



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH PUBLIC INFORMATION CENTRE MINUTES

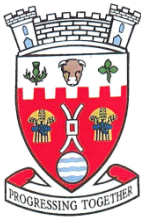
DATE:	Thursday, March 22, 2018
TIME:	6:30 p.m. to 8:30 p.m. – Presentation at 7:00 p.m.
PLACE:	Archie MacRobbie – Puslinch Community Centre Chambers
FILE NUMBER:	Feasibility Study – Water and Wastewater Services
MEMBERS:	Mayor Dennis Lever Councillor John Sepulis Councillor Matthew Bulmer Councillor Susan Fielding, regrets Councillor Ken Roth, regrets

The Mayor called order for the commencement of the presentation at 7:00 p.m. The Mayor initiated the meeting by describing how the need and scope of the feasibility study originated. He indicated that the Community Based Strategic Plan and the Business Retention and Expansion Study, completed for the Township, identified municipal servicing as one of the key drivers for businesses in the area to justify potential expansion of their businesses. The Township decided to look if there were any options on the table and identified the need to complete a Feasibility Study to look at potential options. The Mayor further indicated that no decisions have been made and that Council will look at the outcome of tonight's' Public Information Centre before making a decision. Council's decision could be to revise the study area to include only commercial and industrial areas and exclude residential areas. The purpose of the public information centre was to bring everyone up-to-date.

Presentations:

Stuart Winchester, CIMA, consultant for the Township presented the following information:

- The Township is undertaking a Feasibility Study to assess the viability of implementing municipal water and sewage servicing within key areas as identified in the Study Area map
- The preliminary analysis includes servicing of the entire study area. However, final analysis may result in a smaller service area. (e.g. urban areas only)
- The Township is an attractive place for development; however, lack of municipal servicing limits opportunities for growth
- The Feasibility Study will provide the basis for proceeding (or not proceeding) with any further Studies and Public Consultation that will be necessary before implementing any municipal water or sewage servicing solution
- This meeting provides the public with the opportunity to:
 - Understand why the Township is undertaking this study and the scope of the study
 - Review the high-level water and sewage servicing options being considered
 - Review the key advantages and disadvantages identified for each servicing option
 - Learn about the results obtained from the Municipal Servicing Questionnaire distributed within the study area
 - Review and discuss the study with Township staff and their consultants, and any questions you may have related to the study
- Projected Residential Growth – Aberfoyle and Morriston
- Projected Employment Growth – Township of Puslinch
- High-level servicing options developed for consideration in the Feasibility Study include:



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- Intra-Municipal Servicing – Servicing to be provided solely by the Township
- Inter-Municipal Servicing – Servicing to be provided jointly by the Township and neighbouring municipality (e.g City of Guelph)
- Results of the questionnaire – combined results (Residential & ICI)
- Next Steps
 - Receive comments from this meeting
 - Finalize Feasibility Study Report
 - Spring/Summer 2018 – Council approval of decision to proceed or not to proceed with further study
 - 2019 – 2021 – If Council decides to proceed with a Class EA Study it is subject to budget allocation

Questions/Comments:

The following inquiries, comments and responses were made regarding the Township's Water and Wastewater Feasibility Study:

Q/C – Question or Comment

R – Response

Q/C - What is the cost of the feasibility study and how is it funded?

R - Mayor Lever noted the cost of the feasibility study is approximately \$75,000.00 with funding from other levels of government.

Q/C - How was the boundary of the study area determined?

R - The consultants together with Township staff determined the study area boundary. It was noted that Morriston was not included initially however upon review it was determined that the hamlet should be included as part of the study.

Q/C - Has the City of Guelph been contacted to determine whether they would consider or have the capacity to provide services to the Township?

R - City of Guelph staff were consulted to inquire whether they would consider providing services to the Township. City of Guelph staff advised they are open to initiate discussions and would consider a request by the Township. It was noted that Township Council would need to make a formal request to Guelph City Council to formally consider a request for services.

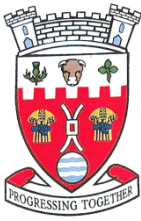
Q/C - Is development restricted to industrial and commercial growth? Can services be provided for the industrial and commercial sector only?

R - Residential subdivision development cannot occur outside the Township's urban boundaries. The scope of this study can be reduced to narrow consideration to providing services to the industrial and commercial area within the study boundary. This is part of the future discussions for Council.

Q/C - Does the province print their own money to fund these type of studies?

R - The province provides funding for studies supporting water and wastewater and the design and construction of infrastructure.

Q/C - The City of Guelph is challenged with supplying water for its own municipality. It has to impose water bans and restrictions. The costs to have Guelph upgrade its infrastructure to supply services to the Township could be high.



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R - If the Township were to decide to request Guelph to consider providing services to the Township the costs including any upgrades to Guelph's infrastructure would need to be considered.

Q/C - Does a property owner incur costs to connect? What are the costs to connect?

R – There would be costs to a property owner to connect to the service. A cost to connect is not available at this time, as the feasibility study does not include detailed costing estimates. Detailed costing estimates and recovery options such as development charges and other funding sources are examined through the Class Environmental Assessment process.

Q/C - If the capital costs are not known we cannot provide an opinion on whether we support it or not. What will be our capital cost?

R – The Mayor reiterated that capital costs for connections are unknown at this point. Initial studies indicated future concerns for the Township for water and wastewater servicing and they thought that an analysis of the options was needed through a Feasibility Study.

Q/C – We have been affected by a well that was installed and I am worried about my water. Aquifer depletion is a problem for the Township. All of sudden we will have development and be under pressure to grow. I like living in a rural place.

Q/C – Is it legally possible to require a property owner to decommission a private system? What will Nestle do? Will you drive them away if they are forced to connect?

R – The Township has the ability to obligate a property owner to connect to its system, if desired so. The Province has a mandate where properties fronting municipal infrastructure are required to connect to the system. The Township does not know what Nestle will elect to do.

Q/C – The Town of Erin is going through the same thing right now and it is estimated to cost a property owner \$20,000 to \$30,000 to connect. By looking at the survey results, who created the Questionnaire?

R –The Questionnaire was produced, by the Project Team, early on in the study before the servicing options were developed. The intent of the questionnaire was to philosophically know whether there was an interest or not within the study area. If the Township decides to proceed with a Municipal Class Environmental Assessment Study, more detailed capital cost estimates and recovery plan can be developed as well as the costs per connection.

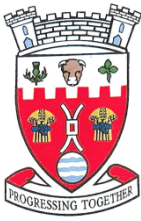
Q/C – How many questionnaires were circulated and what was the response rate?

R – Approximately 969 questionnaires were circulated including residential, industrial, institutional and commercial users.

Q/C – Is growth the reason for doing this? Has the growth between Trafalgar and Guelph Line been taken into consideration as part of this study?

R – The growth between Trafalgar and Guelph Line was not considered as part of this study.

Q/C – The cost of 80 to 100 million dollars will be borne by the residents in the area. How is cost recovery determined and how is funding assistance from other levels of government obtained?



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R – It was noted that capital cost recovery options would be established during the Class Environmental Assessment process. Should the Township proceed with a Class Environmental Assessment Study, available funding opportunities, including potential for development charges and funding systems from senior levels of federal and provincial governments will be investigated. It was also noted that water and waste water systems are segregated and treated separately from the Township's tax levy budget.

Q/C – I don't get it. Everyone has a well and septic system and I have not heard any complaints about what we currently have. Morriston will only grow by about 140 homes, so who is this for? Is it new huge development that requires municipal servicing?

R – The Mayor reiterated that, as explained at the beginning of the meeting, there was a general concern raised by residents at large within the Township, about water and wastewater servicing, which came through completion of the Township's Community Based Strategic Plan and the Business Retention and Expansion studies. The general concern supported the need to undertake the feasibility study for municipal services, but the goal is not to encourage massive development. The Province establishes limits on growth for every municipality. It was further noted that the Township is having this public information centre to bring everyone up-to-date.

It was stated that out of \$2.2 Billion in weighted assessment the commercial/industrial sector contributes approximately \$500 million which has a significant positive impact by shifting the burden away from the residential tax-payers.

Q/C – A petition was put together after receiving the questionnaire and it will be presented to Council in the next month or so. Concerns were expressed with respect to creating urban sprawl. Over 95% of people in the Morriston area are in opposition and the majority are happy with the Status Quo. It was stated that the questionnaire was loaded and leading.

Q/C – It was stated that today is International Water Day. Is Nestle going to be on a water meter?

R – It has not been decided whether there is going to be a system and who will be connecting to it. Nestle has their own wells; however, they have expressed an interest in water supply for domestic purposes.

Q/C – The price to connect in Guelph was approximately \$20,000 seven years ago for properties located approximately 50 feet away from the road. The cost to connect now would not be any less than that.

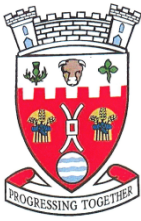
Q/C – Are the estimates based on future dollar values?

R – The estimates are in 2018 dollars.

Q/C – I am new to the community and I am not in favour of connecting. I would like to thank Council for providing stewardship and doing its job by exploring options as they have an obligation to look to the future. Even if we disagree, we need to thank them.

Q/C – Since 1987 I have been jaded by the tendering process and typically these numbers mean nothing. The tendering process worked well until about 15 years ago.

Q/C – Guelph has a major intensification program and wants to get to the 401, Aberfoyle gets in the way. Guelph water has to be filtered and smells. My well water is clear and pure and I do not have the money to connect. I would need to leave my house if I am obligated to decommission and connect.



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Q/C – How much commercial/industrial vacant land is left? What are the lands in the area of the Hanlon zoned as?

R – The Township does not have very much industrial/commercial land left for development. The lands in the immediate area of the Hanlon are designated Rural Employment under the County's Official Plan.

Q/C – Inquired as to how Mill Creek could even receive discharge. What is the projected flow of sewage?

R – A site selection process has not been completed. At this time for the purposes of the feasibility study a general site location in the study area was selected. Mill Creek may be a potential discharge location but other receivers may be utilized, whether it is feasible or not would have to be established in future studies. A site selection process would be evaluated through the completion of a Class Environmental Assessment.

Q/C – The Feasibility Study lacks a major point – What is Guelph going to ask? Are we going to take our water back from Guelph? As a former resident of Guelph, they currently lack water resources and struggle to provide their own residents.

R – The City of Guelph has completed a Water Supply Master Plan which identified potential for new wells regarding the future supply of water for the City and its development. It was noted that 50 percent of Guelph's water supply is sourced through the Arkeil springs area.

The Township could consider as part of a Class Environmental Assessment supplying water to Guelph.

It was stated that the undertaking of a Class Environmental Assessment costs hundreds of thousands of dollars. The Township would seek grant funding from other sources of government if it decides to proceed with a Class Environmental Assessment.

Q/C – Other than the costs for completing the feasibility study, what other advantage is your firm receiving?

R – No other advantage is given. If the Township decides to proceed with a Class Environmental Assessment it would issue a "Request for Proposal" for completion of the work.

Q/C – I am opposed to municipal services, there is so much that is unknown. What are the next steps for Council?

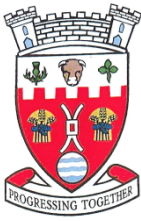
R – The consultant will complete the feasibility study and it will be presented to Council in the Spring/early Summer of 2018 for consideration. Council will review the outcome of the meeting and decide if it will go any further and how it will pay for any additional work/studies.

Q/C – Was the questionnaire the same for commercial lands and residential lands? I think there was a misunderstanding of the questionnaire.

R – The questionnaire was the same for all land owners in the study area.

Q/C – I noticed a theme in the questionnaire and explanatory material to promote an opportunity for growth. Can you clarify the position of growth?

R – Current legislation does not permit residential (subdivision) growth outside an urban boundary.



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The Township as part of this study is considering the impacts on industrial and commercial growth within the study area which includes lands in the area of the Hanlon. This is being considered because of the impact on jobs and on the tax ratio between residential and commercial. The Township has industrial lands and they will encourage industrial and commercial development because of the tax ratio. Industrial and commercial users have a much higher tax rate than residential users and thus, they make up a bigger part of the taxes. Industrial and commercial users make up a significant part of the tax base. Any increase in expenses in the future will need to be absorbed by residents if the Township doesn't encourage industrial/commercial growth.

Q/C – Would it be logical to accommodate growth for the commercial and industrial sector but not at the expense of the residential tax payer?

Q/C – Are you going to include water services for fire hydrants.

R – A decision has not been made. If the Township decides to proceed with a Class Environmental Assessment, a Municipal decision with respect to provision for fire protection would need to be made, as well as the level of service and what areas will get it.

Q/C – How would growth be allocated if services were in place? How is growth allocated?

R – The province advises the County of the projected growth to be allocated to the County. The County then distributes growth to the local municipalities in the County. For example, Centre Wellington has been assigned to receive most of the projected growth.

Q/C – The Township should pursue servicing only for industrial and commercial development. The Township should utilize the 401 corridor for industrial and commercial development.

Q/C – The Township is in a good location to support distribution and warehouse development. The Township has a difficult job with the recent changes regarding the natural heritage system, greenbelt and prime agricultural land.

Q/C – Do we know how many people reside and also work in the Township?

R – The Township does not have this information.

Q/C – If the Township was to provide services just to the industrial and commercial lands in the 401 area and services run along Brock Road would residential properties that front on Brock Road pay the same connection cost as an industrial/commercial property?

R – As part of a Class Environmental Assessment the Township would determine what properties would be required to connect and costs. A Capital Cost Recovery Plan would be established and will determine the cost per connection for industrial only and for industrial and residential. A range of cost recovery options will need to be established because the demands would be different for different users. However, whether you connect or not, there is value gained from municipal services.

Q/C – Why did Maple Leaf Foods choose to locate in Puslinch over Guelph?

R – The land in Guelph was more expensive. Maple Leaf had other site selection criteria to consider including proximity to a highway for long combination vehicles.



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Q/C – If residential water and wastewater services are installed I am going to have to sell. Who is then going to want to buy my home?

Q/C – The Township needs to consider whether this area can support more water taking. If the City of Guelph is suffering with growth, how are we going to be able to support waste management with a fraction of Mill Creek. The Township needs to consider the physical environment.