration and approval by Council.	<p>The Fire Chief notified Council that the Township is meeting minimum legislative requirements.</p> <p>Council directed staff to report back on the utilization of Conestoga College Pre-Fire Service program</p>
#16	That subject to the consideration and approval of the proposed fire inspection goals and objectives by Council that they be included within the proposed Fire Prevention Policy and proposed Establishing and Regulating By-Law.	Council Directed staff to report back on an inspection schedule using allocated resources.
#17	That consideration be given to increasing the hours of work for the part-time Chief Fire Prevention Officer from the current 16 to 24 hours per week to achieve the proposed fire inspection frequencies identified within the proposed Master Fire Plan.	Council directed staff to obtain information on the definition of full time employee (# of hours worked) prior to giving further consideration to this recommendation.
#2	That consideration be given to increasing the hours of work for the part-time Administrative Assistant from the current 10 hours per week to 24 hours per week to support the administrative needs of the PFRS.	Council directed staff to report back with respect to merging the responsibilities of the Fire Administrative Assistant with the Chief Administrative Officer's Office.
#31	That consideration be given to making the position of part-time Deputy Fire Chief of Administration permanent with direct responsibility for the Fire Prevention, Public Education and Training Divisions with a set schedule of 24 hours per week.	Council agreed not to move forward with the addition of the second Deputy Fire Chief.
	There is no Master Fire Plan recommendation	Council deferred consideration



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	regarding increasing the THSO position from the current eight (8) hours to sixteen (16) per week. The Master Fire Plan shows that the Training Office position hours are set at ten (10) hours per week. Staff did not notice this error in the Master Fire Plan draft and/or final copy.	of this item until 2018.
#33 & 34	No. 33 - That the Township increase the complement of volunteer firefighters from the current 28 to 34, an increase of six volunteer firefighters No. 34 - That Council implement the strategy to optimize the use of part-time resources included within the proposed Master Fire Plan".	Council deferred consideration of this item pending a review of the utilization of automatic aid and consideration of a second fire station in the West end of the Township.

Resolution No. 2016-305:

Moved by Councillor Sepulis and
Seconded by Councillor Roth

That Report FIR-2016- 002 regarding Master Fire Plan Recommendations and Service Level Review – Fire Prevention, Public Education and Organizational Structure be received.

CARRIED

- (b) Report FIR-2016-003 Master Fire Plan Recommendations and Service Level Review – Fleet and Equipment ≠

This report was deferred to the September 14, 2016 Special Council meeting.

5. CONFIRMING BY-LAW

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

Resolution 2016-306

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 057/16 being a by-law to confirm the proceedings of Council for the Corporation of the Township of Puslinch at its meeting held on the 7th of September, 2016.

CARRIED

6. ADJOURNMENT:

Resolution No. 2016-307:

Moved by Councillor Roth and
Seconded by Councillor Sepulis

That Council hereby adjourns at 11:30 p.m.

CARRIED

Dennis Lever, Mayor

Karen Landry, CAO/Clerk



MINUTES

DATE: Wednesday, September 7, 2016

CLOSED MEETING: 12:15 P.M.

REGULAR MEETING: 1:00 P.M.

The September 7, 2016 Regular Council Meeting was held on the above date and called to order at 12:15 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. Paul Creamer, Director of Finance/Treasurer
3. Robert Kelly, Chief Building Official
4. Steve Goode, Fire Chief
5. Nina Lecic, Deputy Clerk

OTHERS IN ATTENDANCE

Don McKay
Beth Weckman
Jan Beveridge
Karen Rathwell
Doug Smith
Martin Skretkowicz
K. Lever
Greg Padusenko
John Piersol
Gerry Wayden
Kathy White
June Williams
Ken Williams
Kyle Davis
Vince Klimkosz

2. CLOSED MEETING

Council was in closed session from 12:17 p.m. to 12:42 p.m.
Council recessed from 12:42 p.m. to 1:00 p.m.

Resolution 2016-308

Moved by Councillor Roth and
Seconded by Councillor Sepulis

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

- (a) **Confidential Verbal Report from Karen Landry, CAO/Clerk regarding litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board– 599 Arkell Road – OMB – Liquor License Hearing**
- (b) **Report from Aird & Berlis LLP, dated August 15, 2016 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 - 34 Telfer Glen Street

CARRIED

Resolution 2016-309

Moved by Councillor Sepulis and
Seconded by Councillor Roth

That Council move into open session.

CARRIED

Resolution 2016-310

Moved by Councillor Sepulis and
Seconded by Councillor Roth

THAT Council receive the Confidential Verbal Report from Karen Landry, CAO/Clerk regarding litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board– 599 Arkell Road – OMB – Liquor License Hearing;

AND THAT staff proceed as directed.

CARRIED

Resolution 2016-311

Moved by Councillor Roth and
Seconded by Councillor Sepulis

That Council receive the Confidential Report from Aird & Berlis LLP, dated August 15, 2016 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 - 34 Telfer Glen Street;

AND THAT staff direct as directed.

CARRIED

3. DISCLOSURE OF PECUNIARY INTEREST & THE GENERAL NATURE THEREOF:

None

4. ADOPTION OF THE MINUTES:

(a) Council Meeting – August 10, 2016

Resolution No. 2016-312:

Moved by Councillor Roth and
Seconded by Councillor Bulmer

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

(a) Council Meeting – August 10, 2016

CARRIED

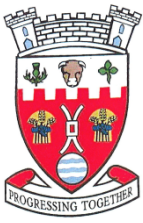
5. BUSINESS ARISING OUT OF THE MINUTES:

None

6. PUBLIC MEETINGS:

Proposed User Fees

*note this Public Information Meeting will be held on Thursday, September 8, 2016 at 7:00 p.m. at the Municipal Complex – 7404 Wellington Rd. 34



7. COMMUNICATIONS:

1. Nestle Waters Canada – Renewal of Permit to Take Water

- (a) Harden Environmental correspondence dated June 13, 2016 regarding PTTW – 2016 Renewal

Note: The Renewal of Permit to Take Water for Nestle Waters Canada has not yet been posted to the EBR

Resolution 2016-313

Moved by Councillor Roth and
Seconded by Councillor Sepulis

THAT Council receives the Harden Environmental Services report dated June 13, 2016 regarding Nestle Water Canada- Renewal to take water,

AND THAT staff forward the report to the Ministry of Environment and Climate Change.

CARRIED

Council requested staff to obtain the evaluation criteria for a permit to take water from the Ministry.

2. Royal Canin Canada Company – 100 Beiber Road

- (b) Harden Environmental correspondence dated June 20, 2016 regarding PTTW – 2016 Renewal – Royal Canin and attached Environmental Registry Alert

Harden Environmental's correspondence has been submitted to the Ministry.

Council directed staff to send correspondence requesting reinstatement of the monitoring well, and to forward a copy of the correspondence to Wellington County and Grand River Conservation Authority.

3. Canada Post – Proposed Address Changes ≠

- a. Correspondence from Andy Paterson, Manager Government Relations/Municipal Engagement, Canada Post, dated Thursday, June 23, 2016
- b. Correspondence from David G. Pietrobon dated Saturday, July 30, 2016
- c. Correspondence from Martin Skretkowicz dated Monday, August 1, 2016
- d. Correspondence from Ian Macneil, Delivery Services, Canada Post dated August 19, 2016
- e. Correspondence from Marnie Armstrong, Director, Municipal Engagement, dated August 25, 2016 and August 29, 2016

Resolution 2016-314

Moved by Councillor Bulmer and
Seconded by Councillor Roth

THAT Council receive the correspondence regarding the Canada Post proposed address changes,

AND THAT Council directs staff to begin discussions with Canada Post in order to add Aberfoyle as a mailing destination,

AND THAT staff report back with Canada Post

CARRIED

4. St. Marys Cement Inc. (Canada) – Part Lots 24-27, Concession 7 & 2 – License Nos. 5520, 5631, 5563



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- a. Ministry of Natural Resources and Forestry dated June 17, 2016 regarding Minor Site Plan Amendments - **Note: Site Plan is available for viewing in the Clerk's Office**
5. The Warren Paving & Materials Group Limited - Part Lot 23, Concession 1 – License No. 10671
 - a. Ministry of Natural Resources and Forestry dated August 8, 2016 regarding Minor Site Plan Amendment
6. Puslinch Quality Aggregates leased by CBM - 4313 Sideroad 25 S - License No. 17600
 - a. Groundwater Science Corp. dated August 17, 2016 regarding Monitoring Report Update

Stan Denhoed, Harden Environmental has reviewed the Report and does not have any comments.
7. Environmental Registry Alert
 - a. Environmental Compliance Approval – Dufferin Aggregates – 125 Brock Road
8. Proposed Basketball Court in the Arkell Park ≠
 - a. The Optimist Club of Puslinch dated August 8, 2016

Resolution 2016-315

Moved by Councillor Roth and
Seconded by Councillor Sepulis

THAT Council approves the Optimist Club of Puslinch proposal for a basketball court in Arkell Park, as outlined in their correspondence dated August 8, 2016;

AND THAT staff be directed to work with the Optimist Club on the installation of the basketball court.

CARRIED

Council requested that a letter of appreciation be sent to the Optimist Club.

9. YMCA Fee Reduction Requests
 - a. Power of Being a Girl Conference October 27, 2016 YMCA fee waiver request dated August 8, 2016 ≠
 - b. YMCA PD and camp dates availability, and YMCA price proposals

Resolution 2016-316

Moved by Councillor Bulmer and
Seconded by Councillor Sepulis

THAT Council receives the fee waiver request by the YMCA for the Power of Being a Girl Conference, and the reduction of fees for a pilot PA Day and Camp Program for 2016/2017;

THAT Council hereby authorizes a 40% reduction in the fee for the Power of Being a Girl Conference;

THAT Council further authorizes a 75% reduction in fees to the YMCA to offer as a pilot program for 2016/2017 camps on PA days and during the Christmas and March breaks at the Puslinch Community Centre lands, subject to approval by staff of the Christmas and March Break schedule that facilitates the use of the facilities at set times by the public;



AND THAT the YMCA report back on the results of the program in July 2017.

CARRIED

Council requested that information regarding the costs to operate the facility be provided.

10. Fletcher Creek- Greenbelt Signs ≠

- a. Correspondence from Friends of the Greenbelt Foundation dated August 17, 2016 and August 30, 2016.

Resolution 2016-317

Moved by Councillor Sepulis and
Seconded by Councillor Roth

THAT Council defers the request by the Friends of the Greenbelt Foundation in order to obtain additional information from Hamilton Conservation.

CARRIED

11. New Comprehensive Zoning By-law

- a. Puslinch Forward, Newsletter #1, dated August 2016.

12. 6th Annual Community Shredding Event

- a. Invitation from Crime Stoppers Saturday, September 10, 2016.

13. Ontario 150 Community Capital Program Grant ≠

- a. Correspondence from Ann D. Caine, Sunrise Resident, dated August 31, 2016

Resolution 2016-318

Moved by Councillor Sepulis and
Seconded by Councillor Roth

THAT Council approves a partnership “in principle” with Sunrise Therapeutic Riding & Learning Centre for an Ontario 150 Community Capital Program Grant;

AND THAT Council, subject to budget approval, authorizes grant funding to Sunrise to be utilized for the purpose of the renovation/retrofit project being applied for under the Ontario 150 Community Capital Program Grant.

CARRIED

14. Intergovernmental Affairs ≠

Various correspondence for review.

Resolution No. 2016-319:

Moved by Councillor Roth and
Seconded by Councillor Bulmer

That the Intergovernmental Affairs correspondence items listed on the Council Agenda for September 7, 2016 Council meeting be received.

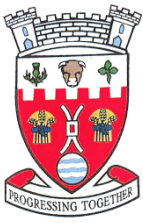
CARRIED

Resolution No. 2016-320:

Moved by Councillor Sepulis and
Seconded by Councillor Bulmer

THAT Township of Puslinch Council receives the request for support of Bill 171, the Highway Traffic Amendment Act, from the Corporation of the Township of Carlow/Mayo dated August 17, 2016;

AND THAT Council supports the request for support;



AND THAT a letter be forwarded to the Wellington County Clerk requesting support.

CARRIED

Councillor Sepulis requested that staff advise whether there are any suitable projects for the Places to Grow Implementation Fund.

8. DELEGATIONS/PRESENTATIONS

1:05 p.m. – Jason Benn, Chief Fire Prevention Officer, presentation regarding Classy Lane fire and Research Update

1:25 p.m. – Andreanne Simard, Natural Resource Manager at Nestlé Waters Canada presentation regarding Harden Environmental comments to the 2016 renewal of the PTTW. ≠

Resolution 2016-321

Moved by Councillor Roth and
Seconded by Councillor Sepulis

That Council receives the delegation by Andreanne Simard, Natural Resource Manager at Nestle Water Canada.

CARRIED

9. REPORTS:

1. Puslinch Fire and Rescue Services

None

2. Finance Department

a. REPORT FIN-2016-020 - 2017 Proposed User Fees and Charges ≠

Resolution 2016-322

Moved by Councillor Bulmer and
Seconded by Councillor Roth

That Report FIN-2016-020 regarding the 2017 Proposed User Fees and Charges be received; and

That staff report back on the results of the Public Meeting to be held on September 8, 2016.

CARRIED

b. REPORT FIN-2016-022 - 2nd Quarter Financial Summary ≠

Resolution 2016-323

Moved by Councillor Sepulis and
Seconded by Councillor Roth

That Report FIN-2016-022 2nd Quarter Financial Summary be received.

CARRIED

3. Administration Department

(a) Service Level Meeting Dates:

September 14, 2016 at 1:00 p.m.
October 6, 2016 at 9:00 a.m.
October 20, 2016 at 9 a.m.

(b) Report ADM-2016-016 – Proposed 2017 Council/Budget Meeting Schedule ≠



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Resolution 2016-324

Moved by Councillor Roth and
Seconded by Councillor Sepulis

THAT Council receives staff report ADM-2016-016;

THAT Council adopt the 2017 Council/Budget Meeting Schedule, attached as Appendix "A" to Report ADM-2016-016, as amended;

AND THAT the approved 2017 Council/Budget Meeting Schedule be circulated to the County of Wellington.

CARRIED

- (c) Wellington County Emergency Management Committee Structure Report – September 7, 2016 ≠

Resolution 2016-325

Moved by Councillor Roth and
Seconded by Councillor Sepulis

THAT Council receives the County report regarding Emergency Management Committee structure dated September 7, 2016

BE it resolved that Council hereby appoints to the Township of Puslinch Emergency Management Program Committee individuals from the following Township's Departments and/or Emergency Management support agencies:

Member of Council the Mayor or alternate

CAO/Clerk and/or designate

Finance (Director of Finance/Treasurer and/or designate)

Public Works (Director of Public Works and Parks and/or designate)

Chief Building Official and/or designate

Fire Department (Fire Chief and/or Deputy Fire Chief and/or Alternates)

Wellington OPP (Inspector or Staff Sergeants, Sergeants)

Guelph Wellington EMS (Chief, Acting Chief, Supervisors)

Wellington Dufferin Guelph Public Health (Health and Safety Coordinator/Inspectors)

Emergency Management (CEMC and/or designate), and Any other persons or agency representatives that may be appointed by Council from time to time.

And further that Council designates authority to the Committee to appoint a Chair from their members;

And further that the Committee is responsible for overseeing the development of the Township of Puslinch Emergency Management Program ensuring that appropriate public education activities, training for emergency management officials and staff, and emergency management exercises are undertaken on an annual basis.

And further that the CEMC shall provide Council with an annual report on the status of the Township's Emergency Management Program for their review, consideration and approval.

CARRIED

4. Planning and Building

- a. Chief Building Official Report – July 2016 ≠

Resolution 2016-326

Moved by Councillor Sepulis and
Seconded by Councillor Roth

That Council receives the Chief Building Official Report for July 2016.

CARRIED



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b. Chief Building Official Report – August 2016 ≠

Resolution 2016-327

Moved by Councillor Roth and
Seconded by Councillor Sepulis

That Council receives the Chief Building Official Report for August 2016.

CARRIED

c. PD-2016-022 Public Meeting – Rezoning Application File D14/CBM – 2443109 Ontario Inc., Concession 7, Front Part Lots 23-25, Brock Road S. ≠

Resolution 2016-328

Moved by Councillor Roth and
Seconded by Councillor Sepulis

That Report PD-2016-022 regarding Notice of Public Meeting – Rezoning Application file D14/CBM – 2443109 Ontario Inc., Concession 7, Front Part Lots 23-25, Brock Road S., be received;

AND THAT Council authorize the holding of a Statutory Public Meeting on Tuesday October 4th, at 7:00 pm in the Council Chambers, Municipal Complex.

CARRIED

d. PD-2016-023 Public Meeting – Wellington County Official Plan Application #OP 2016-05 and Rezoning Application File D14/LEA – Glenn and Mary Leachman, Part Lot 23, Concessions 7 and 8, 92 Brock Road S. ≠

Resolution 2016-329

Moved by Councillor Sepulis and
Seconded by Councillor Roth

That Report PD-2016-023 regarding Notice of Public Meeting – Wellington County Official Plan Application #OP 2016-05 and Rezoning Application file D14/LEA – Glenn and Mary Leachman, be received;

AND THAT Council authorize the holding of a Statutory Public Meeting on Tuesday October 4th, at 7:00 pm in the Council Chambers, Municipal Complex.

CARRIED

5. Roads & Parks Department

None

6. Recreation Department

None.

7. Mayor's Updates

10. **NOTICE OF MOTION:**

None.

11. **COMMITTEE MINUTES**

(a) Planning and Development Advisory (Committee of Adjustment) Minutes – July 12, 2016

(b) Planning and Development Advisory Committee Minutes – July 12, 2016

Resolution 2016-330

Moved by Councillor Roth and
Seconded by Councillor Bulmer

That the minutes of the following meetings be received:



**(a) Planning and Development Advisory (Committee of Adjustment) Minutes –
July 12, 2016**

**(b) Planning and Development Advisory Committee Minutes – July 12, 2016
CARRIED**

12. MUNICIPAL ANNOUNCEMENTS

- a. Councillor Roth advised that he attended the Badenoch annual fundraising barbeque on Saturday, September 3, 2016 and that it was a successful event.
- b. Mayor Lever advised that former Township Councillor Robert McCaig passed away on Monday, September 5, 2016. Robert was on Puslinch Council from 1986 to 1997. He was 88 years of age at his passing.
- c. Mayor Lever advised that he attended the annual Association of Municipalities Ontario conference August 14 to 17, 2016, and that he will provide an update at a future meeting. Both Mayor Lever and Councillor Roth attended the Wellington plowing match.

13. UNFINISHED BUSINESS

None.

14. BY-LAWS

- a. By-law 058/16 Being a By-Law to stop up and close, declare surplus and dispose of the road allowances on Plan 386
- b. By-law 059/16 Being a By-Law to acquire lands on Plan 386
- c. By-law 060/16 to amend By-law 19/85 – Hayden Landscaping and Property Maintenance - 7128 Smith Road

Resolution 2016-331

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. **By-law 058/16 Being a By-Law to stop up and close, declare surplus and dispose of the road allowances on Plan 386**
- a. **By-law 059/16 Being a By-Law to acquire lands on Plan 386**
- b. **By-law 060/16 to amend By-law 19/85 – Hayden Landscaping and Property Maintenance - 7128 Smith Road**

CARRIED

d. CONFIRMING BY-LAW

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

Resolution 2016-332

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 61/16 being a by-law to confirm the proceedings of Council for the Corporation of the Township of Puslinch at its meeting held on the 7th day of September, 2016.

CARRIED



e. **ADJOURNMENT:**

Resolution 2016-333

Moved by Councillor Bulmer and
Seconded by Councillor Roth

That Council hereby adjourns at 3:26 p.m.

CARRIED

Dennis Lever, Mayor

Karen Landry, CAO/Clerk



THE TOWNSHIP OF PUSLINCH

NOTICE OF PUBLIC MEETING

TAKE NOTICE that the Council of the Township of Puslinch will hold a public meeting on **Tuesday the 4th of October , 2016 at 7:00 pm** in the Council Chambers at 7404 Wellington Road 34, to consider a proposed Zoning By-law Amendment, pursuant to the requirements of Section 34 of the Planning Act, R.S.O., 1990, as amended. The file number assigned to this application is **D14/CBM**.

THE PURPOSE AND EFFECT of the application is to amend the Township of Puslinch's Zoning By-law 19/85 from Agricultural (A) Zone and Extractive (EX1-3) Zone to a specialized Industrial (IND-_) Zone to expand the list of permitted uses on the subject lands to include office, commercial and industrial uses.

THE LAND SUBJECT to the application is legally known as Part Lot 25, Concession 7, Township of Puslinch. The subject lands are located on Brock Road and McLean Road W, as shown on the inset map.

ORAL OR WRITTEN SUBMISSIONS may be made by the public either in support or in opposition to the proposed Zoning By-law Amendment. Any person may attend the public meeting and make an oral submission or direct a written submission to the Township Clerk at the address below. All those present at the public meeting will be given the opportunity to make an oral submission, however; it is requested that those who wish to address Council notify the Township Clerk in advance of the public meeting.

TAKE NOTICE that if a person or public body does not make an oral submission at a public meeting or make a written submission to the Township of Puslinch before the Zoning By-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Township of Puslinch to the Ontario Municipal Board.

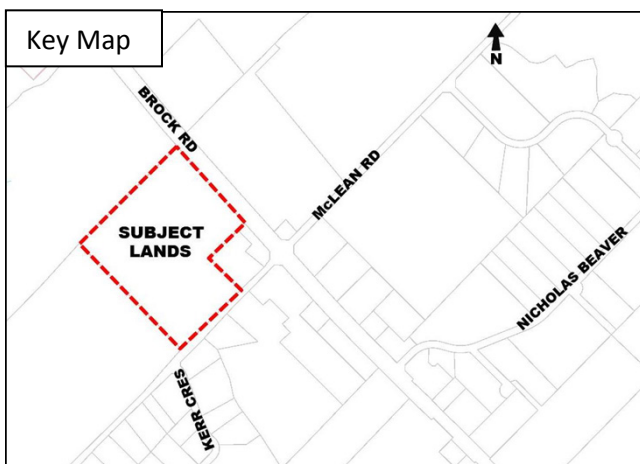
AND TAKE NOTICE that if a person or public body does not make an oral submission at a public meeting or make a written submission to the Township of Puslinch before the Zoning By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

REQUEST FOR NOTICE OF DECISION regarding the Zoning By-law amendment must be made in written format to the Township Clerk at the address shown below.

ADDITIONAL INFORMATION regarding the proposed amendment is available for review between 9:00 a.m. and 4:30 p.m. at the Township of Puslinch Municipal Office.

Dated at the Township of Puslinch on this 8th day of September, 2016.

Karen Landry
CAO/Clerk
Township of Puslinch
7404 Wellington Road 34
Guelph, Ontario N1H 6H9
Phone (519) 763-1226
admin@puslinch.ca





THE TOWNSHIP OF PUSLINCH

NOTICE OF PUBLIC MEETING

TAKE NOTICE that the Council of the Township of Puslinch will hold a joint **Public Meeting** on **TUESDAY OCTOBER 4th, 2016 at 7:00 p.m.** at the Township of Puslinch Municipal Office located at 7404 Wellington Road 34, regarding the proposed County of Wellington Official Plan Amendment file **#OP2016-05** and the corresponding Township Zoning By-law Amendment file **#D14/LEA**, pursuant to the requirements of Section 34 of the Planning Act, R.S.O., 1990, as amended.

THE PURPOSE AND EFFECT of the Official Plan application is to re-designate an area of land from Residential to Central Business District on Schedule A7-1(Aberfoyle), to identify a Special Policy Area within the Central District Business designation on Schedule A7-1 and to amend Section 9.8 of the Official Plan to add new Special Policy Area PA7-8.

THE PURPOSE AND EFFECT of Zoning By-law application is to amend the Township of Puslinch's Zoning By-law 19/85 from Agricultural (A) Zone to a specialized Hamlet Commercial (C1-_) Zone to permit the development of a recreational vehicles and lawn and garden equipment sales and service establishment including a showroom, offices, parts and accessory sales and repair shop and storage building. Other proposed permitted uses on the property include those normally permitted in the C1 Zone and additional uses such as a garden centre or nursery, veterinarian's clinic and restaurant including drive-in/fast food/take-out.

THE LANDS SUBJECT to the application are legally known as Part Lot 23, Concessions 7 and 8, Township of Puslinch. The subject lands are located on Brock Road and Gilmour Road, as shown on the inset map.

ORAL OR WRITTEN SUBMISSIONS may be made by the public either in support or in opposition to the proposed Official Plan and Zoning By-law Amendments. Any person may attend the public meeting and make an oral submission or direct a written submission to the Township Clerk at the address below. All those present at the public meeting will be given the opportunity to make an oral submission, however; it is requested that those who wish to address Council notify the Township Clerk in advance of the public meeting.

TAKE NOTICE that if a person or public body does not make an oral submission at a public meeting or make a written submission to the Township of Puslinch before the Official Plan Amendment and Zoning By-law are passed, the person or public body is not entitled to appeal the decision of the Council of the Township of Puslinch to the Ontario Municipal Board.

AND TAKE NOTICE that if a person or public body does not make an oral submission at a public meeting or make a written submission to the Township of Puslinch before the Official Plan Amendment and Zoning By-law are passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

REQUEST FOR NOTICE OF DECISION regarding the amendments must be made in written format to the addresses shown below:

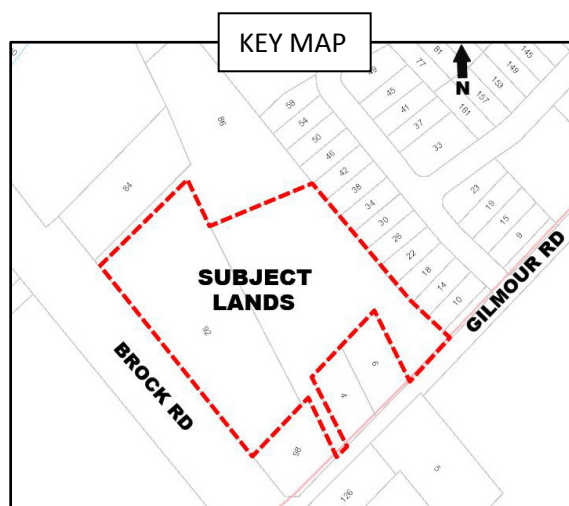
Official Plan Amendment: Aldo Salis, Manager of Development Planning, Planning & Development Department, County of Wellington, 74 Woolwich Street, Guelph, ON N1H 3T9

Zoning By-law Amendment: Kelly Patzer, Development Coordinator, 7404 Wellington Road 34, Guelph, ON N1H 6H9

ADDITIONAL INFORMATION regarding the proposed applications is available for review between 9:00 a.m. and 4:30 p.m. at the County of Wellington Office and the Township of Puslinch Municipal Office as of the date of this notice.

Dated at the Township of Puslinch
on this 8th day of September, 2016

Karen Landry
CAO/Clerk
Township of Puslinch
7404 Wellington Road 34
Guelph, Ontario N1H 6H9
Phone (519) 763-1226
admin@puslinch.ca





Harden Environmental Services Ltd.
4622 Nassagaweya-Puslinch Townline Road
R.R. 1, Moffat, Ontario, L0P 1J0
Phone: (519) 826-0099 Fax: (519) 826-9099

Groundwater Studies
Geochemistry
Phase I / II
Regional Flow Studies
Contaminant Investigations
OMB Hearings
Water Quality Sampling
Monitoring
Groundwater Protection
Studies
Groundwater Modelling
Groundwater Mapping

Report to Council

From: Stan Denhoed, M.Sc., P.Eng., Harden Environmental Services Ltd.

To: Karen Landry, CAO Township of Puslinch

Date: September 7, 2016

Re: Thermal Impact: Roszell Pit – Votorantim Cimentos

We attended a meeting on August 16th in regards to concerns raised by Harden Environmental after reviewing the 2015 Monitoring Report for the Roszell Pit in Puslinch Township. The meeting was well attended by representatives of the Ministry of Natural Resources and Forestry (Ian Thornton (Planning), Oleg Ivanov (Hydrogeologist) and Seanna Richardson (Pit Inspector)) and representatives of the Votorantim Cimentos including Ken Dance (biologist), Andrew Pentney (Hydrogeologist), David Hanratty, Colin Evans, Stephen May and Bruce Cline.

There are two issues raised by Harden Environmental in our letter of June 7, 2016. These are;

- 1) Below water table extraction within 120 metres of western licensed boundary and
- 2) Thermal impact on cold water fishery.

Below water table extraction within 120 metres of western licensed boundary

Votorantim Cimentos Comment

There has been no below water table extraction within 120 metres of the licensed boundary. The images presented by Harden Environmental do not represent below water table extraction and are assumed to be pooled rainwater or snow melt. The Compliance Assessment Report (CAR) stating that extraction has occurred below water table is referring to a small test pond and represents the bottom of the test pond. Surveying conducted by

Van Harten Surveying Inc. confirms that the minimum elevation of the excavation within 120 metres of the licensed boundary is between 298.3 and 298.9 m AMSL. This is above the water table. There has been no infilling of the excavation area.

Harden Response

The Google Earth images reviewed span a period from November 7, 2012 to September 27, 2013. There appears to be water present in each of the images. Even the January 20, 2013 image suggests that water is present in the pit area. A follow up letter by Harrington McAvan states that the pit floor consists of dense outwash sand and gravel with high stone content and confirms that no areas of the pit floor have been filled in.

The presence of water in the satellite images cannot be groundwater if the pit floor elevation is above 298 m AMSL. Therefore, we can only conclude that the water observed is either snow melt or rainwater.

Thermal Impact on Cold Water Fishery

Votorantim Cimentos Comment

The elevated temperature observed in the surface water station occurred prior to below water table extraction. Therefore, technically, the increase in temperature does not represent a breach of the 1° C threshold as the threshold applies to impacts from below water table extraction only.

The increase in temperature noted at SW6 does not necessarily translate to a temperature increase in the areas where trout are spawning at SW7. At the same time as when the temperature of groundwater discharge is peaking at SW6(December/January) the surface water temperature measured downstream at SW7 is seasonally low. Spawning does not occur at SW6 because of access issues (shallow water and natural barriers).

Any observed decrease in spawning activity in 2015/2016 is related to unseasonably warm temperatures in December 2015.

Additional investigation has been initiated by the licensee in response to the observed thermal change. The biologist and hydrogeologist have been tasked with preparing a report that will include the development of ecological impact thresholds rather than a temperature threshold.

Ken Dance explained that according to a report prepared by Art Timmerman (MNRF) spawning is normally completed by December 5th. Ken also explained that there were three main factors that influence spawning, temperature, access and physiology. The physiological factor was explained as eggs may be reabsorbed if spawning is delayed, days become shorter (and colder) and the fish revert to survival mode and forego spawning.

Harden Response

The data clearly shows a thermal response in the cold water stream soon after after extractive activities at the site commenced. The Township of Puslinch does not accept the observed increase in temperature prior to below water table extraction as the 'new normal'. We are relying the Ministry of Natural Resources and Forestry to determine the ecological impact of warm groundwater discharge occurring during critical spawning period. This is may be particularly important if warmer temperatures prevail into December.

Summary

The licensee and the MNRF are aware of the thermal change in groundwater discharge downgradient of the extraction area. Additional studies have been initiated by the licensee and a thermal study is underway as agreed to during the OMB mediation. The possibility of replacing the 1 °C threshold with an ecologically based threshold will be investigated by the licensee and presented to the MNRF and the Township of Puslinch.

From: [Karen Landry](#)
To: [Nina Lecic](#)
Subject: FW: Roszell Pit - Licence No. 625189
Date: September-14-16 10:37:16 AM

From: Richardson, Seana (MNRF) [<mailto:Seana.Richardson@ontario.ca>]
Sent: Wednesday, August 24, 2016 1:02 PM
To: Karen Landry
Subject: RE: Roszell Pit - Licence No. 625189

Hi Karen,

Yes, the Township would be consulted as an other agency in this case.

Seana

Seana Richardson

Aggregate Technical Specialist
Ministry of Natural Resources and Forestry, Guelph District
1 Stone Road West
Guelph ON, N1G 4Y2
(P) 519-826-4927
(E) Seana.Richardson@ontario.ca

From: Karen Landry [<mailto:KLandry@puslinch.ca>]
Sent: August 24, 2016 1:02 PM
To: Richardson, Seana (MNRF)
Subject: RE: Roszell Pit - Licence No. 625189

Thank you Seana.

With regard to Note 3 on page 3 of the Site Plan titled Hydrogeological Recommendations, can you please clarify that we would also be notified as an "other agency" in this case.

Thanks,

Karen

From: Richardson, Seana (MNRF) [<mailto:Seana.Richardson@ontario.ca>]
Sent: Thursday, August 18, 2016 8:33 AM
To: Karen Landry
Subject: RE: Roszell Pit - Licence No. 625189

In regards to the question about notification, the Township will be notified of all minor changes to the site plan and licence. When it comes to a new licence application or major licence/site plan amendment, the upper and lower tier municipalities are circulated and given opportunity to provide comment. Notices of Inspection are not circulated to municipalities however, the annual Compliance Assessment Report is to

be provided to the township by the licensee. In the case of this licence, annual monitoring reports are provided to the township and there is an Incident Response Protocol (Outlined in The December 2009 Groundwater Monitoring Program - Blackport Hydrogeology Inc.) which includes points of contact with the various agencies based on the category of incident.

Hope this helps,

Seana

Seana Richardson

Aggregate Technical Specialist
Ministry of Natural Resources and Forestry, Guelph District
1 Stone Road West
Guelph ON, N1G 4Y2
(P) 519-826-4927
(E) Seana.Richardson@ontario.ca

From: Karen Landry [<mailto:KLandry@puslinch.ca>]
Sent: August 16, 2016 4:40 PM
To: Richardson, Seana (MNRF)
Subject: Roszell Pit - Licence No. 625189

Hi Seana,

Thanks for attending the meeting today.

At our Council meeting held on June 15, 2016, I was requested to follow up with the MNRF as follows:

“Does the MNRF believe that the licence holder has been in compliance with the site plan agreement and whether the Township is considered an “agency” for notification purposes.”

I appreciate any information you can provide.

Thanks,

Karen

Karen M. Landry
CAO/Clerk
Township of Puslinch
7404 Wellington Rd 34, Guelph, ON N1H 6H9
P: (519) 763-1226 ext. 214 F: (519) 763-5846
www.puslinch.ca

This message (and any associated files) is intended only for the use of the individual or entity to which it is addressed. The content of the message may contain information that is confidential, subject to copyright and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient you are notified that any dissemination, distribution, copying or modification of this message is strictly prohibited. If you have received this message in error, please notify the sender immediately, advising of the error and delete this message without making a copy. (Information related to this email is automatically monitored and recorded and the content may be required to be disclosed by the Township to a third party in certain circumstances). Thank you.

From: [Karen Landry](#)
To: [Nina Lecic](#)
Subject: FW: Nestle Waters Canada Permit Process
Date: September-09-16 10:31:54 AM

From: Stan Denhoed [<mailto:sdenhoed@hardenv.com>]
Sent: Friday, September 09, 2016 9:36 AM
To: Karen Landry
Subject: Fw: Nestle Waters Canada Permit Process

Karen

Please see the response below to Council's request for clarification of the process at the MOECC.

Stan Denhoed, M.Sc. P.Eng.
Senior Hydrogeologist
Harden Environmental Services Ltd.
Phone (519) 826 0099
Cell (519) 994-6488
Toll Free 1-877-336-4633
Fax (519) 826-9099
Website: www.hardenv.com

From: [Qyum, Abdul \(MOECC\)](#)
Sent: Friday, September 09, 2016 9:33 AM
To: [Stan Denhoed](#)
Cc: [Dobrin, Dan \(MOECC\)](#) ; [Koblik, Belinda \(MOECC\)](#) ; [DeBellis, Adriana \(MOECC\)](#)
Subject: RE: Nestle Waters Canada Permit Process

Hi Stan,
As per the PTTW process, the application for renewal will be posted for public comments for at least 30 days. In addition, other stakeholders such as municipality, CAs, First Nations will be notified for comments. The ministry technical staff will review the technical report and public input (technical) received in response to the EBR posting. The technical staff will then formalize recommendations to the signing Director. There is no provision to share internal review details with external stakeholders and public before a decision is made. Once a decision is made, it will be posted on the EBR for public along with Director's response detailing how he/she has considered and addressed public comments.

Abdul

From: Stan Denhoed [<mailto:sdenhoed@hardenv.com>]
Sent: September 9, 2016 9:20 AM
To: Qyum, Abdul (MOECC)
Subject: Nestle Waters Canada Permit Process

Abdul

I made a presentation to the Township of Puslinch this week and was asked about the decision making process for the Permit to Take Water.

Can you confirm with me how the decision to issue the permit will be made. My understanding is that the technical staff (hydrogeologists, hydrologists etc...) review the supporting documentation and then make a recommendation.

Who gets that recommendation and is it possible for the public to see the recommendation of the technical staff?

Thank you for helping out with this request.

Stan Denhoed, M.Sc. P.Eng.
Senior Hydrogeologist
Harden Environmental Services Ltd.
Phone (519) 826 0099
Cell (519) 994-6488
Toll Free 1-877-336-4633
Fax (519) 826-9099
Website: www.hardenv.com



CAPITAL PAVING INC.

Quality Construction by Quality People
P.O Box 815 Guelph, Ontario N1H 6L8

September 2, 2016

Township of Puslinch
7404 Wellington Road 34
Guelph ON
N1H 6H9

ATTENTION: Ms. Karen Landry, CAO/Clerk

RE: 2016 Compliance Assessment Reports

Dear Ms. Landry,

Please find enclosed with this letter, copies of the 2016 Compliance Assessment Reports for the following aggregate sites and has also been filed with the Ministry of Natural Resources & Forestry and County of Wellington:

- (1) 2016 Annual Compliance Assessment Report for Pit Licence Number 20085 – **Wellington Pit**, located on Lots 7 and 8, Concession 3, in the Township of Puslinch, County of Wellington; and
- (2) 2016 Annual Compliance Assessment Report for Pit Licence Number 5465 – **Pit 1**, located on Lot 22, Concession 7, in the Township of Puslinch, County of Wellington.

Should you have any questions, please do not hesitate to contact me at 519 – 822 – 4511.

Yours truly,
CAPITAL PAVING INC.

George Lourenco, P.Eng
Resources Manager

CLERK'S DEPARTMENT	
TO	
Copy	
Please Handle	
For Your Information	
Council Agenda	<input checked="" type="checkbox"/>
File	

RECEIVED

SEP 08 2016

Township of Puslinch



Licensees Compliance Assessment Report - Aggregate Resources Act

Background Information						Year: 2016
Licensee: Capital Paving Inc.			Licence ID #: 20085		MNR District/Area Office: Guelph District	
Lot: 7 & 8	Conc.: 3	Geographic Twp.: Township of Puslinch			Municipality: County of Wellington	
Observations						
OPERATING STANDARDS		IN COMPLIANCE?			COMMENTS	
		Yes	No	N/A		
A - Site Access						Y
A1	Boundaries (clearly marked)	X			As per Site Plans	
A2	Entrance and Exits (location/closed)	X			As per Site Plans	
A3	Lease/Ownership/Extraction Agreement Lease Agreement in place with multiple landowners					
B - Site Protection						
B4	Fencing	X			As per Site Plans	
B5	Fencing (site plan variation or temporary relief granted)	X			All fencing in place as per site plans and in good condition	
B6	Screening (trees/berms)	X			Berms built according to site operations plan	
B7	Selbacks (15m / 30m or other)	X			As per Site Plans	
C - Operational Details						
C8	Operating Sequence	X			Presently extracting in Area 5, zones 4a and 4b	
C9	Stripping (overburden)	X			As per Site Plans	
C10	Overburden Seeded	X			As per Site Plans	
C11	Extraction Depth	X			Lowest floor elevation +/- 307 m	
C12	Buildings/Scales (location)	X			Scale house located in designated area	
C13	Equipment (any specific conditions or restrictions)	X			As per Site Plans. Material sent to processing area via conveyor belts from extraction face	
C14	Plant (location/any specific conditions or restrictions)	X			Plant located in designated processing area	
C15	Scrap (location/removal)	X			Scrap removed on regular basis	
C16	Stockpiles (location)	X			All stockpiles are located in designated processing area	
C17	Topsoil (location/seeded)	X			Topsoil stored separately for rehabilitation	
C18	Excavation Faces	X			Excavation faces well below regulatory limit	
C19	Ponds (location/depth)	X			As per Site Plans	
C20	Internal Roads (any specific conditions or restrictions)	X			As per Site Plans	
C21	Haul Routes (external/any specific conditions or restrictions)	X			As per Site Plans	
C22	Blast Monitoring Report (quarries only)			X	No Blasting	
C23	Dust Suppression	X			Water or other suppressant applied when required	
C24	Hours of Operation (any specific conditions or restrictions)	X			As per Site Plans. Operating according to plans.	
C25	Well Monitoring Reports	X			Reports sent to MNR and Township Annually	
C26	Identification Sign (as per Sect. 5.22 of Provincial Standards)	X			Clearly located at entrance to pit	
C27	Orderly Conditions	X			As per Site Plans. All scrap removed regularly	
C28	Blasting Hours (quarries only)			X	No Blasting	

Note: Any ("No") requires completion of **Page 3**

[illegible]

- Page 3

Date Submitted to MNR: Y / M / D	2016/09/02	Please ensure that the site plan you have is the most current, approved plan and is the same as the one MNR has on file.
Is the site held in reserve? <input type="checkbox"/> YES or <input checked="" type="checkbox"/> NO		

Copies of Report Sent to:	County/Regional Municipality	Local Municipality	Ministry of Natural Resources
(by September 30th)	<input checked="" type="checkbox"/> YES	<input checked="" type="checkbox"/> YES	<input checked="" type="checkbox"/> YES

TO BE COMPLETED BY PERSON CONDUCTING REVIEW (including on-site inspection)			
Date Inspected: Y / M / D	2016/09/01	Review Conducted by: George Lourenco (Please Print)	Signature (if different than licensee):
Name of Company and Address: Capital Paving Inc., P.O. Box 815, Guelph ON N1H 6L8			
Position with Company: Resources Manager			

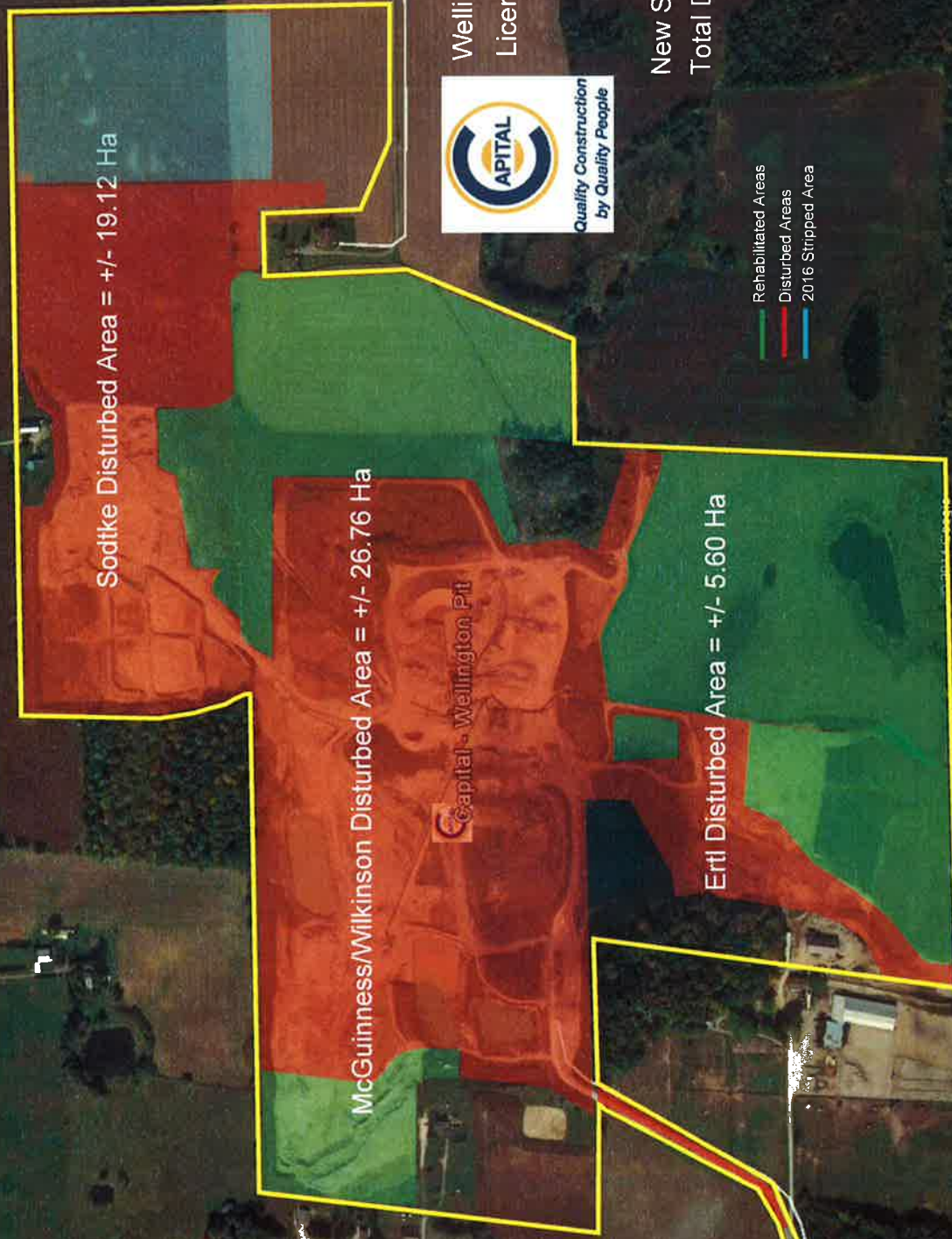
Signature of Licensee or Authorized Official:


FOR MNR OFFICE USE ONLY				
Accepted by MNR: (✓ one)	YES <input type="checkbox"/> NO <input type="checkbox"/>	Date Accepted: Y / M / D	/ /	MNR Signature:
Field Audit by MNR: (✓ one)	YES <input type="checkbox"/> NO <input type="checkbox"/>	Date Inspected: Y / M / D	/ /	MNR Signature:
Follow up Notice Required?	YES <input type="checkbox"/> NO <input type="checkbox"/>	Licence ID #:		

- Pursuant to subsection 57(4) of the ARA, it is an offence to furnish false information.
- You must provide a sketch if remedial action is required or progressive rehabilitation has been performed.
- In order to extend the 90-day remedial action deadline date, you must obtain the Aggregate Inspector's approval (in writing) prior to filing the report with the Inspector or local MNR office.
- Please submit this report to the local Aggregate Inspector who administers your site, or the local MNR office.

(NOTE: ALL INFORMATION IN RESPECT OF THIS REPORT IS AVAILABLE FOR PUBLIC REVIEW)

2016 Compliance Assessment Aerial Photo



Google earth

Licensees Compliance Assessment Report - Aggregate Resources Act

Background Information						Year: 2016
Licensee: Capital Paving Inc.			Licence ID #: 5465		MNR District/Area Office: Guelph District	
Lot: 22	Conc.: 7	Geographic Twp.: Township of Puslinch			Municipality: County of Wellington	
Observations						
OPERATING STANDARDS		IN COMPLIANCE?			COMMENTS	Remedial Action?
		Yes	No	N/A		
A - Site Access						Y
A1	Boundaries (clearly marked)	X			As per site plans	
A2	Entrance and Exits (location/closed)	X			As per site plans	
A3	Lease/Ownership/Extraction Ownership by Capital Paving Inc.					
B - Site Protection						
B4	Fencing	X			As per site plans. All in good condition	
B5	Fencing (site plan variation or temporary relief granted)	X			Relief granted on south Boundary with St. Mary's Cement	
B6	Screening (trees/berms)	X			As per site plans	
B7	Setbacks (15m / 30m or other)	X			As per site plans	
C - Operational Details						
C8	Operating Sequence	X			As per site plans	
C9	Stripping (overburden)	X			As per site plans	
C10	Overburden Seeded	X			As per site plans	
C11	Extraction Depth	X			As per site plans	Lowest floor elevation +/- 309 m
C12	Buildings/Scales (location)	X			Located in industrial zone. Not in licence.	
C13	Equipment (any specific conditions or restrictions)	X			Located in industrial zone. Not in licence.	
C14	Plant (location/any specific conditions or restrictions)	X			Located in industrial zone. Not in licence.	
C15	Scrap (location/removal)	X			As per site plans	
C16	Stockpiles (location)	X			As per site plans	
C17	Topsoil (location/seeded)	X			As per site plans	
C18	Excavation Faces	X			As per site plans	
C19	Ponds (location/depth)	X			As per site plans	
C20	Internal Roads (any specific conditions or restrictions)	X			No restrictions. No conditions	
C21	Haul Routes (external/any specific conditions or restrictions)	X			No conditions	
C22	Blast Monitoring Report (quarries only)			X	No Blasting. Sand and Gravel pit	
C23	Dust Suppression	X			Water is applied regularly when required. Part of site paved	
C24	Hours of Operation (any specific conditions or restrictions)	X			No Restrictions	
C25	Well Monitoring Reports	X			Well levels monitored regularly as per PTTW	
C26	Identification Sign (as per Sect. 5.22 of Provincial Standards)	X			As per site plans	
C27	Orderly Conditions	X			As per site plans	
C28	Blasting Hours (quarries only)			X	No Blasting. Sand and gravel pit	

Note: Any (4"No") requires completion of **Page 3**

[illegible]

- Form #591 (Rev. 04/03)

Date Submitted to MNR: Y / M / D	2016/09/02	Please ensure that the site plan you have is the most current, approved plan and is the same as the one MNR has on file.
Is the site held in reserve? <input type="checkbox"/> YES or <input checked="" type="checkbox"/> NO		

Copies of Report Sent to:	County/Regional Municipality	Local Municipality	Ministry of Natural Resources
(by September 30th)	<input checked="" type="checkbox"/> YES	<input checked="" type="checkbox"/> YES	<input checked="" type="checkbox"/> YES

TO BE COMPLETED BY PERSON CONDUCTING REVIEW (including on-site inspection)			
Date Inspected: Y / M / D	2016/08/31	Review Conducted by: George Lourenco (Please Print)	Signature (if different than licensee):
Name of Company and Address: Capital Paving Inc., P.O. Box 815, Guelph ON N1H 6L8			
Position with Company: Resources Manager			

Signature of Licensee or Authorized Official:


FOR MNR OFFICE USE ONLY				
Accepted by MNR: (✓ one)	YES <input type="checkbox"/> NO <input type="checkbox"/>	Date Accepted: Y / M / D	/ /	MNR Signature:
Field Audit by MNR: (✓ one)	YES <input type="checkbox"/> NO <input type="checkbox"/>	Date Inspected: Y / M / D	/ /	MNR Signature:
Follow up Notice Required?	YES <input type="checkbox"/> NO <input type="checkbox"/>	Licence ID #:		

- Pursuant to subsection 57(4) of the ARA, it is an offence to furnish false information.
- You must provide a sketch if remedial action is required or progressive rehabilitation has been performed.
- In order to extend the 90-day remedial action deadline date, you must obtain the Aggregate Inspector's approval (in writing) prior to filing the report with the Inspector or local MNR office.
- Please submit this report to the local Aggregate Inspector who administers your site, or the local MNR office.

(NOTE: ALL INFORMATION IN RESPECT OF THIS REPORT IS AVAILABLE FOR PUBLIC REVIEW)

[illegible]

Area zoned Industrial in 2008. Not within Licence boundary. (7.99 Ha)

Area currently undergoing progressive rehabilitation

Area previously rehabilitated in 2002

ROBERT GIBSON CONSULTING SERVICES INC.

15 IDLEWOOD DRIVE
KITCHENER, ONTARIO
N2A 1H9

Phone (519) 894-0273
Fax (519) 894-9526
Email gibscon@rogers.com

September 6, 2016

Ministry of Natural Resources and Forestry
Guelph District Office
1 Stone Road W., 1st Floor
Guelph, Ontario
N1G 4Y2

Attention: Seana Richardson, Aggregate Resource Specialist

Dear Seana,

Subject: Annual Compliance Assessment Report for 2016
McKenzie Brothers (Guelph) Limited
Part Lot 3, Concession 9
Township of Puslinch
License ID # 15338

Enclosed is the Compliance Assessment Reports for the above noted licensed pit operated by McKenzie Brothers (Guelph) Limited. Copies of the report have been filed with the Township of Puslinch and the County of Wellington, as required under the Aggregate Resources Act.

If you have any questions regarding the report, please give me a call.

Yours truly,



Robert J. Gibson

Enclosures

cc: Dave McKenzie, McKenzie Brothers (Guelph) Limited
Township of Puslinch
County of Wellington

RECEIVED

SEP 08 2016

Township of Puslinch

CLERK'S DEPARTMENT	
TO	
Copy	
Please Handle	
For Your Information	
Council Agenda	Sp121
File	

Instructions

- Please submit this report to the local Aggregate Inspector who administers your site, or the local Ministry of Natural Resources and Forestry (MNRF) office.
- Pursuant to subsection 57(4) of the *Aggregate Resources Act* (ARA), it is an offence to furnish false information.
- You must provide a sketch if remedial action is required or progressive rehabilitation has been performed.
- In order to extend the 90-day remedial action deadline date, you must obtain the Aggregate Inspector's approval (in writing) prior to filing the report with the Inspector or local MNRF office.

Note: All information in respect of this report is available for public review.

Part 1. Background Information

Year 2016	Licensee McKENZIE BROTHERS (GUELPH) LIMITED	Licence ID Number 15338
Lot PART 3-5	Concession 9	Geographic Township PUSLINCH
MNRF District/Area Office GUELPH DISTRICT	Municipality TOWNSHIP OF PUSLINCH	

Part 2. Observations

Note: Any "No" requires completion of Part 3. Remedial Actions.

Operating Standards	In compliance?			Comments	Remedial Action?
	Yes	No	N/A		
A. Site Access					
A1 Boundaries (clearly marked)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		The licensed boundaries are identified by fencing and marker posts except for common boundary with adjacent pit Lic.# 5709	<input type="checkbox"/>
A2 Entrance and Exits (location/closed)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Entrance to the pit is located off site and public access to the pit is restricted by a lockable gate when the pit is not in use.	<input type="checkbox"/>
A3 Lease/Ownership/Extraction Agreement				Licensee owns and operates property.	<input type="checkbox"/>
B. Site Protection					
B4 Fencing	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Fencing is in good condition. West boundary fencing has become overgrown with vines but boundary is well defined.	<input type="checkbox"/>
B5 Fencing (site plan variation or temporary relief granted)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Marker posts identify south boundary of pit along top of pit. West fence is offset 5m from actual licensed boundary.	<input type="checkbox"/>
B6 Screening (trees/berms)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Pit is well screened by berming, surrounding topography and natural woodlands	<input type="checkbox"/>
B7 Setbacks (15m / 30m or other)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		A site plan variance is approved to allow for the removal of the common boundary with the adjacent pit.	<input type="checkbox"/>
C. Operational Details					
C8 Operating Sequence	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Limited extraction occurring as the site is nearly depleted and in process of rehabilitation.	<input type="checkbox"/>
C9 Stripping (overburden)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Topsoil and overburden have been stripped and stockpiled separately and used in rehabilitation of side slopes and pit floor.	<input type="checkbox"/>
C10 Overburden Seeded	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Stockpiled overburden material is very well vegetated in order to be used in rehabilitation.	<input type="checkbox"/>

Operating Standards	In compliance?			Comments	Remedial Action?
	Yes	No	N/A		
C11 Extraction Depth	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Complies with site plan requirements. <u>Lowest floor elevation (m) 314m+/-</u>	<input type="checkbox"/>
C12 Buildings/Scales (location)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		No buildings are located on site.	<input type="checkbox"/>
C13 Equipment (any specific conditions or restrictions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		No special restrictions regarding equipment.	<input type="checkbox"/>
C14 Plant (location/any specific conditions or restrictions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Portable processing plant(s) located on pit floor, no special restrictions required.	<input type="checkbox"/>
C15 Scrap (location/removal)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Scrap is collected and stored in central location and removed regularly.	<input type="checkbox"/>
C16 Stockpiles (location)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Stockpiled aggregate material is located on pit floor below grade	<input type="checkbox"/>
C17 Topsoil (location/seeded)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Topsoil and overburden were stripped and stockpiled separately to be used in final rehabilitation of the pit.	<input type="checkbox"/>
C18 Excavation Faces	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Pit faces will be sloped and rehabilitated.	<input type="checkbox"/>
C19 Ponds (location/depth)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
C20 Internal Roads (any specific conditions or restrictions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Not applicable	<input type="checkbox"/>
C21 Haul Routes (external/ any specific conditions or restrictions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Not applicable	<input type="checkbox"/>
C22 Blast Monitoring Report (quarries only)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
C23 Dust Suppression	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Dust suppressants are used when necessary. No dust concerns noted on day of inspection.	<input type="checkbox"/>
C24 Hours of Operation (any specific conditions or restrictions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
C25 Well Monitoring Reports	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	City of Guelph monitors wells for their water management program.	<input type="checkbox"/>
C26 Identification Sign (as per Section 5.22 of Provincial Standards)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Identification sign located at off site entrance/exit at County Road 41.	<input type="checkbox"/>
C27 Orderly Conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Site is very well maintained.	<input type="checkbox"/>
C28 Blasting Hours (quarries only)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>

D. Rehabilitation

D29 Disturbed Hectareage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Current Year - Number of Hectares	NIL	Total Number of Hectares	2.5+/-	<input type="checkbox"/>
D30 Progressive Rehabilitation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Current Year - Number of Hectares	in process	Total Number of Hectares	3.0+/-	<input type="checkbox"/>
D31 Sloping of Faces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pit faces are being sloped in preparation of final rehabilitation.				<input type="checkbox"/>
D32 Grades/Contours/ Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Grading,contouring and pit floor elevations are established subject to bedrock formation in parts of pit.				<input type="checkbox"/>
D33 Importation of Material (inert)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Material from off site has been imported for rehabilitation use.				<input type="checkbox"/>

Operating Standards	In compliance?			Comments	Remedial Action?
	Yes	No	N/A		
D34 Vegetation	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Side slopes previously sloped and vegetated are self sustaining.	<input type="checkbox"/>
D35 Final Rehabilitation	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Sloped pit faces meet final rehabilitation conditions and pit floor elevations are subject to bedrock formation.	<input type="checkbox"/>

E. Prescribed Conditions
(For Licences issued
after June 27, 1997)

E36 Other Monitoring Reports	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
E37 Requirements of C of A's	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
E38 Noise Mitigation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
E39 Fuel Storage Tanks	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
E40 Spills Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
E41 Permit to Take Water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
E42 Dust Suppression Measures Req'd. (Haul routes, equip, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>

**F. Other Conditions (As
indicated on either Site
Plan or Licence)**

F43	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
F44	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
F45	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
F46	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
F47	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>

General Comments

The licensee is presently preparing the site in order to conduct the final rehabilitation of the pit. Pit floor and faces are being backfilled, graded with overburden and/or excess unmarketable material. Portions of the pit floor extending to bedrock continue to be backfilled and leveled in preparation of grades suitable for final agricultural use.

Licence ID Number: 15338

Part 3. Remedial Actions

This part must be completed when remedial action is required.

- You must provide a sketch if remedial action is required or progressive rehabilitation has been performed.
- In order to extend the 90-day remedial action deadline date, you must obtain the Aggregate Inspector's approval (in writing) prior to filing the report with the Inspector or local MNRF office.

[illegible]

☐ Sketch Included? ☐ Additional Detailed Information Attached Licence ID Number: 15338

Licence ID Number: 15338

Part 4. Submission

Please ensure that the site plan you have is the most current, approved plan and is the same as the one MNRF has on file.

Date Submitted to MNRF (yyyy/mm/dd)

2016/09/06

Is the site held in reserve?

☐ Yes

☒ No

Copies of Report Sent to (by September 30):

☒ County/Regional Municipality

☒ Local Municipality

☒ Ministry of Natural Resources and Forestry

Part 5. To be Completed by Person Conducting Review (including on-site inspection)

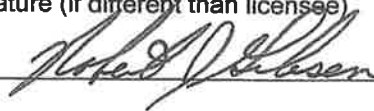
Date Inspected (yyyy/mm/dd)

2016/08/09

Review Conducted by (Please Print)

BOB GIBSON

Signature (if different than licensee)



Name of Company

ROBERT GIBSON CONSULTING SERVICES INC.

Unit Number

Street Number

15

Street Name

IDLEWOOD DRIVE

PO Box

City/Town

KITCHENER

Province

ONTARIO

Postal Code

N2A 1H9

Position with Company

PRESIDENT

Part 6. Signature of Licensee or Authorized Official

Signature

**Part 7. For MNRF Office Use Only**

Accepted by MNRF

☐ Yes

☐ No

Date Accepted (yyyy/mm/dd)

MNRF Signature

Field Audit by MNRF

☐ Yes

☐ No

Date Inspected (yyyy/mm/dd)

MNRF Signature

Follow up Notice Required

☐ Yes

☐ No

Licence ID Number

ROBERT GIBSON CONSULTING SERVICES INC.

15 IDLEWOOD DRIVE
KITCHENER, ONTARIO
N2A 1H9

Phone (519) 894-0273
Fax (519) 894-9526
Email gibscon@rogers.com

September 6, 2016

Ministry of Natural Resources
Guelph District Office
1 Stone Road W., 1st Floor
Guelph, Ontario
N1G 4Y2

Attention: Seana Richardson, Aggregate Resource Specialist

Dear Seana,

Subject: Annual Compliance Assessment Report for 2016
McKenzie Brothers (Guelph) Limited
Part Lots 3 – 5, Concession 9
Township of Puslinch
License ID # 5709

Enclosed is the Compliance Assessment Reports for the above noted licensed pit operated by McKenzie Brothers (Guelph) Limited. Copies of the report have been filed with the Township of Puslinch and the County of Wellington, as required under the Aggregate Resources Act.

If you have any questions regarding the report, please give me a call.

Yours truly,



Robert J. Gibson

Enclosures

cc: Dave McKenzie, McKenzie Brothers (Guelph) Limited
Township of Puslinch
County of Wellington

Council

Instructions

- Please submit this report to the local Aggregate Inspector who administers your site, or the local Ministry of Natural Resources and Forestry (MNRF) office.
- Pursuant to subsection 57(4) of the *Aggregate Resources Act* (ARA), it is an offence to furnish false information.
- You must provide a sketch if remedial action is required or progressive rehabilitation has been performed.
- In order to extend the 90-day remedial action deadline date, you must obtain the Aggregate Inspector's approval (in writing) prior to filing the report with the Inspector or local MNRF office.

Note: All information in respect of this report is available for public review.

Part 1. Background Information

Year 2016	Licensee McKENZIE BROTHERS (GUELPH) LIMITED	Licence ID Number 5709
Lot PART 3-5	Concession 9	Geographic Township PUSLINCH
MNRF District/Area Office GUELPH DISTRICT	Municipality TOWNSHIP OF PUSLINCH	

Part 2. Observations

Note: Any "No" requires completion of Part 3. Remedial Actions.

Operating Standards	In compliance?			Comments	Remedial Action?
	Yes	No	N/A		
A. Site Access					
A1 Boundaries (clearly marked)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		The licensed boundaries are identified by post and wire fencing except for the common boundary with adjacent pit Lic.# 15338	<input type="checkbox"/>
A2 Entrance and Exits (location/closed)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Entrance to the pit is located off site and public access to the pit is restricted by a lockable gate when the pit is not in use	<input type="checkbox"/>
A3 Lease/Ownership/Extraction Agreement				Licensee owns and operates property.	<input type="checkbox"/>
B. Site Protection					
B4 Fencing	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Portions of fences have become overgrown with vines but boundary identification is good.	<input type="checkbox"/>
B5 Fencing (site plan variation or temporary relief granted)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Fencing is not required along common boundary with the licensee's adjacent licensed pit - ID#15338	<input type="checkbox"/>
B6 Screening (trees/berms)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Pit is well screened by surrounding topography and natural woodlands	<input type="checkbox"/>
B7 Setbacks (15m / 30m or other)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		A site plan variance is approved to allow for the removal of the common boundary with the adjacent pit.	<input type="checkbox"/>
C. Operational Details					
C8 Operating Sequence	<input checked="" type="checkbox"/>	<input type="checkbox"/>		No active extraction occurring, site is mainly used for processing and stockpiling of aggregate material.	<input type="checkbox"/>
C9 Stripping (overburden)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Topsoil and overburden have been stripped and stockpiled separately.	<input type="checkbox"/>
C10 Overburden Seeded	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Stockpiled overburden material is very well vegetated. Overburden has also been used for rehabilitation of pit faces.	<input type="checkbox"/>

Operating Standards	In compliance?			Comments	Remedial Action?
	Yes	No	N/A		
C11 Extraction Depth	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Complies with site plan requirements Lowest floor elevation (m) 316m+/-	<input type="checkbox"/>
C12 Buildings/Scales (location)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Weigh scales and office building are located on site.	<input type="checkbox"/>
C13 Equipment (any specific conditions or restrictions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		No special restrictions regarding equipment	<input type="checkbox"/>
C14 Plant (location/any specific conditions or restrictions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Portable processing plant(s) located on pit floor, no special restrictions required.	<input type="checkbox"/>
C15 Scrap (location/removal)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Scrap is collected and stored in central location and removed regularly.	<input type="checkbox"/>
C16 Stockpiles (location)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Stockpiled aggregate located on pit floor below grade	<input type="checkbox"/>
C17 Topsoil (location/seeded)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Topsoil and overburden are stripped and stockpiled separately. Stockpiles are well vegetated.	<input type="checkbox"/>
C18 Excavation Faces	<input checked="" type="checkbox"/>	<input type="checkbox"/>		None on site at time of the inspection. All pit faces have been sloped and rehabilitated.	<input type="checkbox"/>
C19 Ponds (location/depth)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
C20 Internal Roads (any specific conditions or restrictions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Not applicable	<input type="checkbox"/>
C21 Haul Routes (external/ any specific conditions or restrictions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Not applicable	<input type="checkbox"/>
C22 Blast Monitoring Report (quarries only)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
C23 Dust Suppression	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Dust suppressants used when necessary. No dust concerns noted on the day of inspection.	<input type="checkbox"/>
C24 Hours of Operation (any specific conditions or restrictions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
C25 Well Monitoring Reports	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	City of Guelph monitors wells for their water management program.	<input type="checkbox"/>
C26 Identification Sign (as per Section 5.22 of Provincial Standards)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Sign located at entrance/exit off site at County Road 41.	<input type="checkbox"/>
C27 Orderly Conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Site is very well maintained.	<input type="checkbox"/>
C28 Blasting Hours (quarries only)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>

D. Rehabilitation

D29 Disturbed Hectarage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Current Year - Number of Hectares	NIL	Total Number of Hectares	7.0+/-	<input type="checkbox"/>
D30 Progressive Rehabilitation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Current Year - Number of Hectares	NIL	Total Number of Hectares	3.5+/-	<input type="checkbox"/>
D31 Sloping of Faces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All pit faces have been sloped and vegetated.				<input type="checkbox"/>
D32 Grades/Contours/ Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pit floor is graded to meet final rehabilitation conditions				<input type="checkbox"/>
D33 Importation of Material (inert)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Material from off site has been imported for rehabilitation.				<input type="checkbox"/>

Operating Standards	In compliance?			Comments	Remedial Action?
	Yes	No	N/A		
D34 Vegetation	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Side slopes are self sustaining.	<input type="checkbox"/>
D35 Final Rehabilitation	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Sloped pit faces meet final rehabilitation conditions.	<input type="checkbox"/>

**E. Prescribed Conditions
(For Licences issued
after June 27, 1997)**

E36 Other Monitoring Reports	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
E37 Requirements of C of A's	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
E38 Noise Mitigation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
E39 Fuel Storage Tanks	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
E40 Spills Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
E41 Permit to Take Water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
E42 Dust Suppression Measures Req'd. (Haul routes, equip, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>

**F. Other Conditions (As
indicated on either Site
Plan or Licence)**

F43	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
F44	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
F45	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
F46	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
F47	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>

General Comments

Licence ID Number: 5709

Part 3. Remedial Actions

This part must be completed when remedial action is required.

- You must provide a sketch if remedial action is required or progressive rehabilitation has been performed.
- In order to extend the 90-day remedial action deadline date, you must obtain the Aggregate Inspector's approval (in writing) prior to filing the report with the Inspector or local MNRF office.

[illegible]

☐ Sketch Included? ☐ Additional Detailed Information Attached Licence ID Number: 5709

Part 4. Submission

Please ensure that the site plan you have is the most current, approved plan and is the same as the one MNRF has on file.

Date Submitted to MNRF (yyyy/mm/dd)

2016/09/06

Is the site held in reserve?

☐ Yes

☒ No

Copies of Report Sent to (by September 30):

☒ County/Regional Municipality

☒ Local Municipality

☒ Ministry of Natural Resources and Forestry

Part 5. To be Completed by Person Conducting Review (including on-site inspection)

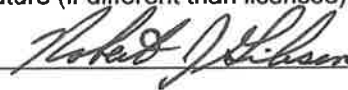
Date Inspected (yyyy/mm/dd)

2016/08/09

Review Conducted by (Please Print)

BOB GIBSON

Signature (if different than licensee)



Name of Company

ROBERT GIBSON CONSULTING SERVICES INC.

Unit Number

Street Number

15

Street Name

IDLEWOOD DRIVE

PO Box

City/Town

KITCHENER

Province

ONTARIO

Postal Code

N2A 1H9

Position with Company

PRESIDENT

Part 6. Signature of Licensee or Authorized Official

Signature

**Part 7. For MNRF Office Use Only**

Accepted by MNRF

☐ Yes

☐ No

Date Accepted (yyyy/mm/dd)

MNRF Signature

Field Audit by MNRF

☐ Yes

☐ No

Date Inspected (yyyy/mm/dd)

MNRF Signature

Follow up Notice Required

☐ Yes

☐ No

Licence ID Number



Dufferin Aggregates
2300 Steeles Ave W, 4th Floor
Concord, ON L4K 5X6
Canada

RECEIVED

SEP 14 2016

Township of Puslinch

September 13, 2016

Seana Richardson
Aggregates Technical Specialist
Ministry of Natural Resources
Guelph District
1 Stone Road West
Guelph, Ontario
N1G 4Y2

Attention: Ms. Richardson

**Re: Monthly Monitoring Report
Mill Creek Pit, License #5738
Township of Puslinch, Wellington County**

Please find enclosed the required monitoring data for the month of August 2016. As indicated, there were no exceedances to report in this month.

If you have any questions, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ron Van Ooteghem'.

Ron Van Ooteghem
Site Manager

C.c.

Karen Landry (Township of Puslinch)
Sonja Strynatka (GRCA)
Kevin Mitchell (Dufferin Aggregates)
University of Guelph

Monthly Reporting
Mill Creek Aggregates Pit
August 2016

Date	DP21 (mASL)	Threshold Value (mASL)	Exceedance
9-Aug-16	305.66	305.49	NO
11-Aug-16	305.69	305.49	NO
22-Aug-16	305.80	305.49	NO
31-Aug-16	305.76	305.49	NO

Date	BH13 (mASL)	DP21 (mASL)	Head Difference (m)	Threshold Value (m)	Exceedance
9-Aug-16	306.06	305.66	0.40	0.10	NO
11-Aug-16	306.07	305.69	0.38	0.10	NO
22-Aug-16	306.11	305.80	0.31	0.10	NO
31-Aug-16	306.14	305.76	0.38	0.10	NO

Date	DP17 (mASL)	Threshold Value (mASL)	Exceedance
9-Aug-16	305.18	305.17	NO
11-Aug-16	305.19	305.17	NO
22-Aug-16	305.23	305.17	NO
31-Aug-16	305.22	305.17	NO

Date	BH92-12 (mASL)	DP17 (mASL)	Head Difference (m)	Threshold Value (m)	Exceedance
9-Aug-16	305.30	305.18	0.12	0.06	NO
11-Aug-16	305.31	305.19	0.12	0.06	NO
22-Aug-16	305.37	305.23	0.14	0.06	NO
31-Aug-16	305.38	305.22	0.16	0.06	NO

Date	DP3 (mASL)	Threshold Value (mASL)	Exceedance
9-Aug-16	304.62	304.54	NO
11-Aug-16	304.64	304.54	NO
22-Aug-16	304.67	304.54	NO
31-Aug-16	304.66	304.54	NO

Date	DP6 (mASL)	DP3 (mASL)	Head Difference (m)	Threshold Value (m)	Exceedance
9-Aug-16	305.56	304.62	0.94	0.58	NO
11-Aug-16	305.54	304.64	0.90	0.58	NO
22-Aug-16	305.56	304.67	0.89	0.58	NO
31-Aug-16	305.62	304.66	0.96	0.58	NO

Date	DP2 (mASL)	Threshold Value (mASL)	Exceedance
9-Aug-16	303.87	303.50	NO
11-Aug-16	304.14	303.50	NO
22-Aug-16	304.06	303.50	NO
31-Aug-16	304.25	303.50	NO

Date	BH92-27 (mASL)	DP2 (mASL)	Head Difference (m)	Threshold Value (m)	Exceedance
9-Aug-16	304.80	303.87	0.93	0.32	NO
11-Aug-16	304.85	304.14	0.71	0.32	NO
22-Aug-16	305.10	304.06	1.04	0.32	NO
31-Aug-16	305.40	304.25	1.15	0.32	NO

Date	DP1 (mASL)	Threshold Value (mASL)	Exceedance
9-Aug-16	304.40	303.91	NO
11-Aug-16	304.25	303.91	NO
22-Aug-16	304.64	303.91	NO
31-Aug-16	304.32	303.91	NO

Date	BH92-29 (mASL)	DP1 (mASL)	Head Difference (m)	Threshold Value (m)	Exceedance
9-Aug-16	305.27	304.40	0.87	0.23	NO
11-Aug-16	305.35	304.25	1.10	0.23	NO
22-Aug-16	305.56	304.64	0.92	0.23	NO
31-Aug-16	305.52	304.32	1.20	0.23	NO

Date	DP5C (mASL)	Threshold Value (mASL)	Exceedance
9-Aug-16	302.89	302.79	NO
11-Aug-16	302.91	302.79	NO
22-Aug-16	302.94	302.79	NO
31-Aug-16	303.00	302.79	NO

Date	OW5-84 (mASL)	DP5C (mASL)	Head Difference (m)	Threshold Value (m)	Exceedance
9-Aug-16	303.36	302.89	0.47	0.25	NO
11-Aug-16	303.37	302.91	0.46	0.25	NO
22-Aug-16	303.31	302.94	0.37	0.25	NO
31-Aug-16	303.53	303.00	0.53	0.25	NO

Notes:

- No exceedances to report

Monthly Reporting Mill Creek Aggregates Pit August 2016															
Max. Allowable as per PTTW- Main Pond															
<div><div>Waterloo-Wellington Airport (August Actual)</div><div>Waterloo-Wellington Airport (30-year Normal)</div></div>															
<div><div>Total Monthly Precipitation (mm):</div><div>73.9</div></div>															
<div><div>Total Monthly Normal Precipitation (mm):</div><div>89</div></div>															
Date	Below Water Table Extraction (wet tonnes) Phase 2	Below Water Table Extraction (wet tonnes) Phase 4	Water Pumped from Main Pond (gals)	Water Pumped from Active Silt Pond (gals)	Main Pond Level (mASL)	Exceedance Y/N (BELOW 305.5 mASL)	Phase 2 Pond Level (mASL)	Exceedance Y/N (BELOW 305.0 mASL)	Phase 3 Pond Level (mASL)	Exceedance Y/N (BELOW 303.85 mASL)	Phase 4 Pond Level (mASL)	Exceedance Y/N (BELOW 304.5 mASL)			
1-Aug-16	0	0	0	0	306.45	NO	306.06	NO	305.52	NO	305.81	NO			
2-Aug-16	5448	0	1,562,002	659,908	306.45	NO	306.06	NO	305.52	NO	305.81	NO			
3-Aug-16	5448	0	1,644,930	2,001,500	306.44	NO	306.06	NO	305.52	NO	305.85	NO			
4-Aug-16	5448	0	1,632,832	2,050,773	306.43	NO	306.05	NO	305.53	NO	305.83	NO			
5-Aug-16	2724	0	1,646,470	1,703,882	306.44	NO	306.04	NO	305.51	NO	305.81	NO			
6-Aug-16	0	0	0	0	--	--	--	--	--	--	--	--			
7-Aug-16	0	0	0	0	--	--	--	--	--	--	--	--			
8-Aug-16	5448	0	1,612,815	1,668,247	306.39	NO	306.03	NO	305.52	NO	305.76	NO			
9-Aug-16	5448	0	1,635,691	809,707	306.37	NO	306.01	NO	305.54	NO	305.73	NO			
10-Aug-16	4086	0	1,640,311	0	306.38	NO	306.01	NO	305.56	NO	305.75	NO			
11-Aug-16	4086	0	1,623,153	0	306.32	NO	306.00	NO	305.58	NO	305.77	NO			
12-Aug-16	3632	0	1,615,894	0	306.34	NO	305.99	NO	305.62	NO	305.79	NO			
13-Aug-16	0	0	0	0	--	--	--	--	--	--	--	--			
14-Aug-16	0	0	0	0	--	--	--	--	--	--	--	--			
15-Aug-16	5221	0	1,496,231	2,116,324	306.29	NO	306.00	NO	305.63	NO	305.83	NO			
16-Aug-16	5448	0	1,471,154	556,302	306.35	NO	306.00	NO	305.68	NO	305.77	NO			
17-Aug-16	5448	0	1,640,311	0	306.28	NO	306.00	NO	305.69	NO	305.78	NO			
18-Aug-16	4086	0	1,477,753	0	306.28	NO	305.99	NO	305.70	NO	305.79	NO			
19-Aug-16	4994	0	1,602,036	0	306.23	NO	305.98	NO	305.72	NO	305.80	NO			
20-Aug-16	0	0	0	0	--	--	--	--	--	--	--	--			
21-Aug-16	0	0	0	0	--	--	--	--	--	--	--	--			
22-Aug-16	4994	0	1,615,454	2,137,221	306.27	NO	306.02	NO	305.80	NO	305.84	NO			
23-Aug-16	4994	0	1,610,615	2,270,523	306.29	NO	306.01	NO	305.78	NO	305.82	NO			
24-Aug-16	4994	0	1,636,131	1,769,213	306.29	NO	306.00	NO	305.77	NO	305.82	NO			
25-Aug-16	4540	0	1,439,479	2,181,655	306.32	NO	306.00	NO	305.76	NO	305.81	NO			
26-Aug-16	2270	0	1,631,072	2,113,025	306.39	NO	306.06	NO	305.81	NO	305.84	NO			
27-Aug-16	0	0	0	0	--	--	--	--	--	--	--	--			
28-Aug-16	0	0	0	0	--	--	--	--	--	--	--	--			
29-Aug-16	5448	0	961,046	2,153,059	306.38	NO	306.05	NO	305.79	NO	305.84	NO			
30-Aug-16	4994	0	1,631,952	1,414,842	306.39	NO	306.04	NO	305.79	NO	305.82	NO			
31-Aug-16	4994	0	1,565,301	1,316,516	306.39	NO	306.03	NO	305.77	NO	305.84	NO			
Total	104193	0	34,392,632	26,922,696											
Avg./ day	3361.1	0.00	1,109,439.74	868,474.07	306.35	NO	306.02	NO	305.67	NO	305.80	NO			

Notes:

-No exceedances to report

INFORMATION DOCUMENT – PUBLIC NOTICE

RADIO COMMUNICATION TOWER IMPLEMENTATION PROJECT

AT

LATITUDE N 43°27' 38.00"

LONGITUDE W 80°7' 37.30"

7471 McLEAN RD, PUSLINCH, ON, N1H 6H9

AUGUST 30, 2016

Radio Coverage Objectives

Metrolinx wishes to implement a radio communication tower and antenna system in the Town of Puslinch.

The coverage objectives for this installation are the following:

- Provide the best possible radio communication system that allows an almost instant reaction time to any unforeseen events that could jeopardize the safety and security of passengers and crew, and/or events that could cause delays in the delivery of our services.
- With the increased network of trains, buses, safety and service personnel running across South West Ontario, the expansion of the radio network is a must to ensure continuous and safe coverage.

Evaluation of Existing Structures and Other Locations

According to Federal regulation, Metrolinx must help reduce the number of new towers in a pre-determined search area. Hence, Metrolinx must initially evaluate the feasibility of using existing structures to install its equipment. During its site evaluation, Metrolinx was not able to locate, in its pre-determined search area, an existing tower or a building sufficiently high enough or with enough free space capacity to install its equipment, hence the need to install a tower in this particular sector.

Metrolinx then set out to evaluate the feasibility of using its GO Transit Bus Facility located within the search area to install a tower.

The location of the Proposed Site and its Impact on the Area

When determining the most appropriate location for the implementation of the new radio communications tower, Metrolinx must take into consideration the local landscape and precise technical requirements while integrating its equipment into the existing network in the most optimal way. This will avoid dropped critical radio calls and interference with other signals.

The proposed site for the installation of the radio communications tower is located in an industrial zone in the Town of Puslinch, situated at 7471 McLean Rd.

This is a GO Transit Bus Facility owned by Metrolinx. The geographical coordinates of the proposed site are Latitude **N 43°27' 38.00"**, Longitude **W 80°7' 37.30"**.

Metrolinx will use an existing Bus route access off McLean Rd. to reach the proposed site.

Access to the site and its electrical supply will not require clearing of trees or any particular landscaping.

Metrolinx met with the representative of the Town of Puslinch to ensure that they were aware of Metrolinx proposed location and that there were no zoning regulations that would preclude the construction of a radio tower in the area. Metrolinx also enquired if they had any concerns with the proposed location.

Metrolinx attests to the fact that the proposed site meets the corporation's technical criteria in their entirety, in addition to answering in an optimal way, the objectives of the coverage area.

Finally, it is important to mention that Metrolinx must always evaluate requests made by other licensed telecommunications companies for tower sharing. This process is designed to minimize the number of new communications towers installed in a predetermined search area.

We invite you to review **annex 2** for additional information as well as **annex 3** for visual simulations.

Description of the Equipment and Work Proposed

Metrolinx' radio communication equipment will consist of a lattice tri-pole tower measuring 80 meters (262 Ft.) in height (overall height including telecommunications antennas, a lightning rod and an obstruction light).

Initially, 2 SC329-HL transmit antennas measuring approximately 4.5m in height, 2 SD3358 receive antennas measuring approx. 10 meter in height and 2 microwave dishes measuring 1.8 meters in diameter, will be mounted as close as possible to the top of the tower. Please note that the height of the antennas may vary slightly but the overall scale will be respected.

Metrolinx' technical equipment will be installed in a locked walk-in shelter (14 Ft. by 12 Ft. or 4.2 by 3.6 meters) located at the base of the tower.

Furthermore, a locked steel wire fence approximately 1.8m in height will surround the shelter and proposed tower.

Metrolinx accepts to receive any collocation and tower sharing requests made by other licensed carriers. Metrolinx could, to the extent where the equipment installed by any third party carrier does not create any interference or technical constraint with its equipment, agree to share the proposed site.

Attestation

Metrolinx attests that the radio installations proposed in this notification document will be installed and operated on an ongoing basis so as to comply with the measures stipulated in Health Canada's Safety Code 6, enacted for the protection of the general public, including all of the possible combined effects of nearby installations within the local radio environment.

Aeronautical Obstruction Markings

In keeping with the requirements of Transport Canada and NAV Canada, Metrolinx has submitted applications to ensure that the tower location and design will not obstruct aeronautical safety in the area.

At this time, Metrolinx has not received tower obstruction clearance specifications from Transport Canada and NAV CANADA for the proposed project.

Should the tower obstruction clearance specifications that Metrolinx will receive from Transport Canada and NAV CANADA for the proposed project be different than those outlined above, additional information will be provided to citizens.

Furthermore, Metrolinx attests that it will respect in its entirety the existing and future requirements of Transport Canada in terms of its aeronautical obstruction markings, as well as the specifications of NAV CANADA.

The Canadian Environmental Assessment Act, 2012

Metrolinx attests that the radio antenna system described in this notification package is not subject to an environmental assessment under *The Canadian Environmental Assessment Act, 2012* (S.C. 2012, c. 19, s. 52).

We invite you to refer to the Web link below for additional information:

<http://laws-lois.justice.gc.ca/eng/acts/C-15.21/>

Respect of Engineering Codes and Principles

Metrolinx attests that all installations, work and structures, as part of the project mentioned herein, will be completed and erected in accordance with all applicable codes based on the highest standards of accepted engineering principles and construction practices

Additional Information Regarding Antenna Structures

Additional information regarding antenna structures can be found Industry Canada's Spectrum Management and Telecommunications website (<http://www.ic.gc.ca/towers>);

Contact Information for Metrolinx:

Tony Mihocas
Senior Radio Equipment Officer
6190 Mississauga Rd., Mississauga, On, L5N 1A7
Tel: 416-553-2496
Email: tony.mihocas@gotransit.com

Contact Information for the Town of Puslinch:

Kelly Patzer
Development Coordinator
Township of Puslinch
(519) 763-1226 ext. 226
www.puslinch.ca

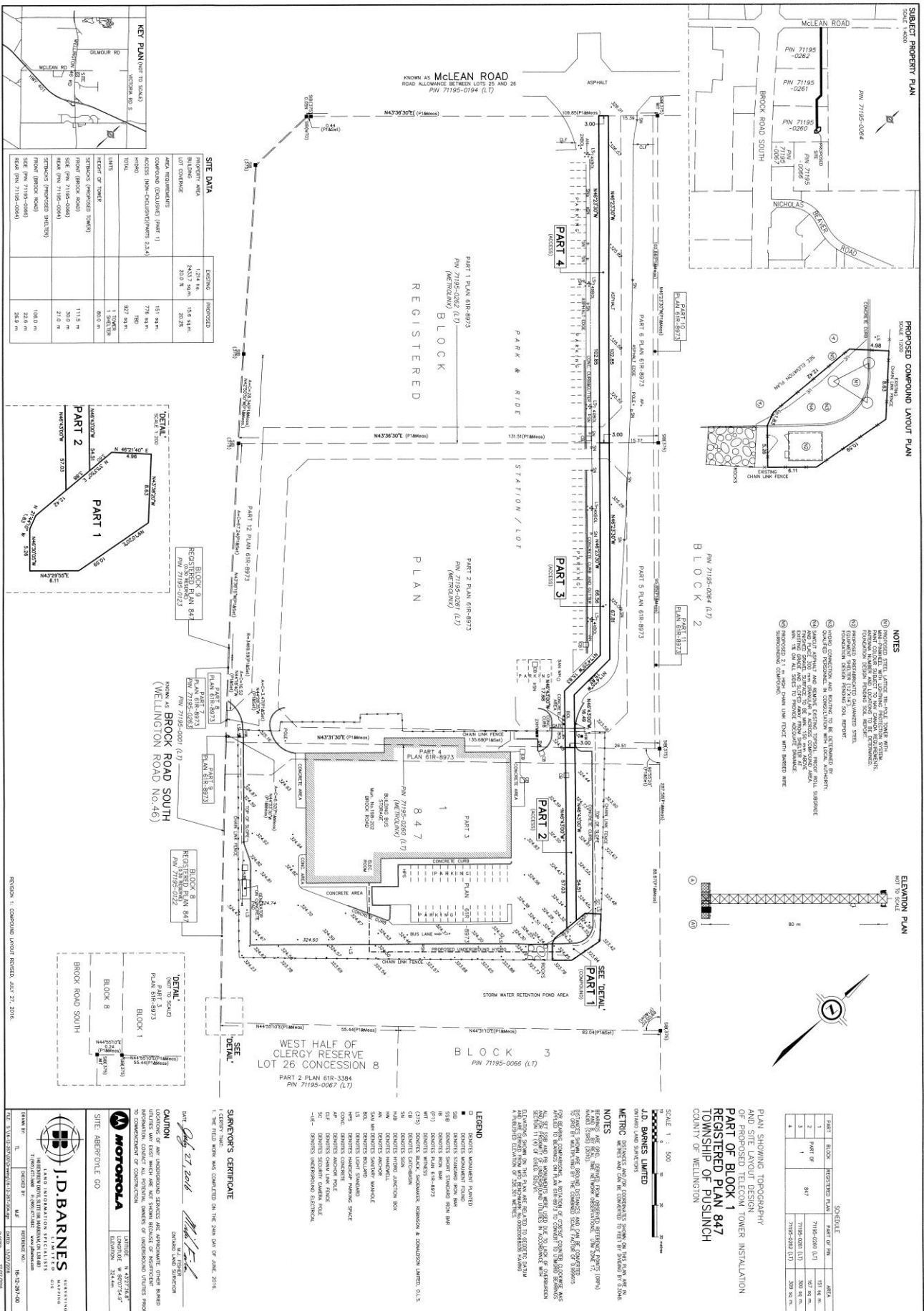
Contact Information for Industry Canada:

Innovation, Science and Economic Development Canada:
Central and Western Ontario District Office
Email: ic.spectrumcwod-pectredcoo.ic@canada.ca

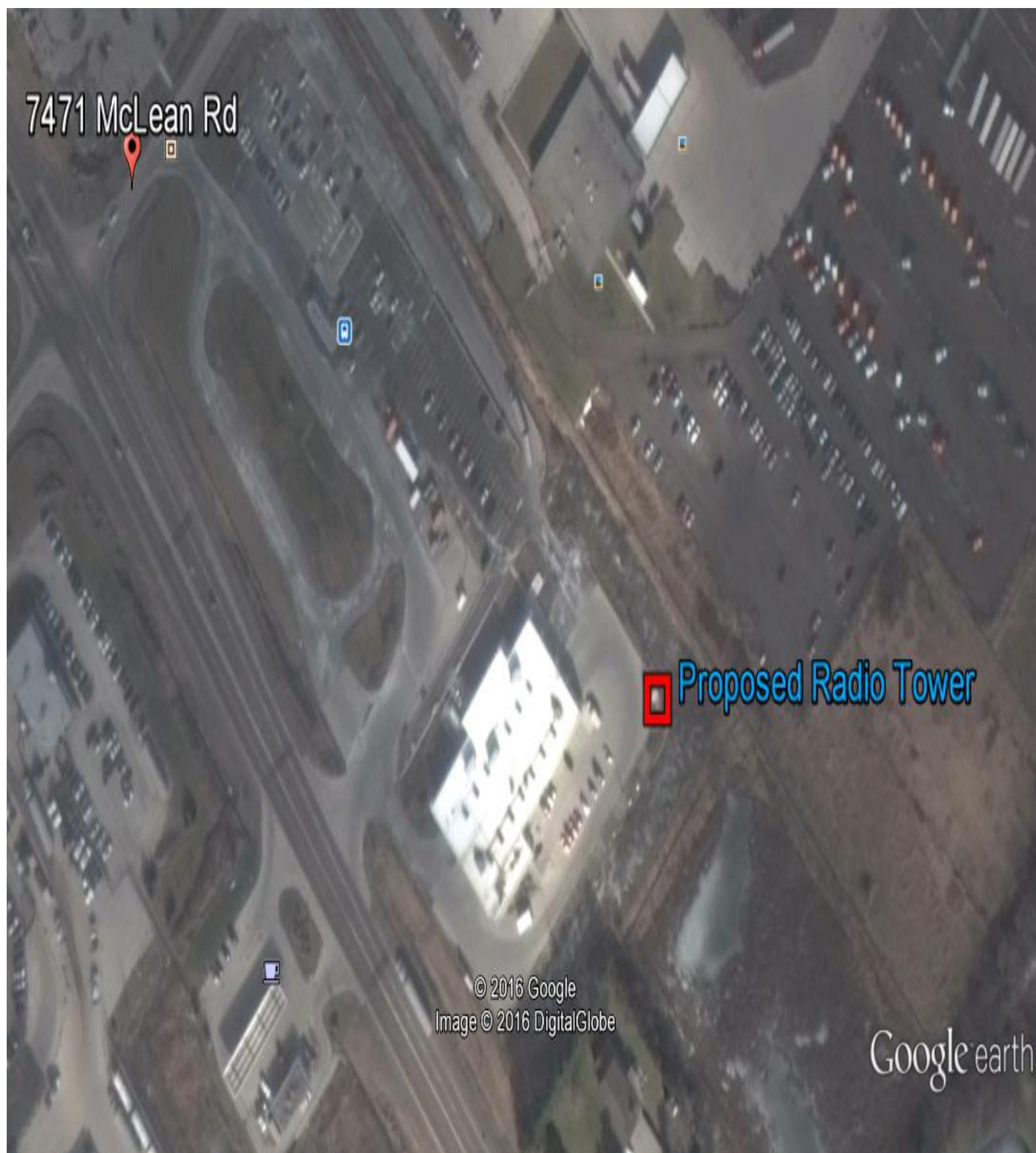
Deadline for receipt of written comments is: Oct.01, 2016.

Continued on next page...

Annex 2 - Additional information



Annex 3 - Visual Simulations



Annex 3 – Visual simulations







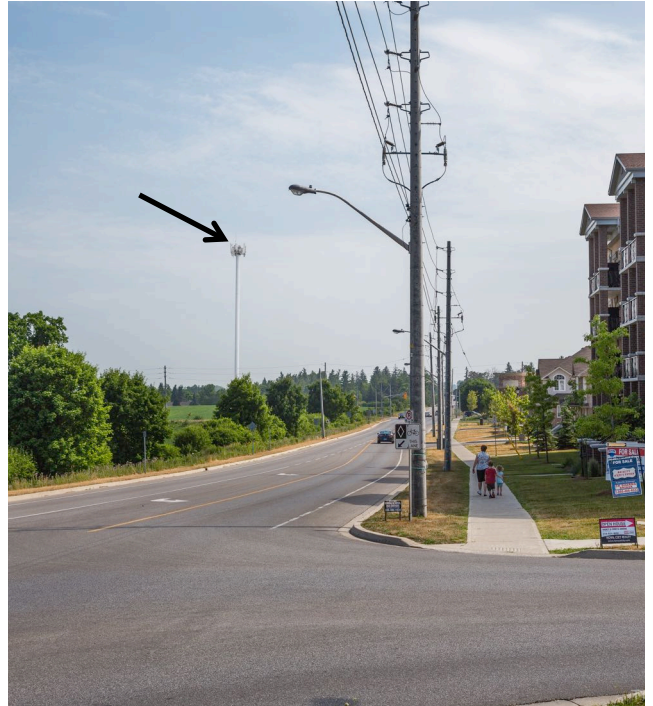


Landowner Information Package
Proposed Rogers Communications Wireless Telecommunication Antenna Installation
1216 Victoria Road South, Puslinch
Rogers File Number: C7600

In response to rising demand for wireless voice and data services in this area, Rogers Communications Inc. is proposing to construct a new wireless telecommunication antenna installation at 1216 Victoria Road South, Puslinch. Rogers Communications feels that the proposed site is well situated to provide and improve wireless data services to the community. The proposed site has been situated and designed to have minimal impact on surrounding land uses. We look forward to working with township and the community to improve wireless services in the area.

What is being proposed?

A 45-metre monopole antenna tower, and an equipment cabinet at the base within a fenced compound. The tower is proposed to be painted white or light grey, unless otherwise required to satisfy NAV Canada or Transport Canada requirements. It is proposed to be located approximately 50 metres north of Arkell Road and 86 metres east of Victoria Road South. An photosimulation of the proposed installation is shown at right.

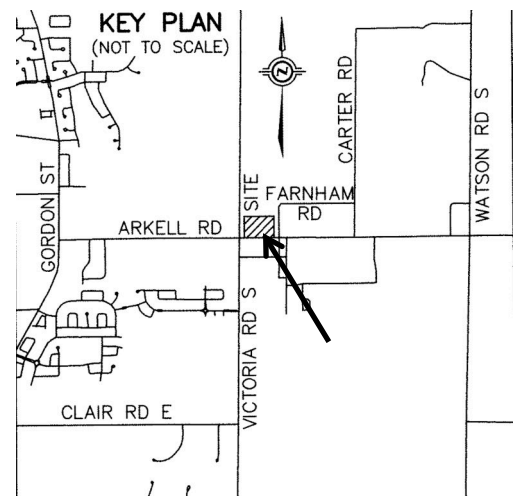


Why is this installation needed?

Network engineers have reviewed the available level of service in the area and have determined that an additional antenna installation is required to improve network conditions. No existing towers or buildings of sufficient height are available in the area that would be an alternative to a new tower.

The public is welcome to request additional information or provide written comments to:

Sean Galbraith, Municipal Affairs Manager
LandSquared (Agent for Rogers Communications)
275 Macpherson Ave, Unit 103
Toronto, ON M4V 1A4
sgalbraith@landsquared.com



Please reference **C7600** in your correspondence. The public commenting period closes **DATEXX**, 2016.

The Township of Puslinch can be reached at:
Township of Puslinch
7404 Wellington Road 34
Guelph, ON N1H 6H9
Phone: (519) 763-1226



Innovation, Science and Economic Development Canada (formerly known as Industry Canada) is the regulatory authority for installations of this type and can be contacted at:

Innovation, Science and Economic Development Canada, Western and Central Ontario District

4475 North Service Road, Suite 100

Burlington, ON L7L 4X7

ic.spectrumcwod-spectredcoo.ic@canada.ca

Health Canada's Safety Code 6 Compliance

Rogers Communications attests that the radio antenna system described in this notification package will comply with Health Canada's Safety Code 6 limits, as may be amended from time to time, for the protection of the general public including any combined effects of additional carrier co-locations and nearby installations within the local radio environment. For more information on Safety Code 6, please visit the following Health Canada site: www.healthcanada.gc.ca/radiation.

Control of Public Access

The site facility would include a locked, alarmed and electronically monitored mechanical equipment cabinet, which would be situated within a fenced compound.

Canadian Environmental Assessment Act

Rogers attests that the radio antenna system described in this notification package is excluded from environmental assessment under the Canadian Environmental Assessment Act, 2012 (CEAA 2012), as the antenna system is not incidental to a designated project or located on federal land.

Transport Canada's Aeronautical Obstruction Marking Requirements

Rogers Communications attests that the radio antenna system described in this notification package will comply with Transport Canada / NAV Canada aeronautical safety requirements.

The structure lighting system to be used for this installation will include upward facing directional baffles as part of the lighting module that will direct light upward to air traffic and away from the view of those residents, pedestrians and motorists on the ground.

For additional detailed information, please consult Transport Canada at: www.tc.gc.ca/CivilAviation/Regserv/Affairs/cars/PART6/Standards/Standard621.htm

Engineering Practices

Rogers Communications attests that the radio antenna system described in this notification package will be constructed in compliance with the National Building Code of Canada and comply with good engineering practices including structural adequacy.

Public Disclosure of Comments

Submissions received shall form part of Innovation, Science and Economic Development Canada's Public Consultation Process under the Spectrum Management and Telecommunications Client Procedures Circular CPC-2-0-03, Issue 5, and will be made public as part of a report issued to the Municipality and Innovation, Science and Economic Development Canada.

From: [Gauden, Sarah](#)
To: [Nina Lecic](#)
Subject: RE: Greenbelt Walk - Directional Signage for Fletcher Creek
Date: September-13-16 3:43:44 PM

Hi Nina:

After review with staff in Capital Projects & Design (they order the majority of our signage), we have no objections to this request.

Sarah Gauden | Manager, Marketing & Events | Hamilton Conservation Authority
P 905-525-2181, ext. 151 | **C** 905-512-3695 | **F** 905-648-4622
838 Mineral Springs Road | P.O. Box 81067 | Ancaster, ON | L9G 4X1

From: Nina Lecic [mailto:nlecic@puslinch.ca]
Sent: September 13, 2016 1:38 PM
To: Gauden, Sarah <Sarah.Gauden@conservationhamilton.ca>
Subject: FW: Greenbelt Walk - Directional Signage for Fletcher Creek

Hi Sarah,

I got your name from the Conservation Hamilton receptionist and she suggested that you would be the best person to talk to.

We got the below request from the Friends of the Greenbelt Foundation. The matter was brought up at Council on September 7th and the following resolution was passed:

THAT Council defers the request by the Friends of the Greenbelt Foundation in order to obtain additional information from Hamilton Conservation.

Can you please review the below request for way signage and let me know whether Conservation Hamilton has any objections to the proposal.

Thank you,

Nina

From: Andrea Herrera Betancourt [mailto:aherrerabetancourt@greenbelt.ca]
Sent: August-30-16 10:52 AM
To: Nina Lecic
Subject: Greenbelt Walk - Directional Signage for Fletcher Creek

Hello Nina,

I am Andrea, the Designer and Program Coordinator at the friends of the Greenbelt Foundation. I just had a conversation on the phone with you about getting directional Signage to [Fletcher Creek walk](#), part of the Greenbelt Route.

I am new in the foundation, but my predecessor, Thevishka, was in conversation with Donna Tremblay on

March and I am taking over the project and I am figuring out next steps.

In summary, MTO agreed to install way finding signage on the 401 and the exit ramps at Hw6 6, along Hwy 6 down to Gore Rd. We are working with MTO, and his team to get these signs designed and installed. His team is also lending us their expertise in meeting traffic standards for sign location (i.e., distance from the intersection) and size.

Wellington County recommended to contact you about installing the signage on Concession Rd 1, Concession Rd. 7, and Gore Rd., as these roads fell within your jurisdiction.

The project will need both MTO and Puslinch commitment to move forward, and is an exciting opportunity to boost ecotourism in the area. We have worked with the MTO in the past on several other Greenbelt Walks directional signs, and have found them very accommodating of the unique needs of each township we work with.

[This map](#) with [this table](#) shows the proposed locations for these signs, and you can see that we have thought very carefully about how people might access Fletcher Creek. And I am attaching photos of existing Greenbelt Walks.

If you have any questions at all, please feel free to call or email me at any time. We are hoping to have these signs produced before the end of our fiscal year in March, and installed in the spring for the start of hiking season.

Thank you,

Andrea

--

[Redacted signature]

Andrea Herrera Betancourt

Designer and Program Coordinator

Tel: (416) 960-0001 ext. 314

aherrerabetancourt@greenbelt.ca

Friends of the Greenbelt Foundation

661 Yonge Street, Suite 500

Toronto, Ontario M4Y 1Z9

www.greenbelt.ca

[Redacted signature]

Possibility grows here.

Township of Puslinch

7404 Wellington Rd 34, Puslinch, ON N0B 2J0

P 519 763-1226 F 519-763-5846

www.puslinch.ca

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From: [Karen Landry](#)
To: [Nina Lecic](#)
Subject: FW: Guelph / GET Tier 3 Update
Date: September-15-16 11:31:29 AM
Attachments: [Tier 3 update September 14 2016 final.pdf](#)
[Guelph-Eramosa Tier 3 Peer Review Summary Notes June 30 16 final.pdf](#)
[Guelph-Eramosa Tier 3 Summary Notes June 15 16 final.pdf](#)
[160517 Wellington SWP to DIR - Guelph Tier 3 reply final.pdf](#)

From: Kyle Davis [<mailto:KDavis@centrewellington.ca>]
Sent: Thursday, September 15, 2016 9:57 AM
To: Ian Roger; Gary Cousins (garyc@wellington.ca); Derek McCaughan; Karen Landry
Cc: Mark Paoli; Harry Niemi
Subject: Guelph / GET Tier 3 Update

Hello Karen, Ian, Derek and Gary,

I wanted to provide you with an update regarding the Guelph / GET Tier 3 work that has been ongoing this summer. Attached is memo outlining the recent interactions since May 2016. Also attached are summaries of the June 15 and 30 provincial peer review meetings and the MOECC June 2016 letter.

In short, the meetings with the provincial peer review team went well and our consultant's comments were well received. However, it did not ultimately change the findings of the Tier 3 study. It is likely that the City of Guelph, GRCA and MOECC will conclude that a well head protection area for water quantity is warranted and policies required around the City of Guelph in our municipalities. The final study and the provincial peer review comments will not be released by GRCA until they are submitted to the Lake Erie Source Protection Committee, tentatively on December 1, 2016. The Province has also indicated that our role as municipal peer reviewers is complete with the exception of some follow up discussions that may be needed this fall between Burnside and Matrix (the Tier 3 consultant) for GET's Rockwood wells.

Once the Tier 3 Water Quantity Risk Assessment has been adopted by the Lake Erie Source Protection Committee. Work will begin on policy development and additional risk management modelling. Mark Paoli and I have already been discussing this process with GRCA staff. GRCA has confirmed that Wellington County municipalities can lead the development of Source Protection Plan policies for their jurisdiction. More information on this should develop over the fall and I will keep you updated. Ultimately, the Tier 3 Water Quantity Risk Assessment will need to be incorporated into the Grand River Assessment Report and any policies into the Source Protection Plan. This is not likely until 2017 or later and there will need to be further committees (RMMEP - Risk Management Measures Evaluation Process) and a public consultation process, led by the GRCA, in order to make those amendments. At the time of the amendments, there is a process under the Clean Water Act

for Councils to formally express comments prior to the Minister's decision.

I know there has been Council interest in this issue and I trust the memo and meeting summaries are useful. Please let me know if you wish me to be present at Council to provide an update. I have already been asked to provide an update to Puslinch Council.

Regards,

Kyle

Kyle Davis | Risk Management Official

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0
519.846.9691 x362 | kdavis@centrewellington.ca | www.wellingtonwater.ca
Toll free: 1-844-383-9800

Wellington Source Water Protection is a municipal partnership between the Townships of Centre Wellington, Guelph / Eramosa, Mapleton, Puslinch, Wellington North, the Towns of Erin and Minto and the County of Wellington created to protect existing and future sources of drinking water.

Memorandum

To: Gary Cousins, Director of Planning, County of Wellington
Karen Landry, CAO / Clerk, Township of Puslinch
Derek McCaughan, Interim Town Manager / CAO, Town of Erin
Ian Roger, CAO, Guelph / Eramosa Township

From: Kyle Davis, Risk Management Official

Date: September 15, 2016

Subject: Update on City of Guelph and Guelph / Eramosa Tier 3 Study

Wellington Source Water Protection
Risk Management Office
7444 Wellington Road 21
Elora, ON, N0B 1S0
1-844-383-9800
sourcewater@centrewellington.ca
wellingtonwater.ca

Background

Guelph / Eramosa Township, the Township of Puslinch, the Town of Erin and the County of Wellington are participating as municipal peer reviewers on the draft Tier 3 Water Budget and Local Area Risk Assessment for the City of Guelph and the Communities of Rockwood and Hamilton Drive. This report is part of the source protection technical work being completed by the Lake Erie Source Protection Region and the Grand River Conservation Authority under the *Clean Water Act*. Our involvement as peer reviewers was initiated in May 2014 for Guelph / Eramosa Township and fall 2014 for the Township of Puslinch, Town of Erin and County of Wellington. The City of Guelph portion of the Tier 3 study began in 2008.

On May 17, 2016, a review package consisting of a summary letter from Wellington Source Water Protection and memorandums by the Township and Town hydrogeologists was submitted to the Ontario Ministry of the Environment and Climate Change (MOECC) and Grand River Conservation Authority (GRCA). This review package was in response to the Matrix Solutions Inc. letters dated March 4 and 7, 2016 on the draft Tier 3 Water Budget and Local Area Risk Assessment for the City of Guelph and the Communities of Rockwood and Hamilton Drive (Water Quantity Risk Assessment report). The Matrix Solutions Inc. letters were in response to an earlier review package submitted by our municipalities dated June 19, 2015. The MOECC provided an initial response to the May 2016 review package in a letter dated June 13, 2016 (attached).

Recent Interactions

In June 2015 and May 2016, our reviewers raised concerns regarding the science underpinning the Tier 3 model especially as it relates to the delineation of the Well Head Protection Area – Quantity (WHPA Q1 / Q2) extent and significance level. In response to these concerns, numerous meetings were held that included our reviewers, the Tier 3 consultant (Matrix), the GRCA, City of Guelph and MOECC. In particular, two meetings were held on June 15 and 30, 2016 with the provincial peer review team for this Tier 3 study. All Tier 3 studies in the Province are completed under provincial mandated rules including the requirement for the study to be peer reviewed by third party, independent experts. For this Tier 3 study, the Provincial Peer Reviewers are Dr. Hugh Whiteley of the University of Guelph, Dr. David Rudolph of the University of Waterloo and Tony Lotimer of ARL Groundwater Resources Ltd.

The peer review meetings on June 15 and 30, 2016 were the opportunity for our reviewers to present their technical concerns directly to the provincial peer reviewers and others for discussion and possibly resolution. Attached are the meeting notes from the June 15 and 30, 2016 provincial peer review meetings. As evidenced by these summaries, substantial discussion occurred about our municipal reviewers' concerns. Overall, our comments were well received by the provincial peer reviewers. Following the peer review meetings, the provincial peer reviewers rendered their decision to the MOECC and GRCA on whether the Tier 3 study and model has been adequately completed in accordance with the provincial technical rules. The provincial peer reviewers also commented to the MOECC and GRCA on whether follow up work is warranted based on our municipal reviewers' comments.

At this time, our municipalities have not been provided copies of the provincial peer reviewers' comments. As per the provincial process, the peer reviewers' comments have been submitted to the GRCA and MOECC to be incorporated into the final Tier 3 Water Quantity Risk Assessment Report and Peer Review Appendix. Currently, Matrix Consultants is finalizing the water quantity modelling and update report for the Water Quantity Risk Assessment. It is our understanding from GRCA staff that the final Tier 3 Water Quantity Risk Assessment and Peer Review Appendix will be presented to the Lake Erie Source Protection Committee, tentatively, at their December 1, 2016 meeting. We have requested that the provincial peer review comments be made public prior to the December 1, 2016 meeting.

Although the conclusions will not be known until the Tier 3 study is finalized, it is likely that the City of Guelph, GRCA and MOECC will conclude that a well head protection area for water quantity is warranted and policies required around the City of Guelph

including within the Township of Puslinch, Guelph / Eramosa Township and Town of Erin.

Attachments

1/ MOECC letter dated June 13, 2016

2/ June 15 and 30, 2016 Meeting Notes (released August 23, 2016)

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June 13, 2016

Kyle Davis
Risk Management Official
Wellington Source Water Protection
7444 Wellington Rd 21
Elora, ON N0B 1S0

**RE: Wellington County Municipal Peer Review Response Regarding Water
Quantity Risk Assessment Report (Tier 3) – City of Guelph and
Guelph/Eramosa Township Water Systems**

Dear Mr. Davis:

Thank you for your letter of May 17, 2016 on behalf of Guelph/Eramosa Township, the Township of Puslinch, the Town of Erin and the County of Wellington (Wellington SWP) outlining your continued concerns related to the Guelph/Guelph-Eramosa Tier 3 Local Area Risk Assessment (Tier 3) and the municipal review process. The letter identified a number of technical and process related concerns:

Technical Concerns

1. How the Tier 3 captures the groundwater – surface water interactions around Arkell Spring Grounds.
2. The need to collect stream flow rate data in 2016 in the Eramosa River around the Arkell Spring Grounds to better inform the Tier 3 model.
3. How the Tier 3 captures the bedrock valley on the east side of Guelph; geological interpretation outside the City limits; verification of drawdown by the City's wells near Aberfoyle; and, the effects of reduced municipal pumping during drought scenarios.

Process Concerns

4. Wellington SWP would like an opportunity to present concerns directly to the Tier 3 Peer Review committee.
5. The timeline for Wellington's municipal review and consideration of the concerns raised through that process does not seem sufficient given the Province's deadline of December 31, 2017 for the submission of the Lake Erie Source Protection Region's (LESPR) updated source protection plan for the Grand River Source Protection Area.

6. Future access for Wellington SWP to Tier 3 model and ownership arrangements for the Tier 3 model.

I have discussed these concerns with James Etienne and Martin Keller at the LESPR and my staff, and I am responding on behalf of the LESPR and the ministry.

There is a peer review process in place to address technical concerns and I understand the Peer Review committee will be meeting June 15, 2016 to consider any outstanding comments, including those presented by Wellington SWP, and to make recommendations on next steps. I am happy to see one of your concerns has already been addressed in that you are being provided an opportunity to present your outstanding concerns to the peer review team. I understand that LESPR submitted a package on May 26, 2016 to the Peer Review committee for their review and comment. The package includes a brief summary along with a full chronology of the municipal peer review process of the Tier 3, including the letters provided by Wellington SWP.

When the Peer Review committee considers Wellington SWP's outstanding comments, they will need to weigh the comments against the program purpose. The Peer Review Water Budget Interim Direction, Version 2.0 (DRAFT) (dated August 9, 2005) outlines the objectives of the peer review as follows:

- To ensure that water budgets are scientifically defensible;
- To ensure consistency with the expectation of the water budget guidance; and,
- To validate the water budget deliverables.

The Ministries of Environment and Climate Change and Natural Resources and Forestry (Province) look to the Peer Reviewers for each Tier 3 for concurrence that Tier 3 is "fit for purpose" as a regional scale water budget model. In our experience, the peer review process is most insightful and informative when the Peer Reviewers engage in discussion about the results and outstanding concerns with the Tier 3 team and municipal reviewers.

Once the Peer Review committee has met, the Peer Reviewers will provide written comments to LESPR either providing their acceptance of the Tier 3 or directing the Tier 3 team to undertake further work to address outstanding concerns. As we have with other water budgets, I will rely on the peer review team to determine if your technical concerns need to be addressed before we move forward. If acceptance is provided, the Tier 3 team will move on to undertake the Risk Management Measures Evaluation Process (RMMEP) this summer. If additional technical work is required before acceptance, the Tier 3 team will take appropriate action based on the Peer Reviewer's recommendations. I hope that Wellington SWP will continue to provide supporting input to that process no matter the outcome of the peer review meeting.

As you know, continuous improvement is fundamental to the source protection program, and as the Tier 3 models are updated, new information will be integrated. For the Grand River source protection area, the conservation authority is required to submit a work plan to the Minister in November 2019, outlining where their assessment report and

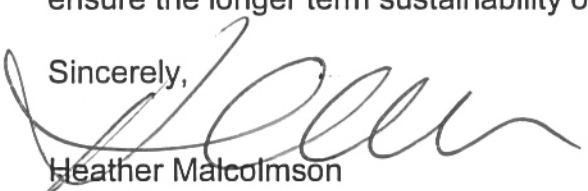
source protection plan need to be updated. Any work not required before acceptance by the Peer Reviewers can be re-evaluated through the program processes, and integrated into future updates as needed.

The ministry recognizes Wellington SWP's continued concerns around the timeline for municipal review of the Tier 3 and the RMMEP. A significant amount of time has been spent developing the water budgets, and if the Peer Reviewers are satisfied with the technical aspects, the process needs to move forward and identify how risks to the Guelph system should be managed. LESPR has proposed a schedule to meet the Minister's deadline. I would ask that Wellington SWP use the schedule to plan their consultation and internal discussions to ensure their feedback is provided to LESPR in a timely manner.

The ministry shares Wellington SWP's concerns about future access to the Tier 3 model. The Province is currently funding the Toronto and Region Conservation Authority and LESPR to develop recommendations for model management, which includes consultation with municipalities and the Province. The ministry has an interest in the models being accessible as we will face challenges requiring the regulated community to consider Tier 3 results if the models are not widely accessible through a transparent process.

In summary, the Province will look to the Peer Reviewers to determine if the model is "fit for purpose", based on their direction the Tier 3 team will move on to the RMMEP or complete additional technical work required for acceptance. If the peer reviewers indicate the additional technical work is not required at this time, and they recommend it be considered in future updates, we will look to the LESPR to include this in their November 2019 work plan outlining the future plan updates. It is important that we not delay the December 2017 timelines and work towards ensuring actions are taken to ensure the longer term sustainability of the Guelph system.

Sincerely,



Heather Malcolmson
Director

Copy: Martin Keller, Project Manager, Grand SPA
Ian Roger, CAO, Guelph/Eramosa Township
Karen Landry, CAO/Clerk, Township of Puslinch
Kathryn Ironmonger, Town Manager/CAO, Town of Erin
Gary Cousins, Director of Planning, County of Wellington
Dave Belanger, Water, City of Guelph
Peter Rider, RMO, City of Guelph
Dale Murray, Lake Erie Source Protection Committee
Wendy Lavender, SPP Manager, MOECC
Elizabeth Forrest, Liaison Officer, MOECC
Kathryn Baker, Hydrogeologist, MOECC
Scott Bates, Water Budget Analyst, MNRF

**Guelph/Guelph-Eramosa Tier 3 Water Budget and Local Area Risk Assessment
Peer Review Committee**

Meeting Summary Notes

Date: June 30, 2016 – 9:00am to 12:00pm

Location: Matrix Solutions Inc., Breslau

Attendees: Chair

Wendy Wright-Cascaden, Acting Chair, Lake Erie Region SPC

Peer Reviewers

Hugh Whiteley – University of Guelph (UofG)

Tony Lotimer – ARL Groundwater Resources Ltd. (ARL)

Participants

Martin Keller, Sonia Strynatka, Ilona Feldmann – GRCA

Kathryn Baker, Cynthia Doughty – MOECC

Eric Hodgins – Region of Waterloo

Kyle Davis – Wellington Source Water Protection (WSWP - a partnership of Wellington County municipalities)

Peter Rider, Dave Belanger – City of Guelph

Dwight Smikle – R.J. Burnside (on behalf of Guelph / Eramosa Township and WSWP)

Stan Denhoed – Harden Environmental (on behalf of Township of Puslinch and WSWP)

Consulting Team

Paul Chin, Patty Meyer, Paul Martin, Jeff Melchin – Matrix Solutions Inc.

Introductions/Project Status

W. Wright-Cascaden started the meeting with introductions and a re-emphasis on the meeting objectives. This meeting is a continuation of the meeting held on June 15, 2016.

1) Meeting Objectives:

- Outline and discuss outstanding municipal concerns on Guelph/Guelph-Eramosa Tier 3 WQRA
- Present and discuss the revised Tier 3 WQRA results and WHPA-Q1 mapping
- Determine next steps towards finalizing the Tier 3 WQRA and commencing the RMMEP

NOTE: Peer Reviewer questions and comments have been highlighted in bold text.

2) Outstanding Municipal Concerns

Surface water leakage into bedrock aquifer and expression of bedrock valley on east side of Guelph (R.J. Burnside concern #1 and #2)

- Committee confirmed that no further discussion was needed.

Eramosa Formation aquitard (R.J. Burnside and Harden concern #3)

- D. Smikle and P. Chin indicated that issue will be addressed as part of the WQRA update.

Collection of necessary data in 2016 to address concerns regarding potential water loss to Eramosa River (R.J. Burnside concern #4)

- K. Davis and M. Keller expressed that they would like the Provincial Peer Reviewers to provide comment on the need for additional data regarding the loss of water from the Eramosa River at Eden Mills.
- **H. Whiteley commented that one should be cognizant of local scale data versus a regional model; T. Lotimer agreed with this comment.**
- **H. Whiteley suggested that this issue is essentially posed as two questions: 1) whether this issue is reason to pause the process and collect any data deemed necessary before continuing the study and; 2) whether this item should be addressed to reduce uncertainty through the continuous improvement process as part of a future model update, i.e., what follow-up activities are recommended for future work particularly regarding the future use of the model? Is this a local-scale study vs. regional-scale study?**
- **Provincial Peer Reviewers to comment on these two questions.**

Update model with best possible information at a local scale to improve calibration (R.J. Burnside concern #5)

- D. Smikle indicated that this issue will be addressed as part of the WQRA update.

Surface Water Leakage into bedrock aquifer/Eramosa River as Groundwater discharge Zone (R.J. Burnside and Harden concern #1)

- The committee reviewed outstanding concerns from the June 15, 2016 meeting and agreed that they will wait for the Provincial Peer Reviewers to submit their comments. D. Belanger commented that the 2015 field data conducted by Stantec is replicated by the steady-state groundwater flow model completed by Matrix. This data included a calibration to water level elevations in multi-level wells throughout the Arkell area and calibration to baseflow at the available stream gauges.
- **The Peer Reviewers expressed that they received sufficient information to comment.**

Additional discussion around water loss at Eden Mills

- S. Denhoed indicated his desire to look at the new data presented by Matrix during the June 15, 2016 meeting. P. Chin presented additional modeling work where Matrix modelled a hypothetical injection well into the Gasport aquifer at 100 to 500 L/s to illustrate potential changes to WHPA-Q1 and potential impacts to the drawdown in the Arkell wells. While the boundary of WHPA-Q1 changed locally (shrinking approximately 500 m when 100 L/s was injected and approximately 1km when 500 L/s was injected), it

was considered insignificant at the scale of the full WHPA-Q1 as the majority of the changes were in the Arkell area. There was minimal change in drawdown at Arkell 1 (less than 0.1 m when water was injected into the deep groundwater flow system at 500 L/s). Injecting water at this rate was simulated to cause hydraulic head in the Gasport Formation to rise far above the ground surface elevation, suggesting the bedrock formations are not transmissive enough or the volume of water injected exceeds the capacity of the bedrock formations. The conductivity values of the bedrock formations are consistent with the conceptual understanding of the geologic units on a broader scale, and were guided by pumping test interpretations. In summary, the observed loss of water at Eden Mills is interpreted to have a minor impact on the water level at Arkell 1 and the size of the WHPA-Q1 in this area.

- D. Belanger explained that the Stantec 2015 report covers the 2013 field data in addition to the 2011/12 data that is available through the City of Guelph website. The 2015 report was provided to Burnside and Harden. D. Belanger also stated that the field data (i.e., multi-level observation wells) confirms the modeling in that the non-accounted water loss does not reach the municipal supply aquifer and that the most likely scenario is that this water resurfaces downstream.
- The committee discussed how difficult it is to capture 100% of streamflow in fractured bedrock conditions such as around Eden Mills, as some flow most likely will be in shallow sub-surface and won't be able to be measured easily through streamflow measurements.
- The committee also discussed that the Tier 3 model represents an average steady state condition based on many factors including long-term stream gauge information and water level monitoring and that seasonal variations, e.g. seasonal stream flows, would not be adequately captured. This is an indication that the stream may be losing in most summer months and may be gaining in winter and spring.
- **H. Whiteley indicated that he had heard sufficient information to render a decision. He also noted that Matrix has demonstrated on a regional scale that the model representation is close but that the model doesn't show local flow conditions in this area.**
- K. Davis, D. Smikle and S. Denhoed have expressed that they had wanted Matrix to model this issue, which they have now done.

Influence of other drawdowns – Nestle/Burke/Aberfoyle (Harden concern #2)

- P. Chin provided results from a transient example of how the drawdown used to delineate the WHPA-Q1 evolves when starting with no pumping in the model and then pumping at the future Allocated Rates, which are used to delineate the WHPA-Q1. Drawdown is predicted to take 10 to 20 years to fully evolve, and the amount of drawdown each year in the periphery of the WHPA-Q1 where drawdown is approximately 1 to 3 m, will be masked by seasonal water level fluctuations that are observed to vary from 1 to 2 m. P. Chin noted that one cannot compare shorter term daily or seasonal fluctuations to the full drawdown predicted under the WHPA-Q1 scenario due to the seasonal variability, and also because the City and surrounding permitted water takers have not historically pumped at the future pumping rates assessed in this study in the Risk Assessment. The committee discussed that it will be

difficult to verify the modelling exercise with field data because the modelled scenarios pump more water than the current pumping. S. Denhoed was satisfied with the explanation provided and suggested that the installation of monitoring wells through the proposed, University of Guelph South Wellington study, may help.

Treatment of 20% reduction of water taking during Level III Low Water Response Condition (Harden concern #3)

- Confirmation that reduction of water takings during low water response conditions are categories of risk management measures and cannot be included in the Risk Assessment as per the Provincial Technical Rules, which is designed to identify intrinsic risk to the municipal water supplies. S. Denhoed was satisfied with the explanation provided.
- A 20% reduction could be added as a scenario in the RMMEP if the Technical Committee desired.

Reduction of Significant Water Taking – Guelph Limestone Quarry (Harden concern #4)

- Confirmation that the Technical Rules do not consider possible future changes to non-municipal water takings. Also, there is currently no information available (within the time horizon (31 years) of the Tier 3 study) that would indicate the quarry status would change. S. Denhoed was satisfied with the explanation provided.

Request to present comment to Provincial Peer Review Team (WSWP concern #1)

- K. Davis noted that the concern was being addressed through the meeting.
- Committee confirmed that no further discussion was needed.

Disagree with commencement of RMMEP at this time (Wellington Source Water Protection (WSWP) concern #2)

- See discussion under WSWP #4

Clarification on access and ownership of Tier 3 model (WSWP concern #3)

- K. Davis agreed that it was not necessary to address the issue at this meeting; the issue is an outstanding concern.

December 31, 2017 deadline to complete RMMEP too rushed (WSWP concern #4)

- W. Wright-Cascaden asked what kind of timeline would be acceptable. K. Davis replied that it depends on the results/findings of the peer review process. Wellington municipalities could provide an answer later in the summer once the RMMEP/policy Terms of Reference has been reviewed in more detail.
- W. Wright-Cascaden recommended that a framework be established for the RMMEP timeline. K. Baker asked Matrix how far off they were from the original draft RMMEP schedule; P. Chin shared that the RMMEP is off by about two months but that it can be compressed with shorter intervals between technical committee meetings.
- M. Keller commented that preliminary water quantity policy development discussions could begin in parallel to the RMMEP; K. Davis agreed but also noted it that it would depend on the outcome of the peer review process. M. Keller stated that a revision of the Terms of Reference for the RMMEP will be started and circulated to the group for comment.

If Province must finalize WQRA under current timeline....consider accepting it with a moderate risk until such time that the outstanding concerns can be addressed.... because of uncertainty (WSWP #5)

- K. Baker indicated that WQRA cannot be finalized with a moderate risk assignment under the current framework of the Technical Rules. Outstanding concerns need to be addressed within current technical framework.

Uncertainty level and significant risk level assignment (ARKELL) (WSWP #6)

- W. Wright-Cascaden referred to the cover letter dated May 17, 2016. P. Chin indicated that under the Technical Rules, Arkell-1 does not trigger a significant risk level because of an exceedance of the Safe Additional Available Drawdown (SAAD) according to Rule 98(3), but because of the results of the uncertainty analysis under Rules 100 and 108. P. Chin then gave an overview of the Safe Additional Available Drawdown calculation at Arkell 1 to show that the evaluation was not overly conservative, and there was room to be more conservative. If Matrix were more conservative, the Safe Additional Available Drawdown value would have been exceeded for the existing condition; thus the assessment at Arkell 1 is considered reasonable. P. Chin also indicated that if Matrix were less conservative for Arkell-1, then one should also be less conservative for Rockwood Well 3 which would then trigger the significant risk level for the Rockwood Well 3 WHPA-Q (which is not joined to the larger Guelph WHPA-Q).
- **H. Whiteley indicated that there is reason to be conservative as it takes 20 years to show pumping changes in the aquifer.**
- K. Davis was concerned that the whole area (WHPA-Q1) becomes significant as a result of one well being triggered. P. Chin indicated that Matrix was not being too conservative, and that due to the uncertainty with respect to the recharge and overburden characterization in the area, as per the Technical Rules, a classification of high uncertainty in the result requires that the area be designated as under significant water quantity risk.
- **T. Lotimer indicated that in his opinion, Matrix had not overstated the case to push Arkell-1 into the significant risk level.**
- **H. Whiteley indicated there appeared to be justification for lowering the Safe Available Drawdown, triggering the significant risk level in drought scenarios.**
- K. Davis accepted the explanation provided.

W. Wright-Cascaden left the meeting at 10:30am and M. Keller took over to chair the meeting.

3) Revised Tier 3 WQRA results and WHPA-Q1 mapping

P. Chin presented the revised WQRA and WHPA-Q1 mapping, and highlighted eight updates since the 2014 Risk Assessment:

1. Inclusion of Rockwood Well 4 in Risk Assessment
2. Revision of allocated rates for Rockwood
3. Revision of safe available drawdown for Rockwood and Hamilton Drive wells
4. Removal of Vinemount formation east of Rockwood
5. Calibration of Rockwood wells 3 and 4

6. Calibration of Nestle Waters well in Aberfoyle
7. Removal of two expired/ non-existent permits in Puslinch
8. Dolime Quarry representation and update

4) Next Steps

The committee discussed the next steps to complete the peer review process. P. Chin explained that the revisions to the Tier 3 Water Budget model over the last couple of years as a result of the municipal peer review process will be captured in an additional appendix to the Water Quantity Risk Assessment (WQRA) Report. K. Davis asked the committee if there were a role for municipal peer reviewers to provide comments on the revised model update appendix. K. Baker indicated that this meeting as part of the municipal peer review process is the opportunity for municipal comments - the next stage of the review rests solely with the Provincial Peer Review Team. **H. Whitely suggested that the municipal focus should now be on the RMMEP.**

The committee confirmed that the conclusion of the municipal peer review process is for Provincial Peer Reviewers to make a determination whether the Tier 3 study needs to be paused for additional data/information to be collected and/or refinements to Tier 3 model, based on discussions from June 15 and 30 meetings and presentation material to be circulated.

The next steps will be as follows:

- Meeting notes from both the June 15 and June 30, 2016 meetings, together with the presentations will be circulated to the committee (Matrix, GRCA)
 - Provincial Peer Reviewers comment on whether there is a need to pause the Tier 3 study, based on the meeting discussions, notes and material presented (Provincial Peer Reviewers)
- Model Update Appendix provided to provincial peer reviewers (Matrix)
 - Provincial Peer Reviewers comment on Model Update Appendix (Provincial Peer Reviewers)
 - Provincial Peer Reviewers comment on whether there are additional recommendations for future work, particularly regarding the future use of the model, i.e., local-scale studies vs. regional study (Provincial Peer Reviewers)
- Revised Water Quantity Risk Assessment (WQRA) report provided in draft (Matrix)
 - Provincial Peer Reviewers comments on draft WQRA Report (Provincial Peer Reviewers)
- Peer Review Summary Report (GRCA)
 - A summary report including all comments and responses from both the provincial and municipal peer review process will be included in final WQRA Report

M. Keller adjourned the meeting at 12 noon.

**Guelph/Guelph-Eramosa Tier 3 Water Budget and Local Area Risk Assessment
Peer Review Committee**

Meeting Summary Notes

Date: June 15, 2016 – 9:30am to 12:30pm

Location: GRCA Head Office, Cambridge

Attendees: Chair

Wendy Wright-Cascaden, Acting Chair, Lake Erie Region SPC

Peer Reviewers

Hugh Whiteley – University of Guelph (UofG)

Dave Rudolph – University of Waterloo (UW)

Tony Lotimer – ARL Groundwater Resources Ltd. (ARL)

Participants

Stephanie Shifflett, Martin Keller, Sonia Strynatka, Ilona Feldmann – GRCA

Kathryn Baker – MOECC

Eric Hodgins, Richard Wootton – Region of Waterloo

Kyle Davis – Wellington Source Water Protection (WSWP - a partnership of Wellington County municipalities)

Peter Rider, Dave Belanger – City of Guelph

Dwight Smikle, Jim Baxter – R.J. Burnside (on behalf of Guelph / Eramosa Township and WSWP)

Stan Denhoed – Harden Environmental (on behalf of Township of Puslinch and WSWP)

Consulting Team

Paul Chin, Patty Meyer, Paul Martin – Matrix Solutions Inc.

Introductions/Project Status

W. Wright-Cascaden started the meeting with introductions and outlining the meeting objectives.

1) Meeting Objectives:

- Outline and discuss outstanding municipal concerns on Guelph/Guelph-Eramosa Tier 3 WQRA
- Present and discuss the revised Tier 3 WQRA results and WHPA-Q1 mapping
- Determine next steps towards finalizing the Tier 3 WQRA and commencing the RMMEP

NOTE: Peer Reviewer questions and comments have been highlighted in bold text.

2) Outstanding Municipal Concerns

Surface Water Leakage into bedrock aquifer/Eramosa River as Groundwater discharge Zone (R.J. Burnside and Harden Concern #1)

- The following discussion took place between 9:40am and 11:45am.
- S. Denhoed presented outline of concern: an unaccounted measured and observed loss of water in 1.5 km long reach of Eramosa River at Eden Mills Pond. S. Denhoed questioned what the implications may be to the WHPA Q1.
- **H. Whiteley agreed that there is an obvious loss of water leaving Eden Mills Pond but does not see satisfactory end points of that water.**
- **D. Rudolph asked if the loss was relatively recent or whether it has occurred for a longer period of time.**
- **H. Whiteley responded that in 2008, the Eden Mills Group noticed that water was being lost and concluded that the loss is a relatively recent phenomenon. The summer water level in the Eden Mills Pond that previously was able to be sustained can now not be achieved. Activities in the Mill Pond, e.g., dredging, may have contributed to greater water loss in this karst environment.**
- D. Belanger explained that pumping rates decreased from 2002 to 2011. Starting in 2011, a pumping test was undertaken at the Arkell Well Field and the wells were pumped at the maximum permitted rate which was almost double the rate that was pumped in the period before 2011. This increased pumping rate did not show any measurable change in the water levels in the Eramosa River at Eden Mills. Several multi-level observation wells located between the Arkell grounds and Eden Mills to the north also support the conclusion that the Guelph takings do not take any, or much, river water in the Eden Mills area. The observed river water loss is interpreted to re-enter the Eramosa River further downstream or south of Eden Mills at Blue Springs Creek. D. Belanger acknowledged that increased pumping at Arkell, however, does cause the horizontal drawdown cone from the Arkell wells to get a little larger and expand towards the Blue Springs Creek area.
- P. Chin responded to the concern by reviewing various reports and providing the results of a sensitivity analysis conducted using the calibrated model. Matrix confirmed that the simulated water levels at the wells and Eden Mills Pond were consistent with the observed water levels and supported Guelph's conclusion that the loss of water at Eden Mills is not due to pumping at Arkell. The FEFLOW model was well calibrated in the Eden Mills Pond area. The water budget of the subwatershed is considered suitable for making long-term aquifer sustainability predictions for the municipal water supply wells of interest within the study area.
- S. Denhoed reiterated the concern that if there is a loss of water not accounted for in the model that it would change the size and shape of the WHPA-Q. P. Meyer/P. Chin responded that the loss of water from the Eramosa River at Eden Mills may be a local phenomenon, and that the water is interpreted to discharge locally within the same subwatershed. Updating the model to represent this local scale feature (i.e., recharge the groundwater system at Eden Mills and enhance surface water discharge further downstream) would not result in a different WHPA-Q1 size or shape or change the results of the long-term sustainability of the groundwater resources at Arkell.
- **D. Rudolph commented that if the loss of water were a recent phenomenon, then**

the Watson Gauge should show a change, i.e. a loss. P. Chin responded that for the 15 years prior to 2005 (1990-2005) compared to the ten years after (2006-2015), the Watson gauge showed no loss, in fact there was an increase in monthly flows. **D. Rudolph replied then either the loss has always been occurring or there is only a loss in one section with the water reappearing upstream of Watson Gauge.**

- **H. Whiteley commented that there is adequate basis for confirming the Tier 3 study as it stands and that questions regarding the Eramosa River and future field work should be addressed under “remaining uncertainties” and if deemed relevant, it could be captured in future implementation phases. H. Whiteley indicated that two hypotheses should be studied: shallow transfer to Blue Springs Creek versus deep recharge to Gasport aquifer.**
- K. Baker suggested that the additional work (necessary to reduce this uncertainty) is likely a “nice to have” rather than a “need to have” for the model’s purpose under the *Clean Water Act, 2006*.
- **The Peer Reviewers expressed that they received sufficient information to comment.** J. Baxter requested that the comments be more formal in nature for delivery to their client municipalities.
- Next steps included providing the revised WQRA report including the 2015 Stantec report referenced by D. Belanger. Also, provincial Peer Reviewers to provide formal comments that include recommendations on whether further field study is necessary and timing (i.e., before RMMEP is finalized or in the 2019 work plan for an update of the Assessment Report).

Expression of Bedrock Valley on east side of Guelph (R.J. Burnside concern #2)

- P. Meyer presented the differences between the Matrix and Ontario Geological Survey (OGS), 2016 conceptualizations in the buried bedrock valley delineation. P. Meyer explained that the Matrix interpretation of the geologic information differs from the OGS interpretation, which interprets a steep sided, constantly downward dipping base of the valley. Matrix interprets the base of the valley to have more topographic variability and the interpretation more closely aligns with the available data and field observations. The same data has been used by both in their interpretations. Matrix’s interpretation indicates fluvial and glacial sources to the valley (including the possibility of multiple channels) while OGS indicates one fluvial source. This results in the OGS interpretation being narrower in width than Matrix’s interpretation.
- P. Meyer indicated that the Matrix interpretation errs on the side of caution as if the valley is wider, it would transmit more water.
- **H. Whiteley asked what is known about the valley fill.**
- P. Meyer indicated Catfish Till and coarser sediments. Matrix did increase the conductivity for one area in the south based on the comments.
- **H. Whiteley asked what the impact of this change was on the WHPA-Q.**
- P. Chin indicated that the change shifts where the losing and gaining areas of the Eramosa River are but did not change the overall WHPA-Q.
- **The Peer Reviewers expressed that they received sufficient information to comment.**
- J. Baxter indicated that this comment was not a make it or break it issue for Burnside but

more of a comment to understand the interpretation since Burnside had not been involved in the development of the model.

Influence of other drawdowns – Nestle/Burke/Aberfoyle (Harden concern #2)

- S. Denhoed explained the Township of Puslinch's concern that there is not a lot of good data that supports that level of drawdown in the Gasport aquifer; concern is about the size and extent of the WPHA-Q1 in the Township. Matrix presented sensitivity analysis that uses the current steady-state model and the future 2031 scenario for municipal takings with progressively "turning off" all groundwater takings to map the drawdown cones from groups of takings. Combined, this gives a picture of the individual impacts of groups of takings and supports the extent of the current WPHA-Q1. K. Baker confirmed the approach used (intersections of drawdown cones) followed the Technical Rules.
- **The Peer Reviewers expressed that they received sufficient information to comment.**

Treatment of 20% reduction of water taking during Level III Low Water Response Condition (Harden Concern #3)

- S. Denhoed outlined that in the future, the Guelph Limestone Quarry may reduce or cease to take water and that this should be taken into account in the future scenario runs. K. Baker explained that the technical rules don't allow for possible future reductions in water takings to be considered in the Tier Three Risk Assessment scenarios, mainly because there is no reliable way to foresee non-municipal future takings, unlike future municipal takings, which are documented in Municipal Water Supply Master Plans.

3) Next Steps and Process Discussion

The Peer Review Committee discussed next steps and what is needed to complete the Peer Review process:

- It was agreed that another meeting is needed to complete the discussion of the remaining agenda items
- Meeting notes from both Part I and II of the Peer Review meetings will then be issued
- Based on the Peer Review meeting notes, Provincial Peer Reviewers will comment on the outstanding issues of concern and decide whether Matrix can proceed with revising the WQRA
- If a green light is given, Matrix to issue a memo with the changes to the WQRA Report since the 2014 version (likely through an additional appendix that documents the changes and new information included in the last two years).
- Peer Reviewers will then sign off on the Matrix model update memo
- Matrix to finalize the WQRA Report. The revised WQRA Report and Peer Review Summary Report will then be submitted to MNRF for their technical acceptance (*this was not part of meeting discussion but would be next step*).

W. Wright-Cascaden adjourned the meeting at 12:45pm.



SENT VIA EMAIL

August 30, 2016

Honourable Jeff Leal
Minister of Agriculture, Food and Rural Affairs
11th Floor
77 Grenville Street
Toronto, Ontario M7A 1B3
jleal.mpp@liberal.ola.org

RE: Reinstatement of the Rural Economic Development Fund

Dear Mr. Leal,

Please find enclosed a copy of the resolution adopted by the Township of North Dundas' Council at the August 9th, 2016 session. I am including a copy of the referenced documentation from the Municipality of South Dundas for your information.

Sincerely,

Jo-Anne McCaslin
Clerk

Encls.

cc: Premier Kathleen Wynne (premier@ontario.ca)
Honourable Brad Duguid, Minister of Economic Development, Employment and Infrastructure
(bduguid.mpp@liberal.ola.org)
Brenda Brunt, Director of Corporate Services / Clerk, Municipality of South Dundas
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Township of Laurentian Valley <info@lvtownship.ca>; Township of Leeds and the Thousand Islands <vanessa@townshipleeds.on.ca>; Township of Limerick <info@township.limerick.on.ca>; Township of Loyalist <info@loyalist.ca>; Township of Lucan Biddulph <ldeboer@lucanbiddulph.on.ca>; Township of MacDonald, Meredith & Aberdeen Additional <twpmacd@onlink.net>; Township of Machar <bpaulmachar@vianet.ca>; Township of Madawaska Valley <info@madawaskavalley.ca>; Township of Madoc <clerk@madoc.ca>; Township of Malahide <malahide@malahide.ca>; Township of Manitouwadge <mhartling@manitouwadge.ca>; Township of Mapleton <reception@mapleton.ca>; Township of Matachewan <township@ntl.sympatico.ca>; Township of Mattawan <mattewan@efni.com>; Township of Mattice-Val Cote <mattice@ntl.sympatico.ca>; Township of McGarry <treasure@ntl.sympatico.ca>; Township of McKellar <clerk@township.mckellar.on.ca>; Township of McMurrich/Monteith <mcmurric@gmail.com>; Township of McNab Braeside <info@mcnabbraeside.com>; Township of Melancthon <info@melancthontownship.ca>; Township of Minden Hills <admin@mindenhills.ca>; Township of Montague <info@township.montague.on.ca>; Township of Moonbeam <cgendron@moonbeam.ca>; Township of Morley <townshipofmorley@gmail.com>; Township of Mulmur <info@mulmur.ca>; Township of Muskoka Lakes <cmortimer@muskokalak.es.ca>; Township of Nairn and Hyman <nairncentre@personainternet.com>; Township of Nipigon <info@nipigon.net>; Township of Nipissing <admin@nipissingtownship.com>; Township of North Algona Wilberforce <naw@nalgonawil.com>; Township of North Dumfries <info@northdumfries.ca>; Township of North Dundas <info@northdundas.com>; Township of North Frontenac <info@northfrontenac.ca>; Township of North Glengarry <liselavigne@northglengarry.ca>; Township of North Huron <schambers@northhuron.ca>; Township of North Kawartha <info@northkawartha.on.ca>; Township of North Stormont <admin@northstormont.ca>; Township of Norwich <mbratley@twp.norwich.on.ca>; Township of O'Connor <twpoconn@tbaytel.net>; Township of Opatika <twpopas@persona.ca>; Township of Oro-Medonte <info@oro-mendonte.ca>; Township of Otonabee-South Monaghan <info@osmtownship.ca>; Township of Papineau-Cameron <admin@papineaucameron.ca>; Township of Pelee <info@pelee.ca>; Township of Perry <info@townshipofperry.ca>; Township of Perth East <township@pertheast.ca>; Township of Perth South <township@perthsouth.ca>; Township of Pickle Lake <picklelake@picklelake.org>; Township of Plummer Additional <plumtwsp@onlink.net>; Township of Prince <lmousseau@twp.prince.on.ca>; Township of Puslinch <admin@puslinch.ca>; Township of Ramara <ramara@ramara.ca>; Township of Red Rock <info@redrocktownship.com>; Township of Rideau Lakes <info@twprideaulakes.on.ca>; Township of Russell <info@russell.ca>; Township of Ryerson <admin@ryersontownship.ca>; Township of Sables - Spanish Rivers <inquiries@sables-spanish.ca>; Township of Schreiber <clerk@schreiber.ca>; Township of Scugog <mail@scugog.ca>; Township of Seguin <info@seguin.ca>; Township of Selwyn <twpsel@nexicom.net>; Township of Severn <hsander@townshipofsevern.com>; Township of Sioux Narrows - Nestor Falls <info@snnf.ca>; Township of South Algonquin <admin@southalgonquin.ca>; Township of South Frontenac <admin@southfrontenac.net>; Township of South Glengarry <info@southglengarry.com>; Township of South Stormont <info@southstormont.ca>; Township of Southgate <info@southgate.ca>; Township of South-West Oxford <mgreb@swox.org>; Township of Southwold <southwold@twp.southwold.on.ca>; Township of Springwater <info@springwater.ca>; Township of St. Clair <webmaster@twp.stclair.on.ca>; Township of St. Joseph <stjoeadmin@bellnet.ca>; Township of Stirling - Rawdon <info@stirling-rawdon.com>; Township of Stone Mills <caoclerk@stonemills.com>; Township of Strathroy - Caradoc <general@strathroy-caradoc.ca>; Township of Strong <clerk@strongtownship.com>; Township of Tarbutt & Tarbutt Additional <tarbutt@township@bellnet.ca>; Township of Tay

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<taytownship@tay.ca>; Township of Tay Valley <clerk@tayvalleytwp.ca>; Township of Tehkummah <twptehk@amtelecom.net>; Township of Terrace Bay <info@terracebay.ca>; Township of the Archipelago <hgage@thearchipelago.on.ca>; Township of the North Shore <info@townshipofthenorthshore.ca>; Township of Tiny <dluker@tiny.ca>; Township of Tudor and Cashel <clerk@tudorandcashel.com>; Township of Tyendinaga <info@tyendinagatownship.com>; Township of Uxbridge <info@town.uxbridge.on.ca>; Township of Val Rita-Harty <administration@valharty.ca>; Township of Wainfleet <ssmith@wainfleet.ca>; Township of Warwick <info@warwicktownship.ca>; Township of Wellesley <info@wellesley.ca>; Township of Wellington North <township@wellington-north.com>; Township of West Lincoln <reception@westlincoln.com>; Township of White River <info@whiteriver.ca>; Township of Whitewater Region <info@whitewaterregion.ca>; Township of Wilmot <info@wilmot.ca>; Township of Wollaston <wollaston@bellnet.ca>; Township of Woolwich <woolwich.mail@woolwich.ca>; Township of Zorra <admin@zorra.on.ca>; Townships of Head, Clara and Maria <twpshcm@xplornet.com>; United Counties of Leeds and Grenville <reception@uclg.on.ca>; United Counties of Prescott and Russell <alatreille@prescott-russell.on.ca>; United Counties of Stormont, Dundas & Glengarry <info@sdgcounties.ca>; Village of Burk's Falls <villageofbf@bellnet.ca>; Village of Casselman <info@casselman.ca>; Village of Hilton Beach <info@hiltonbeach.com>; Village of Merrickville - Wolford <admin@merrickville-wolford.ca>; Village of Newbury <office@newbury.ca>; Village of Oil Springs <oilsprings@ciaccess.com>; Village of Point Edward <info@villageofpointedward.com>; Village of South River <info@southriverontario.com>; Village of Sundridge <villageoffice@sundridge.ca>; Village of Westport <sbryce@villageofwestport.ca>

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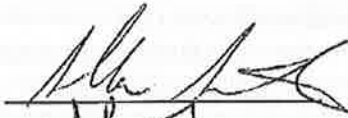
Tel. (613) 774-2105 Fax (613) 774-5699

North Dundas Resolution:

THE CORPORATION OF THE TOWNSHIP OF NORTH DUNDAS

RESOLUTION

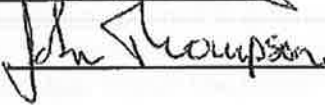
MOVED BY



RESOLUTION NO

7

SECONDED BY



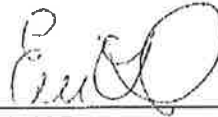
DATE August 9, 2016

That Council support the resolution received from the Municipality of South Dundas that requests the Premier of the Province of Ontario to reconsider suspension of the Rural Economic Development program (RED) and its integration into the Jobs and Prosperity Fund and further; That letters of support be sent to the Premier of the Province of Ontario and the Ministry of Agriculture, Food and Rural Affairs.

☒ CARRIED

☐ DEFEATED

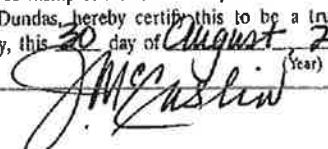
☐ DEFERRED



MAYOR

Recorded Vote:

Mayor Duncan _____
Deputy Mayor Boyce _____
Councillor Armstrong _____
Councillor Fraser _____
Councillor Thompson _____

I, Jo-Anne McCaslin, Clerk of the Township of North Dundas, in the County of Dundas, hereby certify this to be a true copy, this 30 day of August, 2016 (Year)


South Dundas documentation:

Treasury

From: Fran Urbshott
Sent: Tuesday, April 26, 2016 12:53 PM
To: Treasury
Subject: FW: RED Program
Attachments: RED Program Project List.pdf; RED Program Resolution.pdf

13(i)

From: Brenda Brunt [mailto:bbrunt@southdundas.com]
Sent: Tuesday, April 26, 2016 9:31 AM
To: rhunter@southdundas.com
Subject: FW: RED Program

Good Morning:

Please find attached a resolution that was passed by Council of the Municipality of South Dundas at their regular Council meeting held on April 19, 2016 for your Council's consideration and support.

The government of Ontario has suspended the current intake of applications to the Rural Economic Development (RED) program with plans to integrate it into the restrictive Jobs and Prosperity Fund. This will prevent the ability of rural municipalities to access funding for capacity building community economic development projects. Please see the attached list of projects that were eligible for funding under the RED program.

Thank you for your consideration!



Brenda M. Brunt, CMO

Director of Corporate Services/Clerk
Municipality of South Dundas
34 Ottawa Street, P.O. Box 740
Morrisburg, ON K0C 1X0

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southdundas.com

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MUNICIPALITY OF SOUTH DUNDAS

34 Ottawa Street, P.O. Box 740
Morrisburg ON K0C 1X0
613.543.2673 | southdundas.com

MOVED BY *Debbie McNamee* **RESOLUTION NO** _____
SECONDED BY *[Signature]* **DATE** April 19, 2016

WHERE AS in the 2016 Ontario Budget, the government of Ontario has suspended current Intake of applications to the Rural Economic Development program and has indicated that it plans to integrate the program into the Jobs and Prosperity Fund.

WHERE AS the Jobs and Prosperity Fund is narrowly focused and is restricted to private sector organizations and industry partners, which prevents access to funding for rural municipalities and others who formerly benefitted from the Rural Economic Development Program. The emphasis on large projects that meet either of minimum \$5 million or \$10 million in eligible project costs thresholds, will significantly restrict benefits from this fund.

WHERE AS in contrast, the Rural Economic Development Program supported a number of capacity building projects including but not limited 'Business Retention and Expansion' and 'Downtown Revitalization' projects and Economic Development Strategic Planning projects for small rural municipalities who were looking to improve their local economy. Also of note is that because the Jobs and Prosperity Fund is not specifically designated for rural areas, that funds from this program will likely favour more urban areas of the province.

NOW THEREFORE BE IT ~~RESOLVED~~ **RESOLVED** THAT THE Council of the Municipality of South Dundas asks the government of Ontario to reconsider the suspension of and the integration of the Rural Economic Development Program into the Jobs and Prosperity Fund with the view to ensuring that Rural Economic Development Program stays as an intricate funding program of the Province that will support capacity building and foster economic growth in rural municipalities in Ontario.



MUNICIPALITY OF SOUTH DUNDAS

34 Ottawa Street, P.O. Box 740
Morrisburg ON K0C 1X0
613.543.2873 | southdundas.com

-2-

BE IT FURTHER RESOLVED THAT this resolution be circulated to all municipal and regional councils in Ontario requesting that they endorse and support this resolution and communicate their support to the Premier and the Minister of Agriculture, Food and Rural Affairs.

☒ CARRIED ☐ DEFEATED ☐ DEFERRED


MAYOR

Recorded Vote:

Mayor Delegarde	_____
Deputy Mayor Locke	_____
Councillor St. Pierre	_____
Councillor Ewing	_____
Councillor Mellan	_____

Nina Lecic

From: Karen Landry
Sent: September-09-16 3:01 PM
To: Nina Lecic
Subject: FW: CH Response to CA Act Review - EBR 012-7583
Attachments: CH Response to CA Act Review - EBR 012-7583 Sept 8-16.pdf

From: Michelle Caissie [<mailto:mcaissie@hrca.on.ca>]
Sent: Thursday, September 08, 2016 3:57 PM
Cc: jane.maccaskill@halton.ca; mike.zegarac@hamilton.ca; Karen Landry; scottw@wellington.ca; ray.green@oakville.ca; james.ridge@burlington.ca; bill.mann@milton.ca; brentm@haltonhills.ca; joefarwell@grandriver.ca; dmartin-downs@creditvalleyca.ca; cfe@conservationhamilton.ca; kgavine@conservationontario.ca; david.szwarc@peelregion.ca; janice.baker@mississauga.ca; bdenney@trca.on.ca;
Kathy Menyes
Subject: CH Response to CA Act Review - EBR 012-7583

Good Afternoon:

Please find attached the Response Letter to EBR 012-7583 from Conservation Halton.

Should you have any issues with the download of the document please respond to this email.

Regards
Michelle

Michelle Caissie
Senior Administrative Assistant, Watershed Management Services
Conservation Halton
2596 Britannia Road West, Burlington, ON L7P 0G3
905.336.1158 ext. 2227 | Fax 905.336.6684 |
mcaissie@hrca.on.ca
conservationhalton.ca

****On-line mapping now available <http://www.conservationhalton.ca/online-mapping> ****



905.336.1158
Fax: 905.336.7014
2596 Britannia Road West
Burlington, Ontario L7P 0G3
conservationhalton.ca

Protecting the Natural
Environment from
Lake to Escarpment

September 8, 2016

Mr. Alex McLeod, Policy Officer
Ministry of Natural Resources and Forestry
Policy Division, Natural Resources Conservation Policy Branch
Water Resources Section
300 Water Street
Peterborough ON K9J 8M5

Dear Mr. McLeod:

Re: Conservation Authorities Act Review Consultation Document
"Conserving our Future: Proposed Priorities for Renewal"
EBR Registry Number: 012-7583
Conservation Halton Comments

Thank you for the opportunity to provide input to this phase of the *Conservation Authorities Act* review. Attached is Conservation Halton's (CH) Board report entitled, "Provincial Review of the Conservation Authorities Act, Conservation Halton Response to 'Conserving our Future: Proposed Priorities for Renewal', May 2016", which serves as Conservation Halton's official response to the document. The attached report was endorsed by the CH Board of Directors on August 30th, 2016. As such, I respectfully submit this report to the Province for consideration.

Conservation Halton was established in 1963 at the request of its member municipalities and with the support of the Province of Ontario. The watershed is 1,000 square kilometres in size, contains 17 main creek systems, 26 kilometres of Lake Ontario shoreline and 80 kilometres of Ontario's Niagara Escarpment. Conservation Halton owns, manages and protects 10,640 acres (4,300 hectares) of mostly natural lands, consisting of extensive forests, wetlands and river systems. Its conservation areas provide both active and passive recreational opportunities for watershed residents and also provide outdoor educational opportunities for the watershed's youth. Conservation Halton owns, operates and maintains four flood control dams and reservoirs as well as three flood diversion channels that provide flood protection to watershed communities. Conservation Halton's work is geared toward finding balance between the needs of the natural ecosystems and those of the 450,000 residents living in the watershed. This watershed is one of the most rapidly growing areas in Ontario and Conservation Halton's efforts to conserve, protect and restore the watershed ecosystems is vital to ensure a healthy society, a healthy economy and a healthy environment.

The *Conservation Authorities Act* review process is providing an opportunity to modernize and improve the legislative and policy frameworks to allow for more effective natural resources management at the watershed scale and to effect positive change on the landscape – changes that promote sustainability and work to combat the effects of climate change. Together, conservation authorities, the Province of Ontario and local municipalities can not only build on our partnerships, but also support each other in achieving healthy watersheds and healthy communities for the citizens of Ontario. Therefore, I respectfully request your consideration of this correspondence and attached report as part of this review process.

Should you have any questions, please do not hesitate to contact either myself at extension 2270 or Kathy Menyes, Director Watershed Management Services at extension 2228.

Yours sincerely,



Hassaan Basit
CAO/Secretary-Treasurer

Cc Ms Jane MacCaskill, CAO, Region of Halton jane.maccaskill@halton.ca
Mr. Mike Zegarac, GM, City of Hamilton mike.zegarac@hamilton.ca
Ms Karen Landry, CAO, Township of Puslinch klandry@puslinch.ca
Mr. Scott Wilson, CAO, County of Wellington scottw@wellington.ca
Mr. Ray Green, CAO, Town of Oakville ray.green@oakville.ca
Mr. James Ridge, City Manager, City of Burlington james.ridge@burlington.ca
Mr. Bill Mann, CAO, Town of Milton bill.mann@milton.ca
Mr. Brent Marshall, CAO, Town of Halton Hills brentm@haltonhills.ca
Mr. Joe Farwell, Grand River Conservation Authority joefarwell@grandriver.ca
Ms Deborah Martin-Downs, CAO, Credit Valley Conservation Authority
dmartin-downs@creditvalleyca.ca
Mr. Chris Firth-Eagland, CAO, Hamilton Conservation Authority
cfe@conservationhamilton.ca
Ms. Kim Gavine, General Manager, Conservation Ontario
kgavine@conservationontario.ca
Mr. David Szwarc, CAO, Region of Peel david.szwarc@peelregion.ca
Ms Janice Baker, City Manager, City of Mississauga
Janice.baker@mississauga.ca
Mr. Brian Denney, Toronto & Region Conservation Authority
bdenney@trca.on.ca

CONSERVATION HALTON
Sent by Email

REPORT TO: Board of Directors

FROM: Hassaan Basit, CAO/Secretary-Treasurer
905.336.1158 x 2270

Kathy Menyes, Director Watershed Management Services
905.336.1158 x 2228

DATE: August 30, 2016

SUBJECT: Provincial Review of the *Conservation Authorities Act*
Conservation Halton Response to "*Conserving our Future: Proposed Priorities for Renewal*", May 2016

Recommendations

THAT the Conservation Halton Board of Directors approve and endorse the CH staff report entitled "*Provincial Review of the Conservation Authorities Act, Conservation Halton Response to 'Conserving our Future: Proposed Priorities for Renewal', May 2016*", dated August 29, 2016; and

AND FURTHER THAT Conservation Halton staff be authorized to submit this report to the Ministry of Natural Resources and Forestry as Conservation Halton's formal response to the Ministry of Natural Resources and Forestry's report "*Conserving our Future: Proposed Priorities for Renewal, May 2016*";

AND FURTHER THAT the Conservation Halton Board of Directors endorse the Conservation Ontario submission on the *Conservation Authorities Act* review;

AND FURTHER THAT Conservation Halton staff be directed to circulate this report to CH member municipalities, adjacent conservation authorities and to Conservation Ontario for information purposes.

Report

In 2015, the Province of Ontario initiated a review of the Conservation Authorities Act (CA Act), which governs the operations of Ontario's 36 conservation authorities. A Discussion Paper was issued for public review and comment and the Conservation Halton Board of Directors approved and endorsed the CH staff report (ADM 321) on this matter, dated September 24, 2015.

In the spring of 2016, the Province of Ontario initiated the second stage of the CA Act provincial review by issuing a second discussion paper that builds on the input received in 2015 to assist in strengthening the conservation authority model and the programs and services which CAs deliver to watershed residents. This discussion paper is entitled "*Conserving our Future: Proposed Priorities for Renewal, May 2016*" and is attached for the members' information. This discussion paper is posted on the Environmental Registry with comments due on September 9, 2016. Based on input received from the 2015, this document identifies the Province's five priorities for updating the CA Act's legislative, regulatory and policy framework as follows:

1. Strengthening oversight and accountability in decision-making.
2. Increasing clarity and consistency in roles and responsibilities, processes and requirements.
3. Improving collaboration and engagement among all parties involved in resource management.
4. Modernizing funding mechanisms to support conservation authority operations.
5. Enhancing flexibility for the province to update the *Conservation Authorities Act* framework in the future.

Each theme lists suggested actions to be taken by the Ministry to strengthen, improve, enhance and modernize the conservation authority model.

The Province hosted multi-stakeholder meetings in early June 2016 to gather focussed input to the discussion paper. Conservation Halton staff participated in the sessions held in London and Newmarket, together with representatives from other conservation authorities, Conservation Ontario, Ontario's municipalities and several interest groups including the agricultural sector, developers, environmental interest groups as well as non-governmental agencies. Good discussion and constructive comments were provided at the sessions for consideration by the Province to improve the effectiveness of conservation authorities. In addition, the Province established an advisory panel consisting of many of the noted sectors and interests to further guide the Province's actions. Hassaan Basit, CAO of CH, is a representative on this advisory panel. As the members can see, the Province is undertaking thoughtful and considered consultation on this matter and giving thorough and focussed thought to improving the conservation authority model and the delivery of integrated watershed management in Ontario.

CH has determined six key areas that should be impressed upon to the Province in this review:

- A) **Maintain the broad mandate of Conservation Authorities as outlined in the Act**
The broad objects and powers of CAs outlined in the CA Act allow us to respond to natural resource management needs and challenges as they evolve and change, based on what is best for the watershed and its communities. A narrow mandate would hamper CA abilities to effect positive change on the landscape.
- B) **Recognize, validate and strengthen the role Conservation Authorities play in helping to achieve provincial and municipal objectives:**
Owing to our unique position, Conservation Authorities play a critical role in achieving a number of provincial and municipal goals and objectives related to natural resource management on a watershed basis, sustainability and climate change. The lack of provincial validation can create confusion about CA roles and responsibilities, and may limit the ability of CAs to support provincial objectives as needed in the future. Greater recognition of, and support for, the roles of CAs will result in more effective natural resource management, ultimately leading to improved well-being for Ontarians.
- C) **Maintain the current collaborative approach of CAs to recognize the important partnerships that we have with municipalities and numerous provincial ministries:**
The relationship between CAs and municipalities has evolved into strong partnerships for the implementation of provincial and regional objectives, in order to meet local needs. Municipalities are under pressure to meet growth targets and environmental standards set by the province and CAs provide invaluable support to them in implementing these targets and standards. Maintaining the collaborative, partnership-driven approach of CAs, through a Provincial policy directive or memorandum of understanding, would enable opportunities to further grow the contributions of CAs in achieving shared goals for building sustainable communities.

The Cromble Panel report and the Provincial 4-Plan Review itself call for a watershed planning approach to managing challenges and for "sustained focus, investment and coordination across provincial ministries and with other levels of government to ensure that the potential of this great region is realized." CAs are an integral part to achieving this success.

D) Establish a sustainable and equitable funding model:

The current CA funding model does not recognize the resources needed to sustain a broad suite of CA programs that help build and support sustainable communities, while realizing provincial objectives and priorities in natural hazard and natural heritage planning and long term management; watershed protection, restoration and monitoring; natural hazard management and remediation/mitigation; cultural heritage and outdoor education; land acquisition and regional greenspace; community connections, stewardship and recreation; as well as climate change and adaptation. Although each watershed and municipality has unique challenges and needs, the reliance on municipal funding and fee for service makes it challenging for CAs with low populations to provide basic levels of service. In 2015, the funding formula for the CH budget was: 60 % self-generated revenue (user fees); 34 % municipal levy; 3% provincial/federal grants; 2% other (private and public grants) and 1% Foundation. A similar funding formula exists in 2016 for CH. This is a lop-sided funding model that, to date, CH has made work. One can only imagine the challenges that CAs with low populations and low municipal tax bases must deal with.

E) Ensure the CA Act and its administration allow CAs to support emerging natural resource management issues including the directions of the Provincial plans currently being updated:

CAs, due to their long history in watershed planning and management, expertise and ability to work collaboratively with diverse stakeholders and within an array of legislative processes, are well positioned to assist and support the province on a number of emerging priorities. As local implementers, CAs can leverage successful partnerships and help fulfill the new directions emerging from the four Provincial Plans currently being updated, assess potential watershed impacts and support sustainability and community transformation initiatives.

F) Facilitate Conservation Authority Service Excellence:

Many of the suggested actions outlined in the Province's recent discussion paper on CAs speak to applying modern and best practices to both the governance of CAs and the administration of its Regulations. CAs are dedicated to improving service standards and operations and have undertaken a number of initiatives to avoid conflict, duplication and delay in environmental review and approval processes. CH has itself improved our service delivery significantly in recent years. CH staff agree that this is a priority for the review of the CA Act and support the province in continuing to improve service delivery of Ontario's conservation authorities.

With input from Ontario's conservation authorities, Conservation Ontario developed a collective position, which has been endorsed by Conservation Ontario Council and has been submitted to the Province for consideration. The collective position reflects the six matters identified above by CH staff. It also provides detailed recommendations for legislative, policy, administrative and program improvements and priorities. We have attached the CO response for information.

To summarize, the Conservation Ontario response, among other matters, makes the case for enabling CAs to maintain our broad mandate; recommends a preamble and a purpose statement in the CA Act that reflects that mandate; promotes CAs as the delivery agent for integrated watershed management that is informed by science, recognizing that upstream activities impact downstream conditions and considers environment, economy and societal interests and needs together; encourages the modernization of governance and accountability

provisions within the CA Act; encourages the Province to create a formalized inter-ministerial table, which includes CAs, to ensure multiple provincial priorities are addressed through integration on a watershed basis; promotes a cost shared, multi-ministry sustainable funding model for CAs; and, confirms the CA commitment to improved client service delivery, with appropriate resourcing. CH staff concur with the recommendations of the Conservation Ontario response to the provincial discussion paper.

Conclusions and Recommendations

Conservation Halton plays a significant role in the management of renewable natural resources in its watershed. Flood forecasting and warning is important to the safety of watershed communities. The operation of CH dams provides for flood protection and supplies water to the rivers during the summer low flow periods. CH protects thousands of acres of natural areas and provides recreational opportunities and important outdoor educational opportunities for watershed residents. Resource and environmental planning and natural hazards management programs help to minimize future risk from development in and adjacent to floodplains, wetlands, the Lake Ontario shoreline and erosion prone areas. Private and public landowner stewardship programs encourage cooperative approaches to restoring degraded areas, encourage good land and water management practices and enables coordinated improvements to the overall health of our watersheds.

The Province, watershed municipalities and CH will continue to work together to deliver effective natural resources management programs on a watershed basis to our communities. The new CH Strategic Plan will position CH to further improve our programs and services and adapt to new challenges as they arise. CH staff believe that continued discussions with the Province regarding this newest discussion paper will allow us to create new and strengthened partnerships that will benefit our watershed municipalities and communities. CH staff, therefore, recommend that the CH Board of Directors endorse this report, the CO response to the Province on this matter and direct staff to submit our comments to the Province for consideration in the CA Act Review exercise.

Prepared and respectfully submitted by:



Katherine J. Menyes, Director
Watershed Management Services

Approved for circulation:



Hassaan Basit
CAO/Secretary-Treasurer



Alex McLeod, Policy Officer
Ministry of Natural Resources and Forestry
Policy Division
Natural Resources Conservation Policy Branch
Water Resources Section
300 Water Street
Peterborough, Ontario, K9J 8M5

July 28, 2016

Dear Mr. McLeod:

Re: *Conserving our Future: Proposed Priorities for Renewal* (EBR 012-7583)

Thank you for the opportunity to comment on the *Conserving Our Future: Proposed Priorities for Renewal*. Conservation Ontario represents Ontario's 36 Conservation Authorities (CAs), which are local watershed management agencies, mandated to ensure the conservation, restoration and responsible management of Ontario's water, land and natural habitats through programs that consider human, environmental and economic interests and needs.

The following comments are submitted for your consideration based upon a review by CAs and these were endorsed by majority electronic vote (July 28, 2016) of the Conservation Ontario Council. These comments reflect the collective considerations of CAs and are not intended to limit consideration of comments shared individually by CAs.

Conservation Ontario (CO) acknowledges the efforts of staff from the Ministry of Natural Resources and Forestry (MNRF) who met with CO staff throughout the spring and summer of 2016 to discuss recommendations.

GENERAL COMMENTS

In June, Conservation Ontario and Conservation Authority staff participated in multi-stakeholder engagement sessions that were held across the Province to discuss the *Conserving Our Future: Proposed*

Priorities for Renewal as well as a two-day multi-stakeholder external advisory committee meeting organized by the Parliamentary Assistant Eleanor McMahon. Following these meetings, Conservation Ontario identified a number of key messages which provide further context for the legislative amendments and work plan priorities identified in this letter. The key messages include:

1. **Conservation Authorities do not have a 'core mandate' solely focused on natural hazards management.** The *CA Act* (Sections 20 and 21) enables a very broad mandate for Conservation Authorities to undertake watershed-based programs and activities deemed to be vital to the "conservation, restoration, development and management of natural resources".
2. **Conservation Authorities are the delivery agents for Integrated Watershed Management (IWM).** Integrated watershed management is an approach that requires us to manage human activities and natural resources, together, on a watershed basis to ensure the sustainable and resilient ecological and socio-economic well-being of Ontario.
3. **Conservation Authorities need to work at a more formalized 'inter-ministerial' table.** This recognizes that Conservation Authorities' programs and services benefit many ministries and help to address multiple provincial priorities through integrated watershed management. Ongoing sustainable funding to support these priorities needs to come from multiple ministries.
4. **Conservation Authorities are committed to improving client service delivery standards, with appropriate resourcing.** Varying financial capacity/disparity among Conservation Authorities impacts the programs and services that are available on a province-wide basis. Frameworks for improvement need to allow flexibility to reflect local watershed needs and reflect best practices on a continual basis.

These key messages are further elaborated on in the priorities laid out below in our submission which are categorized either as short term priorities (i.e. Legislative amendments – within the next several months) or longer term priorities (i.e. 2017-2021 MNRF/CO/CA shared work plan). The priorities, as outlined below, are intended to move the CAA Review forward in such a way as to result in some substantive changes that improve and support CA service/program delivery for the people of Ontario while minimizing administrative burden. Conservation Ontario's comments are focused upon addressing the need for a more efficient and effective approach to environmental and resource management in Ontario to face today's escalating and more complex challenges such as climate change and land use changes.

1.0 Conservation Ontario Priority #1: Legislative Amendments

Legislating additional administrative burdens without addressing the provincial funding shortfall to support the basic operational capacity of a watershed management agency will result in further widening of gaps in capacity and service delivery among Conservation Authorities. It will result in a reduced focus on addressing our critical environmental management issues of today; including climate change and Great Lakes water protection. Conservation Ontario does not support legislative amendments that add administrative burdens without beneficial outcomes for better natural resource management. It is important that through this review process, the Act and its regulations not become mired in excessive details best captured in non-legislative documents like policies and guidelines to

ensure they can be updated and adjusted as needed with ease. With regard to the recommended legislative amendments that follow, Conservation Ontario continues to be committed to working with Ministry of Natural Resources and Forestry staff on their refinement.

These are not presented in order of priority but in the order that we think they would appear in the legislation and it is noted that additional resources may be required in order to meet any additional legislated administrative responsibilities to ensure a consistent approach.

1.1 Preamble and/or Purpose Statement (new Sections)

It has become evident through the course of the *Conservation Authorities Act* review that there is confusion amongst the Ontario public and others with regard to the mandate of Conservation Authorities. We are therefore recommending that a Purpose Statement and Preamble be included as part of the *Conservation Authorities Act*.

The Purpose Statement and Preamble, proposed in Attachment 1, reinforce Ontario's various legislative decisions that Conservation Authorities, as watershed management agencies, are an effective delivery mechanism to address the uncertain and escalating environmental conditions which impact important water and land resources. These are detailed in the rationale section of the tables in Attachment 1.

As currently written, Conservation Authorities feel that the Act mandates them to manage our natural resources and human activities together on a watershed basis using an integrated watershed management approach. This clarity does not appear to be universally understood across stakeholder groups such that a Purpose Statement and Preamble is recommended as proposed in Attachment 1. Practically speaking, it is expected that this would provide a contextual framework for future work on an Integrated Watershed Management Provincial Policy (see Priority 2.1) as well.

1.2 Delegation to Conservation Authorities with funding (new Section)

It is recognized from the *Conserving Our Future: Proposed Priorities for Renewal* that it is considered necessary for a new Section in the Act that the Province formally delegate natural resource conservation and management programs and services to Conservation Authorities. In order to avoid additional financial burden to current municipal funders, delegation of additional provincial programs and services to Conservation Authorities should be accompanied with financial resources or the ability to obtain funding through other sources of revenue (see September 2015 submission for details).

Conservation Ontario does not support additional clauses for delegation to other entities where CAs exist. Given the current concerns around consistency, clarity, and transparency, CAs feel this may create even more inconsistencies around conservation and natural resource management in the province. The focus in this review should be on improving the existing mechanism, Conservation Authorities, which were created for delivery of such programs on a watershed basis in partnership with government bodies, participating municipalities and other stakeholders. Notwithstanding this opposition to such a clause being put in the CAA, it is noted that the Minister already has these abilities under Section 13.1 (1) of the *Ministry of Natural Resources Act*.

Delegation of programs to entities where Conservation Authorities do not exist does not appear to fit within the context of this review, either, and the Minister already has these abilities under Section 13.1 (1) of the *Ministry of Natural Resources Act*. Additional clauses in this regard are not supported.

1.3 Enable Counties to participate in a Conservation Authority (Section 4.0)

Section 2 of the *Conservation Authorities Act* addresses municipal representatives appointed to form a Conservation Authority Board. Further, Section 4 of the Act outlines that a regional municipality shall act in the place of the local municipalities within the regional municipality for the purpose of appointing representatives.

Regional municipalities are upper-tier municipalities; however, the Act does not specifically enable Counties (or Districts) that are upper tier municipalities to participate in a Conservation Authority. The opportunity should be created for consideration of Counties, as upper tier municipalities, to be the one window for the local municipalities to participate on a CA Board. This option should be provided for local consideration as it could have efficiency benefits to the operations of a CA with regard to i) budget approval through a single entity accustomed to delivery of services at a larger scale, and, ii) reporting to a single upper-tier municipality versus many presentations to local municipalities, and, iii) reduction of the size of CA Boards. As well, this proposed amendment enables a model whereby County systems could easily ensure that the local municipalities continue to be involved in the CA by, for example, requesting the local municipalities to provide the names of those who they would like to serve on the CA. The County could then appoint the members, could have their own representative, and pay the levy.

In conclusion, it is recommended that the CAA be modernized to enable Counties (or Districts), as upper-tier municipalities, to participate in a conservation authority upon agreement by the local municipalities. It is important to note that this proposed amendment is purposefully drafted as 'optional' to provide the opportunity for the existing local municipalities and upper-tier municipality to reach agreement. This added section could state:

upon agreement of each local municipality that is confirmed by resolutions passed by the councils of each, an upper-tier municipality County (or District) may act in the place of the local municipalities for the purpose of appointing representatives, voting and generally acting on behalf of their respective municipalities.

1.4 Remove administrative burden and clarify municipal council appointments (Section 14(4))

Section 14(4) of the Act states that "Term: No member of an authority shall be appointed to hold office for more than three years at any one time". Currently, municipal councils appoint CA board members, typically at the beginning of a four-year term. Municipal councils in Ontario used to be on a three-year election cycle, therefore appointments to CA boards were (are) addressed in the Act using the three-year concept. This should be modernized to acknowledge the current four-year election cycle.

The current practice of using three-year appointment terms is administratively inefficient and administrative burdens decrease the efficiency of the operation of a Conservation Authority. It is recommended that the Act be amended to support that all municipal appointees must be confirmed by

a new Municipal Council and leave the Term to be set by the municipalities at the time of appointment. With appointment occurring with each new Municipal Council, in effect the term will not be more than 4 years. In addition, since some municipal councils can take months for their appointment processes, it is recommended that the existing Board member remains in place and represents that municipality until a new resolution is received to appoint another person.

1.5 Modernize references to 'costs' and confirm apportionment (Sections 27 and 1)

It is recommended that the Act identify and define the types of costs that could be included in Levies; and the Act, or Regulations under the Act, should say how the levies are to be apportioned. A preliminary suggestion of the types of costs and their definitions are provided in Attachment 2.

Either the Act or a Regulation would need to say how to apportion the categories of costs provided in Attachment 2. There are two methods of apportioning levies:

- 1) Watershed-wide (General): where the entire watershed benefits from the program or project (or where it is not feasible to identify who actually benefits).
- 2) Special Benefitting: where one or more of the municipalities benefit from the program or project, rather than the whole watershed.

The first category should be apportioned to all of the participating municipalities, based on the modified Current Value Assessment formula. The second category should be charged against only the municipality or municipalities that benefit, in a manner as mutually agreed.

The Act speaks to levies for different types of costs – administration, maintenance, capital, etc. The Act and Regulation 670/00 currently say that the levy for administration costs is to be apportioned on the basis of modified CVA. This is appropriate since the general administration costs support the entire watershed. Operating Costs need to be specifically referenced in the Act and apportioning those costs should be the same way, if the operating costs are for general watershed-based programs. Conservation Authorities should have the option of allocating both Capital and Maintenance levies to 1) the watershed, or 2) benefiting municipalities when they can be identified. There are cases where a capital project may benefit a specific municipality or more, but there are also cases where it is not really possible to calculate who actually benefits. For example, some large dams actually benefit all municipalities because they address the impacts of upstream activities (drainage, agriculture, development) but they also allow the reduction of flooding or augmentation of flows downstream. On the other hand, something like an erosion control project would likely have a distinct beneficiary. The foregoing option for apportionment is summarized in Attachment 2.

The description of costs and apportionment provided in Attachment 2 is one option and it is intended as a discussion starter. It is proposed that the details be finalized through discussions with MNRF staff, AMO, and CA representatives/experts with a view to achieving legislative amendments within the next several months.

1.6 Clarify variances in interpretation between CAA and Levy Regulation 670/00

The sustainability of our municipal levy process and funding tool are paramount in the long-term sustainability of Conservation Authorities. Since 2000, there has been a discrepancy between the legislation and the associated regulation regarding the apportionment of conservation authority levies.

Section 27 (6) of the Act states:

“Where only a part of a participating municipality is situated in the area over which the authority has jurisdiction, the amount apportioned to that municipality may only be charged against the rateable property in that part of the municipality and shall be collected in the same manner as municipal taxes for general purposes.”

Section 26 (5) of the Act states:

“Where only a part of a participating municipality is situated in the area over which the authority has jurisdiction, the portion of the money required to be raised by that municipality for capital expenditure may be charged only against the rateable property in that part of the municipality.”

After tax reforms in 1998, and pursuant to Section 27(16) the Province enacted Ontario Regulation 670/2000 which states:

3. (2) “A participating municipality’s modified assessment is the assessment calculated by dividing the area of the participating municipality within the authority’s jurisdiction by its total area and multiplying that ratio by the modified current value assessment for that participating municipality.”

The regulation creates a contradiction in that the method of apportioning the levy owed by the municipality to the Conservation Authority differs from the method by which the municipality collects the property tax. Because of the uneven distribution of assessment within municipalities, the two approaches can often produce very different results. As an example, if 25% of a municipality is within a CA’s jurisdiction, and that area has relatively lower assessment than the balance (a rural area, for instance) the Authority would be entitled to 25% of the total assessment of the municipality, which in turn would be required to assess the tax against only those properties within the 25% area. This would create an onerous tax burden on those properties. The intent of the regulation appears to be to “share the wealth” in the same way that a facility such as a new arena would be paid for across the entire tax base rather than just those ratepayers in the arena’s “catchment area.”

Given the complexities of this discrepancy and the potential impacts any changes could have on Conservation Authorities and Municipalities, it is important that we work closely with the Province, Municipalities and the Conservation Authorities to come to a resolution that is fair and equitable.

Conservation Ontario is recommending that the Province clarify the variances in interpretation between the CAA and the Levy Regulation 670/00. If a “Levy Task Force” consisting of provincial, municipal and conservation authority representatives cannot reach a relatively quick resolution as to whether legislative amendments are required then this item should transition to a longer-term work plan commitment.

1.7 Modernize enforcement provisions to reflect current environmental regulations/tools (Section 28)

Please see "S. 28 Regulations Proposed CA Act Amendments" (Attachment 3) for further details and proposed wording.

Antiquated enforcement provisions within the Act prevent CAs from addressing violations in a timely and cost-effective manner. CAs are seeking basic regulatory compliance tools common in other environmental regulatory legislation including stop work orders, orders to comply, and increasing the penalties upon conviction associated with contravening the Act. These amendments would assist with removing barriers to CAs minimizing continuing violations, environmental damage and gaining compliance quickly. CAs are also proposing the establishment of a conservation fund to return fines imposed by the courts to conservation projects in the watershed. Such funds have been established under current legislation including the "Ontario Community Environment Fund" created under the *Ontario Water Resources Act* and the *Environmental Protection Act* and the Environmental Damages Fund under the *Federal Fisheries Act*.

1.8 Clarify the language and process to enable effective use of the existing legislation (Section 28 & 1)

Please see "S. 28 Regulations Proposed CA Act Amendments" (Attachment 3) for further details and proposed wording.

Increased clarity in the language is essential to ensure efficient program delivery. Provincial direction to remove legal ambiguities will tackle current complications within the Act, including addressing that the Act does not reference alteration to shorelines whereas the regulations do; that a court can only order a person upon conviction to rehabilitate a watercourse or wetland rather than any regulated area; and that the definition of wetlands (Section 1) results in time and resource consuming studies to determine whether or not it is regulated. It is additionally proposed that the CA Act address whether or not permissions can be granted "after the fact" when work has already been completed. This change will prevent CAs from having to engage in two parallel processes (i.e. Mining and Lands Commissioner and the court system) in situations where work is already (or partially) complete and does not meet the tests of the regulation. This will result in administrative and cost efficiencies and prevent a situation where two potentially contradictory decisions are made by decision-making bodies.

Amend the legislation to clarify that CAs can require proponents of major applications, such as large-scale fill activities, to provide a refundable security deposit (i.e. letter of credit) to cover any unforeseen costs of site remediation.

1.9 Modernize governance and accountability provisions (Section 30 and Administration Regulation)

Section 30 requires approval of the Minister for what is commonly referred to as Conservation Authority 'Administration Regulations'. Section 30 and the 1985 Minister's regulation provide a general framework for the board rules of all CAs. Provincial direction and expectations with regard to governance and accountability could be clarified through updates to this section of the Act, and the 1985 Minister's Regulation under the Act. The attached Administration regulation (Attachment 4 – 37 pages) was written by Kawartha Conservation with a view to current best practices for municipalities and not-for-profit corporations. It is provided in this submission as one example of what could be supported with

regard to modernization of the governance and accountability provisions; there are other examples. Providing a modernized general framework would result in more consistency across Conservation Authorities while strengthening oversight and accountability. Compliance can be ensured through provincial audit/review processes.

1.10 Remove Administrative burden associated with OMB approval of Board per diems (Section 37)

Administrative burdens decrease the efficiency of the operation of a Conservation Authority. It is recommended that Section 37 be amended to remove the requirement for Ontario Municipal Board approval for Board members' salaries, expenses and allowances since little to no provincial money is used to compensate CA Board members' expenses.

2.0 Conservation Ontario Priority #2: Policy Development: 2017-2021 Shared Work Plan Priorities

Conservation Ontario would welcome the opportunity to work with the MNRF and Province over the next four to five years to develop policies and guidelines to support the intent of the stated objective of the CAA review which is "to identify opportunities to improve the legislative, regulatory and policy framework that currently governs the creation, operation and activities of conservation authorities" (p.4, *Conserving Our Future: Proposed Priorities for Renewal*). As indicated in the preamble to Conservation Ontario's Priority #1: Legislative Amendments, Conservation Ontario feels strongly that many of the proposed provincial actions can be dealt with through provincial policies and guidelines to ensure they can be updated and adjusted as needed with ease. To achieve the proposed priorities listed below, this four to five year work plan requires a shared commitment of the Province and Conservation Authorities to work on them collaboratively and in consultation with other stakeholders. These are listed in order of priority.

2.1 Multi-Ministry body to support an integrated watershed management approach to provincial policy

Conservation Authorities support the mandates of many provincial ministries. There could be greater efficiencies and a clarification of mandates and responsibilities through a coordinated multi-ministry engagement approach. Conservation Ontario supports establishment of a multi-ministry body in a formalized relationship with participation of CAs via CO endorsed representatives (which could include staff and municipal members) in order to capture the full range of benefits provided to provincial priorities by CA programs and services. It is suggested that the proposed Purpose Statement and Preamble (Section 1.1 and Rationale in Attachment 1) could provide a contextual framework for development of a proposed Integrated Watershed Management Provincial Policy at such a collaborative inter-ministry table. This policy would capitalize on resource management that delivers local program needs while meeting cross-ministry science, policy, and legislative objectives. Discussions need to take place about how such an approach could be implemented.

It is noted that any provincial policy should not be so prescriptive as to discourage future provincial partnerships nor limit effective and innovative local resource management actions on a watershed basis. As taken from the proposed preamble, it should support "actions to address unique and local natural

resources issues, as well as emerging and unforeseen natural resources challenges". The dialogue would identify and confirm priority programs (that would be supported by a sustainable funding formula) enabling greater consistency across the province and supporting the integration of management imperatives.

Conservation Authorities have demonstrated their strengths in implementing integrated watershed management at the local scale by involving municipalities, businesses, environmental non-government organizations and other stakeholders in shared decision making about management plans and actions to be undertaken in the watershed.

2.2 Delivery of provincially mandated programs and new business relationship with Conservation Ontario and Conservation Authorities

This work plan item would determine the details of how delegation legislation will be implemented and it would be further to multi-ministry IWM discussions. Any delegation is premised on funding being provided or for which cost recovery could be achieved. Conservation Ontario is advocating for a multi-ministry sustainable funding model for any provincially mandated programs best delivered on a watershed basis. A sustainable multi-ministry funding formula to support provincial priorities and to meet our current and emerging environmental imperatives and priorities are paramount in the long-term sustainability of Conservation Authorities. Such a funding model would result in consistent standards, training and stakeholder communication, and could explore opportunities for Conservation Authorities to act as a "one-window" service delivery agent for the Province (see September 2015 comments). Conservation Ontario supports accountability mechanisms (e.g. provincial audits/reviews) being applied to any such funding model.

Additional elements of the cost-sharing formula between levels of government should include at least 50% provincial funding (unless Federal funding reduces each level of government's share) and must take into account inflation and the local ability to pay. In the past, local ability to pay was addressed through equalization payments from the Province and today remains unaddressed leading to issues of capacity. Developing a more equitable means of allocating provincial funding to CAs based on an analysis of CAs' revenue, area, population and the ability to locally fund programs and services should be considered a high priority.

Additionally, discussions of the formula would include looking at efficiency opportunities including shared services, and CA restructuring. Conservation Ontario further recommends that the Province consider incentive funding to support CAs to examine the feasibility, options and ultimately implementation of any CA restructuring.

As part of the above discussions it is supported that there will be a new business relationship with Conservation Ontario, CAs, MNRF and potentially other provincial ministries. CO is well positioned to provide leadership in strengthening and facilitating the relationship between CAs and the Province and helping to improve collaboration, coordination and service standards. There is a need for longer term, formal commitments with appropriate sustainable financial compensation or incentives in order to

ensure ongoing outcomes supporting provincial priorities. Memorandums of Understanding may be mechanisms that could be explored.

To ensure capacity, initial one-time investments may be required in order to enable all / some CAs to meet province-wide commitments on a long term basis. In the absence of an inter-ministry table, it is assumed that we will continue in a piece-meal fashion via issue-specific contracts that fit within Conservation Ontario's strategic plan for the collective of CAs and issue-specific contracts between a CA and a provincial ministry that fits their watershed priorities and strategic plan.

2.3 Streamlining and Improving Service Delivery Standards for Plan Review and Permitting – Updated Provincial Process Guidelines

Conservation Ontario and the Conservation Authorities have a shared commitment to improving client services and implementing best management practices in the MNRF 2010 *Policies & Procedures for CA Plan Review and Permitting Activities*. CAs support a review of these and update (if necessary) in order to address streamlining and consistency concerns. To undertake this work plan activity, CAs support re-creation of an expanded multi-stakeholder table, such as a Service Delivery Review Committee (similar to the CA Liaison Committee (CALC) with additional stakeholders) to address, on a regular basis, streamlining and other issues relating to service standards (e.g. posting municipal Service Agreements); and clarification of a 'complete' application is supported as well. Such a multi-stakeholder table can also address user fees to ensure they are established in an open and transparent manner, are consistent with provincial direction and adequately support the effective delivery of CA operations, programs and services. It is strongly supported that regular multi-stakeholder training on the MNRF (2010) Policies and Procedures is required.

CAs have been actively involved in the creation of streamlining tools to improve customer service, including the "Drainage Act and Conservation Authorities Act Protocol ("DART Protocol") and the draft "Conservation Ontario's Guide to Development of an Agricultural Guide to Conservation Authority Permits". In these cases and for implementation of the Plan Review and Permitting Guidelines, updated provincial technical guidelines would be very beneficial to improving customer service.

2.4 Conservation Authorities Act Section 40 Regulations

Section 40 of the CAA enables the writing of a regulation to define terms. To establish consistency, clarity and effectiveness in upholding CA regulatory responsibilities definitions for the terms "conservation of land" and "interference in any way" are required. The Section 28 Regulations Committee has established definitions for these terms based on an analysis of Mining and Lands Commissioner (MLC) decisions and supporting documentation. These definitions have been upheld by the MLC and in the court system. A lack of a legislated definition has been a major stumbling block for moving towards increased CA consistency as it has prevented the Province from creating or endorsing technical guidance for the implementation of Section 28 (discussed in Section 2.5). The lack of clarity within these definitions is also a major hindrance to the adoption of any risk-based approach (as suggested by the *Proposed Priorities for Renewal*, p.10) and the upholding of Provincial environmental

legislation through the court system. See Attachment 5 for the proposed definitions for “conservation of land” and “interference in any way”.

The Province is encouraged to convene a multi-stakeholder table to discuss and establish appropriate definitions for these undefined terms through a Section 40 regulation while respecting the legal basis and history surrounding the proposed definitions.

2.5 Streamlining and Improving Service Delivery Standards for plan review and permitting – updated Provincial Technical Policies and Guidelines

Conservation Authorities need consistent provincial technical guidance and appropriate financial support to CAs for compliance with, and defense of, regulations. Conservation Authorities are very vulnerable to the unexpected costs of litigation necessary in the administration and enforcement of their regulations. Often, in defense of provincial and municipal interests, Conservation Authorities must incur significant legal costs that are not budgeted. Development proponents, and defendants who have the time, money, or legal resources are often prepared to use their ability to participate in extended and costly litigation as a way of deterring Conservation Authorities from pursuing prosecutions. A provincial fund to assist Conservation Authorities in paying significant legal costs in the defense of and administration of their Regulation should be considered. Additionally, lack of clarity in the legislation and provincial technical documents can further complicate and prolong court cases and hearings thus increasing the costs.

To streamline and improve service delivery standards for plan review and permitting there are a number of steps that need to be undertaken. An important aspect of this work is to clarify definitions in order to simplify and consistently uphold CA regulatory responsibilities; this is a ‘Section 40 regulation’ workplan item previously discussed in Section 2.4. Once these definitions are clarified, it will be necessary to provide policy guidelines to support implementation of the regulations including an update to the Conservation Ontario 2008 *Draft Guidelines to Support Conservation Authority Administration of the “Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation”*.

The existing technical guidelines all require an update to address contemporary issues and provincial priorities, including climate change, green infrastructure and wetland conservation. As part of the update, and in order to promote consistency and improved service delivery, the Natural Hazard Technical Guidelines should clearly articulate that they were developed to support both the implementation of decisions surrounding the *Provincial Policy Statement* and the CA Section 28 Regulations. The *Natural Hazard Technical Guidelines* updates should address climate change considerations, as well as regulatory event flow increases resulting from urban development. Updates to flood and Great Lakes shoreline guidelines are the current priority. This would also support the work undertaken to update the procedures surrounding the creation and updating/expansion of Special Policy Areas. Conservation Ontario has specific expertise in these areas and is prepared to assist.

New technical guidelines to streamline and improve service delivery are required to achieve the provincial priority of conserving wetlands. As outlined in Conservation Ontario’s comments on “Wetland Conservation in Ontario: A Discussion Paper (EBR 012-4464)” the gaps in Ontario’s current wetland

policy framework have created loopholes for wetland destruction. The comments offered to the Province recommended providing necessary guidance and technical material, as well as coordination of terms, definitions, and implementation instruments. The *Recommendations for Conducting Wetland Environmental Impact Studies (EIS) for Section 28 Regulations Permissions* prepared by Beacon Environmental (December, 2010) for Conservation Ontario utilizing funding from the Ministry of Natural Resources and Forestry outlines a process for providing the necessary implementation support for permit applications in wetlands and adjacent areas. This includes the approval of necessary definitions through a Section 40 regulation, update and approval of the 2008 Draft Guidelines, and the creation of MNRF technical guidelines for wetlands which support both the implementation of Section 28 permissions and the *Provincial Policy Statement*. The Province should also take steps to address the recommendations contained within the 2010 report.

There is a need to address the above gaps within current policy directions regarding the application of CA regulations so that there is a consistent and relevant frame of reference prior to the consideration of a broader risk-based approach to the issuance of permit approvals as suggested by the *Proposed Priorities for Renewal* (p.10). A CA permit is a technical review/assessment and the regulation covers a range of natural hazards considerations. It is noted that the natural hazards in a CA jurisdiction and the extent of the activities (i.e. scale and scope) contribute to the assessment of risk and the ability to be flexible. A risk management framework should be applied on a watershed jurisdiction basis and resultant outcomes will vary accordingly. Conservation Ontario looks forward to further extensive discussion on the application of a risk-based approach to the regulations.

2.6 Financial Accountability

Stakeholders appear to have a relatively low level of understanding of the financial accountability and transparent processes applied at Conservation Authorities. As a first step, it is supported that the details be clarified and communicated so that everyone has a common understanding. Conservation Authorities support transparency. As a starting point, the following is what Conservation Ontario would propose to be communicated:

CAs conduct annual financial audits. These are publicly accessible through CA Board meetings and minutes, along with annual reports on CA programs and services, as per public sector best management practices. No other legislative solutions should be necessary.

Currently, CAs follow expenditure and report back practices as required by the Province for program/project funding; we support provincial audits/reviews. No other legislative solutions should be necessary.

2.7 Board Governance and Indigenous Peoples, stakeholder and special interest engagement

The MNRF document highlighted the need to enhance Indigenous Peoples' participation in the development and delivery of stewardship, science and educational initiatives and to clarify the process for Indigenous People to join or establish a CA. Conservation Ontario has not seen the details of what is proposed by Indigenous Peoples for involvement in CA Boards and programs and look forward to providing a response as coordinated by the Province. The province may wish to establish a separate

process for Indigenous Peoples' engagement focusing on clarifying engagement responsibilities and building meaningful relationships. It is noted that, with the support of the Ministry of Environment and Climate Change, CAs have engaged First Nations communities during all stages of the source protection planning process and there are 44 First Nation communities located within source protection areas.

Municipalities appoint members with an interest in representing their interests and watershed interests; appointees may be municipal councilors or citizens. CAs prefer the current arrangement where a wide variety of watershed stakeholders and special interest groups including the general public, industry and agencies participate in the development and implementation of local watershed management projects on committees and working groups which are complementary to the CA Board structure (e.g. Watershed Advisory Councils/Committees, Source Protection Committees, etc.). As such they share decision-making responsibilities helping to direct priorities and then track progress.


Conclusion

In order to move forward effectively, Conservation Ontario considers it critical to have coordinated communication by the Province, municipalities and CAs that clarifies roles and responsibilities of Conservation Authorities in the CAA and in other pieces of legislation (e.g. Clean Water Act).

As well it is noted that CO and CAs are committed to improving information sharing, networking and corporate effectiveness through best management practices training, templates and guidelines and will continue to move forward in this regard.

Thank you for the opportunity to engage in the engagement sessions and comment on the *Proposed Priorities for Renewal*. Conservation Authorities play an important role in addressing today's environmental and resource management challenges and we look forward to working with MNRF through the *Conservation Authorities Act* review process. Should you have any questions regarding the above comments please contact myself (ext. 231) or Bonnie Fox (Manager, Policy and Planning) at 905-895-0716 ext. 223.

Sincerely,



Kim Gavine
General Manager

c.c. All Conservation Authorities' CAOs

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ATTACHMENT 1

Proposed Purpose Statement and Preamble

Table 1: Purpose Statement

Purpose Statement	Rationale
The purpose of this Act is for the Government of Ontario to provide for the conservation, restoration, development and management of natural resources by supporting participating municipalities to collaborate on a watershed basis through Conservation Authorities' programs and services, working with government bodies and other stakeholders.	This statement is to confirm the mandate of the Conservation Authorities in order to specifically address stakeholder confusion about this. This statement reiterates the Objects and Powers of Authority under the Act, and is aligned with an integrated watershed management approach by reiterating the importance of managing natural resources and human activities together on a watershed basis. It acknowledges the role of member municipalities while speaking to the overall collaborative partnership approach. It supports our ability to address unique and local natural resources issues, as well as emerging and unforeseen natural resources challenges.

Table 2: Preamble

Preamble Sections	Rationale
1. WHEREAS the demands on Ontario's natural resources are increasing rapidly; AND THAT more knowledge is needed of the nature, extent and distribution of those resources, and the present and future demands on a watershed basis; AND THAT actions must be taken to ensure that those demands are sustainably met;	Sustainability This section recognizes the demands on natural resources due to ongoing pressures including land use changes and growth. This section reiterates that these pressures should be examined and better understood on a watershed basis in order to determine a sustainable means to meet the demands. This is consistent with Ontario's acknowledgement of CAs as public commenting bodies under the <i>Planning Act</i> and public bodies under the <i>Great Lakes Protection Act</i> . As well, it is consistent with <i>Lake Simcoe Protection Plan Act</i> and Ontario's proposed requirement for watershed plans in the Provincial Plan Review.
2. AND WHEREAS the impact of climate change on natural resources of Ontario is a significant threat to the health, well-being and prosperity of the people of Ontario; AND THAT more knowledge is needed of the impact of climate change on those resources; AND THAT actions must be taken to mitigate and adapt to those impacts to ensure the	Climate Change This section acknowledges that climate change is impacting natural resources, our health, and the economy crossing political and other boundaries. This section highlights the need to study climate change in order to identify and implement appropriate mitigation and adaptation measures to protect human life and build

Preamble Sections	Rationale
protection of human life and infrastructure and the resilience of natural resources;	resilient communities and resources. This is consistent with the Ontario's related legislative amendments and proposals noted above. As well, this is consistent with Ontario's 2014 Provincial Policy Statement amendment to Section 3.1 'Natural Hazards' for which Conservation Authorities have provincially delegated responsibility to represent provincial interests, which states "Planning authorities shall consider the potential impacts of climate change that may increase the risk associated with natural hazards". Natural resource management on a watershed-basis helps protect municipal and private infrastructure from natural hazards and climate change impacts. This general statement includes, but is not limited to, the \$2.7 billion in water and erosion control infrastructure which is managed by Conservation Authorities and the important role of green infrastructure in water management.
3. AND WHEREAS the pollution of natural resources of Ontario is also a threat to the health, well-being and prosperity of the people of Ontario; AND THAT as a result, actions must be taken to prevent and mitigate pollution;	<p>Pollution</p> <p>This section brings to attention the contamination of natural resources which impacts public health and the environment, and the need to address this issue through measures such as Section 28 permits under the <i>Conservation Authorities Act</i> which prevent sedimentation and the import of contaminated fill, amongst other measures. This is consistent with Ontario's acknowledgement of CAs as source protection authorities under the <i>Clean Water Act</i>, public commenting bodies under the <i>Planning Act</i> and public bodies under the <i>Great Lakes Protection Act</i>. As well, it is consistent with <i>Lake Simcoe Protection Plan Act</i> and Ontario's proposed requirement for watershed plans in the Provincial Plan Review.</p>
4. AND WHEREAS the conservation, restoration, development and management of natural resources on a watershed basis is an effective approach to ensure healthy and sustainable Great Lakes, surface water and groundwater including drinking water sources, and associated ecosystems, soil, and air resources which in turn support prosperous and resilient communities.	<p>Watershed Management</p> <p>This section provides the logic in watershed-based natural resource management; therefore supporting the work of watershed-based CAs. It is noted that this approach provides a locally relevant boundary that supports bringing together stakeholders crossing political boundaries and consideration of broader natural resource issues that cross watershed boundaries (e.g. groundwater, ecosystems, natural heritage systems, and air).</p>
5. AND WHEREAS the Province of Ontario desires that Conservation Authorities deliver programs utilizing an adaptive management framework that is watershed-based and informed by science, to result	<p>Local Issues, Science and Adaptive Framework</p> <p>This section reiterates the Objects in Section 20 and Powers of Authority in Section</p>

Preamble Sections	Rationale
In actions that address unique and local natural resources issues, as well as emerging and unforeseen natural resources challenges.	21 of the <i>Conservation Authorities Act</i> , which aligns with an integrated watershed management approach based on watershed science and a continuous improvement cycle of implementing measures and monitoring their performance. This watershed-based adaptive framework approach lends itself to addressing local, unique and unexpected natural resources issues including climate change impacts, resource depletion and pollution.
6. AND WHEREAS the Province of Ontario desires that, Conservation Authorities collaborate with participating municipalities, Indigenous peoples, government bodies and others, bringing together all stakeholders on a watershed basis to manage natural resources and human activities together for the health, social and economic well-being of Ontarians.	<p>Integrated Watershed Management Approach</p> <p>This section also reiterates the Objects in Section 20 and Powers of Authority in Section 21 of the <i>Conservation Authorities Act</i>, which aligns with an integrated watershed management approach supporting shared decision making about management actions. Conservation Authorities bring together multiple stakeholders crossing political and other boundaries to efficiently and sustainably address common natural resource issues while considering the connected interests of ecology, economy and society.</p>
7. AND WHEREAS the Province of Ontario recognizes the substantial public land holdings of the Conservation Authorities and the value and importance of these for conservation, connecting people to nature through recreation and education, and for the overall health of people and watersheds.	<p>Connecting People and Nature</p> <p>This section also reiterates the Powers of Authority in Section 21 of the <i>Conservation Authorities Act</i> and makes the linkage between conservation programs that link to human activities and needs in the watershed. This is consistent with the Province's various initiatives emphasizing tourism, cultural heritage, health, and environmental education which they have relied upon partnerships with CAs for delivery. This relationship most recently aligned through the Great Lakes Protection Act and associated multi-ministry Strategy.</p>

ATTACHMENT 2

One Option for Types of Cost and Apportionment of Different Types of Levy

The types of costs and their definitions could state:

- 1) "administration costs" means salaries and travelling expenses of members and administration employees of an authority, office rent, maintenance and purchase of office equipment, and all expenditures necessary to support carrying out the objects of an authority other than operating, capital and maintenance costs.
- 2) "operating costs" means salaries, benefits, travel, supplies, vehicles and equipment, and all expenditures required in relation to the implementation and operation of a project or program undertaken by an authority for the furtherance of its objects.
- 3) "capital costs" means expenditures for major projects such as water and erosion control infrastructure, roads, land acquisition, trails, and buildings.
- 4) "maintenance costs" means all expenditures required specifically in relation to the operation or maintenance of a capital project.

Table 1: Apportionment of Different Types of Levy

Type of Levy	How to apportion the levy	
General Administration and Operating Costs for Watershed-based Programs	Watershed Levy (based on Modified CVA)	
Capital and Maintenance Costs *	If the project/program benefits entire watershed: Watershed Levy (based on Modified CVA)	If the project/program benefits some, but not all of the participating municipalities: Allocated according to benefit

**We would have to include operating costs for small local projects in this category if we want to charge a special benefitting levy.*

ATTACHMENT 3

S. 28 REGULATION PROPOSED CA ACT AMENDMENTS

Updated July, 2016

Conservation Authorities Act Section	What is being proposed? (Brief explanation and description of the change)	Why is this change being proposed?
28(1)(b) prohibiting, regulating or requiring the permission of the authority of straightening, changing, diverting or interfering in any way with the existing channel of a river, creek, stream or watercourse, or for changing or interfering in any way with a wetland,	<p>28(1)(b) prohibiting, regulating or requiring the permission of the authority of straightening, changing, diverting or interfering in any way with the existing channel of a river, creek, stream or watercourse, or for changing or interfering in any way with a wetland, or for altering the shoreline of the Great Lakes – St. Lawrence River System or inland lake;</p> <p>The addition of the phrase “or for altering the shoreline of the Great Lakes – St. Lawrence River System or inland lake”</p>	Currently CAs’ individual regulations and the “Content Regulation” refer to the regulation of alterations to shorelines however this is not included in the Act. This has caused some confusion when a CA is prosecuting a matter as the Act and the Regulations are not complementary.
Sections 28(12) to 28(15) relate to hearings, grounds for refusing permissions, reasons for decisions and appeal	Permission required under a regulation made under clause (1) (b) or (c) may be refused by the authority, or if the authority so directs, by the authority’s executive committee without a hearing if the development, interference or alteration for which permission being requested is complete or partially complete and subsection (16) applies and subsection (15) will not apply.	The Conservation Authorities Act is silent on whether or not a CoA has to accept an application for permission “after the fact” This change will address current ambiguities in the CA Act and will prevent CAs from having to engage in two parallel processes in situations where work is already (partially) complete and does not meet the tests of the regulation. This change will allow the CA to make a decision whether to issue a permit where the proposal meets Authority policy or to proceed with laying charges if the tests of the regulation are not met and will allow the matter to be heard in front of one decision-making body instead of two (MLC and the court system). This will result in administrative and cost efficiencies and prevent a situation where potentially two contradictory decisions are made by decision-making bodies. The appeal mechanism in Section 28 (15) would not apply in these circumstances.

Conservation Authorities Act Section	What is being proposed? (Brief explanation and description of the change)	Why is this change being proposed?
Sections 28(16) to 28(24) relate to regulation enforcement and offences.	<p>Orders to Comply An officer who finds a contravention of this Act, Regulation or the terms and conditions of a permission of an authority may issue an order directing compliance with this Act, Regulation or the granted permission and may require the order to be carried out immediately or within such time as is specified in the order.</p> <p>Stop Work Order An officer who finds a contravention of this Act, Regulation or the terms and conditions of a permission of an authority may issue a Stop Work order directing compliance with this Act, Regulation or the granted permission.</p>	<p>The ability to issue stop work orders and orders to comply on violations under Section 28. Orders (Compliance and Stop Work) are required to minimize continuing violations, environmental damage and to gain compliance quickly.</p> <p>Conservation Authorities of Ontario implement programs that support the environmental objectives of the Provincial Government. There are basic regulatory compliance tools common in environmental regulatory legislation which should be inserted into these sections of the CA Act so that Conservation Authorities can effectively do their job.</p>
<p>Section 28 (16)</p> <p>Offence: contravening regulation</p> <p>(16) Every person who contravenes a regulation made under subsection (1) or the terms and conditions of a permission of an authority in a regulation made under clause (1) (b) or (c) is guilty of an offence and on conviction is liable to a fine of not more than \$10,000 or to a term of imprisonment of not more than three months. 1998, c. 18, Sched. 1, s. 12; 2010, c. 16, Sched. 10, s. 1 (2).</p>	<p>(16) (a) Every person who contravenes a regulation made under subsection (1), or the terms and conditions of a permission of an authority in a regulation made under clause (1) (b) or (c), or fails to comply with an Order issued under subsection ____ (proposed new subsection for stop work orders and orders to comply) is guilty of an offence,</p> <p>(b) A person who is convicted of an offence is liable to a fine of not more than \$50,000 for a first offence and to a fine of not more than \$100,000 for a subsequent offence or to a term of imprisonment of not more than three months.</p> <p>(c) For the purposes of subsection (b), an offence is a subsequent offence if there has been a previous conviction under this Act.</p> <p>(d) Every person who fails to comply with an order under subsection ____ (proposed new subsection for stop work orders and orders to comply) made by an officer appointed to enforce any regulation made under this section or section</p>	<ul style="list-style-type: none"> •significantly increase the fines to reflect monetary penalties in line with other compatible environmental legislation; •that in addition to any fine imposed by the court, neutralize any monetary benefit from the commission of the offence; •imposing such other penalties and sanctions that may result, in part, with the redirection of monies to CAs as compensation to remedy, avoid or remediate damages done, or to advocate or implement proper environmental management practice in line with CA policies and objectives; •a method of cost recovery similar to other legislation (<i>Ontario Water Resources Act, Municipal Act, Environmental Protection Act</i>) such as through the offender's tax bill. •Introduce increased fines for subsequent offences to reflect the monetary penalties in other comparable environmental legislation •Introduce an offence for failure to comply with an order and a corresponding monetary penalty <p>Introduce a re-distribution of the proceeds of the fines to the appropriate Conservation Authority to be held in a fund similar to the "Ontario Community Environment Fund" created under the <i>Ontario Water Resources Act</i> and the <i>Environmental Protection Act</i> (and O. Reg. 222/07 and 223/07).</p>

Conservation Authorities Act Section	What is being proposed? (Brief explanation and description of the change)	Why is this change being proposed?
	<p>29, is guilty of an offence and on conviction, in addition to the penalties prescribed in (b), is liable to a fine of not more than \$10, 000 per day for every day the offence continues after the time given for complying with the order has expired.</p> <p>28 (16) The proceeds of the fines imposed under this section shall be paid to the applicable conservation authority prescribed under section 1 of the regulation and section 4 of the <i>Fines and Forfeitures Act</i> does not apply in respect of the fine.</p>	
28(17)(b) 'rehabilitate any watercourse or wetland in the manner and within the time the court orders'	<p>28 (17) In addition to any other remedy or penalty provided by law, the court, upon making a conviction under subsection (16), may order the person convicted to,</p> <p>(a) remove, at that person's expense, any development, within such reasonable time as the court orders; and</p> <p>(b) rehabilitate any watercourse or wetland in the manner and within the time the court orders.</p>	The amendment should explicitly recognize all areas regulated under the Act rather than just watercourses and wetlands thus enabling the courts to order remedies for all violations.
28(18) 'If a person does not comply with an order made under subsection (17), the authority having jurisdiction may, in the case of a development, have it removed and, in the case of a watercourse or wetland, have it rehabilitated'	<p>(18) If a person does not comply with an order made under subsection (17), the authority having jurisdiction may, in the case of a development, have it removed and, in the case of a watercourse or wetland, have it rehabilitated</p>	The amendment should explicitly recognize all areas regulated under the Act, rather than just watercourses and wetlands, enabling the courts to order removal of non-compliant development as well as rehabilitation of the regulated area.
Section 28 (25) 'wetland means land that, (a) is seasonally or permanently covered by shallow water or has a water table close to or at its surface, (b) directly	<p>Amending the definition of wetland by deleting subsection (b) in its entirety, amending the numbering for subsection (c) and (d) to subsection (b) and (c) respectively, and striking the word "and" at the end of subsection (a) and (b) and</p>	Removal of this clause will bring clarity to CAs regarding what is regulated. The current definition is inefficient for the proponent and the CA as it may potentially require that studies be undertaken to determine whether or not the wetland contributes to the hydrological function of a watercourse. The revised definition will bring additional

Conservation Authorities Act Section	What is being proposed? (Brief explanation and description of the change)	Why is this change being proposed?
contributes to the hydrological function of a watershed through connection with a surface watercourse, (c) has hydric soils, the formation of which has been caused by the presence of abundant water, and (d) has vegetation dominated by hydrophytic plants or water tolerant plants, the dominance of which has been favoured by the presence of abundant water, but does not include periodically soaked or wet land that is used for agricultural purposes and no longer exhibits a wetland characteristic referred to in clause (c) or (d). (terre marécageuse)	substituting the word "or" at the end of each subsection.	clarity to the Act and is more consistent with other more frequently used definitions such as provided in the <u>Provincial Policy Statement</u> .

Pages 23-60 have been omitted (ATTACHMENT 4, Kawartha Region Conservation Authority By-laws)

ATTACHMENT 5

Section 40 Regulation:

Proposed Definitions of Conservation of Land and Interference in Any Way

"Conservation of Land" has never been defined in the Act or Regulation or any other planning document prepared by the Province. On this basis, past decisions by the Mining and Lands Commissioner were reviewed and documented. Based on the review of all of the decisions in their entirety, the interpretation below was developed by the Ministry of Natural Resources/ Conservation Ontario Section 28 Peer Review and Implementation Committee.

Conservation of Land is interpreted as:

... the protection, management, or restoration of lands within the watershed for the purpose of maintaining or enhancing the natural features and hydrologic and ecological functions within the watershed (February 2008).

The common uses of words in this interpretation can be found in the Oxford Dictionary as follows:

Protection means: to defend or keep safe from or against danger or injury. (It is assumed that this would apply to animate (people) as well as inanimate objects (land or property)).

Management means: organize or regulate (while management can also mean managing or being managed as well as being in charge of administration of business concerns or public undertakings).

Restoration means: to bring back to original state or bring back to former place or condition; restoration is the act of restoring. (Restoration can also apply to rebuilding or repairing).

Maintaining means: cause to continue; retain in being; take action to preserve in good order (such as in a machine or house etc.)

Enhancing means: heighten or intensify (quality).

For further background information, all Mining and Lands Commissioner decisions regarding Section 28 of the *Conservation Authorities Act* may be found at: www.omlc.mnr.gov.on.ca.

In addition, the *Conservation Authorities Act* and Ontario Regulation 97/04 do not define "Interference" nor was any definition found in any other planning document; hence, the interpretation below was developed by the Ministry of Natural Resources/ Conservation Ontario Section 28 Peer Review and Implementation Committee. Under the Regulation, "interference" only applies to projects within watercourses and wetlands.

Interference in any way is interpreted as:

"any anthropogenic act or instance which hinders, disrupts, degrades or impedes in any way the natural features or hydrologic and ecologic functions of a wetland or watercourse" (March 2008).

The common uses of words in this interpretation can be found in the Oxford Dictionary as follows:

Hinder means: to delay or impede

Disrupt means: to interrupt or disturb (an activity or process)

Degrade means: lower the character or quality of

Impede means: delay or block the progress or action of



Wellington County Municipal Economic Development Group

Minutes

Economic Development Officers/Coordinators

Supporting Organizations

WWCFDC Boardroom,

June 7th, 2016

9:30 a.m.

Present:

Jana Burns (County of Wellington), Harold Devries (Guelph Wellington Business Enterprise Centre), Jaclyn Dingwall (Township of Mapleton), Crystal Ellis (Township of Mapleton), Ella Henderson (LIP), Gerry Horst (Ontario Ministry of Agriculture, Food and Rural Affairs), Dennis Lever (Mayor, Puslinch Township), Tom Lusi (County of Wellington), April Marshall (Township of Wellington North), Jenna Morris (WWCFDC), Robyn Mulder (Town of Erin), Patricia Rutter (Township of Centre Wellington), Jane Shaw (WWCFDC), Steve Smith (MEDEI), Chris White (Mayor, Guelph/Eramosa Township), Belinda Wick-Graham (Town of Minto), Scott Wilson (County of Wellington)

Regrets:

Rose Austin (Saugeen Economic Development), Brad Dixon (GRCA), Janet Harrop (Wellington Federation of Agriculture), Kelly Patzer (Township of Puslinch), Andrea Ravensdale (County of Wellington), Ian Roger (CAO, Guelph/Eramosa Township), Dale Small (Township of Wellington North), Carol Simpson (WFPB), Scott Williams (GWBEC), John Brennan, Christine Veit (Safe Communities)

Other:

Mike Abernaki (County of Wellington IT), Dipti Patel (LIP)

1. Approval of Agenda

Motion to approve agenda as written.

Moved by Jana Burns, **seconded by** Robin Mulder

Carried

2. Declaration of Pecuniary Interest

None

3. Approval of Minutes

Motion to approve the minutes as written from the meeting held April 4th, 2016.

Moved by Gerry Horst, **seconded by** Jana Burns

Carried

4. BR&E Update

- 148 business interviews have been entered in the system. On June 28th the BR+E Retreat will be held to review the results.
- 2016 funding applications are now available to submit

5. Presentation: liveandworkwellington.ca

- Mike from the IT Department at the County of Wellington quickly reviewed the layout and look for the new and improved searchable site. Jobs can be searched from three different websites (Canada Job Bank, Indeed and another), a map displays the location and also directions to the available job as well as the complete job post can be opened and viewed entirely. The new page will eventually pull from municipality sites to include their current job postings. The revised and revamped website is scheduled to be launched in the fall.

6. Presentation: Tom Lusic

- The final Talent Attraction Report was recently submitted which outlined goals, results and recommendations
 - Goals:
 - inform businesses about the value of hiring newcomers
 - support businesses and attract applications
 - Attract more newcomers to Wellington and Guelph
 - Projects completed have been business engagement interviews, live and work bus tours, global talent recruitment, overall summary report
 - Results:
 - 95% of employers surveyed experienced recruitment challenges
 - Methods of Recruitment were 1. Internet 2. Paper 3. Word of mouth
 - 41% of employers had hired a newcomer in past 5 years. 61% had a positive experience with newcomers in the workforce, but the common challenge was the language barrier
 - 96% of employers surveyed were unaware of immigration programs & settlement supports
 - Recommendations:
 - Provide employment based partnerships with post-secondary institutions and settlement sectors
 - Promote economic development as a global talent resource for employers
 - Support for Global Talent from local leadership and Economic Development Officers

Global talent is an untapped resource for SME's. Immigrants are over represented in the manufacturing sector but there is recent growth in the health care sector, creative class, IT etc. Newcomers are vital for economic growth & strategic planning.

7. Roundtable/Other Business

Centre Wellington:

- Shared the recently launched video created by Tivoli Films which represents Centre Wellington with the group
- CIP has approved 10 applications with approximately 11 more on the table. A request for additional funds has been presented to Council.
- On June 6th the Shop Local Program was launched. A media campaign will be ran to show the importance of shopping local
- Closing up site plan review. On June 29th a meeting will be held to discuss Growth Management Strategy.

County:

- Currently reworking the visitors map to make it a more attraction piece
- Lure brochure, being put together for the end of June, will include photos from around the County
- BR+E Retreat will be held on June 28th at Rockwood Conservation
- The Guelph Agri Food mission to France is in October. A survey will be distributed to determine the businesses interested in exporting to France
- Recently met with Lloyd Longfield, Liberal MP, to discuss various projects that the County is working on with rural communities
- On June 28th the County has partnered with Agilec and the WFPB, to host a job fair with the opportunities to learn more about the manufacturing, tourism and finance sectors
- The May 28th Rural Romp was successful for Taste Real
- Local food map has been distributed
- Western Wardens have written RFP for 1st Strategic Economic Development Plan
- Food fest will be held on June 26th at Ingatius Jesuit College
- IPM – Careers & Agriculture Day is looking for 20 to 25 businesses in the ag sector as well as speakers

Erin:

- RCMP Musical Ride will be held on September 10th
- Doors Open will be this coming weekend – June 10th – 12th
- CIP is moving forward
- Draft report has been completed for the Riverwalk Study. Robin and the committee will be walking the trails, approximately 30, to determine if there needs to be any updates on signage etc.
- Recently the Town of Erin hired a new Roads Superintendent, Finance Director and Chief Building Official.

GBEC:

- Summer Company has 17 students launching businesses, with half from Wellington County. Mentors are needed for student entrepreneurs (one on one experience). Launch date for Summer Company is June 29th between 11am & 2pm at the Staples on Stone Road.

Guelph/Eramosa:

- No update

LIP:

- Award being created to recognize employers hiring and supporting immigrants and newcomers, as well as an immigrant entrepreneur for both Guelph & Wellington County

Mapleton:

- Youth Action Council has been selected.
- Mapleton Canada Day will be celebrated with various food vendors, children activities and fireworks
- CIP is moving forward and the results are being reviewed from the consultation held in February with Meridian. The Township has switched consultants and will now be using Vitality Planning.

MEDI:

- Looking to connect with more businesses in Wellington County. Please forward any contacts, presentations and events to Steve.

Minto:

- Certified site – waiting for survey. Be first in Wellington County to be stamped certified
- Downtown investment packages will be completed shortly
- Yfactor – residence attraction – being worked on
- Videos with local employers that will highlight jobs available are being developed
- PitchIt applications have been judged and the winner will be announced in July
- Working to improve museum for September
- Sobeys will be taking over the Harriston L&M
- Northern Wellington Manufacturers tent to promote businesses at IPM from Minto and Wellington North

OMAFRA:

- On the last intake of RED – G/E and Town of Erin were not funded
- June 6-13th is the Provinces local food week
- Foodland Ontario Partnership will be operating with a different forum and criteria. The recipient is eligible to receive the money one time

Puslinch:

- Completion of Brock Road to be finished by July. The completion of the road up to the Guelph boundary will take place over the next 2 years.
- CIP plans have been approved

Safe Communities:

- No update

Wellington North:

- Butter tarts and Buggies new brochure is now available
- Renew Northern Wellington has 2 new businesses looking to open in Mt. Forest
- Youth Action Council is being launched

- Mount Forest Legion received funding to complete mural from CIP
- John Walsh was recognized as the Ontario Senior of the Year
- Working with Public Health, Happy Healthy Family initiative is being launched
- A report collaborated from the Development Forum will presented to Council on June 20th

WFA:

- No update

WFPB:

- No update

WWCFDC:

- New Youth Skills Training Program will run on July 7th and 14th. Two courses, Customer Service and Sales, with training being implemented with local businesses before the end of July.
- Recently launched a monthly newsletter

Minutes from the WCMEDG meetings are distributed to Council, Clerks, Economic Development Representatives and other members for information purposes.

Next meeting is scheduled for July 5th, 2016 for staff and supporting organizations at 9:30am in the WWCFDC Boardroom.

Meeting adjourned at 11:30am

Jana Burns, Chair

Jane Shaw, Recording Secretary

Ministry of Energy

Office of the Minister

4th Floor, Hearst Block
900 Bay Street
Toronto ON M7A 2E1
Tel.: 416-327-6758
Fax: 416-327-6754

Ministère de l'Énergie

Bureau du ministre

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Tél. : 416 327-6758
Téléc. : 416 327-6754



September 1, 2016

His Worship Dennis Lever
Mayor
Township of Puslinch
7404 Wellington Road 34, RR 3
Guelph ON N1H 6H9

Dear Mayor Lever:

I wanted to take this opportunity to update you on changes to legislation that will help protect electricity consumers from door-to-door energy contract sales.

Amendments to the *Energy Consumer Protection Act* (ECPA), and the supporting regulation, provide increased protective measures for consumers when entering into energy contracts with electricity retailers and gas marketers. This includes measures aimed at protecting consumers against aggressive sales tactics and providing consumers with the ability to make more informed choices about energy purchases. Some of the key changes include:

- Banning door-to-door sales of retail energy contracts and creating rules to govern permissible marketing activity at the home of a consumer;
- Requiring that all retail energy contracts, including those entered into over the Internet, are subject to a standardized verification process;
- Authorizing the Ontario Energy Board (OEB), through its codes/rules, to require that prices offered by retailers and marketers be determined in accordance with specific requirements;
- Prohibiting sales agents selling energy retail contracts from being remunerated based on commission;
- New cancellation provisions that will also allow consumers to cancel an energy contract 30 days after receiving their second bill, with no cost; and
- Prohibiting auto-renewal for all energy contracts.

Provisions amending the ECPA will be proclaimed into force on January 1, 2017. Additionally, the amendments to O. Reg. 389/10 (General) made under the ECPA were filed with the Registrar of Regulations on June 24, 2016, with an effective date of January 1, 2017.

.../cont'd

The government works with the OEB to protect consumers. The OEB will update its codes of conduct and other regulatory documents to align with the amendments to the ECPA and O. Reg. 389/10.

To view the amendments to O. Reg. 389/10, as filed with the Registrar of Regulations, please visit www.ontario.ca/laws/regulation/r16241.

These measures were enacted to support and protect Ontario's ratepayers in light of an evolving energy sector. The banning of door-to-door energy contracts, together with limiting high-pressure sales tactics, will help ensure that electricity consumers are better protected.

Strengthening consumer protection in the energy sector is part of the government's plan to build Ontario up, and we are committed to improving policies and processes that impact the everyday lives of Ontarians.

I trust that this information is helpful. Please accept my best wishes.

Sincerely,

A handwritten signature in black ink, appearing to read 'G. Thibeault', with a long horizontal stroke extending to the right.

Glenn Thibeault
Minister



ONTARIO GOOD ROADS ASSOCIATION

1525 CORNWALL ROAD, UNIT 22
OAKVILLE, ONTARIO L6J 0B2
TELEPHONE 289-291-6472
FAX 289-291-6477
www.ogra.org

August 30, 2016

Township of Puslinch
7404 Wellington Rd. 34, R.R. #3
Guelph ON N1H 6H9

Attention: Mayor & Members of Council

Re: OGRA Conference, February 26 – March 1, 2017, Fairmont Royal York Hotel

OGRA has received numerous letters from municipalities endorsing a resolution from the Township of South-West Oxford regarding ROMA's decision to end the OGRA/ROMA Combined Conference partnership. OGRA would like to take a moment to set the record straight.

The OGRA Board of Directors was surprised and disappointed by ROMA's unilateral decision to revert back to running a separate conference, thus ending a very productive, 17 year partnership that served Ontario municipalities well. The Combined Conference was a major success that strengthened both organizations. OGRA remains open to re-establish the Combined Conference partnership with ROMA because that is the best way for both organizations to serve their municipal members.

That said, we also want to take a moment to assure you that the 2017 OGRA Conference will continue to offer a diverse cutting edge program for our delegates. We can confirm that:

- A number of world class keynote speakers have confirmed their attendance;
- The concurrent sessions will cover the wide spectrum of municipal issues and will continue to be both thought-provoking and applicable to OGRA's municipal members;
- For the third consecutive year, OGRA will convene the Small Town Forum;
- OGRA's Emerging Municipal Leaders Forum will also be held for the third straight year;
- OGRA intends to hold a Ministers' Forum and are in discussions with the Ministry of Municipal Affairs regarding the scheduling of delegations during the

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SEP 07 2016

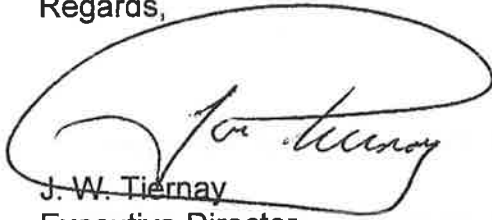
Township of Puslinch

- conference. The fact that the OGRA Conference will be held later in February when the legislature is sitting, will no doubt facilitate Provincial participation;
- The trade show will be substantially enhanced;
- Additional meals will be included in the basic registration fee; and
- Registration fees will be unchanged from 2016 rates.

Should you or any members of your council have any questions, I would encourage to you contact us.

On behalf of the OGRA Board of Directors, we hope to see you at the 2017 OGRA Conference in Toronto, February 26th – March 1st, 2017.

Regards,



J. W. Tiernay
Executive Director



Transport Transports
Canada Canada

427 Laurier Avenue West
Enterprise Building
14th Floor
Ottawa, ON
K1A 0N5

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SEP 09 2016

Township of Puslinch

SEP 06 2016

Mayor Dennis Lever
Puslinch
7404 Wellington Road 34
Guelph, Ontario N1N 6H9

Subject: Requirements under the *Grade Crossings Regulations* pursuant to the *Railway Safety Act*

Dear Mayor Dennis Lever:

As you may be aware, on November 28, 2014, the new *Grade Crossings Regulations* came into force. The Regulations apply to all public and private grade crossings on federally regulated rail lines. They also apply to the grade crossing owners (railway companies, road authorities and private entities) who share ownership of these crossings.

The overriding objective of the Regulations is to improve safety by establishing comprehensive safety standards for grade crossings, clarifying roles and responsibilities of railway companies and road authorities, and ensuring that they share safety-related information with each other.

We are sending this letter to provide you with more information about the Regulations and to remind you of some important requirements.

As you are likely aware, different requirements of the Regulations will be phased-in over the next five years. As of November 28, 2014, railway companies and road authorities are required to be in compliance with specific provisions in the Regulations for existing grade crossings. These requirements specifically concern the crossing surface, railway signage, the inspection and testing of warning systems, as well as record keeping related to the inspection and testing of warning systems. Additionally, there are other provisions in effect which apply to existing crossings concerning the whistling cessation process, the obstruction of public crossings, and the temporary protection measures required at crossings in the event that a work or activity could interfere with the safety of railway operations.

Furthermore, new requirements are upcoming. Specifically, road authorities and railway companies will be required to share safety-related information with each other by November 28, 2016, in order to fully comply with the regulatory requirements by the end of 2021.

Road authorities and railway companies will have five years to upgrade their crossings to satisfy the regulatory requirements based on the information shared. For convenience, Transport Canada has developed a form to facilitate the sharing of information with railway companies, which can be found online at: www.canada.ca/grade-crossings. The use of this form is optional.

In addition to the Regulations' phased-in approach for existing crossings, there are requirements for new grade crossings, as well as for modifications to existing crossings. The enclosed publication, entitled "*Grade Crossings Regulations: what you need to know*", highlights the various requirements that may apply and when they come into force.

Further, in response to requests for information and clarification from several municipalities on the *Grade Crossings Regulations*, Transport Canada is also developing a detailed handbook to assist road authorities and railway companies in the implementation of the Regulations. This handbook will be available on Transport Canada's website by the end of December 2016.

You may be eligible to receive funding toward grade crossing improvements. Transport Canada provides funding under the *Railway Safety Act* to crossing improvement projects under federal jurisdiction. A railway company or road authority may apply to Transport Canada to determine if the proposed project is eligible for funding under the program.

We hope that this letter, including its attachment, was useful in providing you information on the *Grade Crossings Regulations*, and will assist you and your personnel in meeting the requirements. For any questions regarding this letter, please contact us at railsafety@tc.gc.ca or at 1-844-897-7245.

For more details on the *Grade Crossings Regulations* and the funding program, please visit: www.canada.ca/grade-crossings.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Brigitte Diogo'.

Brigitte Diogo
Director General, Rail Safety
Transport Canada

Enclosure

Grade Crossings Regulations: what you need to know



Transport
Canada

Transports
Canada



Grade Crossings Regulations: what you need to know

There are about 14,000 public and 9,000 private grade crossings along more than 40,000 kilometres of federally regulated railway track in Canada. Transport Canada's *Grade Crossings Regulations* (the Regulations) help to improve safety at these crossings by:

- establishing comprehensive and enforceable safety standards for both new and existing crossings in Canada;
- clearly defining the roles and responsibilities of railway companies and road authorities; and
- ensuring that railway companies and road authorities share key safety information with each other.

What is a grade crossing?

A grade crossing is an intersection where a road or path crosses railway tracks at the same level. Grade crossings are also known as level crossings, railway crossings, or train crossings.

What is a public grade crossing?

A public grade crossing is where railway tracks intersect with a road that is owned by a public authority, such as a province, municipality or band council, and is used by the general public.

What is a private grade crossing?

A private grade crossing is where railway tracks intersect with a road that is owned and used by private parties, such as farmers, commercial businesses or private individuals.



Did you know that you may have responsibilities under the Regulations?

Railway companies, road authorities (provinces, municipalities and band councils) and private crossing owners are each responsible for managing the safety at grade crossings.

The Regulations identify the roles and responsibilities of railway companies and road authorities that relate to:

- Information sharing
- Crossing surfaces
- Sightlines
- Roadway and railway signs
- Traffic signals
- Warning systems

Do you know what's expected of you?

Greater Collaboration Through Information Sharing

Transport Canada has developed forms that may be used by the railway company or the road authority to facilitate information sharing. These forms can be found at www.Canada.ca/grade-crossings.

The Regulations require that railway companies and road authorities share safety-related information on their grade crossings. Sharing this information with each other will allow them to determine what they need to do to make their crossings safer.

What's happening when?

- **Immediately:** When constructing a new grade crossing or making a change to an existing grade crossing.
- **By November 28, 2016:** To share safety information with each other for existing public grade crossings.

Enforceable Grade Crossings Standards

The Regulations incorporate standards based on the best engineering practices known today and make them law. This requires all federally regulated grade crossings in Canada to meet the same standard. Railway companies and road authorities will continue to apply the best options, building on the existing guidelines, for making their crossings safe.*

What's happening when?

- **Immediately:** The standards will apply to new grade crossings; or when making a change to an existing grade crossing – widening the road, for example.
- **By the end of 2021:** The standards will apply to surfaces, signs, sightlines and warning systems for existing grade crossings.

***Note:** Immediate action can and will be taken by Transport Canada where a serious safety deficiency is identified.

Effective Sightlines

A safe crossing is a visible crossing — so the Regulations contain formulas for defining the area that road authorities, railway companies and private land owners must keep clear of anything that could block a road user's view of an oncoming train.

What's happening when?

The Regulations prescribe customizable requirements for your crossings.

- **Immediately:** When constructing new grade crossings, or making a change to an existing grade crossing.
- **By the end of 2021:** To existing grade crossings.

Available funding for grade crossings

Transport Canada can provide funding for eligible costs related to a grade crossing improvement project.

To learn more visit: <https://www.canada.ca/en/services/transport/rail.html>



Working Together to Safeguard Public Grade Crossings

The Regulations and standards require road authorities and railway companies to work together on:

Blocked public crossings

Under the *Grade Crossings Regulations*:

- Railway equipment cannot block a public grade crossing for more than five minutes when a road user requires passage, unless the railway equipment is moving.
- When emergency vehicles require passage, railway companies must immediately clear any grade crossing.

If the municipality has a safety concern relating to a crossing that is blocked, both parties must work together to find a solution to the safety concern. After 90 days, if they find no solution, the municipality can inform Transport Canada.

Activity on/near a crossing

The requirements are that if a railway company or road authority performs any activity, such as rail or road repair at or near a crossing, they must:

- Share information about the activity with each other, and
- Take temporary protection measures (e.g. detours) to address any threat to the safety of railway operations.

Train whistling cessation

Train whistling is an important way to keep drivers, cyclists and pedestrians safe when using public grade crossings.

Whistling cessation

- Section 23.1 of the *Railway Safety Act* provides a process for whistling cessation at a public grade crossing subject to certain requirements outlined in the Regulations.
- Crossings must be equipped with an appropriate warning system based on railway speed design, vehicle and pedestrian use, and the number of railway tracks going through the crossing.
- The municipality must also pass a resolution agreeing that the whistle should not be used at that crossing.

Transport Canada encourages railway companies and municipalities to work together to ensure that all the requirements have been met. Should these two parties disagree that the requirements have been met, they may approach Transport Canada for a final decision.

Should a road authority wish to pursue whistling cessation, the procedure for train whistling at public crossings can be found at www.canada.ca/grade-crossings.

Complaint and Dispute Resolution

Who can help when complaints or issues become disputes that railway companies and road authorities cannot resolve?

If the complaint or dispute is about grade crossing safety, contact Transport Canada. Learn more at www.Canada.ca/grade-crossings.

If a railway company and a road authority disagree on who should pay for railway work at a crossing, either party can ask the Canadian Transportation Agency to apportion the costs of the project. Learn more at the Canadian Transportation Agency at www.otc-cta.gc.ca.

Need help?

For general inquiries:

Email: RailSafety@tc.gc.ca

Phone: 613-998-2985

Toll-free: 1-844-897-RAIL (1-844-897-7245)

Fax: 613-990-7767

Transport Canada
Rail Safety Branch
Mailstop: ASR
427 Laurier Street West,
Ottawa, Ontario
K1A 0N5

Pacific: 604-666-0011

Prairie and Northern: 1-888-463-0521

Ontario: 416-973-9820

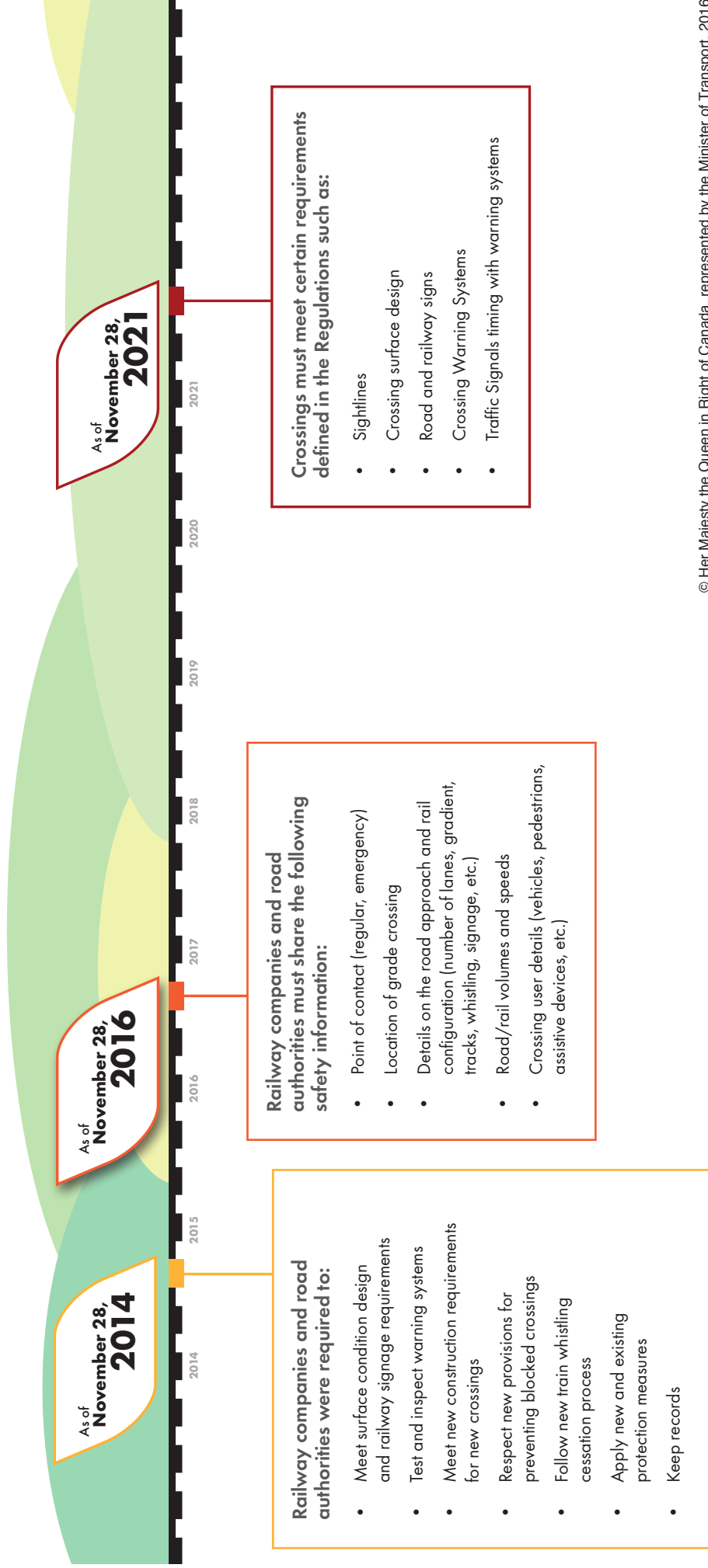
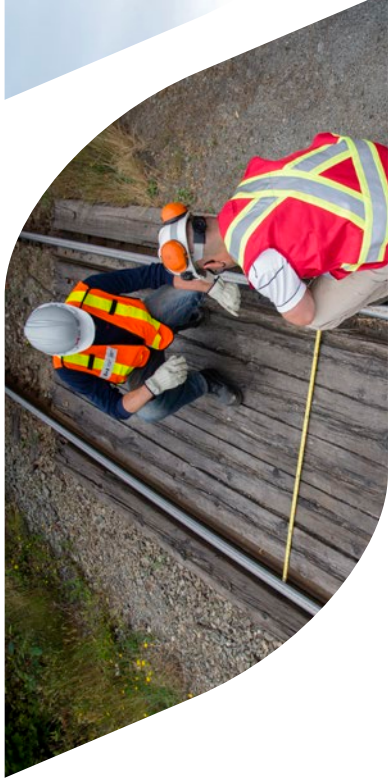
Quebec: 514-283-5722

Atlantic: 506-851-7040

www.canada.ca/grade-crossings



Timelines



GRCA General Membership

Chair Helen Jowett

Vice-Chair Chris White

Townships of Amaranth, East Garafraxa, Melancthon and Southgate and Town of Grand Valley

Guy Gardhouse

Townships of Mapleton and Wellington North

Pat Salter

Township of Centre Wellington

Kelly Linton

Town of Erin, Townships of Guelph/Eramosa and Puslinch

Chris White

City of Guelph

Bob Bell, Mike Salisbury

Region of Waterloo

Les Armstrong, Elizabeth Clarke,
Sue Foxton, Helen Jowett,
Geoff Lorentz, Jane Mitchell,
Joe Nowak, Wayne Roth,
Sandy Shantz, Warren Stauch

Municipality of North Perth and Township of Perth East

George Wicke

Halton Region

Cindy Lunau

City of Hamilton

George Stojanovic

Oxford County

Bruce Banbury

County of Brant

Brian Coleman, Shirley Simons

City of Brantford

Dave Neumann, Vic Prendergast

Haldimand and Norfolk Counties

Bernie Corbett, Fred Morison



August rainstorms

Big storms began to bring heavy rains to the watershed about 10 days into August, but this did not compensate for the dry weather over previous months.

Two months of rain fell during the latter part of August. This started with a system of thunderstorms Aug. 11 that brought more than one month of rain to most of the watershed over six days, including another major downpour on Aug. 20. Stormy weather on Aug. 25 brought more rain, including 92 mm within two hours near the GRCA's head office in Cambridge.

Temperatures have been higher than usual with many 25C to 30C days during August. The August mean monthly temperature was about 3C above average for this time of year.

While as much as 90 per cent of the flow in the Grand River at Doon had come from the reservoirs at one point in August, this decreased to 42 per cent after the heavy rains.

Reservoir levels remain low. However, this year is similar to 2012, which was also dry, and the reservoirs will help augment river flows through the fall.

Level 2 low water response despite heavy rains

The push for stronger water conservation measures was expanded to take in the entire Grand River watershed on Aug. 11 and remains in place.

The watershed remains in a Level 2 condition under the Ontario Low Water Response program. This means that water users on both municipal and private water supplies are asked to voluntarily reduce consumption by 20 per cent. Until Aug. 11, a Level 2 condition applied only in the Whitemans and McKenzie Creek subwatersheds.

Dry conditions over the past few months mean that the large reservoirs are generally at the bottom of the operating range for this time of year. Dry weather has made the ground hard, and rain can't seep in as it normally would. Short bursts of

very intense rainfall have led to runoff into streams and rivers. This kind of rainfall doesn't alleviate dry conditions the way that a slow steady rain does. During hot weather, moisture evaporates more quickly, also leading to the current dry conditions.

Algae warnings at Conestogo and Belwood

Warning signs advising people to be cautious around the water due to health risks associated with blue-green algae went up on Aug. 29 at Conestogo Lake and were up Aug. 12 to 19 at Belwood Lake.

The blue-green algae are the source of microcystin, a toxin that is released by blue-green algae as they die. This toxin can cause skin rashes after contact or illness after being ingested by people or animals.

Algae blooms are a natural phenomenon. They tend to occur during hot dry weather, and are more common during late summer and early fall. When the algae die, the toxin is released into the water, where it naturally breaks down in about five to seven days.

Algae feed on phosphorous, a chemical found naturally in soil as well as in manure, fertilizers and human waste.

Two-zone mapping for Elora

Draft two-zone floodplain mapping for Elora will be released for public review.

Elora is within the Township of Centre Wellington, which asked that the two-zone floodplain policy be considered for part of Elora. The mapping for this was recently completed. A similar policy and mapping was completed for part of Fergus in 2008.

A two-zone area identifies low risk areas within the floodplain where development would not normally be permitted. However, it allows redevelopment with restrictions to manage the

risk to people and property from floods. Two-zone areas have been put in place for some communities that developed along waterways before current planning regulations were in place.

Centre Wellington will be initiating an Official Plan and Zoning Bylaw amendment with public consultation before finalizing the changes.

Chicopee 20-year licence

The GRCA is entering a 20-year licence agreement with Chicopee Ski Club.

An earlier 20-year lease that was signed in 1997 is about to expire, and this new agreement has been negotiated with the club. The updated licence with the club keeps the original conditions with some minor modifications. The agreement is related to use of 168 acres of land for a multi-season recreational facility.

Niska Road property

A Woodbridge company, Delsan AIM, has been awarded a tender valued at \$106,000 to demolish six buildings and related fencing, pens and debris on the GRCA's Niska Road property on the west side of Guelph.

This property had previously been occupied by the Kortright Waterfowl Park for many years. A seventh building on the property is not part of this contract, but it will also be removed. Removal of the buildings is expected to be completed by the end of October.

Conservation Authorities Act Review

The GRCA supports Conservation Ontario's submission to the Conservation Authorities Act Review.

In 2015 the provincial government initiated a review of the Conservation Authorities Act, which governs Ontario's 36 conservation authorities. Last August the GRCA provided detailed comments related to governance, funding, roles and responsibilities.

This spring, the Ontario Ministry of Natural Resources and Forestry posted a second discussion paper, which identified priorities for moving forward with the review. Multi-stakeholder engagement



The hot, dry summer may have led to Level 2 Dry Water Response across the watershed, but it has also been ideal weather to get out and beat the heat at Grand River Parks. Kids enjoyed the splash pad at Elora Gorge during a visit to the park on Aug. 29.

sessions then took place until June. The public and agencies can submit feedback by Sept. 9 to determine the priorities and improvements that can be made to the CA Act.

Rockwood campground sanitary servicing

The GRCA has retained C.C. Underground of Orillia to make changes to the sanitary servicing of the campground at Rockwood Park.

The project will create a new sanitary outlet that will connect directly to the municipality's Alma Street sanitary pumping station. It includes a trenchless crossing of Highway 7. The work is scheduled to be completed by April 2017. The construction project is valued at approximately \$154,000.

GRCA photo contest gets a boost

The GRCA's 2016 photo contest received a boost from Kitchener's Centre In The Square.

The overall grand prize winner will not only receive a \$500 gift certificate from a local camera retailer, but also two sets of tickets to hear four explorers, filmmakers and photographers who are speaking as part of a series.

Photos can be submitted until Oct. 28. There are also category prizes for recreation, nature and panoramic photos.

In addition, a Grand River Parks Membership is given away at the end of each month in a random draw. Each photographer who submits one or more photos during the month is entered into this draw. So far, there have been four winners — Gary Curran of Guelph (May), Ron Rhodes of Waterloo (June), Joseph McPhail of Dundas (July) and Gabriela Ferrari of Guelph (August).

This issue of *GRCA Current* was published in September, 2016.

It is a summary of the August 2016 business conducted by the Grand River Conservation Authority board and committees, as well as other noteworthy happenings and topics of interest.

The Grand River Conservation Authority welcomes distribution, photocopying and forwarding of *GRCA Current*.

Next board meeting:
Sept. 23 at 9:30 a.m.,
GRCA Administration Centre

Subscribe to GRCA Current:
www.grandriver.ca/subscribe

View meeting agendas:
<https://calendar.grandriver.ca/directors>

View coming events:
www.grandriver.ca/Calendar

Nina Lecic

From: Karen Landry
Sent: September-09-16 2:41 PM
To: Nina Lecic
Subject: FW: NOTICE OF PUBLIC MEETING - OPA 102 FILE NO. OP-2016-06 REMOVAL OF PROPOSED MAJOR HWY 24
Attachments: 2016.09.09 Notice of Public Meeting.pdf

From: Gaetanne Kruse [<mailto:gkruse@get.on.ca>]
Sent: Friday, September 09, 2016 2:10 PM
To: Mark Paoli; Jameson Pickard; donnab@wellington.ca; Pasquale Costanzo; Linda Dickson; Scott Galajda; Jackie Kay; Ashley Rye; Fred Natolochny; MWittemund@guelphhydro.com; Union Gas (ONTUGLLandsINQ@uniongas.com); Morrissey, John (MTO); Raymond Beshro; adam.snow@gotransit.com; neil.ackerman1@bell.ca; circulations@mmm.ca; Executivevp.lawanddevelopment@opg.com; Emily Bumbaco; aaazouz@csdccc.edu.on.ca; tmclennan@wellingtoncdsb.ca; fournierf@csviamonde.ca; John Osborne; Kyle Davis; landuseplanning@hydroone.com; clerks@guelph.ca; planning@guelph.ca; Karen Landry; Kelly Patzer; vhummel@woolwich.ca; Nancy Thompson; clerks@cambridge.ca; planning@cambridge.ca; Dan Sharina; Harry Niemi; Meaghen Reid; Dan Currie; Mitchell Avis; gordo@wellington.ca; melissa.aldunate@guelph.ca; donmk@wellington.ca; dougb@wellington.ca
Subject: NOTICE OF PUBLIC MEETING - OPA 102 FILE NO. OP-2016-06 REMOVAL OF PROPOSED MAJOR HWY 24

Good Afternoon,

Please find attached the Notice of Public Meeting with respect to the above-noted matter.

Regards,

Gaetanne Kruse

Gaetanne (Gae) Kruse, CPT
Planning Administrator



Township of Guelph/Eramosa
8348 Wellington Rd 124, PO Box 700
Rockwood, ON N0B 2K0
Email: gkruse@get.on.ca Phone: (519) 856-9596 Ext. 112
Fax: (519) 856-2240 Toll-Free: 1-800-267-1465 Website: www.get.on.ca

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THE TOWNSHIP OF GUELPH/ERAMOSA

NOTICE OF PUBLIC MEETING

TAKE NOTICE that the Council of the Corporation of the Township of Guelph/Eramosa will hold a public meeting pursuant to the requirements of the Planning Act, R.S.O., 1990 as amended on **MONDAY, October 3, 2016 at 7:00 p.m.** at the Guelph/Eramosa Township Municipal Office located at 8348 Wellington Road 124, at Brucesdale. The purpose of the meeting is to consider changes to the County of Wellington Official Plan (File No. OP-2016-06). The Township is hosting the public meeting on behalf of the County of Wellington.

THE SUBJECT LANDS are municipally known as Parts of Lots 1 through 18, Concessions I through V; and Lots A through D and F, Concession VI, Division E, all in the former Township of Guelph, now in the Township of Guelph/Eramosa. The subject lands are shown on the inset map.

THE PURPOSE AND EFFECT of the proposed amendment is to remove the "Proposed Major Roadway" from Schedule A-3 of the County Official Plan that was intended to show the alignment of future Highway 24 and protect the corridor from development. The province has abandoned the corridor and the County has no interest in building the highway. Therefore, it is no longer appropriate to show the roadway or restrict development in proximity to the alignment. The properties will otherwise retain their current designation.

A related Zoning By-law Amendment (ZBA 04/16) application proposes to remove the Holding (H) Symbol from some of the lands subject to this Official Plan Amendment application.

ORAL OR WRITTEN SUBMISSION

Any person may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Official Plan Amendment. Written submissions are also invited and should be directed to both the Township Clerk at the address shown below, and to the Director of Planning and Development, County of Wellington, 74 Woolwich Street, Guelph, Ontario N1H 3T9.

POWER OF OMB TO DISMISS APPEALS

If a person or public body does not make oral submissions at a public meeting or make written submissions to the County of Wellington before the proposed Official Plan Amendment is adopted, the person or public body is not entitled to appeal the decision of the Council of the County to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the County of Wellington before the proposed Official Plan Amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

REQUEST FOR NOTICE OF DECISION

If you wish to be notified of the adoption of (or refusal to adopt) the proposed Official Plan Amendment by the County of Wellington, you must make written request to the Clerk, County of Wellington, 74 Woolwich Street, Guelph, Ontario, N1H 3T9.

The above information is being collected pursuant to the Planning Act, R.S.O. 1990, CHAPTER P. 13, Section 17. Information, including opinions, presentations, reports, documentation, etc., provided for or at a Public Meeting is considered public records. This information may be posted on the Township of Guelph/Eramosa website and/or made available to the public upon request. Questions about this collection should be directed to the undersigned.

ADDITIONAL INFORMATION regarding the proposed Official Plan Amendment is available for viewing at the Township of Guelph/Eramosa Municipal Office during regular business hours (between 8:30 a.m. and 4:30 p.m.) as of the date of this notice or from the County of Wellington Planning and Development Department, County of Wellington, 74 Woolwich Street in Guelph or by calling (519) 837-2600 (ext. 2120).

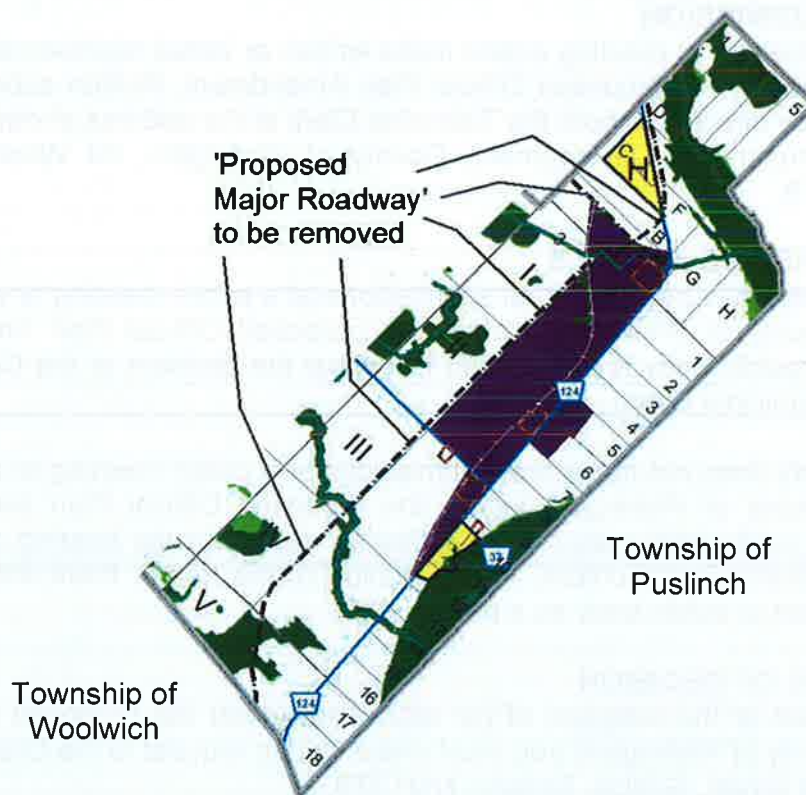
FOR MORE INFORMATION about this matter, please contact the undersigned.

Dated at the Township of Guelph/Eramosa is 9th day of September, 2016.

Meaghen Reid, Clerk, Township of Guelph/Eramosa
8348 Wellington Road 124, P.O. Box 700, Rockwood, Ontario N0B 2K0
Telephone: (519) 856-9596 Ext. 107, Fax: (519) 856-2240, Email: mreid@get.on.ca

This document is available in larger font on the Township's website at www.get.on.ca. If you require an alternative format, please contact the Township Clerk.

LOCATION



30
October 28, 2015

Nancy Shoemaker
Black, Shoemaker, Robinson & Donaldson Limited
351 Speedvale Avenue West
Guelph ON N1H 1C6

Dear Nancy Shoemaker:

**RE: 64 Frederick Drive Draft Plan of Condominium,
Condominium File No.: 23CDM15504**

As City Council's delegated approval authority for most condominium applications in the City of Guelph, I would like to confirm that your condominium application for draft plan approval has been reviewed by the City of Guelph Planning, Urban Design and Building Services and as of the date of this letter, I have decided to approve the condominium plan for 64 Frederick Drive under Section 51 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, subject to the conditions attached.

By copy of this letter, I am requesting the City Clerk to initiate the Notice of Decision circulation which will be mailed in accordance with Section 51(37) of the *Planning Act*. This Notice of Decision of the approval of the plan including conditions will be circulated for a 20 day time period during which any person or public body may file a notice of appeal of the decision. Should no appeals be filed, the approval of the condominium plan of subdivision shall be deemed to have been made on the day after the last day for appealing the decision.

Once your condominium plan has received draft plan approval, when you wish to register your plan, please contact Planning, Urban Design and Building Services and advise in writing how you have satisfied all of the conditions of draft plan approval.

If you have any questions on this file, please contact Randy Harris, Administrator of Planning Technical Services, Planning, Urban Design, and Building Services at (519) 837-5616, extension 2377.

Yours truly,



Todd Salter
General Manager
Planning, Urban Design and Building Services

Attach.

RH/ts

c: Stephen O'Brien, City Clerk
Kealy Dedman, City Engineer, Engineering Services
Donna Jaques, City Solicitor
Sylvia Kirkwood, Manager of Development Planning

City Hall
1 Carden St
Guelph, ON
Canada
N1H 3A1

T 519-822-1260
TTY 519-826-9771

23CDM-15504 – 64 Frederick Drive Conditions of Draft Plan Approval

PREAMBLE: Draft Plan Approval will lapse and expire after five years (5) from date of issuance of approval from the General Manager of Planning, Urban Design, and Building Services.

- 1) That this approval applies to the Draft Plan of Condominium prepared by Black, Shoemaker, Robinson and Donaldson Limited, Project No. 14-9792-1, dated June 24, 2015, illustrating a total of twelve (12) residential units, four (4) commercial units, twelve (12) off-street parking space units and common elements consisting of, but not limited to internal drive aisle, four (4) visitor parking spaces, landscaped area, hallways, elevator, foyer, garbage room, electrical room and water room.
- 2) The owner shall develop the site in strict accordance with the Ontario Building Code as set out in Section 6 of Ontario Regulation 48/01, as amended from time to time, and the approved plans, including but not limited to, the fully detailed site plan, servicing plan(s), grading and drainage plan, landscape plan(s), photometrics plan, traffic geometrics plan, building elevations and building drawings and mechanical drawings approved by the City in accordance with Section 41 of the Planning Act, to the satisfaction of the City, prior to the registration of the Plan of Condominium or any part thereof.
- 3) The owner acknowledges and agrees that the City can and shall make detailed site inspection(s) at 64 Frederick Drive to ensure the site is completed according to the plans approved by the City, prior to the registration of the Plan of Condominium or any part thereof.
- 4) That the owner agrees to phase the registration of the plan of condominium to the satisfaction of the City.
- 5) The owner shall pay any outstanding debts owed to the City, prior to the registration of any phase.
- 6) That prior to the registration of any phase the owner shall provide the City with a drainage certificate from an Ontario Land Surveyor or a Professional Engineer stating that the buildings constructed and the grading of the lot is in conformity with the drainage plan and that any variance from the plan has received the prior approval of the City Engineer.

- 7) That prior to the registration of any phase the owner shall provide the City with a certificate from a Professional Engineer certifying that the sanitary sewers, building drains, building sewers, building storm drains, building storm sewers, watermains, water distribution system, hydrants, catchbasins, roadways, driveways, parking areas and sidewalks that are to become part of the common facilities and areas, are in good repair, free from defects and functioning properly.
- 8) That a Professional Engineer and/or Ontario Land Surveyor identifies all the sanitary sewers, building drains, building sewers, building storm drains, storm sewers, stormwater management system, watermains and water distribution system, serving the site and also identifies the locations where easements are required prior to registration of any phase of the condominium.
- 9) That prior to the registration of any phase of the condominium, an independent lawyer shall certify that the proposed condominium phase has easements for all the sanitary sewers, building drains, building sewers, building storm drains, storm sewers, stormwater management system, watermains and water distribution system serving the condominium phase, which are located on private lands other than the lands included in the phase being registered.
- 10) That prior to the registration of any phase of the Plan of Condominium the Developer shall have the Professional Engineer who designed the storm water management system certify to the City that he/she supervised the construction of the storm water management system, and that the storm water management system was approved by the City and that it is functioning properly.
- 11) Prior to the registration of the Plan of Condominium or any part thereof, an independent lawyer shall certify that the following advisory clause has been incorporated into the Condominium Declaration and, if necessary, the Purchase and Sale Agreements: "Given this development has a private road access, Service de transport de Wellington-Dufferin Student Transportation Services does not run school buses on private roadways and therefore potential busing students will be required to meet the bus at a congregated bus pick-up point."
- 12) Prior to the registration of the plan of condominium or any part thereof, the owner shall pay to the City, the City's total cost of reproduction and

distribution of the Guelph Residents' Environmental Handbook, to all future homeowners or households within the plan, with such payment based on a cost of one handbook per residential dwelling unit, as determined by the City.

- 13) Further to requirements outlined in Condition 3, any works not completed as per the approved site plan(s) shall be completed prior to registration of the Plan of Condominium or any part thereof, and/or the Owner shall pay to the City a security amount representing the outstanding items therein as agreed to by the Manager of Development Planning.
- 14) The owner agrees to provide the City's Planning Services staff with a digital file of the plan of condominium in an AutoCAD (*.dwg) format prior to the registration of the Plan of Condominium or any part thereof.
- 15) Prior to the City's final approval of the plan of condominium, the City shall be advised in writing by the owner how conditions 1 through 14 have been satisfied or acknowledged, whatever the case shall be.

NOTES:

- 1) The Developer is responsible for contacting Canada Post and arranging mailbox locations and mail delivery methods for the development.
- 2) Draft Plan of Condominium approval will expire five (5) years from the date draft plan approval is issued.

REPORT



TO General Manager of Planning, Urban Design and Building Services

SERVICE AREA Planning Services

DATE October 28, 2015

SUBJECT **Proposed Draft Plan of Residential Condominium Subdivision
64 Frederick Drive (23CDM15504) – Ohm Frederick Inc.**

REPORT NUMBER 15-100

RECOMMENDATION

Draft Plan of Condominium Approval, subject to the conditions outlined in **Schedule 2**.

BACKGROUND

The City of Guelph is in receipt of an application for a Draft Plan of Condominium Subdivision from Black, Shoemaker, Robinson & Donaldson Limited on behalf of Ohm Frederick Inc. The application pertains to lands municipally known as 64 Frederick Drive. The subject property has an area of approximately 0.169 hectares.

The applicant is requesting draft plan approval for a sixteen (16) unit apartment condominium consisting of four (4) commercial units and twelve (12) residential units with an additional twelve (12) units proposed to be deeded as off-street parking spaces. The application is for a standard plan of condominium, and is proposed to be registered in one (1) phase. The apartment development would be in accordance with the attached Draft Plan of Condominium (**Schedule 3**).

The subject property is designated 'General Residential' in the current Official Plan. The subject property is zoned CR-9 (Specialized Commercial Residential) in the City of Guelph's Zoning By-law. This application for Draft Plan of Condominium approval does not affect the site's present Official Plan or zoning.

Site plan approval (Site Plan File #: SP11C001) was issued by the City for this development on July 24, 2014 (**Schedule 4**). Building permits have been issued and construction is currently on-going.

Planning, Urban Design and Building Services Comments

Planning Services recommends approval of this application for draft plan approval of a mixed use condominium, subject to the conditions outlined in **Schedule 2**. The development has received the necessary site plan approval and building permits have been issued. The conditions contained in **Schedule 2** will ensure that site development is completed to the satisfaction of the City, prior to the registration of the plan of condominium.

Location

64 Frederick Drive (**Schedule 1**); legally described as Block 89, Registered Plan 61M160, CITY OF GUELPH, COUNTY OF WELLINGTON.

Summary of Proposal

Request for draft plan approval of a sixteen (16) unit standard condominium (12 units as dwelling units; 4 units as commercial units, twelve (12) units to be deeded as off-street parking spaces.) Common element areas will comprise of the balance of the property that is not designated as units such as the drive aisles/internal roads, common open space, and seven (7) visitor parking spaces. The condominium is proposed to be registered in one (1) phase.

DEPARTMENTAL & AGENCY CONSULTATION

The summary of comments received in the review of the application is included in **Schedule 5**.

ATTACHMENTS

- Schedule 1** – Location Map
- Schedule 2** – Conditions
- Schedule 3** – Proposed Condominium Plan
- Schedule 4** – Approved Site Plan
- Schedule 5** – Department/Agency Comment Checklist

Prepared By:

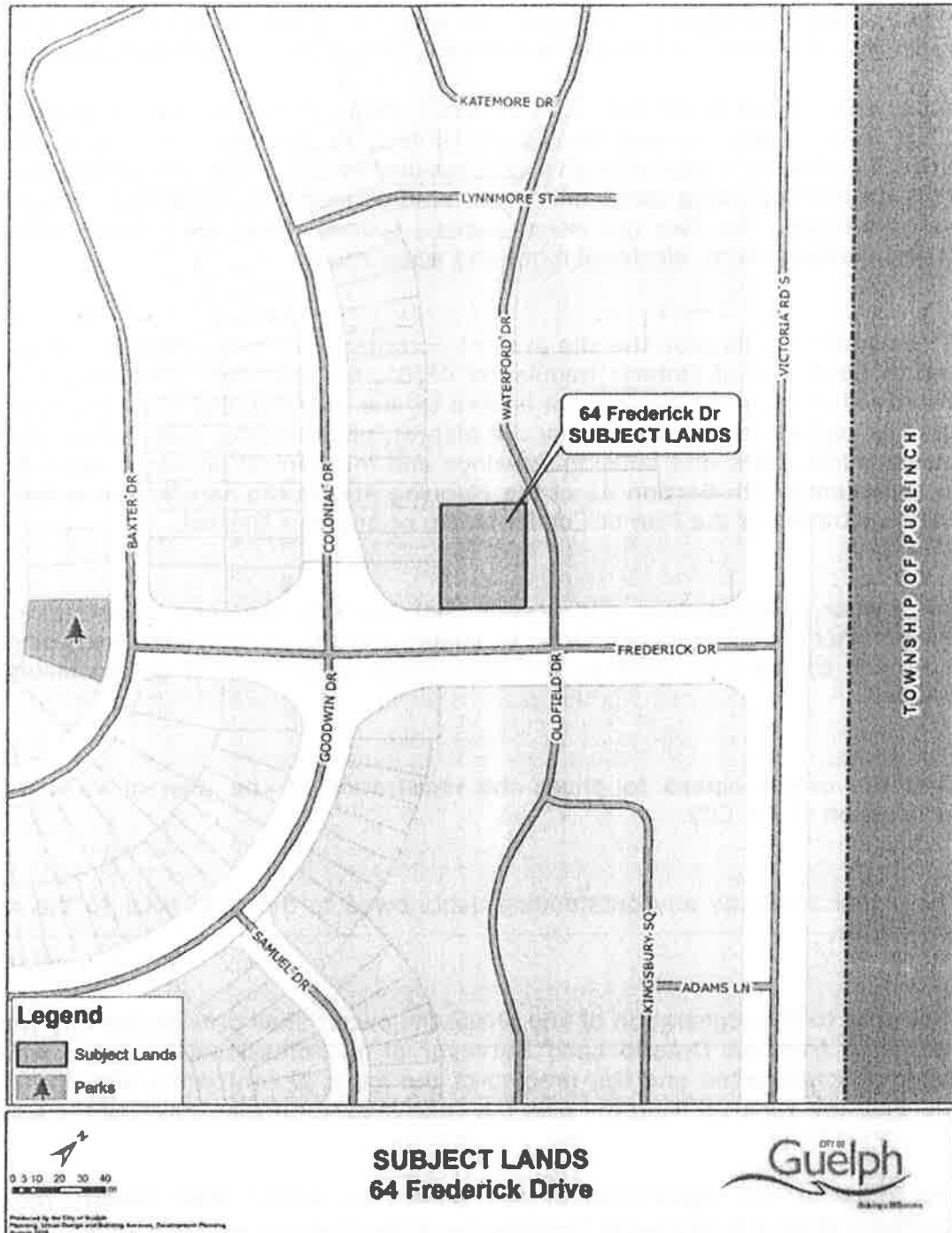
Randy Harris
Administrator of Planning
Technical Services

Approved By:

Todd Salter
General Manager of Planning, Urban
Design and Building Services

October 30 / 15

SCHEDULE 1 Location Map



SCHEDULE 2

Conditions

PREAMBLE: Draft Plan Approval will lapse and expire after five years (5) from date of issuance of approval from the General Manager of Planning, Urban Design, and Building Services.

- 1) That this approval applies to the Draft Plan of Condominium prepared by Black, Shoemaker, Robinson and Donaldson Limited, Project No. 14-9792-1, dated June 24, 2015, illustrating a total of twelve (12) residential units, four (4) commercial units, twelve (12) off-street parking space units and common elements consisting of, but not limited to internal drive aisle, four (4) visitor parking spaces, landscaped area, hallways, elevator, foyer, garbage room, electrical room and water room.
- 2) The owner shall develop the site in strict accordance with the Ontario Building Code as set out in Section 6 of Ontario Regulation 48/01, as amended from time to time, and the approved plans, including but not limited to, the fully detailed site plan, servicing plan(s), grading and drainage plan, landscape plan(s), photometrics plan, traffic geometrics plan, building elevations and building drawings and mechanical drawings approved by the City in accordance with Section 41 of the Planning Act, to the satisfaction of the City, prior to the registration of the Plan of Condominium or any part thereof.
- 3) The owner acknowledges and agrees that the City can and shall make detailed site inspection(s) at 64 Frederick Drive to ensure the site is completed according to the plans approved by the City, prior to the registration of the Plan of Condominium or any part thereof.
- 4) That the owner agrees to phase the registration of the plan of condominium to the satisfaction of the City.
- 5) The owner shall pay any outstanding debts owed to the City, prior to the registration of any phase.
- 6) That prior to the registration of any phase the owner shall provide the City with a drainage certificate from an Ontario Land Surveyor or a Professional Engineer stating that the buildings constructed and the grading of the lot is in conformity with the drainage plan and that any variance from the plan has received the prior approval of the City Engineer.
- 7) That prior to the registration of any phase the owner shall provide the City with a certificate from a Professional Engineer certifying that the sanitary sewers, building drains, building sewers, building storm drains, building storm sewers, watermains, water distribution system, hydrants, catchbasins, roadways, driveways, parking areas and sidewalks that are to become part of the common facilities and areas, are in good repair,

free from defects and functioning properly.

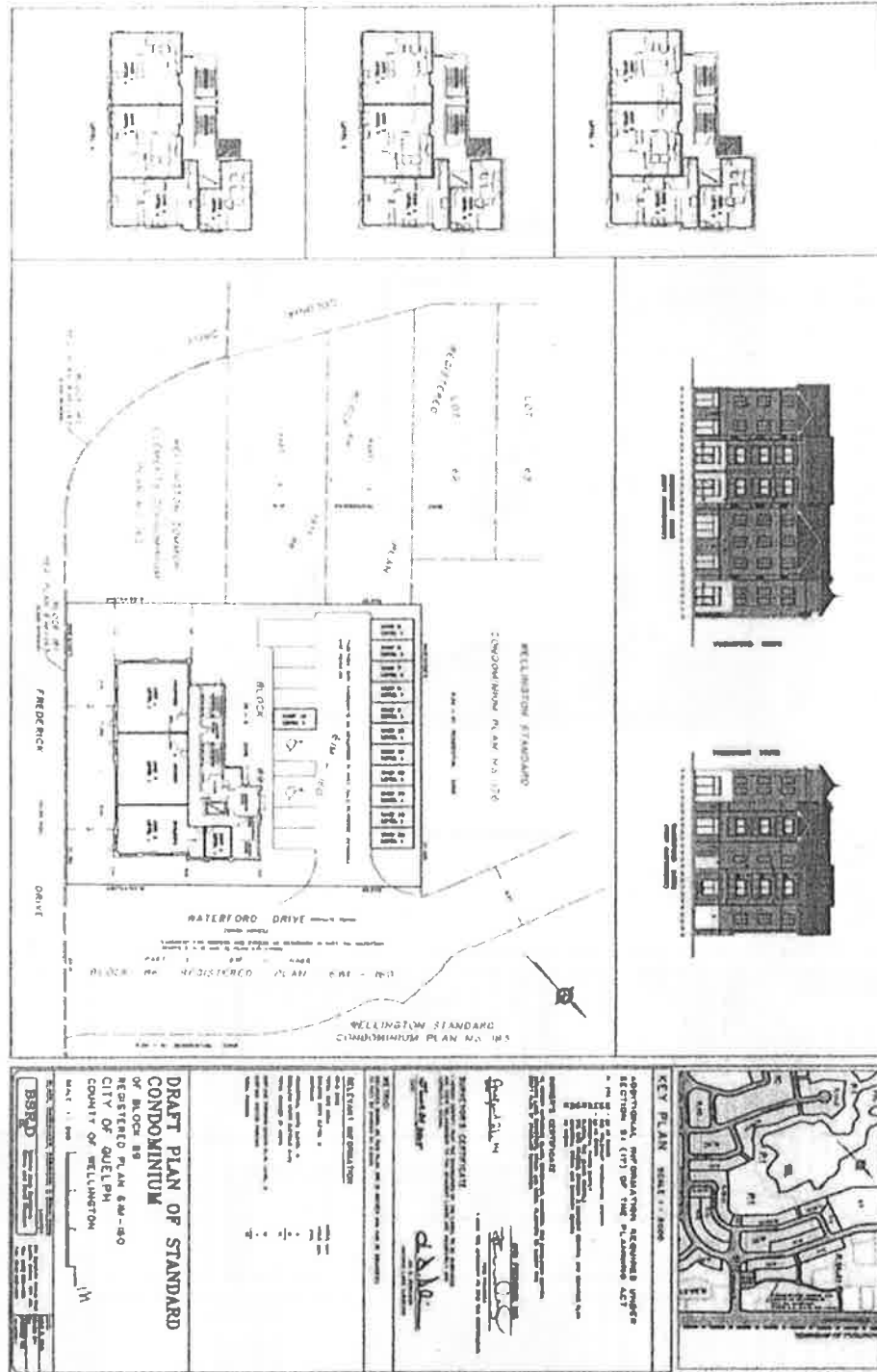
- 8) That a Professional Engineer and/or Ontario Land Surveyor identifies all the sanitary sewers, building drains, building sewers, building storm drains, storm sewers, stormwater management system, watermains and water distribution system, serving the site and also identifies the locations where easements are required prior to registration of any phase of the condominium.
- 9) That prior to the registration of any phase of the condominium, an independent lawyer shall certify that the proposed condominium phase has easements for all the sanitary sewers, building drains, building sewers, building storm drains, storm sewers, stormwater management system, watermains and water distribution system serving the condominium phase, which are located on private lands other than the lands included in the phase being registered.
- 10) That prior to the registration of any phase of the Plan of Condominium the Developer shall have the Professional Engineer who designed the storm water management system certify to the City that he/she supervised the construction of the storm water management system, and that the storm water management system was approved by the City and that it is functioning properly.
- 11) Prior to the registration of the Plan of Condominium or any part thereof, an independent lawyer shall certify that the following advisory clause has been incorporated into the Condominium Declaration and, if necessary, the Purchase and Sale Agreements: "Given this development has a private road access, Service de transport de Wellington-Dufferin Student Transportation Services does not run school buses on private roadways and therefore potential busing students will be required to meet the bus at a congregated bus pick-up point."
- 12) Prior to the registration of the plan of condominium or any part thereof, the owner shall pay to the City, the City's total cost of reproduction and distribution of the Guelph Residents' Environmental Handbook, to all future homeowners or households within the plan, with such payment based on a cost of one handbook per residential dwelling unit, as determined by the City.
- 13) Further to requirements outlined in Condition 3, any works not completed as per the approved site plan(s) shall be completed prior to registration of the Plan of Condominium or any part thereof, and/or the Owner shall pay to the City a security amount representing the outstanding items therein as agreed to by the Manager of Development Planning.

-
- 14) The owner agrees to provide the City's Planning Services staff with a digital file of the plan of condominium in an AutoCAD (*.dwg) format prior to the registration of the Plan of Condominium or any part thereof.
 - 15) Prior to the City's final approval of the plan of condominium, the City shall be advised in writing by the owner how conditions 1 through 14 have been satisfied or acknowledged, whatever the case shall be.

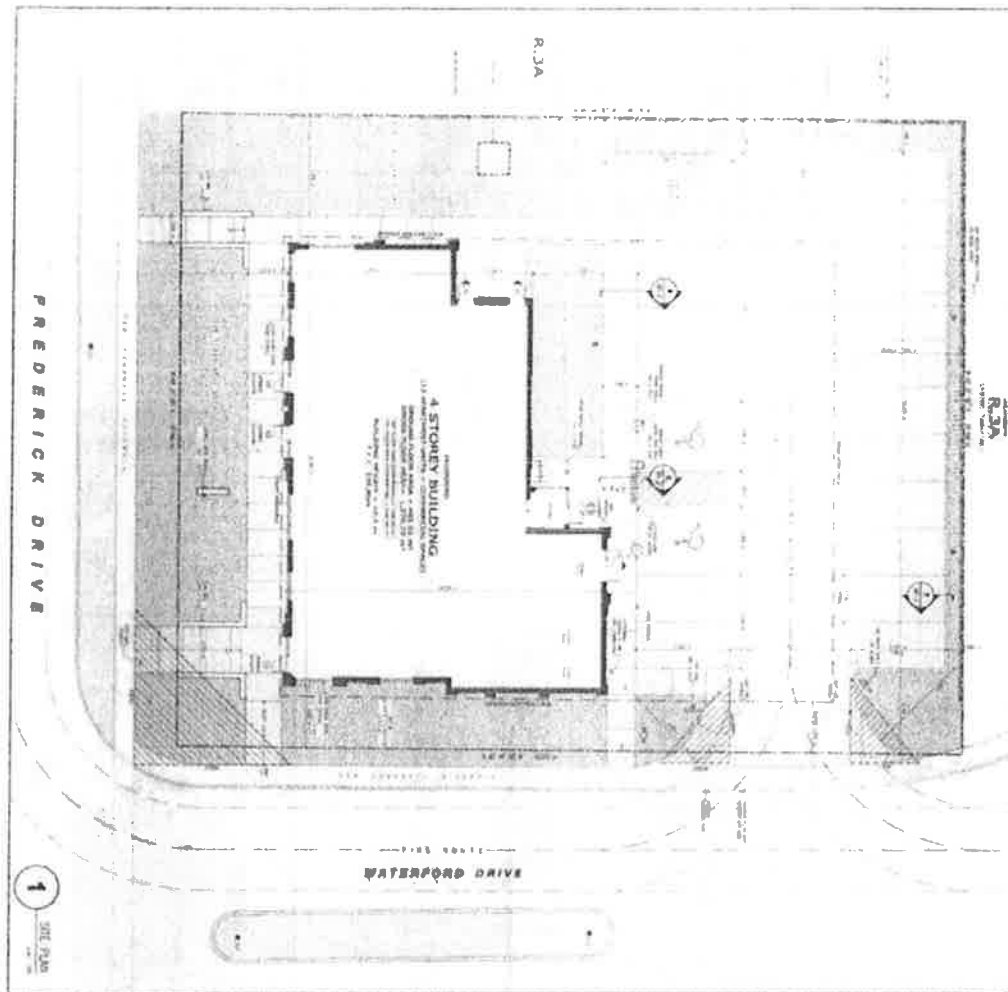
NOTES:

- 1) The Developer is responsible for contacting Canada Post and arranging mailbox locations and mail delivery methods for the development.
- 2) Draft Plan of Condominium approval will expire five (5) years from the date draft plan approval is issued.

SCHEDULE 3 **Proposed Condominium Plan**



SCHEDULE 4 Approved Site Plan



<p>KEY MAP</p>	<p>ZONING REQUIREMENTS</p>
<p>OHM</p>	<p>BIC</p>
<p>SITE STATISTICS</p>	<p>LEGEND</p>
<p>SITE PLAN</p>	<p>WATERFORD SQUARE APARTMENTS</p>
<p>SP-0103</p>	

SCHEDULE 5
Department/Agency Comment Checklist

<u>RESPONDENT</u>	<u>NO OBJECTION OR COMMENT</u>	<u>CONDITIONAL SUPPORT</u>	<u>ISSUES/CONCERNS</u>
Development Planning		✓	<ul style="list-style-type: none"> Standard condominium conditions
Engineering Services		✓	<ul style="list-style-type: none"> Standard Engineering condominium conditions (certificates, etc.) Owner pays any outstanding debts to the city prior to registration
Park Planning	✓		
Economic Development	✓		
Fire Department	✓		
Zoning	✓		
Guelph Hydro	✓		
Building Services	✓		
Upper Grand District School Board		✓	<ul style="list-style-type: none"> Advisory clause indicating busing students will be required to meet the bus at a congregated bus pick-up point.
Wellington Catholic District School Board	✓		
Union Gas	✓		
Canada Post		✓	<ul style="list-style-type: none"> Mail delivery boxes must be located within the building to Canada Post's specifications
Guelph Police Services	✓		

RECEIVED

SEP 07 2016

Township of Puslinch

**Notice of the Decision
of a Draft Plan of Condominium Subdivision
by The Corporation of the City of Guelph**

CLERK'S DEPARTMENT	
TO	
Copy	
Please Handle	
For Your Information	
Council Agenda	<input checked="" type="checkbox"/>
File	

IN THE MATTER of a decision for approval of a Draft Plan of Condominium Subdivision for Block 89, Registered Plan 61M160, (23CDM15504), municipally known as 64 Frederick Drive, in the City of Guelph, County of Wellington

TAKE NOTICE that the General Manager of Planning, Urban Design and Building Services of The Corporation of the City of Guelph gave approval for a Draft Plan of Condominium Subdivision on the 30th day of October, 2015, under subsection 51 (31) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, in respect to Block 89, Registered Plan 61M160, (23CDM15504), municipally known as 64 Frederick Drive, in the City of Guelph, County of Wellington.

AND TAKE NOTICE that the applicant, or any person or public body that made a written submission before the Decision may, at any time before the approval of the final plan of condominium subdivision, appeal any of the conditions imposed by the General Manager of Planning Services, Urban Design and Building Services of the Corporation of the City of Guelph to the Ontario Municipal Board by filing a notice of appeal with the Clerk of The Corporation of the City of Guelph.

AND THAT any appeal to the Ontario Municipal Board in respect of the decision to approve the draft plan of condominium subdivision, or any of the conditions of the draft plan of condominium subdivision may be made by filing with the Clerk of The Corporation of the City of Guelph, not later than the 20th day of September, 2016, at 4:30 p.m., a notice of appeal setting out the objection and reasons in support of the objection. The applicable fee of \$300.00, **paid by certified cheque or money order**, made payable to the "Minister of Finance", must also be submitted with the appeal.

A copy of the Decision, including the conditions, is included. All of the related information for the draft plan of condominium subdivision is available for inspection at Planning Services, Urban Design and Building Services office, City Hall, 3rd Floor, 1 Carden Street, Guelph, Ontario, during business hours (8:30 a.m. to 4:30 p.m., Monday to Friday).

You will be entitled to receive notice of any changes to the conditions of approval of the draft plan of condominium subdivision if you have made a written request to be notified of changes to the conditions.

No person or public body shall be added as a party to the hearing of the appeal regarding any changes to the conditions of approval unless the person or public body, before the decision, made written submissions or a written request to be notified of changes to the conditions.

Only individuals, corporations or public bodies may appeal decisions in respect of a proposed plan of condominium subdivision to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf. If you wish to appeal to the Ontario Municipal

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Board, the requisite appeal forms are available from the Ontario Municipal Board on their website at www.omb.gov.on.ca, or you may obtain the appeal forms from the City Clerk's Department, c/o ServiceGuelph, 1st Floor, City Hall, 1 Carden Street, Guelph, Ontario.

DATED at the City of Guelph this 31st day of August, 2016.

Stephen O'Brien
City Clerk
Guelph City Hall
1 Carden Street
Guelph, Ontario N1H 3A1

Township of Puslinch Comprehensive Zoning By-law Project



Council Presentation #1

Project Overview and Issue Identification

Agenda

1. Project Overview

- Background and Purpose
- Work Program
- Project Goals

2. Work Completed to Date

3. Preliminary Issues and Options Discussion

- Definitions
- General Provisions
- Residential Zones
- Commercial Zones
- Industrial Zones
- Agricultural Zone
- By-law Format and Mapping

4. Additional Issues

5. Next Steps



Background and Purpose

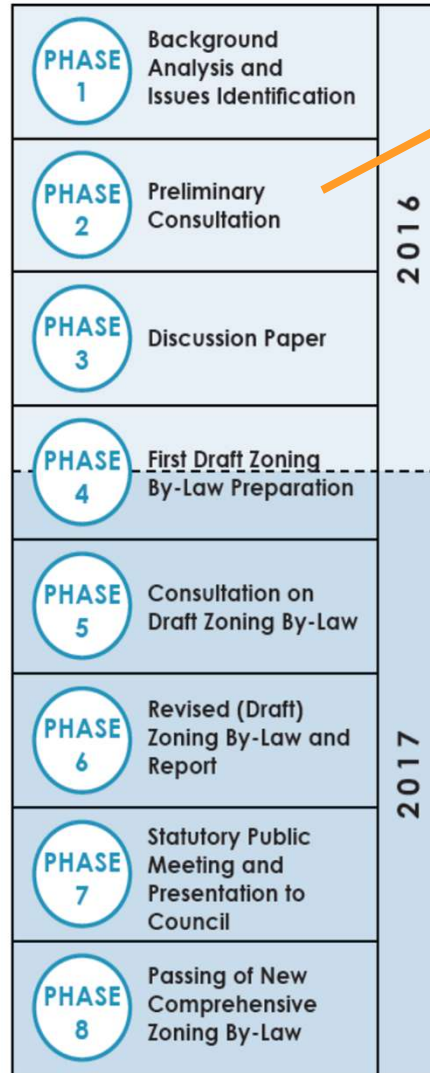
Background:

- The Township's Zoning By-law 19/85 is more than 30 years old.
- There have been over 215 amendments to the Zoning By-law.
- New legislative and policy documents have been put into place since its adoption.
- The Township has recently completed a number of local Strategies and Plans.

Project Purpose:

- To create an up-to-date and contemporary Zoning By-law.
- To implement new zoning approaches and tools.

Work Program



We are here.

- To be completed over 8 phases and an 11-month period.
- Phases 1-3 involve the identification of issues with the existing by-law and development of recommended approaches to addressing them.
- Phases 4-8 involve the development of a new CZBL based on the recommended approaches.
- The Work Program includes on-going communications and consultation with the public including:
 - Regular newsletters and online project updates;
 - Four Advisory Committee Meetings;
 - Three Public Information Sessions;
 - Three Community Outreach Events;
 - Four Presentations to Council; and
 - A Statutory Open House, Public Meeting, and Presentation to Council.

Project Goals

Goal #1: Implement upper-tier plans and policies.

Goal #2: Implement local strategies and planning documents.

Goal #3: Maintain existing zoning regulations that already work.

Goal #4: Address local issues and opportunities.

Goal #5: Implement innovative and flexible zoning techniques.

Goal #6: Eliminate duplication, redundancy, and contradictions.

Goal #7: Improve formatting, organization, accessibility, and interpretation.

Goal #8: Identify issues that could be addressed through another process.

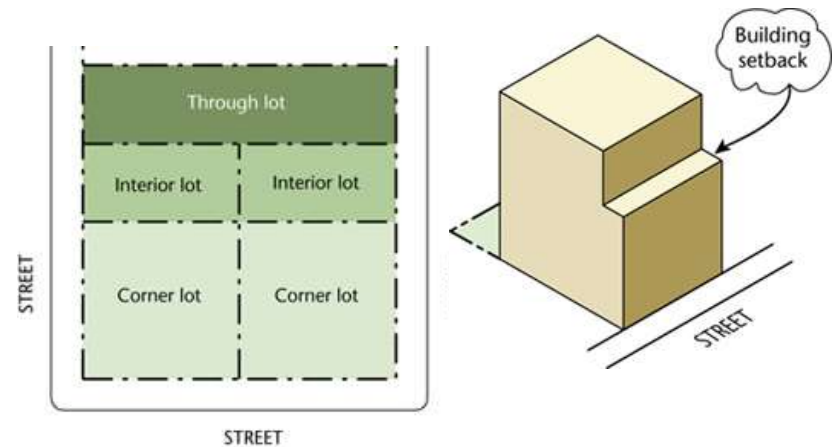
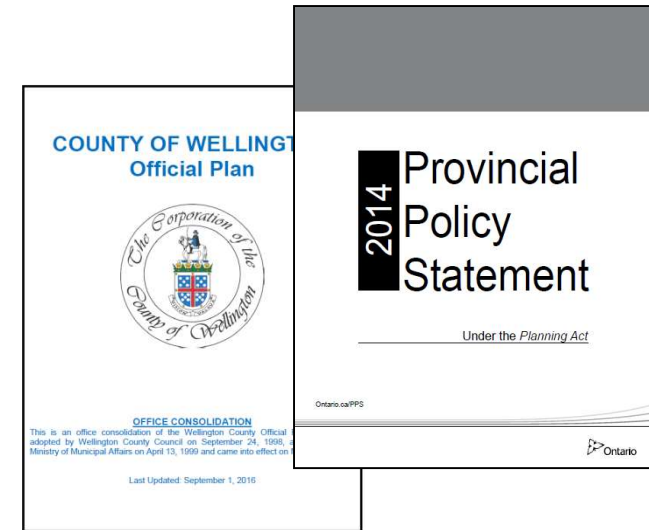
Work Completed to-Date

- Project Launch and Start-up Meeting with Township Staff (July 2016)
- Background Review and Analysis of Existing By-law (July/August 2016)
- Community Outreach Event #1 – Aberfoyle Farmers Market (August 27, 2016)
- CZBL Advisory Committee Meeting #1 (September 13, 2016)
- A Public Information Session is scheduled for October 20, 2016
- The purpose of today's presentation is to share some of the issues and options that have been identified to-date
- Recommendations for a new CZBL will be identified in a Discussion Paper, which will be presented to Council later this fall



Dealing with Definitions

1. Implement Definitions from Provincial Legislation and Upper-tier Plans
2. Update/Remove Outdated Terminology
3. Include New Definitions as Required
4. Revise Existing Definitions to Improve Clarity
5. Eliminate Duplicated Definitions
6. Eliminate Cross Referencing
7. Eliminate “Corresponding” Meanings
8. Remove Numbering/Improve Organization
9. Add illustrations



Updating General Provisions

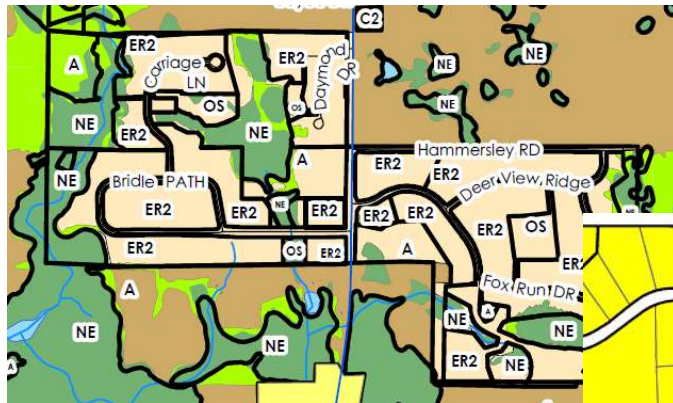
1. There is a need to update General Provisions in the By-law, including those dealing with:
 - Parking and Loading
 - Home Occupations
 - Accessory Apartments
 - Accessory Uses
 - Well Head Protection Implementation
 - Restricted Uses in All Zones
2. Where existing General Provisions address issues that are dealt with through another By-law under the Municipal Act (i.e., Site Alteration By-law, Pool Enclosures, and Kennels), consider removing from the Zoning By-law.



Residential Zones

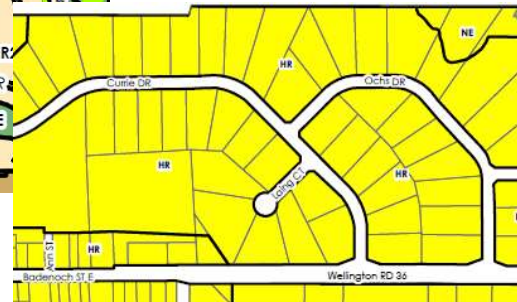
Existing Residential Zones:

1. HR Zone - Hamlet Residential Zone
2. RC Zone - Residential Community Zone
3. RR Zone - Resort Residential Zone
4. MR Zone - Millcreek Residential Area Zone
5. ML Zone - Mini Lakes Zone
6. ER1 Zone - Estate Residential Type 1 Zone
7. ER2 Zone - Estate Residential Type 2 Zone
8. RUR Zone - Rural Residential Zone



Potential options for the new CZBL:

- Creation of a new 'Urban Residential' Zone that would apply to the Urban Centres
- Remove and consolidate residential zones that were created for a specific development
- Encourage a more compact form of residential development by:
 - i. Reducing minimum frontage requirements; and/or
 - ii. Increasing maximum lot coverage requirements; and/or
 - iii. Reducing minimum front and interior side yard requirements.



Commercial Zones

Existing Commercial Zones:

1. C1 Zone - Hamlet Commercial Zone
2. C2 Zone – Highway Commercial Zone
3. C3 Zone – Agricultural Commercial Zone
4. C4 Zone – Resort Commercial Zone



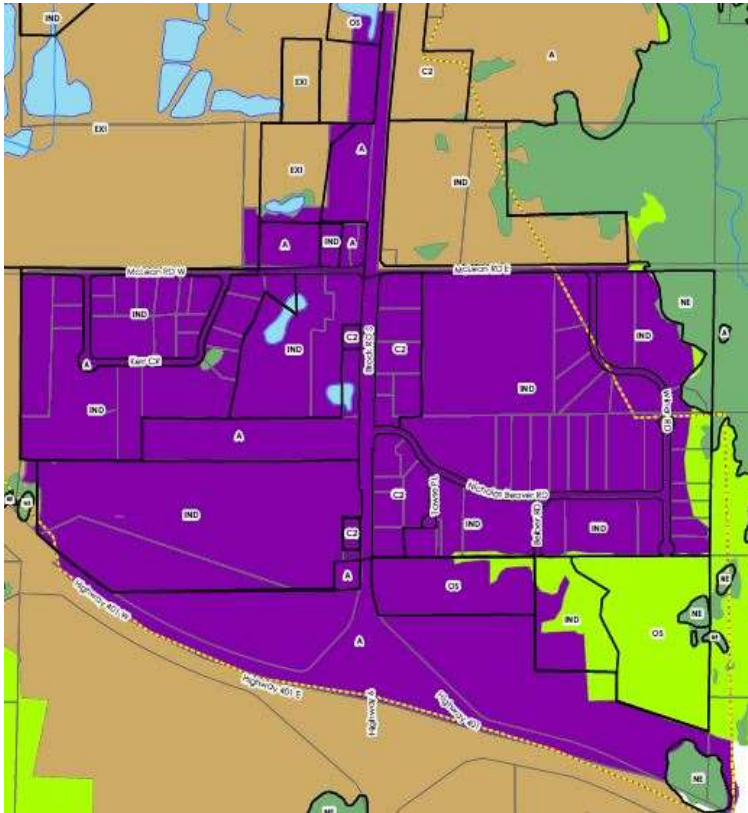
Potential options for the new CZBL:

- Creation of a new 'Urban Commercial' Zone that would apply to the Urban Centres
- Pre-zone properties to encourage new commercial/mixed-use development
- Encourage a more compact form of commercial development by:
 - i. Reducing minimum lot size and frontage requirements; and/or
 - ii. Increasing maximum lot coverage requirements; and/or
 - iii. Reducing minimum front and interior side yard requirements.
- Update permitted uses to be consistent with Official Plan

Industrial Zones

Existing Industrial Zones:

1. IND Zone – Industrial Zone
2. EX1 Zone – Extractive Zone
3. DI Zone – Disposal Industrial Zone



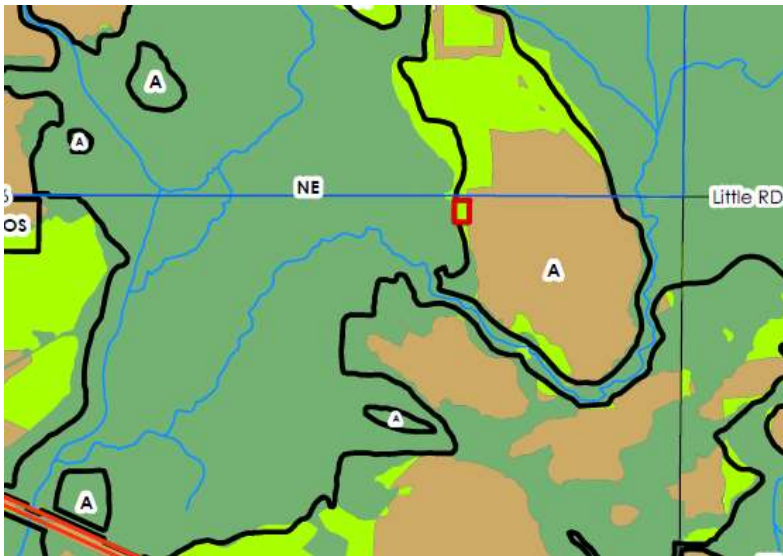
Potential options for the new CZBL:

- Expand the list of permitted uses in Industrial Zone
- Pre-zone properties to encourage new industrial development
- Encourage a more compact form of industrial development by:
 - i. Increasing maximum lot coverage requirements; and/or
 - ii. Reducing minimum front and side yard requirements; and/or
 - iii. Reducing or eliminating landscape open space requirements.
- Update permitted uses to be consistent with Official Plan

Agricultural Zones

Existing Agricultural Zones:

1. A Zone – Agricultural Zone
2. C3 Zone – Agricultural Commercial Zone

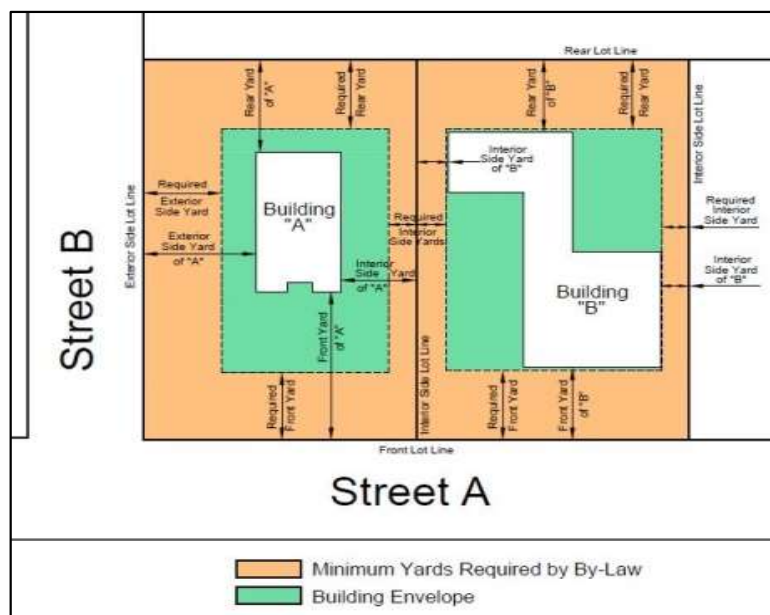


Potential options for the new CZBL:

- Expand the list of permitted uses in the Agricultural Zone in accordance with Official Plan including certain agriculture-related and farm business uses
- Update Agriculture Zone to apply to rural residential properties currently zoned Hamlet Residential (HR) or Rural Residential (RUR)
- Add front and exterior yard setback requirements to Agricultural Zone
- Update lot frontage minimum requirements in Agricultural Zone

By-law Organization and Format

Uses	Zones			
	R1	R2	R3	R4
Apartment			✓(b)	✓(b)
Duplex		✓	✓	
Group or Cluster			✓	✓
Single-Detached	✓(a)	✓	✓	
Semi-Detached		✓	✓	
Townhouse			✓	
Senior Citizen Housing			✓(b)	✓(b)
Retirement Home			✓(b)	✓(b)
Boarding Home		✓(c)	✓(c)	
Nursing Facility			✓(b)	✓(b)
Community Garden	✓	✓	✓	✓



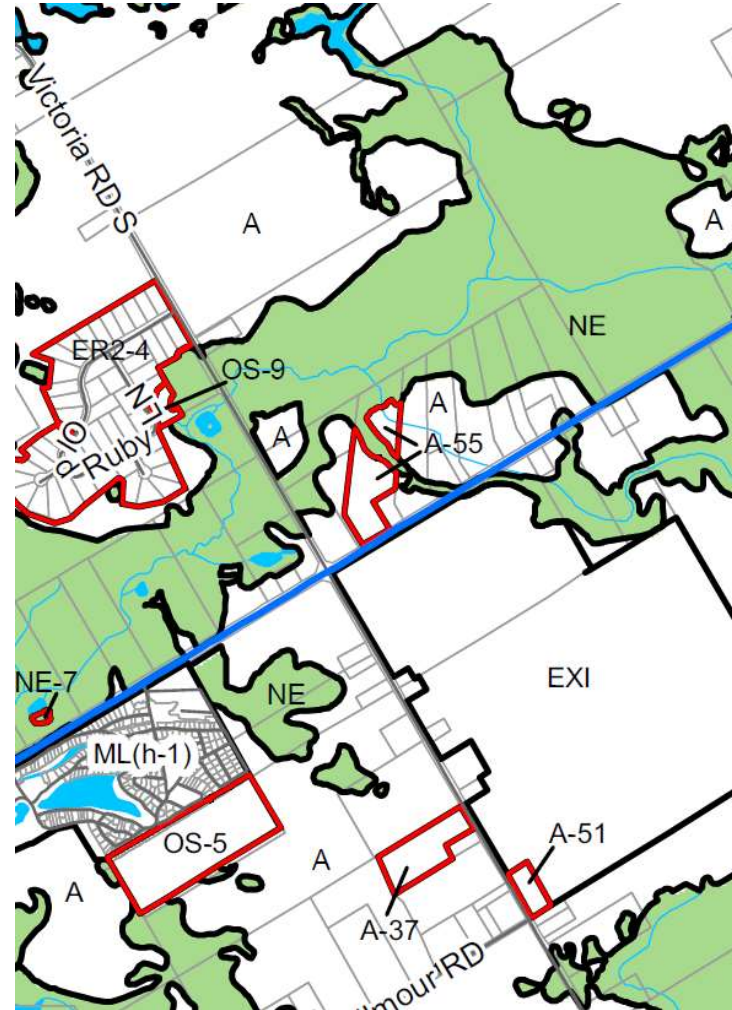
Source: St. Catharines Zoning By-law

Potential options for the new CZBL:

- Use tables for permitted uses and zone requirements, in order to reduce the overall size of the By-law and make it easier to read and interpret.
- Use diagrams and illustrations wherever possible to assist with interpretation of zoning ideas and requirements.
- Include a 'User's Guide' to provide step-by-step instructions on how to navigate the document.

Other Zones

- Institutional (I) Zone
- Open Space (OS) Zone
- Natural Environment (NE) Zone



Next Steps

- Meetings with staff from the County and Conservation Authorities.
- A Public Information Session will be held on October 20, 2016 to gather additional input/feedback on the issues and options.
- Phase Three of the project will identify recommendations for a new Comprehensive Zoning By-law.
- A second Advisory Committee meeting will be held to obtain feedback on the recommendations (November 8, 2016).
- Recommendations for a new CZBL will then be presented to Council.

Township of Puslinch Comprehensive Zoning By-law Project



THANK YOU!

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SEP 01 2016

Township of Puslinch

August 30, 2016

VIA REGISTERED MAIL

The Corporation of the Township of Puslinch
7404 Wellington Road 34
Guelph, Ontario
N1H 6H9

J. Scott Galajda
B.B.A., LL.B.
Direct Line: 519.780.4615
sgalajda@millerthomson.com

File: 067419.0039

CLERK'S DEPARTMENT	
TO	
Copy	
Please Handle	
For Your Information	
Council Agenda	
File	

Dear Sirs/Mesdames:

Re: Application for Absolute Title under the Land Titles Act by Thomasfield Homes Limited for lands legally described as Part Lot 16, Concession 8, township of Puslinch, County of Wellington and shown as Part 1 on the attached draft reference plan signed by James M. Laws O.L.S. and dated March 15, 2016

The applicant, whose name appears on the enclosed notice, has applied for an absolute title to the property shown in heavy outline on the accompanying plan. For this purpose, the applicant must establish that the persons having title interests in adjoining lands have no title interest in the land included in the application.

The notice and a print of the draft reference plan, used to define the extent of the land included in the application, have been served on you because you may have an interest in the land adjoining the land included in the application, outlined in red on the enclosed reference plan.

You must examine the plan carefully to determine whether you are satisfied that the boundaries of the land included in the application shown on the plan properly reflect the extent of ownership being claimed, in relation to your land. In this regard, watch for any apparent encroachments and the location of existing structures or fences, if any, shown on the plan.

If you have any questions with respect to the location of your property or the interpretation of the plan, please contact me at (519) 822-4680 or the surveyor, James Laws at (519) 821-2763 ext.223. If you have any questions in connection with the zoning or developing of the land included in the application, contact your local municipal office.

If you wish to file an objection to the application, you must do so on the enclosed form by October 1, 2016. If you file an objection, the applicant or his solicitor will attempt to resolve the objection. If resolution is not possible, the Director of Titles will hold a hearing to determine your claim. Also enclosed is a Consent and Waiver form which you may choose to sign and

return if you have no objection to the application, together with a signed copy of the enclosed draft Reference Plan.

Please note that unless you file an objection, you are deemed to have consented to the application when the time set out expires.

Yours truly,

MILLER THOMSON LLP

Per:


J. Scott Galajda
JSG/cm

Enclosures



FOR OFFICE USE ONLY

Number WC4797LS
CERTIFICATE OF RECEIPT

9:36 AUG 29 2016

WELLINGTON
No. 61
GUELPH

Katherine Cece
LAND REGISTRAR

(1) Registry ☐

Land Titles ☒

(2) Page 1 of 2 pages

(3) Property Identifier(s)

Block
71197

Property
0408 (LT)

Additional:
See
Schedule ☐

(4) Nature of Document

Notice of Application for Absolute Title
(subsection 46(2) of the Act)

(5) Consideration

Dollars \$

(6) Description

Part Lot 16, Concession 8
Township of Puslinch, County of Wellington
and shown as Part 1 on the attached draft reference plan signed by
James M. Laws O.L.S. and dated March 15, 2016

Land Titles Division of Wellington (No. 61)

New Property Identifiers

Additional:
See
Schedule ☐

Executions

Additional:
See
Schedule ☐

(7) This Document
Contains:

(a) Redescription
New Easement
Plan/Sketch ☐

(b) Schedule for:

Description ☐ Additional
Parties ☐ Other ☒

(8) This Document provides as follows:

TO: The Land Registrar for the Land Titles Division of Wellington

THOMASFIELD HOMES LIMITED made an Application to be registered as the owner with an absolute title of the
above described lands.

The evidence in support of this Application consists of the Notice of Application for Absolute Title by the solicitor of
the applicant attached hereto.

Continued on Schedule ☐

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)

Name(s)

Signature(s)

Date of Signature
Y M D

THOMASFIELD HOMES LIMITED
by its solicitors, Miller Thomson LLP

Per: J. Scott Galajda

2016 08 29

(11) Address
for Service

295 Southgate Drive, Unit 1, Guelph, Ontario N1G 3M5

(12) Party(ies) (Set out Status or Interest)

Name(s)

Signature(s)

Date of Signature
Y M D

(13) Address
for Service

(14) Municipal Address of Property

381 Maltby Road East
Puslinch, ON

(15) Document Prepared by:

J. Scott Galajda
Miller Thomson LLP
301-100 Stone Road
Guelph, Ontario
N1G 5L3

FOR OFFICE USE ONLY

Fees and Tax

Registration Fee

73.35

Total

73.35



Additional Property Identifier(s) and/or Other Information

Land Titles Act

NOTICE OF APPLICATION FOR ABSOLUTE TITLE
(subsections 46(2) of the Act)

RE: PIN 71197-0408 (LT)

TAKE NOTICE THAT Thomasfield Homes Limited intends to apply to be registered as the owner with an absolute title to the lands described as follows:

Part Lot 16, Concession 8
Township of Puslinch, County of Wellington
and shown as Part 1 on the attached draft reference plan signed by James M. Laws O.L.S. and dated March 15, 2016

AND TAKE NOTICE THAT any person claiming to have any title to or interest in the said land or any part of it (other than an interest protected by registration) is required on or before October 1, 2016 (which is thirty days from the date the notice was served) to file a statement of an objection, setting out the grounds for such objection, verified by affidavit, directed to the Land Registrar at the address of the solicitor at the following address:

MILLER THOMSON LLP
100 Stone Road West
Suite 301
Guelph Ontario
N1G 5L3
Attention: J. Scott Galajda

This notice is served upon you because you appear to have an interest in land that:

- ☒ touches the limit of the land included in the application; or
☐ is included in the application

Dated at the City of Guelph this 29th day of August, 2016.

J. Scott Galajda

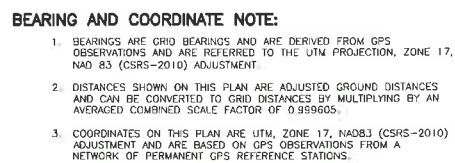
SCALE 1 : 1500

0 25 50 75 metres

VAN HARTEN SURVEYING INC.



<p>I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.</p> <p>DATE: <u>March 15, 2016.</u></p> <p><u>JAMES M. LAWS</u> ONTARIO LAND SURVEYOR</p>	<p>PLAN 61R- RECEIVED AND DEPOSITED</p> <p>DATE: _____</p> <p>_____ REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF WELLINGTON No. 61</p>
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BEARING COMPARISONS:

FOR THE PURPOSES OF BEARING COMPARISONS, PREVIOUS SURVEYS HAVE BEEN ROTATED TO UTM BEARINGS BY THE ANGLES SHOWN BELOW.

PLAN	ROTATION FOR NORTHEAST BEARINGS
P3/P4/P5	-01°01'50"
P6	-074°35"

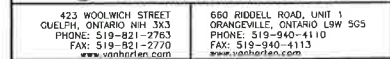
-C DENOTES SURVEY MONUMENT SET
 -S DENOTES SURVEY MONUMENT FOUND
 SIB DENOTES .025 x .025 x 1.20 STANDARD IRON BAR
 IB DENOTES .015 x .015 x 0.60 IRON BAR
 SSIB DENOTES .025 x .025 x 0.60 STANDARD IRON BAR
 SP DENOTES .015 DIA. x .07 LONG IRON BAR WITH STAMPED WASHER
 PB DENOTES .025 x .025 x 0.30 PLASTIC BAR
 CC DENOTES CUT CROSS
 WIT DENOTES WITNESS
 OU DENOTES ORIGIN UNKNOWN
 VH & DENOTES VAN HARTEN SURVEYING INC., O.L.S.'s
 375 DENOTES BLACK, SMOKE/BLACK, O.L.S.'s
 1161 DENOTES J.W. PLAXTON, O.L.S.
 P1 DENOTES SURVEY BY (VH), PROJECT NO. 07781 DATED: NOVEMBER 26, 2007
 P2 DENOTES DEPOSITED PLAN 61R-11964 BY (VH)
 P3 DENOTES SURVEY BY (375), DEC. 23/71 (71-2581)
 P4 DENOTES SURVEY BY (VH), JAN. 29/73 (M-73-212)
 P5 DENOTES SURVEY BY (375), AUG. 10/62 (267-62)
 P6 DENOTES DEPOSITED PLAN 61R-2802 BY (375)

I CERTIFY THAT

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE 15TH OF March, 2016.

DATE: March 15, 2016.

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



DRAWN BY: JAM CHECKED BY: JML PROJECT No. 21816-13

Jul 11, 2016-1:07pm
G:\PUSLUNCH\Cons\Lot16\Acad\R PT16(THOMASFIELD) UTM 2010.dwg

Land Titles Act

STATEMENT OF OBJECTION

(Application under subsection 46(2) of the Act)

RE: PIN #71197- 0408 (LT)

I/WE _____ being the registered owner(s) of the land to the of PART 1 on the draft reference plan, and described as Instrument/PIN on the said plan, claim an interest in the title to (or an easement or a right of way or other interest over) that portion of the land described as PART 1, marked on the attached print of the said plan.

OUR OBJECTION to the application of

Thomasfield Homes Limited

to be registered as owner with an absolute title of the land described in the Notice of Application served on me/us is based on the following grounds:

IN SUPPORT of my/our objection, I/we have,
(a) attached an affidavit verifying the truth of the statements made herein; and
(b) included copies of all documents, plans, and other material on which I/we
rely.

I/WE require you to refer this Objection to the Director (or Deputy Director) of Titles for hearing unless the subject matter of the Objection is resolved to my/our satisfaction.

I/WE acknowledge that costs may be awarded for or against me/us in any order of the Director of Titles.

Dated:

Name(s) in print

Signature(s)

My address for service is:

My daytime telephone number is:
My fax number is:

CONSENT AND WAIVER OF NOTICE
(Application under subsection 46(2) of the Act)

I/we, _____, being the registered owner(s) (mortgagee(s) or chargee(s) in possession, purchaser(s) or the assignee(s) of it) of land adjoining the land shown as PART 1 on the attached print of the draft reference plan hereby consent to the application of Thomasfield Homes Limited to be registered as owner with an absolute title to the land shown on the said plan as PART 1.

Dated at this day of , 2016.

Signature



REPORT PD-2016-024

TO: Mayor and Members of Council

FROM: Kelly Patzer, Development Coordinator

DATE: September 21, 2016

SUBJECT: 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.

RECOMMENDATIONS

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.

DISCUSSION

Background

The Mini Lakes property is subject to Ontario Municipal Board Approved Zoning By-law Amendment - By-law 17/00, to permit year-round residence and a sewage treatment plant.

A holding zone provision (h-1) was placed on the lands to ensure the orderly development of the Mini Lakes sites from a seasonal recreational park to a permanent year-round residential community. Council may remove the 'h-1' symbol by amendment to the by-law, subject to being satisfied the following criteria have been met under Section 4(6a), Holding Zone Provisions (Mini Lakes) of by-law 19/85:

- (i) The sewage treatment and water supply services have been completed to provide for year-round operation of those services; and

- (ii) A development agreement between the owners of the land and the Township addressing occupation of the units, operation and maintenance of the services and financial arrangements has been registered on title of the lands; and
- (iii) Where a site is being converted from seasonal to year-round use, an occupancy permit has been issued by the Chief Building Official permitting the year-round occupation of the dwelling unit on the site.

Comments

The application for amendment to the zoning by-law to lift the holding symbol on Lot 292 (2 Lakeshore Drive PVT), formerly part of 7541 Wellington Road 34, was circulated to Township staff and agencies for comments. No objections were received. The County of Wellington Planning comment is attached as **Schedule "A"**.

Criteria (i) of the holding provision, requires year round water supply and sewage treatment services. Mini Lakes received Environmental Compliance Approval from the Ministry of Environment and Climate Change (MOE&CC) June 1, 2016 to proceed with the upgrades to the existing sewage plant.

GM Blue Plan staff indicated the sewage plant has sufficient capacity to permit the hold removals. The proposed plant upgrades are not to expand capacity (the revised ECA will slightly reduce the rated capacity) but will make operational changes to help the plant meet their effluent criteria.

The Operations & Maintenance Agreements – Sewage Treatment System & Communal Water System and the Condominium & Subdivision Agreements between Mini Lakes Residents Association and the Corporation of the Township of Puslinch were signed August 13, 2014 and registered on title and fulfil criteria (ii) of the holding zone provision.

An Occupancy Permit was granted to the residence located at Lot 292 (2 Lakeshore Drive PVT) January 15, 2016, fulfilling criteria (iii) of the holding provision.

Notice

Notice regarding the Holding Removal has been given to the owner of the land and the condominium corporation in accordance with the Planning Act.

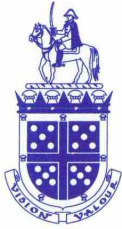
Financial Implications

None

Applicable Legislation and Requirements

Planning Act.

Schedule "A" – County of Wellington Planning



PLANNING AND DEVELOPMENT DEPARTMENT
GARY A. COUSINS, M.C.I.P., DIRECTOR
T 519.837.2600
T 1.800.663.0750
F 519.823.1694

COUNTY OF WELLINGTON

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH ON N1H 3T9

September 2, 2016

Kelly Patzer, Development Coordinator
Township of Puslinch
R. R. 3 (Aberfoyle)
Guelph, Ontario N1H 6H9

Dear Ms. Patzer:

**Re: Proposed Removal of Holding Symbol
Lot 292, 61M-203 (2 Lakeshore Drive PVT)
Wayne & Dianne Taylor**

Thank you for circulating the notice regarding Council's intent to remove the holding symbol with respect to the above-noted property. It is our understanding that the owners have requested the removal of the Holding ('h-1') Zone from the property located at 2 Lakeshore Drive PVT (Lot 292) within the Mini Lakes community.

In order to remove the holding provision from the subject land, Section 4(6)(a) of the Zoning By-law 19/85 (as approved by the Ontario Municipal Board) states that:

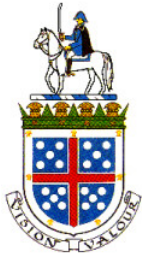
"Council may remove the 'h-1' symbol by amendment to this By-law, subject to the requirements of Section 36 of The Planning Act, when satisfied that:

- (i) the sewage treatment and water supply services have been completed to provide for year-round operation of those services; and
- (ii) a development agreement between the owners of the land and the Township addressing occupation of the units, operation and maintenance of the services and financial arrangements has been registered on title of the lands; and
- (iii) Where a site is being converted from seasonal to year-round use, an occupancy permit has been issued by the Chief Building Official permitting the year-round occupation of the dwelling unit on the site."

This office has no objection to the removal of the holding symbol for the subject site, provided Council is satisfied that the above requirements have been met. If an amending by-law is approved, we would appreciate a copy for our files.

Yours truly,

Sarah Wilhelm, B.E.S., MCIP, RPP
Senior Planner



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
GARY A. COUSINS, M.C.I.P., DIRECTOR
TEL: (519) 837-2600
FAX: (519) 823-1694
1-800-663-0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

September 12, 2016

Karen Landry, CAO/Clerk
Township of Puslinch
R. R. 3 (Aberfoyle)
Guelph, Ontario
N1H 6H9

Dear Mrs. Landry:

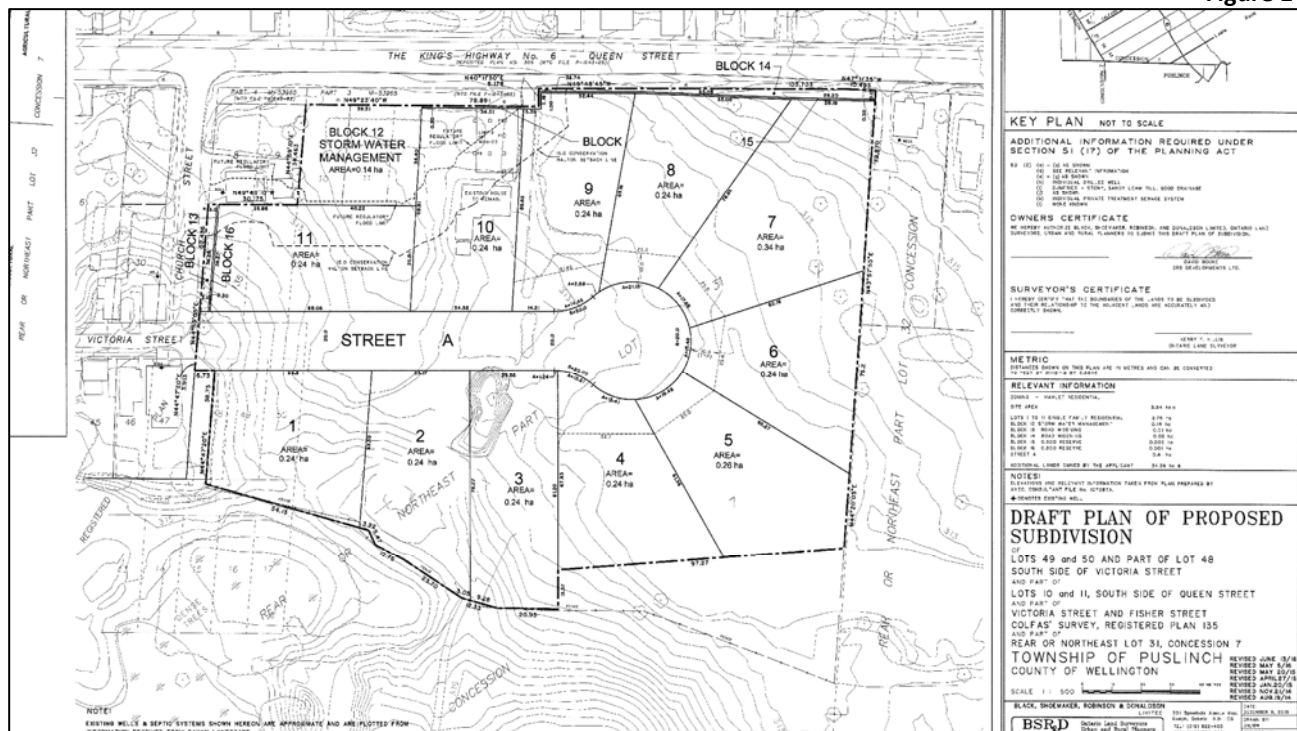
**Re: County File 23T-10004 - Proposed Residential Plan of Subdivision and
Township File D14/DRS - Zoning By-law Amendment
DRS Developments Ltd. - Queen & Church Streets, Morriston**

This report provides Council with an update regarding the above-referenced proposed draft plan of subdivision and rezoning applications filed by DRS Developments Limited (DRS). Our suggested conditions of draft plan approval and recommendations regarding the proposed amending by-law are provided at the conclusion of this report for Council's consideration.

LOCATION AND DEVELOPMENT PROPOSAL

The land subject to the proposed draft plan of subdivision is situated on the west side of Queen Street (Highway 6) and south of Church Street in Morriston. The site is approximately 3.3 hectares (8 acres) in area and is part of the larger 33 hectares (82 acres) property known as the Stewart Farm.

Figure 1



The requested Draft Plan of Subdivision proposes 11 single-detached lots, a storm water management block, and a public road (Street A) which is an extension of Victoria Street south of Church Street. Road widenings and 0.3 metre reserves are also proposed. Each of the proposed lots will be serviced with private individual wells and private individual septic services.

Direct access to Highway 6 from this development will not be permitted by the Ministry of Transportation. Therefore, as shown on Figure 1 above, each of the proposed lots will access directly to the proposed new Street A. The existing driveway from Lot 10 to Queen Street (Hwy 6) will be closed and removed. MTO has also required a widening of Highway 6 along the frontage of the subject lands which resulted in a minor modification to the draft plan of subdivision. Proposed Draft Plan conditions No. 33 and 34 address these requirements.

As noted in our previous report, the original Stewart (Callfas) farmhouse, identified by the Township's Heritage Committee as an important heritage structure, is to be incorporated into the overall residential development. The proponent has established Lot 10 on the proposed draft plan of subdivision to accommodate this heritage dwelling. Concerns were expressed by the Council and the public as to the poor condition and structural stability of the house. The proponent has since stabilized the dwelling, repaired the roof, covered portions and boarded the doors and windows. Proposed Draft Plan condition No. 26 addresses the re-use and long term protection of this heritage building by requiring the completion and implementation of a Heritage Impact Assessment (HIA). The recommendations of the HIA can be included in the subdivision agreement to address the appropriate restoration of the Stewart house.

COUNTY OF WELLINGTON OFFICIAL PLAN

Schedule A7 (PUSLINCH) and A7-2 (Morrison) of the Wellington County Official Plan identify the subject property as part of the Morrison URBAN CENTRE and designated RESIDENTIAL. The RESIDENTIAL category permits residential uses including single-detached and other forms of housing. Non-residential uses including parks and public facilities are also permitted. The area surrounding the subject property is within the same RESIDENTIAL land use designation.

A portion of the subject land is designated CORE GREENLANDS which reflects the revised regulatory flood limit. As part of Amendment 81 to the County Official Plan (OPA 81), the County revised the Core Greenlands as it relates to the flood plain on the DRS property. However, the 2014 Ministry approved OPA 81 did not address the on-going discussions between the landowner and Conservation Halton regarding the flood limit. As such, OPA 81 was appealed by DRS to the Ontario Municipal Board. Pursuant to discussions between the County, Conservation Halton and DRS, a modified boundary of the Core Greenlands designation was established and agreed to. This modified boundary was eventually approved by the OMB as part of a revised OPA 81. The updated flood plain mapping (revised NE Zone) is to be addressed by the attached draft amending by-law.

Section 8.3.3 of the Official Plan states: *The predominant use of land in those areas designated RESIDENTIAL on Schedule "A" of the Plan shall be residential development. A variety of housing types shall be allowed, but low rise and low density housing forms such as single-detached and semi-detached dwelling units shall continue to dominate.*

The lack of full municipal services in Morrison would preclude the development of these lands for high density development. As noted, this subdivision will consist of single detached housing units. While the specific style of the detached housing for this land has not been presented by the proponent, we are confident that the form of development and the completion of work will meet the Township's standards as implemented through the execution of the required development agreement.

The preliminary engineering design work for storm water management has been reviewed and supported by Conservation Halton and the Township's consultants.

TOWNSHIP ZONING BY-LAW 19/85

The majority of the subject land is zoned Hamlet Residential (HR) Zone. Single-detached residential housing and public uses (such as roads and storm water management facilities) are permitted within the HR Zone. An area of land immediately north of the subject property is within the Natural Environment (NE) Zone. The existing church immediately northwest of the site is within the Institutional (IN) Zone.

The building lots within the proposed subdivision are to range in area from 0.24 ha (0.6 ac) to the largest at 0.34 ha (0.8 ac). These lot sizes are larger than the immediately surrounding lots in Morriston and are considered adequate to accommodate current standards for private wells and sewage treatment systems. The proposed lots comply with Township's Zoning By-law in terms of the minimum lot width and area.

As discussed above, with the approval of the revised Core Greenlands designation through the OPA 81/OMB process, changes to Schedule "A" of Zoning By-law 19/85 are necessary to reflect the new limits of the flood plain. As required by Conservation Halton, Zoning for the subject land will recognize the need to maintain a 15 metre setback from the revised flood plain (i.e. a site specific NE-16 Zone). A minor adjustment to the HR Zone is required to include the irregular western limit of the proposed subdivision. A draft amending by-law is attached to this report for Council's consideration.

AGENCY REVIEW AND PUBLIC INPUT

Extensive public agency and peer review comments have been provided during this application process. The review agencies have no objections or concerns regarding the subdivision application subject to the inclusion of various conditions of approval to be addressed by the developer.

In terms of public input, written submissions were provided raising concerns such as traffic, site services, and overall design, with most wanting to be kept informed of the progress of the application. The Public Meeting for the subdivision and rezoning applications was held on Monday June 22, 2015. The meeting was well attended with questions and comments from the public and Council. The applicant's consulting team addressed many of the questions and also provided follow-up responses and supplementary reports.

The following table provides a review of the various technical issues and public comments raised and how these matters were resolved or will be addressed:

Issue/Concern	How issue was resolved/addressed
Appropriate protection and re-use of the Stewart/Calfass heritage farm house	<p>Since the public meeting the applicant has stabilized the building and covered the roof, windows and door openings. Prior to development of the property, the owner is to undertake a Heritage Impact Assessment to ensure protection of the house during site development, identification of heritage attributes to be conserved, and how best to incorporate the heritage house into the overall residential subdivision.</p> <p>Condition #26</p>

<p>Potential impacts due to new water supply wells, sewage treatment systems, and drainage/stormwater management</p>	<p>The various site servicing plans and reports submitted in support of the proposed subdivision were reviewed by the Township's peer review consultants (GM BluePlan, Harden Environmental) and the Conservation Authority.</p> <p>Following the public meeting, an assessment was conducted by the applicant's consultant as a result of concerns from area residents. Chung & Vander Doelen, on behalf of DRS, carried out a review domestic downgradient wells and on March 10, 2016 reported that only one property owner agreed to have their well assessed. Despite repeated attempts by the consultant, the other eight down-gradient properties did not wish to participate in the study. While the objective of this work was to obtain a more complete understanding of the domestic wells in the immediate area of Morriston, the lack of participation in the well survey does not alter the overall conclusions of the groundwater assessment. The Township's peer review consultants are satisfied that there are no outstanding concerns regarding water supply and site services. In their opinion, previous groundwater and water supply questions have been adequately addressed.</p> <p>Tertiary sewage treatment systems are to be installed for all new homes. Detailed design for site services to be provided to satisfaction of the Township (staff and engineering consultants) in consultation with Conservation Halton, to be addressed as conditions of subdivision approval and implemented through the development agreement with the municipality.</p> <p>Existing wells on site to be abandoned will be required to be appropriately decommissioned in accordance with Provincial requirements.</p> <p>Conditions #6, 7, 8, 11, 13, 14, 15, 25, 27, and 28</p>
<p>Increased Traffic</p>	<p>Concerns were expressed about the suitability of the existing streets in Morriston to accommodate increased traffic and large vehicles. The Ministry of Transportation (MTO), Township staff and GM BluePlan (Township's consulting engineers) reviewed the proposed subdivision plan and deemed that existing roads are adequate to accommodate the minimal traffic to be added as a result of the proposed residential development. MTO confirmed that no new direct driveway access will be allowed onto Highway 6 and required the closure of the lane from the Stewart house to the Highway (the proposed Lot 10 will need to access the new Street A). Road widenings and the establishment of a 0.3m reserve to restrict access to existing streets will be required. Conditions have been requested by MTO and Township staff to address traffic and road access.</p> <p>Conditions # 6, 8, 9, 33 and 34</p>

<p>Construction traffic on Victoria and Church Streets</p>	<p>Comments were raised regarding potential noise and safety concerns related to the use of Victoria and Church Streets by heavy construction vehicles associated with the proposed development. The proponent has agreed to avoid the use of these streets for heavy vehicles into the development site. This is to be addressed in the subdivision agreement and covered specifically by a condition of draft plan approval.</p> <p>Condition #24</p>
<p>Traffic Noise on Queen Street</p>	<p>A concern was raised regarding the potential for increased traffic noise on the existing homes along Queen Street (Hwy 6) as a result of the proposed new landscaping along the road frontage within the proposed development. This matter was reviewed by the applicant's noise consultant (Trinity) and it was concluded that "the proposed vegetation for the DRS development will result in negligible reflection of traffic noise and that noise impacts at the existing residences due to highway traffic would not change with any measurable significance".</p>
<p>Flood plain, wetlands, and protection of natural heritage features and functions</p>	<p>Extensive environmental study was completed and peer-reviewed by Township's consultants and Conservation Halton. Natural features and functions are to be protected during and post-development. Setbacks, erosion control, environmental monitoring, and ecological enhancements, were included in the supporting studies. These matters are covered by the conditions of subdivision approval, to be included in subdivision agreement, and subject to the Conservation Authority's permit process and applicable Natural Environment zoning provisions, on-going review by the Township's consultants, with adequate securities posted by the developer. These matters are addressed by various conditions of Draft Plan approval.</p> <p>A Homeowner's Manual is to be prepared and provided to all new property owners to address importance of the area's natural features and their protection, including wetlands and the flood plain.</p> <p>Conditions #14, 15, 16, 27 and 28</p>
<p>Acknowledgement of active farming in the area ('right to farm').</p>	<p>A specific condition of Draft Plan approval requires appropriate wording in the subdivision agreement that requires a clause be added to all Purchase and Sale Agreements informing potential home purchasers of the nearby agricultural uses and livestock operations.</p> <p>Condition # 15</p>

MDS and applicability to nearby livestock facilities	<p>The applicable Provincial and County agricultural policies and the Minimum Distance Separation (MDS) Guidelines were reviewed. We are satisfied that the proposed residential subdivision application would not impact the adjacent McKay barn or any other existing barns in the area from an MDSI or MDSII perspective.</p>
Relocation/reconfiguration of the Stewart Farm Pond	<p>Concerns were expressed regarding the design and implementation of the proposed relocation of the existing farm pond on the subject land.</p> <p>The existing farm pond on the subject property is to be reconfigured and partially relocated immediately south onto the “Additional Lands Owned by the Applicant”. The Township’s consulting engineers reviewed the preliminary design and had no concerns. A condition of Draft Plan approval requires wording to be added to the subdivision agreement to ensure that the relocated farm pond is appropriately designed and constructed to the satisfaction of the Township and include provisions for “ecological enhancement and restoration (including a turtle rescue plan)...” with the “objective of maintaining pre-development water levels on the neighbouring farm pond to the south...”. Through the subdivision agreement, the proponent will be required to post securities to the Township to ensure compliance with these design and construction requirements.</p> <p>Condition #17</p>
Street Lighting	<p>Comments were expressed regarding additional lighting in Morriston.</p> <p>Street lighting is a requirement of the Township’s development standards in order to provide adequate street illumination for public safety. The number of light standards, the fixtures used, and their location along a local road is determined by staff with input from the Township’s consulting engineers at the detailed design stage. Township staff is aware of the need to minimize off-site glare and avoid excessive brightness in the community.</p> <p>It should be noted also that the area School Boards have requested sidewalks and adequate lighting so children can walk safely to bus pick-up/drop-off locations.</p> <p>Conditions #6 and 22</p>

Based on the above, we believe that the comments and concerns raised during the planning review process have been adequately resolved or will be addressed through the conditions of subdivision approval or through the execution of the development agreement with the Township to ensure:

- protection of flood plain and wetlands, and other natural features and functions;
- provision of adequate streets, sewage services, domestic water supply, and stormwater management;
- protection of wells and septic services of the neighbouring properties;

- preservation and appropriate re-use of the Stewart Farm House;
- appropriate relocation of the existing farm pond;
- potential conflicts with surrounding farming operations are minimized; and
- the proper and orderly development of the subject land with minimal disturbance to the community.

SUGGESTED CONDITIONS OF DRAFT PLAN APPROVAL

Based on the comments from public agencies, utilities and service providers, Township staff, and the Township's consultants, this office has compiled 48 proposed conditions of draft plan approval. The applicant has reviewed and accepted these conditions of approval. A full list of the proposed conditions is attached to this report.

We trust that Council is satisfied with those conditions related to the Township's concerns and authority.

SUMMARY

Both the County Official Plan and Township Zoning By-law recognize the subject land in Morriston as a location for low density residential development. The comments raised by the review agencies, Township staff and peer review consultants, and the general public, have been resolved or will be addressed through conditions of draft plan approval and the implementation of the subdivision agreement. The zoning amendment being requested essentially implements an approved Official Plan Amendment and addresses the need for appropriate building setbacks from the floodplain and natural features. In our opinion, the proposed draft plan of subdivision and related zoning revisions are appropriate and in the public interest and we provide the following recommendations:

RECOMMENDATIONS

- 1) 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
- 2) 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
- 3) That staff prepare a subdivision agreement between the municipality and Owner/Developer for the proposed subdivision for Council's consideration; and
- 4) That staff advise the County's Director of Planning and Development of the Township's decision.

Respectfully submitted,

COUNTY OF WELLINGTON PLANNING AND DEVELOPMENT DEPARTMENT



Aldo L. Salis, M.Sc., MCIP, RPP
Manager of Development Planning

Attach. - Proposed Conditions of Draft Plan Approval
- Draft Amending By-law

THE CORPORATION OF THE COUNTY OF WELLINGTON

DECISION OF THE CORPORATION OF THE COUNTY OF WELLINGTON

With respect to an application by DRS Developments Ltd. (File 23T-10004) pursuant to the provisions of Section 51 of the Planning Act, R.S.O. 1990, as amended, for approval of a residential plan of subdivision, being Lots 49 and 50 and Part of Lot 48 South Side of Victoria Street and part of Lots 10 and 11, South Side of Queen Street and Part of Victoria Street and Fisher Street, Calfass' Survey, Registered Plan 135 and Part of the Rear of Northeast Lot 31, Concession 7, Township of Puslinch in the County of Wellington, Draft Approval is granted on _____, subject to the following conditions of approval:

Conditions of Approval for Draft Plan of Subdivision Application File 23T-10004:

1. THAT this draft approval applies to the draft plan, County of Wellington File No. 23T-10004 Project drawing No. 12-9303-4 last revised on June 13, 2006 by Black Shoemaker Robinson and Donaldson Limited, and showing: 11 single residential lots; Block 12 for stormwater management; Street A; Block 13 - a road widening to the Township for Church Street; Block 14 - a road widening to the Province along Highway 6; Block 15 - a 0.3 metre reserve along Highway 6; and Block 16 - a 0.3 metre reserve along Church Street; for a total land area of 3.34 ha.
2. THAT prior to final approval by the County of Wellington, the County of Wellington is to be advised by the Township of Puslinch that appropriate zoning is in effect for this proposed subdivision.
3. THAT the road allowance included in this Draft Plan shall be shown and dedicated as public highway.
4. THAT the street(s) shall be named to the satisfaction of the Township of Puslinch and where those streets are not extensions of existing streets, that such new street names shall not be duplicates in spelling or phonetic sounding of street names elsewhere in the County of Wellington.
5. THAT such easements as may be required for services, utilities, fire protection facilities, and drainage purposes shall be granted to the appropriate authority.
6. THAT the Owner/Developer agrees in writing to satisfy all the requirements, financial and otherwise, of the Township of Puslinch concerning the provision and construction, where required, of roads, sidewalks, secondary emergency access, stormwater drainage systems, street signs, landscaping, underground fire reservoir, street lighting and other services for the proper and orderly development of the subject lands, and including perpetual maintenance costs for stormwater drainage and fire protection infrastructure.

7. THAT **Block 12** be conveyed to the Corporation of the Township of Puslinch, with good and marketable title and being free and clear of all encumbrances, for storm water drainage purposes.
8. THAT **Block 13** be conveyed to the Corporation of the Township of Puslinch, with good and marketable title and being free and clear of all encumbrances, for road widening purposes.
9. THAT **Block 16** be conveyed to the Corporation of the Township of Puslinch, with good and marketable title and being free and clear of all encumbrances, to establish a 0.3 metre reserve to control vehicular access onto Church Street.
10. THAT fire protection facilities shall be constructed to the satisfaction of the Township of Puslinch, in accordance with the requirements of the Fire Department.
11. THAT prior to any grading or construction on the site, and prior to registration of the plan, the Owner/Developer or their agents submit the following plans and reports to the satisfaction of the Township of Puslinch in consultation with Conservation Halton:
 - a) A final detailed stormwater management report and plans in accordance with the AMEC Foster Wheeler Environment & Infrastructure Functional Servicing and Stormwater Management Report (dated November 2013), and with the 2003 Ministry of the Environment Report entitled 'Stormwater Management Practices Planning and Design Manual'. This report should include geotechnical information addressing the infiltration potential on the site. In addition, a Storm Servicing Plan and a Landscape Plan should be included.
 - b) An erosion and sedimentation control plan in accordance with Conservation Halton's Guidelines for Sediment and Erosion Control, indicating the means whereby erosion will be minimized and sediment retained on site throughout all phases of grading and construction. The plan shall include a monitoring and maintenance program, and provision for the timely revegetation of the site.
 - c) A final detailed lot grading and drainage plan showing the limits of all grading, including existing and proposed grades, and information such as the tentative house locations, proposed top of foundation wall, minimum basement floor, the highest recorded groundwater elevations for each lot, and tile field locations with their sizes and elevations complete with any other special features necessary to ensure adequacy of the tertiary septic system and drainage for each lot.
 - d) As part of the Landscape Plan, a vegetation management plan detailing the measures to be implemented for the protection of natural heritage areas, in consultation with Conservation Halton. This report should provide details regarding vegetative enhancements of the storm water drainage system (Block 12) and natural area buffers around the adjacent deciduous wetland and the reconfigured farm pond.

12. THAT the Owner/Developer satisfies the requirements of the Township of Puslinch for parkland dedication as provided for under the Planning Act, R.S.O. 1990, as amended.
13. THAT the Owner/Developer enter into a written subdivision agreement with the Township of Puslinch and that the subdivision agreement be registered by the Township of Puslinch against the lands to which it applies; and further, that a copy of the subdivision agreement as registered be forwarded to the County of Wellington.
14. THAT the Subdivision Agreement between the Owner/Developer and the Township of Puslinch contain provisions acceptable to the Township of Puslinch for:
 - a) the completion and maintenance of the works in accordance with the approved plans and reports noted in Condition No. 11 above, throughout all phases of grading and construction;
 - b) the submission of monitoring program(s) to assess the performance and/or impacts of both the sewage treatment units and overall stormwater drainage system. The monitoring program(s) must contain contingency provisions that will be implemented by the Owner in the event that the parameters set by the monitoring program(s) are exceeded.
15. THAT the subdivision agreement between the Owner/Developer and the Township of Puslinch contain wording which is satisfactory to the Township of Puslinch that the Purchase and Sale Agreement contain a clause to advise purchasers that:
 - i) All residential lots will be serviced by private individual potable water and sewage treatment units and to identify the property owners' maintenance obligations of such systems;
 - ii) The Ontario Ministry of Transportation intends to re-align Highway 6 from Freelon to Highway 401 by constructing a new provincial highway immediately west of the subject lands; and
 - iii) There are nearby properties used for farming and/or the keeping of livestock. According to the Ontario Ministry of Agriculture Food and Rural Affairs "Farms can be noisy, dusty and have odours. Just like any other business, farms have a production schedule. During planting and harvesting season, there may be extra lights in a field at night or equipment working on the farm late in the day. Normal farm practices are activities that happen on the farm as part of day-to-day business. Some of these activities create disturbances, such as noise, odour and flies. The activities and disturbances that are considered normal farm practices are allowed to happen on a farm."
16. THAT the subdivision agreement between the Owner/Developer and the Township of Puslinch shall contain wording satisfactory to the Township that the Purchase and Sale Agreement regarding Lots 9, 10, and 11 contain information indicating that portions of these properties are within a regulated area as identified by Conservation Halton and that development within such areas is subject to Ontario Regulation 162/06.

17. THAT the subdivision agreement between the Owner/Developer and the Township of Puslinch shall contain wording satisfactory to the Township, whereby the Owner/Developer agrees to relocate and reconfigure the existing farm pond on the subject lands onto the adjacent lands to the south (the Additional Lands Owned by the Applicant); that this new farm pond be constructed with the objective of maintaining pre-development water levels on the neighbouring farm pond to the south (McKay property); Further, that the design and construction of the reconfigured farm pond satisfy the requirements of the Township, including provisions of ecological enhancement and restoration (including a turtle rescue plan, if necessary), and adequate financial securities to ensure the proper design and construction of the new farm pond.
18. THAT the subdivision agreement between the Owner/Developer and the Township of Puslinch shall contain provisions to ensure that the lots will be made suitable for sewage treatment units to the standards and policies of the Township of Puslinch and the requirements of the Ontario Building Code.
19. THAT the subdivision agreement between the Owner/Developer and the Township of Puslinch contain wording to the effect that all agreements of purchase and sale shall ensure that all persons who make first purchases of land within the plan of subdivision after final approval of the subdivision plan are informed, when the land is transferred, of all the development charges related to this plan of subdivision.
20. THAT the subdivision agreement between the Owner/Developer and the Township of Puslinch shall contain provisions whereby the Owner/Developer shall make satisfactory arrangements with the appropriate Hydro provider for the provision of permanent electrical services to this plan.
21. THAT the subdivision agreement between the Owner/Developer and the Township of Puslinch shall contain provisions whereby the Owner/Developer shall make satisfactory arrangements with the appropriate telephone/telecommunications provider for the installation and delivery of permanent telephone/telecommunication services to this plan.
22. THAT the subdivision agreement between the Owner/Developer and the Township of Puslinch shall contain provisions whereby the Owner/Developer agrees to provide sidewalks and street lighting in the subdivision to allow children to walk safely to a designated bus pick-up point.
23. THAT the subdivision agreement between the Owner/Developer and the Township of Puslinch shall contain provisions whereby the Owner/Developer agrees to provide fencing with landscaping to be constructed at the rear lot line for Lot 7 (partially) and for Lots 8, 9 and 10 along Queen Street (Highway 6) and that the dwelling units for these lots be built to accommodate central air conditioning.
24. THAT the subdivision agreement between the Owner/Developer and the Township of Puslinch contain provisions whereby the Owner/Developer establishes and maintains, as long as necessary, an alternative construction truck access route to the subject property in order to minimize impacts to the properties along Victoria and Church Streets. The alternative truck access route is to be used for the area grading stage and servicing

stage of the development and until Street A has been constructed to a Granular "A" surface.

25. THAT the subdivision agreement between the Owner/Developer and the Township of Puslinch shall contain provisions acceptable to the Township to ensure that all unused wells on the subject land are decommissioned according to the requirements of Ontario Regulation 903.
26. THAT the Owner/Developer undertake a Heritage Impact Assessment (HIA) of the Stewart farm house, by a qualified professional, to provide guidance on how to maintain the heritage building and incorporate it into the plan of subdivision. The HIA is to include:
 - (i) An analysis of the structural integrity of the dwelling to determine the ability of the building to withstand new construction associated with physical and structural renovations and any mitigation measures necessary to provide structural integrity of the building during renovations/reconstruction.
 - (ii) Recommendations to provide for the long term protection of the heritage building including appropriate treatment and/or enhancement of heritage attributes and architectural elements of the house.
 - (iii) An engineering analysis to evaluate how the dwelling can be incorporated into the site design for the subdivision, to include grading and drainage of the lot to finished elevations.
 - (iv) An architectural analysis to determine the most appropriate method of incorporating the historic dwelling on the proposed lot, including the orientation and integration of a new dwelling toward Street A; and recommendations regarding noteworthy external features that should be maintained/incorporated as part of the reconstruction/site redevelopment.
 - (v) A brief report summarizing the findings of the HIA shall be provided to the Township of Puslinch for the review and acceptance prior to final approval of the plan of subdivision.
27. THAT the subdivision agreement between the Owner/Developer and the Township of Puslinch shall contain provisions whereby the Owner/Developer agrees to establish a homeowners' manual, which shall be provided with all Purchase and Sale Agreements. This manual shall provide, among other things, information regarding the homeowners' obligations related to private wells and private sewage treatment system maintenance; the identification of the regulated flood plain within the subdivision and recommended setbacks from ecological features on the property and on adjacent lands; the method of storm water drainage within the development and significance of maintaining existing grades and drainage flows; and the importance of natural features protection including the use of native species for property landscaping and general environmental stewardship. The homeowners' manual shall also contain information regarding normal farm practices, and the Province's proposed realignment of Highway 6.

28. THAT the subdivision agreement between the Owner/Developer and the Township of Puslinch shall contain provisions whereby the Owner/Developer shall obtain necessary approvals from Conservation Halton prior to any site alteration within the regulated areas associated with the floodplain and adjacent wetlands pursuant to Ontario Regulation 162/06. And further, that the Owner shall consult with the Authority prior to the commencement of any site alteration or construction to ensure that: appropriate sediment and erosion control measures are provided; a digital copy of the subdivision plan with natural hazard delineations and the as-built drawings for the stormwater drainage system within the natural hazard area, are provided in a manner acceptable to the Conservation Authority.
29. THAT the Owner/Developer agrees in writing satisfactory to the **Upper Grand District School Board** to provide the Upper Grand District School Board with a digital file of the plan of subdivision in either ARC/INFO export or DXF format containing the following information: parcel fabric, and street network.
30. THAT prior to final approval by the County of Wellington, the County of Wellington is to be advised in writing by the **Upper Grand District School Board** that the Owner and the School Board have reached an agreement regarding the supply and erection of a sign (at the Owner's expense) affixed to the permanent subdivision sign advertising prospective residents that the students may be directed to schools outside the neighbourhood.
31. THAT prior to final approval by the County of Wellington, the County of Wellington is to be advised in writing by the **Wellington Catholic District School Board** that the Owner/Developer and the School Board have reached an agreement regarding the supply and erection of a sign (at the Owner's expense) affixed to the permanent subdivision sign advertising prospective residents that the students will be directed to schools outside the neighbourhood.
32. THAT prior to any grading of the lands northeast of the existing house on Lot 10, the Owner/Developer shall prepare an Archaeological Assessment by a qualified archaeologist licensed to practice in the Province of Ontario and submit same to the **Ministry of Culture** (Heritage Branch) for approval; and further, that the Owner provide the County and the Township with a copy of the Ministry's letter of acceptance of the assessment.
33. THAT prior to final approval, the Owner/Developer shall convey to the **Ministry of Transportation** Block 14 (being a road widening along Highway 6 commencing at the 6.178 m widening identified on MTO P-Plan 1643-62) at the rear of Lot 7, 8, and 9; AND further convey a 0.3m reserve (Block 15) along the length of Highway 6 (at rear of Lots 7, 8, 9, 10 and Block 12), with good and marketable title and being free and clear of all encumbrances.
34. THAT prior to final approval, the Owner/Developer shall satisfy the requirement of the **Ministry of Transportation** regarding the proposed fencing/landscaping along the rear portions of Lots 7, 8 and 9 and the removal of the existing driveway access to Highway 6

(illustrated on Draft Plan as being between Lots 9 and 10) and restore that portion of frontage to the satisfaction of the Ministry of Transportation.

35. THAT prior to final approval, the Owner/Developer shall provide the **Ministry of Transportation** with a copy of the final storm water management report/plan, and preliminary grading plans, prepared by a professional engineer and submitted in a format acceptable to the Ministry.
36. THAT prior to final approval, the Owner/Developer shall provide the **Ministry of Transportation**, for review and acceptance, a final version of the M-Plan, transfer deed, certification of title for land conveyance of Blocks 14 and 15 described above.
37. THAT the Owner/Developer shall complete to the satisfaction of **Canada Post** the following:
 - a. include on all offers of purchase and sale a statement that advises the prospective purchaser:
 - i) that home/business mail delivery will be from a designated Centralized Mail Box;
 - ii) that the developers/owners be responsible for officially notifying the purchasers of the exact Centralized Mail Box locations prior to the closing of any home sales.
 - b. the Owner/Developer further agrees to:
 - i) work with Canada Post to determine and provide temporary suitable Centralized Mail Box locations which may be utilized by Canada Post until the roadways are in place in the remainder of the subdivision.
 - ii) determine the location of all centralized mail receiving facilities in co-operation with Canada Post and to indicate the location of the centralized mail facilities on the appropriate maps, information boards posted in the subdivision. Maps are also to be prominently displayed in the sales office showing specific Centralized Mail Facility locations.
38. THAT consistent with the County of Wellington's current provisions for processing and approving plans of subdivision the Owner/Developer submit a written agreement to the County of Wellington whereby the Owner/Developer shall agree to provide to the County Planning Department a digitized copy of this final plan to be registered in a format which satisfies the Autocad requirements of the County at time of submission.
39. THAT the Owner's surveyor provides to the County of Wellington a copy of the deposited Reference Plan submitted to the Land Registry/Titles Office for Wellington (No. 61) for "First Registration Under the Land Titles Act, R.S.O. 1990, c.L.5".
40. THAT, if final approval is not given to this draft plan No. 23T-10004 within five years of draft approval and if no extensions have been granted pursuant to subsection 51(33) of

the Planning Act, draft approval shall lapse under subsection 51(32) of the Planning Act, R.S.O. 1990. If an extension is being requested, a written explanation together with a resolution from the Township of Puslinch must be received by the Director of Planning for the County of Wellington prior to the lapsing date of _____.

41. THAT the Owner/Developer have prepared by an Ontario Land Surveyor, a final plan in accordance with the Surveys Act, and with the Registry Act or the Land Titles Act, as the case may be and have provided that plan to the Director of Planning and Development for the County of Wellington prior to the lapsing date.
42. THAT the County of Wellington be advised in writing by the Township of Puslinch that conditions 1 to 28 (inclusive) have been satisfied.
43. THAT the County of Wellington be advised in writing by the Upper Grand District School Board that conditions 29 and 30 have been satisfied.
44. THAT the County of Wellington be advised in writing by the Wellington Catholic District School Board that condition 31 has been satisfied.
45. THAT the County of Wellington be advised in writing by the Ministry of Culture (Heritage Branch) that condition 32 has been satisfied.
46. THAT the County of Wellington be advised in writing by the Ministry of Transportation that conditions 33, 34, 35 and 36 have been satisfied.
47. THAT the County of Wellington be advised in writing by the Canada Post Corporation that condition 37 has been satisfied.
48. THAT the Owner/Developer remit to the County of Wellington the applicable final approval fee when the final plan is being presented to the County of Wellington for the County's consideration for final plan approval.

[End of conditions].

NOTES to DRAFT APPROVAL

1. It is the Applicant's responsibility to fulfill the conditions of draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the County of Wellington, quoting the County of Wellington's draft plan file number, sent to the Director of Planning, County of Wellington Planning and Development Department, 74 Woolwich Street, Guelph, ON N1H 3T9.
2. We suggest that you make yourself aware of the following subsections of the Land Titles Act:
 - i) subsection 143(1) requires that all new plans be registered in a Land Titles system if the land is situated in a land titles division; and
 - ii) subsection 143(2) allows certain exceptions.
3. If the agency condition concerns (a) condition(s) in the subdivision agreement, a copy of the agreement should be sent to them. This will expedite clearance of the final plan.
4. Payment of clearance letter fees may be required from the clearing agencies before the clearance letter is issued; please contact the appropriate agency for information in this matter.
5. An electrical distribution line operating at below 50,000 volts might be located within the area affected by this development or abutting this development. Section 186 - Proximity - of the Regulations for Construction Projects in the Occupational Health and Safety Act, requires that no object be brought closer than 3 metres (10 feet) to the energized conductor. It is the proponent's responsibility to be aware, and to make all personnel on site aware, that all equipment and personnel must come no closer than the distance specified in the Act. They should also be aware that the electrical conductors can raise and lower without warning, depending on the electrical demand placed on the line. Warning signs should be posted on the wood poles supporting the conductors stating "DANGER - Overhead Electrical Wires" in all locations where personnel and construction vehicles might come in close proximity to the conductors.
6. Clearances are required from the following agencies:
 - Township of Puslinch
 - Upper Grand District School Board
 - Wellington Catholic District School Board
 - Ministry of Culture (Heritage Branch)
 - Ministry of Transportation
 - Canada Post Corporation
7. All measurements in the subdivision final plan must be presented in metric units.
8. The final plan approved by the County of Wellington must be registered within 30 days of final approval or the County of Wellington may withdraw its approval under subsection 51(59) of the Planning Act, R.S.O. 1990 as amended.

9. The Developer is hereby advised that prior to commencing any work within the Plan, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication/telecommunication service to the proposed development. In the event that such infrastructure is not available, the Developer is hereby advised that the Developer may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure, the Developer shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency).

ZONING BY-LAW AMENDMENT

for

DRS Developments Ltd.
Morrison
Township of Puslinch

Prepared by the
County of Wellington Planning Department

September 13, 2016

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER _____

**A BY-LAW TO AMEND BY-LAW NUMBER 19/85, AS AMENDED,
BEING THE ZONING BY-LAW OF THE TOWNSHIP OF PUSLINCH**

WHEREAS, the Council of the Corporation of the Township of Puslinch deem it appropriate and in the public interest to amend By-Law Number 19/85 pursuant to Section 34 of the Planning Act, R.S.O. 1990 as amended;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF
PUSLINCH ENACTS AS FOLLOWS:**

1. That Map A-5 (Schedule 'A') of Zoning By-law 19/85 is hereby amended by revising the **Hamlet Residential (HR) Zone** and adding the **Natural Environmental (NE-16) Zone** to a portion of the lands legally described as: Lots 9 and 10, south side of Queen Street, Lots 49, and 50 and Part of Lot 48 south side of Victoria Street, and Part of Victoria and Fisher Streets, Colfas' Survey, Reg. Plan 135, Part of NE Lot 31, Concession 7, as illustrated on Schedule "A" of this By-law.
2. That subsection 20(4) SPECIAL PROVISIONS (for the Natural Environment Zone) is hereby amended by adding the following new exception:

“(p) **NE-16 (Church and Queen Streets – Morriston)**

Notwithstanding the provisions of Section 20(2), or any other provisions to the contrary, for the lands zoned **NE-16** the permitted uses are restricted to:

- forest management
- fish and wildlife management
- flood control
- erosion control
- storm water management

Notwithstanding the provisions of Section 3(25)(a), the minimum building setback from the **NE-16** Zone is 15 metres. The required setback to the NE-16 limit may be further reduced pursuant to the requirements of 3(25)(c) of this By-law. The encroachment within the setback area by the existing heritage dwelling immediately abutting the NE-16 Zone is recognized by this By-law.”

3. This By-law shall become effective from the date of passage by Council and come into force in accordance with the requirements of the Planning Act, R.S.O. 1990, as amended.

READ A FIRST AND SECOND TIME THIS _____ DAY OF _____, 2016.

MAYOR

CLERK

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2016.

MAYOR

CLERK

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

EXPLANATION OF BY-LAW NO.

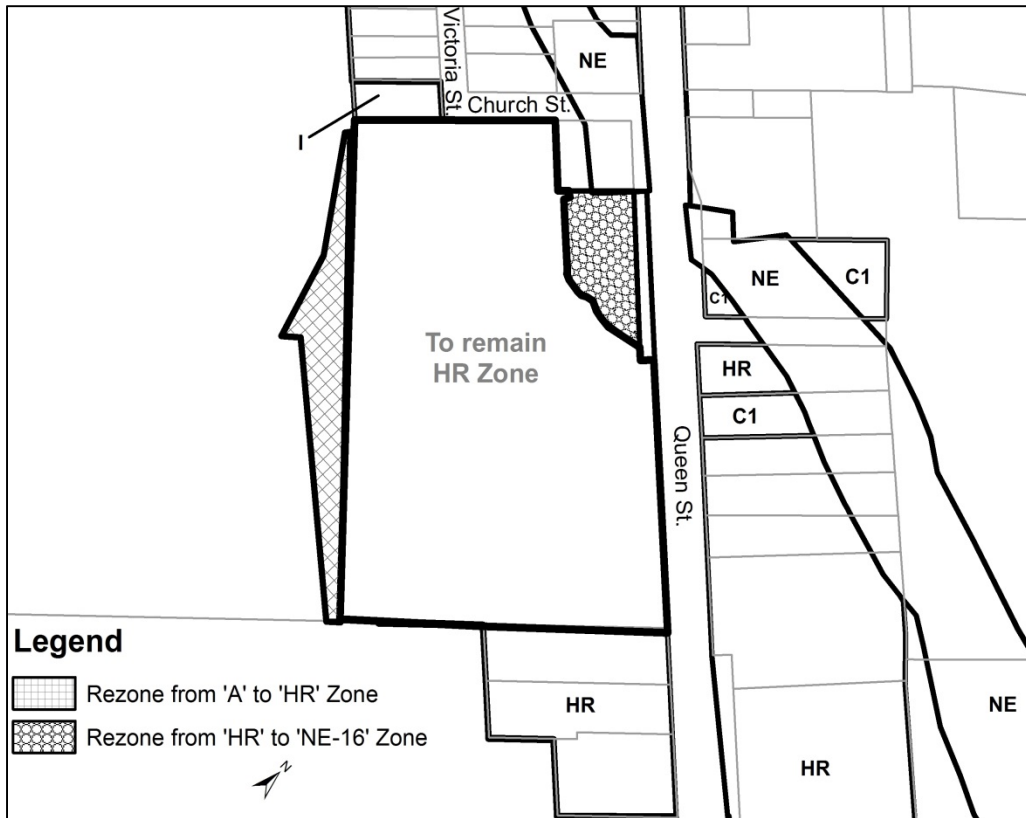
By-law Number _____ amends the Township of Puslinch Zoning By-law 19/85 by rezoning a portion of the lands legally described as: Lots 9 and 10, south side of Queen Street, Lots 49, and 50 and Part of Lot 48 south side of Victoria Street, and Part of Victoria and Fisher Streets, Colfas' Survey, Reg. Plan 135, Part of NE Lot 31, Concession 7, within the settlement of Morriston.

The purpose of this zone change is to amend the NE Zone of the Zoning By-law to reflect the approved Core Greenlands designation in the County Official Plan (pursuant to OPA 81) regarding the updated regulatory flood plain on the subject property. The By-law also recognizes a reduction in the minimum building setback for the newly established NE-16 zone and provides a minor adjustment to the HR Zone.

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NO. _____

SCHEDULE " A "



This is Schedule "A" to By-law No. _____

Passed this ____ day of _____, 2016.

MAYOR

CLERK

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 63/16

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.

WHEREAS the *Municipal Act, S.O. 2001, c. 25*, authorizes a municipality to enter into Agreements;

AND WHEREAS Council passed By-law 029/15 to authorize the entering into of an agreement with the Corporation of the City of Guelph regarding the provision of fire dispatch services;

AND WHEREAS Council deems it prudent to repeal that by-law to include additional provisions in the agreement;

NOW THEREFORE the Council of the Corporation of the Township of Puslinch enacts as follows:

1. That By-law 029/15 is hereby repealed.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 21st DAY OF September 2016.

Dennis Lever, Mayor

Karen Landry, CAO/Clerk

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 064/16

**A BY-LAW TO AMEND BY-LAW NUMBER 19/85, AS AMENDED
BEING THE ZONING BY-LAW OF THE OF THE TOWNSHIP OF PUSLINCH**

(To remove the Holding Symbol for Lot 292 of the Mini Lakes Residents Association Condominium pursuant to Section 34 and Section 36 of *The Planning Act*, R.S.O., 1990, as amended).

WHEREAS the County of Wellington Official Plan contains policies relating to the use of Holding Zone provisions pursuant to Section 36 of *The Planning Act*, R.S.O., 1990 as amended;

AND WHEREAS the lands affected by this By-law are presently subject to Holding Zone provisions, namely ('h-1') pursuant to the Township of Puslinch Zoning By-law Number 19/85 as amended;

AND WHEREAS the subject holding provision precludes the use of the affected land for year-round residential occupancy until such a time as the Holding Zone symbol has been removed;

AND WHEREAS the requirements for the removal of the Holding Zone from part of the subject property have been addressed to Council's satisfaction.

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
ENACTS AS FOLLOWS:**

- 1) THAT By-law 19/85 is amended by removing the Holding Zone symbol ('h-1') from a specific part of the land described as Lot 292, Plan 61M203, Part of Lot 21, Concession 8, known as the Mini Lakes Residents Association Condominium, shown on Schedule "A" which forms part of this By-law.
- 2) That all other applicable provisions of Zoning By-law 19/85, as amended, shall continue to apply to the lands affected by this By-law.
- 3) That this By-law shall come into effect on the date of final enactment by Council pursuant to the requirements of The Planning Act, R.S.O., 1990 as amended.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 7th
DAY OF September 2016**

Dennis Lever, Mayor

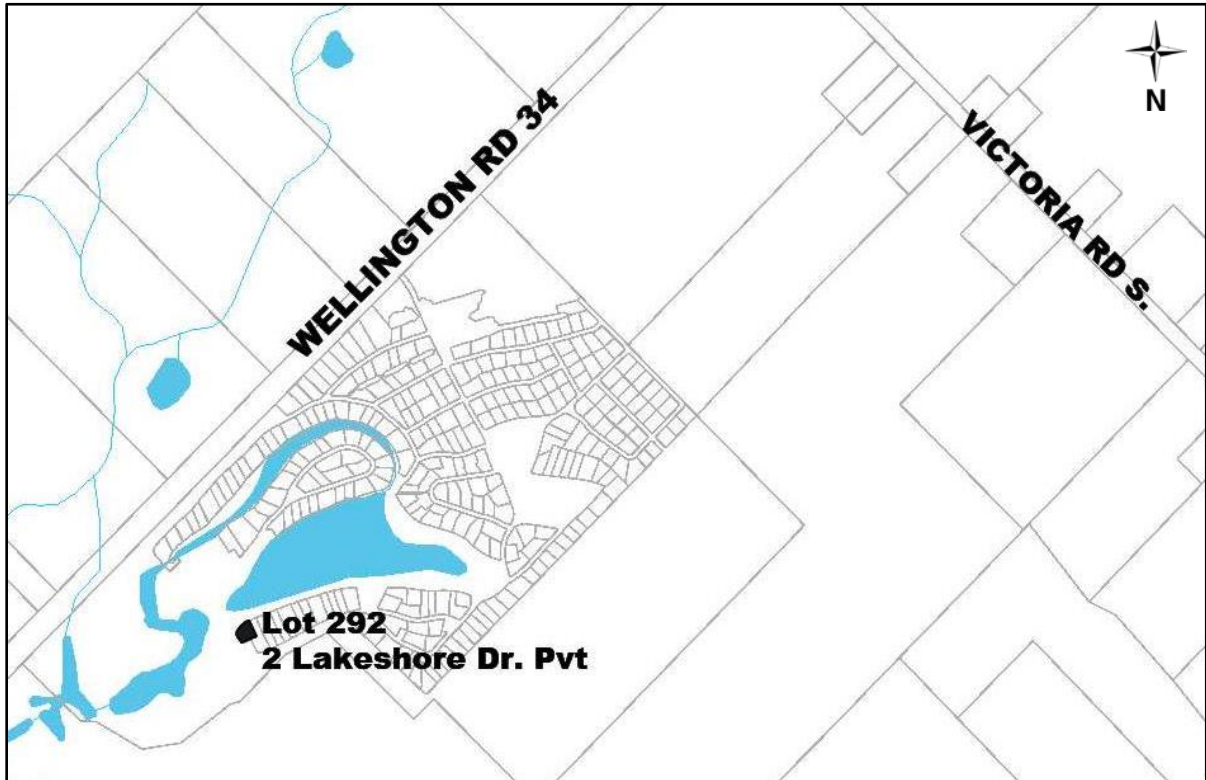
Karen Landry, CAO/Clerk

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

By-Law No. 064/16

SCHEDULE "A"

The Holding Zone symbol (**h-1**) shall be removed from Lot 292 - 2 Lakeshore Drive PVT.



This is schedule "A" to By-law No. 064-16

Passed this 21st day of September, 2016.

Dennis Lever, Mayor

Karen Landry, CAO/Clerk

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 065/16

Being a by-law to confirm the proceedings of the Council of the Corporation of the Township of Puslinch at its meeting held on September 21, 2016.

WHEREAS by Section 5 of the *Municipal Act, 2001, S.O. 2001, c.25* the powers of a municipal corporation are to be exercised by its Council;

AND WHEREAS by Section 5, Subsection (3) of the *Municipal Act*, a municipal power including a municipality's capacity, rights, powers and privileges under section 8, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

AND WHEREAS it is deemed expedient that the proceedings of the Council of the Corporation of the Township of Puslinch at its meeting held September 21, 2016 be confirmed and adopted by By-law;

NOW THEREFORE the Council of the Corporation of the Township of Puslinch hereby enacts as follows:

- 1) The action of the Council of the Corporation of the Township of Puslinch, in respect of each recommendation contained in the reports of the Committees and each motion and resolution passed and other action taken by the Council at said meeting are hereby adopted and confirmed.
- 2) The Head of Council and proper official of the Corporation are hereby authorized and directed to do all things necessary to give effect to the said action of the Council.
- 3) The Head of Council and the Clerk are hereby authorized and directed to execute all documents required by statute to be executed by them, as may be necessary in that behalf and the Clerk authorized and directed to affix the seal of the said Corporation to all such documents.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 21st DAY OF September, 2016.

Dennis Lever, Mayor

Karen Landry, C.A.O./Clerk