



MINUTES

DATE: Wednesday, August 12, 2015

TIME: 6:00 P.M.

The August 12, 2015 Regular Council Meeting was held on the above date and called to order at 6:00 p.m. in the Council Chambers, Aberfoyle.

1. **ATTENDANCE:**

Mayor Dennis Lever
Councillor Matthew Bulmer
Councillor Susan Fielding
Councillor Ken Roth
Councillor Wayne Stokley

STAFF IN ATTENDANCE:

1. Donna Tremblay, Deputy Clerk
2. Karen Landry, CAO/Clerk
3. Mary Hasan, Director of Finance/Treasurer
4. Don Creed, Director of Public Works and Parks
5. Paul Creamer, Director of Finance/Treasurer

OTHERS IN ATTENDANCE

1. Doug Smith
2. Karen Lever

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

None.

3. **ADOPTION OF THE MINUTES:**

- (a) Council Meeting – July 15, 2015
- (b) Closed Council Meeting – July 15, 2015

Municipal Announcements – Halton Hamilton Source Water Protection Committee

Councillor Fielding provided clarification with respect to this item. She advised that at the June 25th Board Meeting a new Board Chair, Robert Pasuta was appointed for the Hamilton Conservation Authority and that Mr. Bob Edmonson is the Chair of the Halton Hamilton Source Water Protection Committee.

Resolution No. 2015-295: Moved by Councillor Stokley and
Seconded by Councillor Fielding

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

- (a) Council Meeting – July 15, 2015, as amended
- (b) Closed Council Meeting – July 15, 2015

CARRIED

4. **BUSINESS ARISING OUT OF THE MINUTES:**

None.



5. **PUBLIC MEETINGS:**

None.

6. **COMMUNICATIONS:**

1. **Highway 6 – Morriston By-Pass**

- (a) Correspondence from Maple Leaf Foods to the Honourable Steven Del Duca dated July 28, 2015.

Mayor Lever advised that The Honourable Steven Del Duca participated in a tour of the Highway 6 By-pass area on July 23, 2015. Mayor Lever advised that Minister Del Duca met with a number of industry leaders including representatives from the Hamilton Harbor, Hamilton Airport and local businesses such as Concast Pipe, it was an excellent tour and Minister Del Duca requested that Puslinch be patient.

2. **2014 Licencees Compliance Assessment Report
Aggregate Resources Act**

(a) **St. Mary's Cement Inc. (Canada)**

- i. Licence ID#5631 - Edginton 1 Pit – Pt. Lot 25, Concession 7
- ii. Licence ID#625189 – Pt. Lots 1&2, Concession 3 & 4 –
- iii. 6618 and 6524 Roszell Rd.
- iv. Licence ID#625284 – Neubauer Pit - Part Lot 27, Conc. 1 –
- v. 7203 Concession 2
- vi. Licence ID#624952 – Lanci Pit – Pt. Lot 27, Conc. 2 -
- vii. 4296 Sideroad 25

3. **Memorial Dedication Provincial Highway**

- (a) Correspondence from Ted Arnott, Wellington-Halton Hills MPP regarding Jack Johnson Memorial Highway dated July 14, 2015.

4. **County of Wellington – Growth Forecast Update**

- (a) County of Wellington Planning Committee Report regarding Growth Forecast Update PD-2015-15 dated May 14, 2015.
- (b) Watson & Associates Report – Wellington County Population, Household and Employment Forecast Update, 2011-2014 dated May 6, 2015.

Council discussed the Watson & Associates Report and raised concerns regarding the methodology for calculation of the PPU (persons per unit) and whether considerations had been taken into account for amendments to the Zoning by-law to include accessory apartments and the large homes in Puslinch which lead to multigenerational residency.

Council expressed concerns regarding growth information for the period of 2031 and 2036 being 25 homes, but after this period the data indicates substantial growth. Council asked for clarification as to why this period from 2031 and 2036 would reflect low growth.

Council expressed concerns regarding the employment growth data and whether the statement that close to 60% of the forecast County-wide industrial employment growth has been allocated to the Townships of Centre Wellington and Puslinch as data contained in Figure 410 Percentage Share of Employment Growth by Area Municipality, 2011-2041 does not reflect this comment.



Councillor Bulmer inquired as to whether the County could look into septic disposal sites in order to assist the Township and County with growth for securing both commercial and industrial growth.

Mayor Lever advised that he would inquire of the County as to whether there are any long term plans with respect to septic waste disposal for the County.

Resolution No. 2015-296: Moved by Councillor Fielding and
Seconded by Councillor Stokley

That Council receive the County of Wellington Planning Committee Report regarding Growth Forecast Update PD-2015-15 dated May 14, 2015, and Watson & Associates Report – Wellington County Population, Household and Employment Forecast Update, 2011-2014 dated May 6, 2015; and

That Council instructs staff to advise the County of Wellington if its comments.

CARRIED

5. **Meadows of Aberfoyle**

(a) 2014 Annual Monitoring Report – Meadows of Aberfoyle – Permit to take Water No. 5626-7WLQ3W dated January 2015. ***note a full copy of the report is available for viewing in the Clerk's Department.**

(b) Correspondence from Stan Denhoed, Harden Environmental regarding PTTW – Meadows of Aberfoyle (MOE Ref#5626-7WLQ3W) dated July 2, 2015.

Councillor Bulmer requested that staff make inquiries of Stan Denhoed as to whether the monitoring report does not raise concerns regarding decreases in well levels.

6. **Request Letter of Support**

(a) Correspondence from Arkell Church regarding letter of support dated August 5, 2015.

Resolution No. 2015-297: Moved by Councillor Stokley and
Seconded by Councillor Fielding

That Council receive the correspondence from Arkell United Church regarding letter of endorsement – application for the New Horizons Senior Program Grant dated August 5, 2015; and

That Council supports the Arkell United Church's kitchen renovation project as the Church provides programs that have a positive impact on the lives of seniors in the Township; and

That Council directs staff to prepare a letter of endorsement with respect to Arkell United Church's New Horizons Senior Program Grant Application with respect to the Church's kitchen renovation project.

CARRIED

7. **Intergovernmental Affairs**

(a) Various correspondence for review.



IG #3 – Ministry of Natural Resources – Conservation Authorities Act Review Discussion Paper

Councillor Roth requested that staff obtain additional details regarding location and times for the proposed regional engagement sessions.

IG #4 – Source Protection Municipal Implementation Fund

Councillor Bulmer inquired as to whether contact could be made with the Ministry regarding the pooling of financial resources for County municipalities. Mayor Lever advised that he will follow up with individuals with respect to this matter.

Resolution No. 2015-298: Moved by Councillor Fielding and
Seconded by Councillor Stokley

That the correspondence items listed on the Council Agenda for August 12, 2015 Council meeting be received.

CARRIED

8. **Request for Noise By-Law Exemption**

(a) Application for Noise Exemption to By-law 5001-05 Dennis O'Connor dated April 28, 2015.

Resolution No. 2015-299: Moved by Councillor Stokley and
Seconded by Councillor Fielding

That Council receive the Application for Noise Exemption from Dennis O'Connor, 4601 Side Road 10 N; and

That Council authorize and permit an exemption to Section 4 - Prohibitions by Time and Place and Schedule 2, #2 of By-Law 5001-05 to permit music, microphone, speakers and singing at 4601 Side Road 10 N on Saturday, August 22, 2015, during the hours of 3:00 pm. to 1:30 a.m. on Sunday, August 23, 2015; and

That Staff be directed to advise the Applicant of exemption to the By-law; and

That the Applicant advise the neighbours as listed in the attachment to the Application that the exemption to the by-law has been granted.

CARRIED

7. **DELEGATIONS/PRESENTATIONS**

None.

8. **REPORTS:**

1. **Puslinch Fire and Rescue Services**

None.

2. **Finance Department**

(a) Report FIN-2015-029 – 2016 Proposed User Fees and Charges

Mary Hasan, Director of Finance provided Council with a revision to the information that was contained in Report FIN-2015-029. Ms. Hasan advised that upon speaking



with the Chief Building Official it is recommended that the grading deposits be changed to a flat fee. The current process is that the Township receives deposits for grading matters to have the Township's engineers perform initial and final inspections on the lot grading. Any funds remaining from the grading deposit after third party engineering fees are incurred by the Township are currently refunded back to the property owner or developer. It is recommended that a flat fee be charged to recover the costs associated with third party engineering fees and the deposit structure be discontinued.

Resolution No. 2015-300 Moved by Councillor Fielding and
Seconded by Councillor Stokley

That Report FIN-2015-029 regarding the 2016 Proposed User Fees and Charges be received; and

That Council directs staff to proceed with holding a Public Meeting on September 17, 2015 at 7:00 p.m. at the Puslinch Community Centre in conjunction with the 2015 Grant Application Policy and Fee Reduction/Waiver Policy to obtain public input on the proposed User Fees and Charges By-law as outlined in Schedule A to Report FIN-2015-029; and

That staff publish notice in the Puslinch Pioneer and Township website to advise any persons of the Public Meeting; and

That staff report back on the results of the Public Meeting.

CARRIED

3. Administration Department

(a) Report ADM-2015-007 –Proposed 2016 Council/Budget Calendar

Resolution No. 2015-301: Moved by Councillor Stokley and
Seconded by Councillor Fielding

That Report ADM-2015-007 regarding the Proposed 2016 Council/Budget Meeting Schedule, be received; and

That Council adopt the Proposed 2016 Council/Budget Meeting Schedule, attached as Appendix "A" to Report ADM-2015-007; and

That the approved 2016 Council/Budget Meeting Schedule be circulated to the County of Wellington for Information Purposes; and

That the Township's website be updated to include the respective meeting dates.

CARRIED

4. Planning and Building Department

(a) Chief Building Official Report – July 2015

Resolution No. 2015-302 Moved by Councillor Roth and
Seconded by Councillor Bulmer

That Council receive the Chief Building Official Report for July 2015.

CARRIED



- (b) Report PD-2015-020–Public Meeting – Rezoning Application File D14/FER – L. Ferraro Inc. – Part Lots 26 and 27, Concession 7, municipally known as 0 McLean Rd. West

Resolution No. 2015-303: Moved by Councillor Bulmer and
Seconded by Councillor Roth

That Report PD-2015-020 regarding Notice of Public Meeting – Rezoning Application File D14/FER – L. Ferraro Inc. – Part Lots 26 and 27, Concession 7, municipally known as 0 McLean Rd West, be received; and

That Council authorize the holding of a Statutory Public Meeting on Thursday September 10, 2015, at 6:00 pm in the Council Chambers, Municipal Complex.

CARRIED

5. Roads & Parks Department

None.

6. Recreation Department

None.

7. Mayor's Updates

County of Wellington Updates

Mayor Lever provided a brief summary of the following County of Wellington Reports.

- (a) Grand River Conservation Authority Presentation to Wellington County Planning Committee – March 12, 2015, regarding Wellington-Guelph Rural Water Quality Program.
- (b) County of Wellington Report - Economic Development Department– Signage Plan 2015 – June 11, 2015
- (c) Farm Tax Credit Program impact – verbal update

Mayor Lever advised that he will be speaking to the Minister of Finance regarding the program and its impact on Puslinch Taxpayers at the AMO Conference to be held August 16th – 19th. Mayor Lever will be providing further updates to Council regarding this delegation at future meetings.

9. NOTICE OF MOTION:

None.

10. COMMITTEE MINUTES

- (a) Recreation Committee – June 16, 2015



Resolution No. 2015-304:

Moved by Councillor Roth and
Seconded by Councillor Bulmer

That Council hereby receives the following Minutes as information:

(a) Recreation Committee – June 16, 2015

CARRIED

11. MUNICIPAL ANNOUNCEMENTS

Ted Arnott, Wellington Halton-Hills MPP Summer Social

Councillor Fielding advised that she attended the Summer Social held on Sunday, August 9, 2015 in the garden of St. James Anglican Church in Fergus. Councillor Fielding advised that it was a beautiful day and the event was well attended by constituents.

Badenoch Community Centre Barbeque

Councillor Bulmer reminded those in attendance that the Badenoch Community Centre Barbeque will be held on Sunday, August 29th. Tickets are still available for the event.

Thank You to Township Public Works Staff

Councillor Bulmer thanked Don Creed, Director of Public Works and Parks, and Public Works Staff for the quick response to residents requests and road repair on the 11th Concession and Maltby Rd.

Regional Roundtable Meeting

Mayor Lever advised that he attended an Ontario Ministry of Economic Development and Infrastructure Regional Round Table Meeting on Wednesday, July 27, 2015 in Waterloo. Mayor Lever advised that the results of the meeting included common themes amongst municipalities including the elimination of a lottery system for grant funding; reduced complexity in grant applications and reporting; an increase in the gas tax of 3-5 cents and allocation of funds to all municipalities, not only those with public transit. Mayor Lever advised that the Ontario government continues to work on a natural gas program for rural municipalities and had no further details to provide at this time. There will be continued funding for Go Transit and Broadband programs.

City of Guelph – Clair/Maltby Secondary Plan

Mayor Lever advised that he attended the Information Meeting held by the City of Guelph on Tuesday, August 11th. There were a number of residents in attendance from the Rolling Hills subdivision. The display maps provided information regarding the significant constraints from the natural features. The plan includes a large area of land which includes both the old Victoria West Golf Club and Springfield Golf Course. The City will have the terms of reference prepared by January 2016 for presentation to Guelph City Council. At this point no specific uses for the lands have been discussed and it will be several years before any development takes place.

12. UNFINISHED BUSINESS

None.

13. CLOSED MEETING

Council was in closed session from 6:05 p.m. to 6:40 p.m.



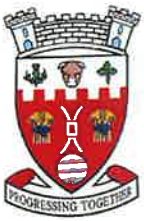
- (a) Confidential Verbal Report from Karen Landry CAO/Clerk, regarding litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board and advice that is subject to Solicitor-Client privilege, including communications necessary for that purpose – Reid – 7827 Wellington Rd. 36
- (b) Confidential Verbal Report from Karen Landry CAO/Clerk, regarding litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board and advice that is subject to Solicitor-Client privilege, including communications necessary for that purpose – Krayishnik – 6643 Concession 2.
- (c) Confidential Report ADM-2015-008 – Organizational Review/Staff Resourcing from Karen Landry CAO/Clerk regarding personal matters about an identifiable individual including municipal or local board employees, labour relations or employee negotiations and the security of the property of the municipality or local board.
- (d) Confidential Verbal Report from Karen Landry, CAO/Clerk, regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board and advice that is subject to solicitor-client privilege including communications necessary for that purpose – Plan 386
- (e) Confidential Report from Township's Solicitors regarding advice that is subject to solicitor- client privilege, including communications necessary for that purpose – Township User Fees.

Resolution No. 2015-305: Moved by Councillor Fielding and
Seconded by Councillor Roth

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

- (a) Confidential Verbal Report from Karen Landry CAO/Clerk, regarding litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board and advice that is subject to Solicitor-Client privilege, including communications necessary for that purpose – Reid – 7827 Wellington Rd. 36
- (b) Confidential Verbal Report from Karen Landry CAO/Clerk, regarding litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board and advice that is subject to Solicitor-Client privilege, including communications necessary for that purpose – Krayishnik – 6643 Concession 2.
- (c) Confidential Report ADM-2015-008 – Organizational Review/Staff Resourcing from Karen Landry CAO/Clerk regarding personal matters about an identifiable individual including municipal or local board employees, labour relations or employee negotiations and the security of the property of the municipality or local board.
- (d) Confidential Verbal Report from Karen Landry, CAO/Clerk, regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board and advice that is subject to solicitor-client privilege including communications necessary for that purpose – Plan 386
- (e) Confidential Report from Township's Solicitors regarding advice that is subject to solicitor- client privilege, including communications necessary for that purpose – Township User Fees

CARRIED



Resolution No. 2015-306: Moved by Councillor Bulmer and
Seconded by Councillor Roth

That Council move into open session.

CARRIED

- (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 and advice that is subject to Solicitor-Client privilege, including communications necessary for that purpose – Reid – 7827 Wellington Rd. 36

Resolution No. 2015-307 Moved by Councillor Fielding and
Seconded by Councillor Stokley

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 and advice that is subject to Solicitor-Client privilege, including communications necessary for that purpose – Reid – 7827 Wellington Rd. 36; and

That Staff proceed as directed.

CARRIED

- (b) Confidential Verbal Report from Karen Landry CAO/Clerk, regarding litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board and advice that is subject to Solicitor-Client privilege, including communications necessary for that purpose – Krayishnik – 6643 Concession 2.

Resolution No. 2015-308 Moved by Councillor Stokley and
Seconded by Councillor Fielding

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 and advice that is subject to Solicitor-Client privilege, including communications necessary for that purpose – Krayishnik – 6643 Concession 2.

CARRIED

- (c) Confidential Report ADM-2015-008 – Organizational Review/Staff Resourcing from Karen Landry CAO/Clerk regarding personal matters about an identifiable individual including municipal or local board employees, labour relations or employee negotiations and the security of the property of the municipality or local board.

Resolution No. 2015-309 Moved by Councillor Roth and
Seconded by Councillor Bulmer

That Council receive the Confidential Report ADM-2015-008 – Organizational Review/Staff Resourcing from Karen Landry CAO/Clerk regarding personal matters about an identifiable individual including municipal or local board employees, labour relations or employee negotiations and the security of the property of the municipality or local board.

CARRIED

- (d) Confidential Verbal Report from Karen Landry, CAO/Clerk, regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board and advice that is subject to solicitor-client privilege including communications necessary for that purpose – Plan 386



Resolution No. 2015-310 Moved by Councillor Bulmer 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 and advice that is subject to solicitor-client privilege including communications necessary for that purpose – Plan 386; and

That Staff proceed as directed.

CARRIED

(e) Confidential Report from Township's Solicitors regarding advice that is subject to solicitor- client privilege, including communications necessary for that purpose – Township User Fees

Resolution No. 2015-311 Moved by Councillor Roth and
Seconded by Councillor Bulmer

That Council receive the Confidential Report from Township's Solicitors regarding advice that is subject to solicitor- client privilege, including communications necessary for that purpose – Township User Fees

CARRIED

14. BY-LAWS:

(a) A By-law to amend By-law 31/12 being a By-law for prohibiting or regulating the alteration of property within the Township of Puslinch (Site Alteration By-law).

(b) A by-law to appoint Paul Creamer as Treasurer for the Corporation of the Township of Puslinch

Karen Landry, CAO/Clerk, introduced Mr. Paul Creamer, who began his 18 month maternity contract employment with the Township on August 12, 2015.

Resolution No. 2015-312: Moved by Councillor Fielding and
Seconded by Councillor Stokley

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

(a) By-Law 45/15 being a by-law to amend By-law 31/12 being a By-law for prohibiting or regulating the alteration of property within the Township of Puslinch (Site Alteration By-law).

(b) By-Law 46/15 being a by-law to appoint Paul Creamer as Treasurer for the Corporation of the Township of Puslinch.

CARRIED

15. CONFIRMING BY-LAW

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

Resolution 2015- 313: Moved by Councillor Stokley and
Seconded by Councillor Fielding



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

- By-Law **47/15** being a by-law to confirm the proceedings of Council for the Corporation of the Township of Puslinch at its meeting held on the 12th day of August, 2015.

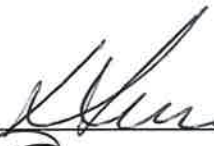
CARRIED

16. **ADJOURNMENT:**


Resolution No. 2015-314: Moved by Councillor Fielding and
Seconded by Councillor Stokley

That Council hereby adjourns at 8:05 p.m.

CARRIED



Dennis Lever, Mayor



Karen Landry, CAO Clerk