



6.1(a)

'food you love, growers you know'

Township of Puslinch
7404 Wellington Rd. 34
RR#3 Guelph ON

Dear Mayor and Council,



On behalf of the volunteers that organize the Aberfoyle Farmers' Market I would like to provide written feedback regarding Report ADM-2014-004 which was adopted by Council at their meeting on February 5th 2014. This report was initiated by Council at their September 18th 2013 meeting to address Councillor Roth's request to use township property in the operation of his business. We are concerned that the adopted policies have the potential to impact the Farmers' Market. In order to mitigate that impact we would ask you to please consider the following comments.

The primary recommendation of the report is:

“That Report ADM-2014-004 regarding request by Ken Roth - Mobile Food Service Vehicle - Puslinch Community Centre be received;

and

That if the renter of the Puslinch Community Centre or the Optimist Recreation Centre wishes to utilize a Mobile Food Service Vehicle which includes a Mobile Barbecue Facility as part of an event that they be required;

(a) if the Township passes a By-law to licence Mobile Food Service Vehicles that a Licensed Vendor be retained ;

and

(b) if the Township does not pass a By-law to licence Mobile Food Service Vehicles to submit the following.”

The report then provides a list of conditions to be met. While this recommendation suggests that the listed conditions would not be applied until after Council makes a decision regarding the Mobile Food Service Vehicle (MFSV) bylaw, staff have advised that since the MFSV bylaw has not been passed the listed conditions now apply. If a MFSV bylaw is passed, part (a) above would still apply.

In addition, the report also includes a discussion of the initial request made by Councillor Roth. This discussion of the request states:

“Ken Roth has advised that he is seeking permission to locate a Mobile Food Service Vehicle on the Puslinch Community Centre lands when an event organizer requests his services. The original request made by Ken Roth is attached as Schedule "A" to this report”

A review of the original request reveals that Councillor Roth's request is not as characterized above. The initial request was to be “on site for Ball, Hockey and Soccer Tournaments or other outdoor events that are scheduled on weekends.” The only suggested provision was with regards to “Township or Optimist events,” in which case he would not be on site unless asked by the person in charge of coordinating the event. You will note that the policies adopted by Council are not only silent on the issue of outdoor events, they are also silent on the issue of only attending at the request of a renter. Instead, the adopted policies are focused on “renters that wish to utilize” MFSV's. This would suggest

that only MFSV's that will be utilized by a renter of the listed facilities will be subject to these policies, while MFSV's that are not being utilized by a renter would be exempt from the requirements of the new policy framework.

As a renter of the Optimist Recreation Centre, we are concerned that a number of our vendors could now be considered as MFSV's and become subject to the additional costs. The primary reason for this concern stems from a lack of clarity of what constitutes a Mobile Food Service Vehicle. For example, the policy adopted by Council states that they will apply to a renter that "wishes to utilize a "Mobile Food Service Vehicle which includes a Mobile Barbecue Facility". This wording would suggest that a Mobile Food Service Vehicle which does not include a Mobile BBQ Facility would not be subject to the same criteria. However, since the policies adopted on February 5th also state that "if the Township passes a By-law to licence Mobile Food Service Vehicles that a Licensed Vendor be retained" by a renter, it is reasonable to expect that staff would look to the draft MFSV bylaw for guidance on what should be subject to the new policy framework. The definitions from the draft MFSV bylaw are as follows:

"Mobile Food Service Vehicle" means a Motor Vehicle that moves from place to place and from which food or refreshments are sold or offered for sale to the public and includes an Ice Cream Cart, mobile BBQ facility and includes a trailer;

For additional clarity the draft bylaw also includes a definition of a Mobile BBQ Facility:


"**Mobile Barbecue Facility**" means an open air barbecue affixed to a cart which is on wheels or is capable of being moved from place to place from which food is prepared and sold or offered for sale to the public;";

Based on any of these definitions and a review of our 2013 vendors, five of our 2014 vendors could be subject to this new policy simply because they sell their food products either directly or indirectly from a trailer or use a mobile BBQ. This would mean that these vendors would then become subject to all of the requirements and costs of the new policy framework. To determine what the cost impact would be the report suggests "\$100 / occurrence" but does not define occurrence. Since the market occurs 23 times a year this could mean an additional cost of either \$2300 a year or up to \$11,500 a year if we are charged for all five vendors each week.

In addition to the inspection fee, the policy also requires that MFSV operators carry a minimum of two million in general commercial liability insurance. As registered vendors at the market, each of our vendors already contribute to the purchase of a five million dollar general liability insurance policy with the Township named as additionally insured. A certificate to this effect is shared each year with the Township as required in our user agreement. What is unclear is why a vendor that sells their food from a trailer is a greater liability to the Township than one that uses a table.

We recognize that Mobile Food Service Vehicles and Mobile BBQ Facilities are a valued part of many organized events that are run at this location and would support their continued use in conjunction with such events. However, we are very concerned that the policies adopted by Council create a situation that is not sustainable for the Farmers' Market. In order to address this we would like to request that the policies be amended to include a clear exemption for the Farmers' Market and associated vendors. As well as a prohibition on Mobile Food Service Vehicles that are not part of an organized event.

Thank you for your time in considering our feedback on this issue.


Matthew Bulmer
Executive Director
Aberfoyle Farmers' Market Association.



'food you love, growers you know'

RECEIVED

February 2, 2014

Township of Puslinch
7404 Wellington Rd. 34
RR#3 Guelph ON

FEB 12 2014 CLERK'S DEPARTMENT
TO Puslinch KL
of Puslinch Township

Please Handle
For Your Information
Council Agenda
File

March

Dear Mayor and Council,

On behalf of the volunteers that organize the Aberfoyle Farmers' Market I would like to provide written feedback regarding the latest draft of the proposed Mobile Food Service Vehicles bylaw and associated staff report ADM-2014-005. We trust that our feedback will help you and your staff to create a bylaw that can address your areas of concern without negatively impacting the operation of the farmers' market.

According to the latest staff report, following the receipt of staff report PD-2013-007 regarding the licencing of Mobile Food Service Vehicles, (MFSV), staff were directed by Council to obtain additional information regarding the licencing of Farmers' Markets and other approved Special Events, as well as the licencing for Restaurants and Food Premises/Stands. Although, staff does not recommend establishing a licencing system for Food Vendors that are part of the Farmers' Market ,it should be noted that this recommendation appears to speak only to the establishment of a separate licencing program for market vendors and remains silent on wether or not market vendors should be subject to the provisions of the MFSV bylaw. Our concern is that, regardless of the intent of the staff report, it is the wording of the resulting MFSV bylaw that will determine the impact on the Farmers' Market.

For example, in order to identify what the by law is intended to control, the bylaw includes a definition of a Mobile Food Service Vehicle:

"Mobile Food Service Vehicle" means a Motor Vehicle that moves from place to place and from which food or refreshments are sold or offered for sale to the public and includes an Ice Cream Cart, mobile BBQ facility and includes a trailer;

For additional clarity the bylaw also includes a definition of a Mobile BBQ Facility:

“**Mobile Barbecue Facility**” means an open air barbecue affixed to a cart which is on wheels or is capable of being moved from place to place from which food is prepared and sold or offered for sale to the public;”

Based on these definitions and a review of our 2013 vendors, five of our 2014 vendors would be subject to this bylaw simply because they sell their food products either directly or indirectly from a trailer. Or use a mobile BBQ.. This would mean that these vendors would then become subject to all the requirements and costs of the bylaw.

Also of concern is the net effect of Section 2, General Regulations and Prohibitions sub sections three

and six:.

Subsection three states:

“No person shall own or operate a Mobile Food ,Service Vehicle except from lands designated as Commercial, Industrial, Institutional or Open Space”.

And subsection 6 (c) & (d) state:

“No person shall operate a Mobile Food Service Vehicle:

(c) on Township lands without written permission from the Township;

(d) on private property without written permission from the property owner and in compliance with applicable zoning by-law;”

You will note that subsection six treats Township lands differently than private lands. The net effect is that that on private lands Mobile Food Service Vehicles would be limited to lands with specific types of zoning, but would be permitted on all Township lands regardless of zoning, provided written permission is received from the Township. This of course would include the Community Park grounds in Aberfoyle where the farmers' market is located and where a number of other volunteer organizations and families run both community and private events. However you will note that there is no indication of what type of consultation the Township will do with other users of these public lands and facilities prior to granting such approvals. In addition the bylaw is silent about how future renters or users of these facilities would be notified of the potential for these licenced vehicles to show up at their event. While the bylaw needs to prevent this type of conflict, we recognize that Mobile Food Service Vehicles and Mobile BBQ Facilities are a valued part of many organized events that are run at this location, and would support their continued use in conjunction with such events.

In order to facilitate the use of Mobile Food Service Vehicles at organized events and prevent the potential conflicts of these vehicles showing up uninvited, to both community and private events, we would like to request that the bylaw be amended to provide the following:

1. an exemption for food vendors that are participants of an organized event or festival such as a farmers' market, fall fair or other community events.
2. A prohibition of Mobile Food Service Vehicles on the Community park grounds that are not part of an organized event.

Thank you for your time in considering our feedback on this issue.



Matthew Bulmer
Executive Director
Aberfoyle Farmers' Market Association.

RECEIVED

FEB 14 2014

Telfer Glen Developments Ltd.

27 Poplar Heights Dr.
Toronto, ON, M9A 5A1

February 7, 2014

Township of Puslinch

Your Worship Mayor Dennis Lever and Members of Township Council
Township of Puslinch
7404 Wellington Road 34
Guelph, ON, N1H 6H9

Dear Mayor Lever and Council:

**Subject: Delegation to Township Council Overview
Telfer Glen Estates Phase 2, Morriston**

Thank you for receiving our delegation to Township Council on Wednesday, January 22, 2014. The purpose of our delegation was to provide an update on our neighbourhood engagement, provide input on the County planner's response, and discuss our next steps in pursuing the development of our remaining Telfer Glen Estates holdings in Morriston.

As discussed, it is our intention to proceed with Phase 2 of the Telfer Glen Estates subdivision. The Highway 6 Realignment that bisects our land holdings is now established by the Ministry of Transportation, registered in the County's Land Registry Office in 2010, and delineates the precise area available for Phase 2. This remnant portion of the Telfer Glen Developments' holdings comprising Phase 2 is bounded by the approved Highway 6 Realignment to the west and the Morriston Urban Area to the east. The development of Phase 2 for which we are paying Municipal Taxes to the Township of Puslinch at residential rate for over 10 years will complete the Telfer Glen Estates subdivision, and fit into the existing street and lot pattern of the community. Phase 2 also provides for a logical "rounding-out" of the Morriston Urban Centre.

At our delegation, the question of the agricultural value of the Phase 2 lands was raised by Township Council. In our view, the vacant lands comprising Phase 2 are not suited to agricultural use, and have not been used for agriculture in many decades. The Canada Land Inventory ranks the soil quality as Class 3, and the County Official Plan designates the lands as Secondary Agricultural.

An overview of our delegation on January 22, 2014, is following.

1. Public Engagement Update

At our previous delegation to Council we were asked to engage with the present Telfer Glen residents. We circulated a public notice mail-out in September 2013, which was also provided to Township Council.

The responses we received from Telfer Glen residents have largely been supportive. Several themes have emerged from the questions of residents:

- **Lots types proposed:** Development is compatible and consistent with the existing Telfer Glen Estates subdivision, being estate residential lots of approximately 1 acre.

CLERK'S DEPARTMENT	
TO	A.S.M.P
Copy	
Please Handle	
For Your Information	✓
Council Agenda	March
File	

6.2.6a) : Susan Va
cc: Karen K

- **Highway 6 noise mitigation:** Noise resulting from the future Highway 6 realignment will be mitigated through the use of berming, fencing, or landscaping, or a combination of these. Preliminary discussion with a noise consultant indicated that traffic volume on Highway 6, and resulting noise impacts, will be significantly less than Highway 401.
- **Access to Phase 2:** A new internal road is proposed, connecting the existing Telfer Glen Street cul-de-sac with Calfass Road, roughly parallel to Settlers Court to the east.
- **Status of the vacant lot:** The Phase 2 lands have no active use or park function, and illegal dumping has been an issue and safety hazard. This is of concern to residents, the Township and me. Development of Phase 2 is expected to mitigate these concerns.

2. Status of OPA No. 81 Comments to Wellington County

MMM, on behalf of Telfer Glen Developments, submitted comments on Wellington County's Official Plan 5-Year Review (OPA No. 81) in March 2013. We asked the County to advance policy that would support our position related to the 10-Year Review of the Greenbelt Plan. However, we did not ask for an adjustment to the Morriston Urban Centre boundary. We understand that this will require a Municipal Comprehensive Review, as confirmed by Planning Staff. Wellington County indicated it does not support our request as part of the OPA No. 81 Review. We will continue our discussion with County Planning Staff.

3. Next Steps

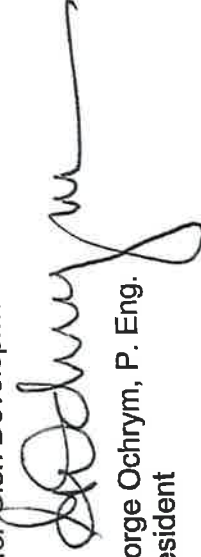
At the January 22, 2014, delegation Mayor Lever and Township Council gave us new direction to engage with the County Planner regarding the process to justify an expansion to the Morriston Urban Centre.

We will also be engaging the Province in its Greenbelt Plan 10-Year Review in 2015, as much of the remaining Telfer Glen lands are now included in the Greenbelt Area. Consultation for this process is expected to commence later in 2014. In our understanding of the Greenbelt Plan policies, removal of the Phase 2 lands from the Protected Countryside will only be considered in the context of a settlement expansion of a local municipality. In this case, we are seeking the logical expansion of the Morriston Urban Centre to include the Telfer Glen Phase 2 lands.

While we recognize that planning processes must be undertaken with the Province and Wellington County, it is important for us to achieve support from the Township of Puslinch, its Mayor and Council. This support is also important to substantiate our comments on the Greenbelt Plan Review.

Thank you again for receiving our delegation and your consideration and support in principle of Phase 2 of Telfer Glen Estates. Please contact me with any questions. You can reach me at my office at (416) 236-2426 ext. 206, or by e-mail at gochrym@consultec.ca.

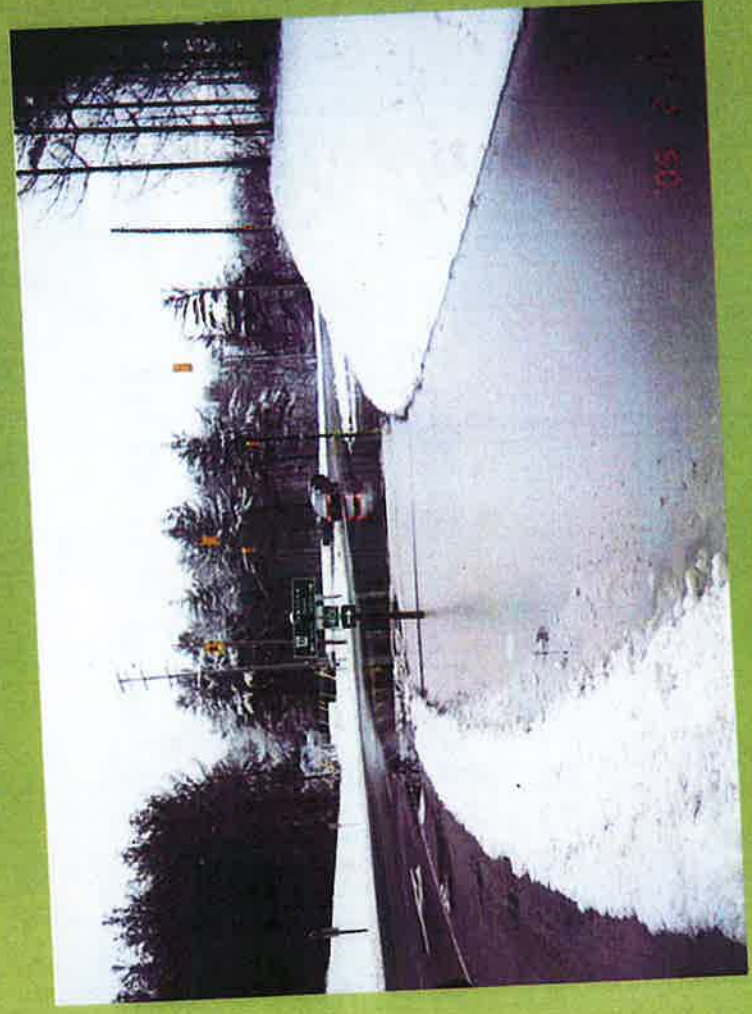
Yours sincerely,
Telfer Glen Developments Ltd.



George Ochrym, P. Eng.
President

6.36a)

County Road 32 Flooding



**Puslinch Lake
Conservation
Association
Board Meeting**

February 12 2014



Staff Introductions

Roger Ward

Jeff Molenhuis

Elaine Gosnell

Gary MacDonald

Ministry of Transportation

MTE Consultants Inc.

Natural Resource

Solutions Inc.

Region of Waterloo

Highway 401 / Townline Road Interchange

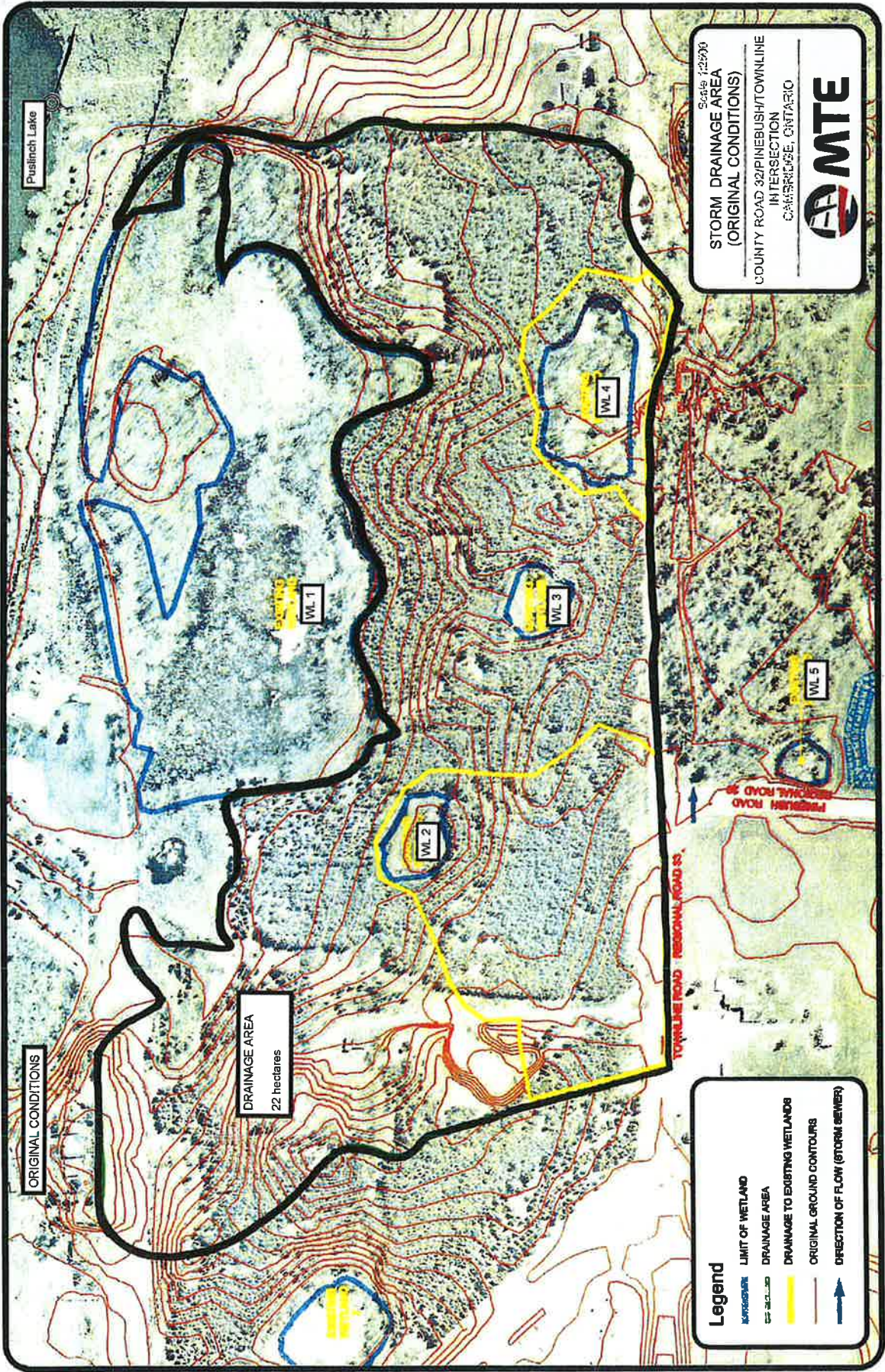


Exhibit

2-2

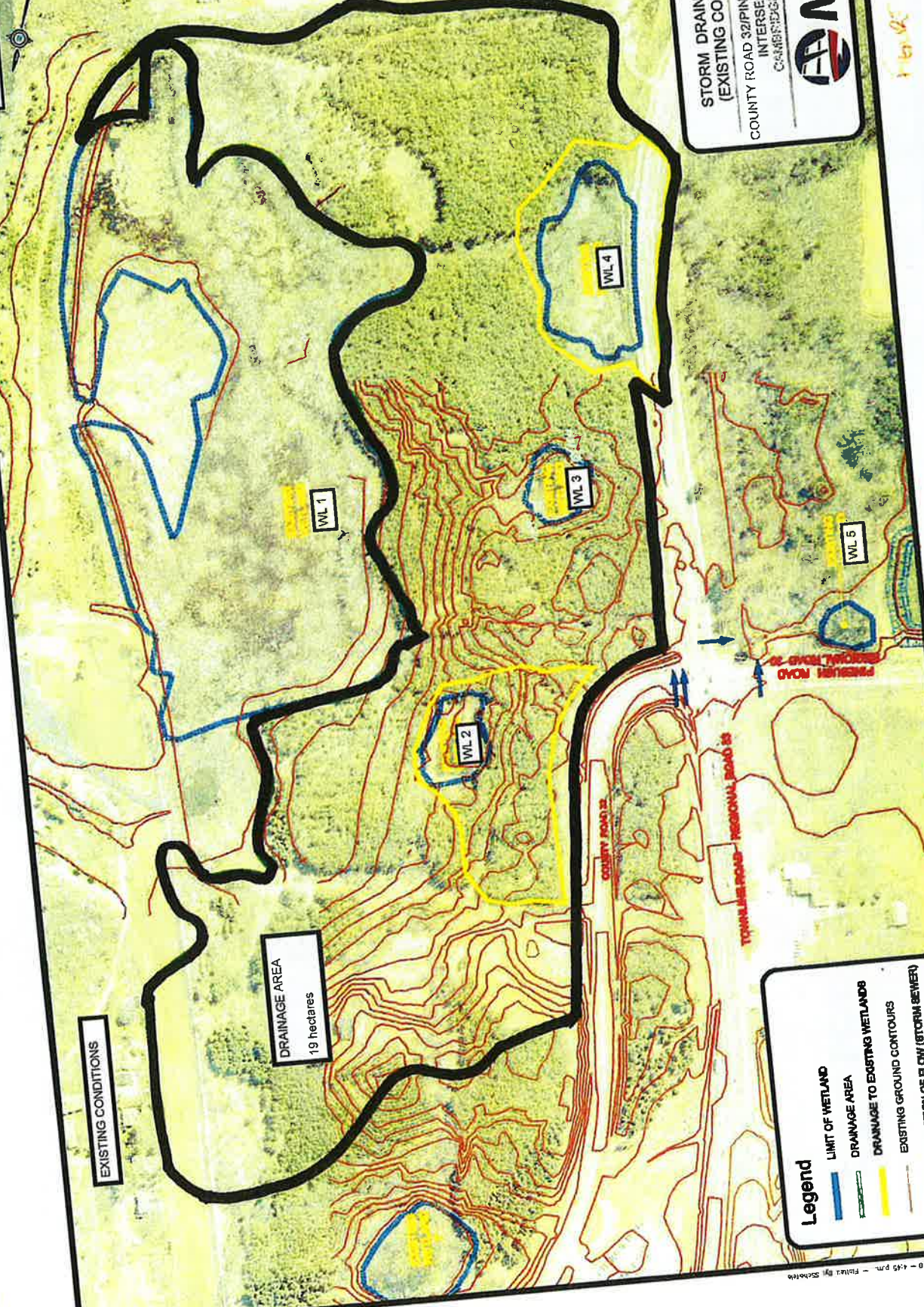
HIGHWAY 401 / TOWNLINE ROAD INTERCHANGE
TRANSPORTATION ENVIRONMENTAL STUDY REPORT
PREFERRED PLAN





2010-2011

Puslinch Lake



EXISTING CONDITIONS

DRAINAGE AREA
19 hectares

WL 1

WL 2

WL 3

WL 4

WL 5

COUNTY ROAD 32

TOWNSHIP ROAD 25

PUSLINCH ROAD

Scale: 1:2500
**STORM DRAINAGE AREA
 (EXISTING CONDITIONS)**
 COUNTY ROAD 32/PUSLINCH TOWNSHIP LINE
 INTERSECTION
 CAMBRIDGE, ONTARIO



Legend

- LIMIT OF WETLAND
- DRAINAGE AREA
- DRAINAGE TO EXISTING WETLANDS
- EXISTING GROUND CONTOURS
- DIRECTION OF FLOW (STORM WATER)

14/02/10
 80

Preferred Solution – October 2013

- Positive gravity outlet**
- Eliminates flooding over road**
- Stores frequent storms (up to 5 year storm)**
- Other storms directed to wetland**
- Oil/grit Separator**
- GRCA endorsed**

Preferred Solution – October 2013





PLCA Meeting – What We Heard

- **Concern with chloride effects**
- **Concern over concentrated flow**
- **Not enough done to keep drainage away from Puslinch Lake basin**
- **Store more drainage before overflow to wetland**

Puslinch Lake Watershed

- 4,500 hectares
- 1,200 hectares south of Hwy 401



Project Area

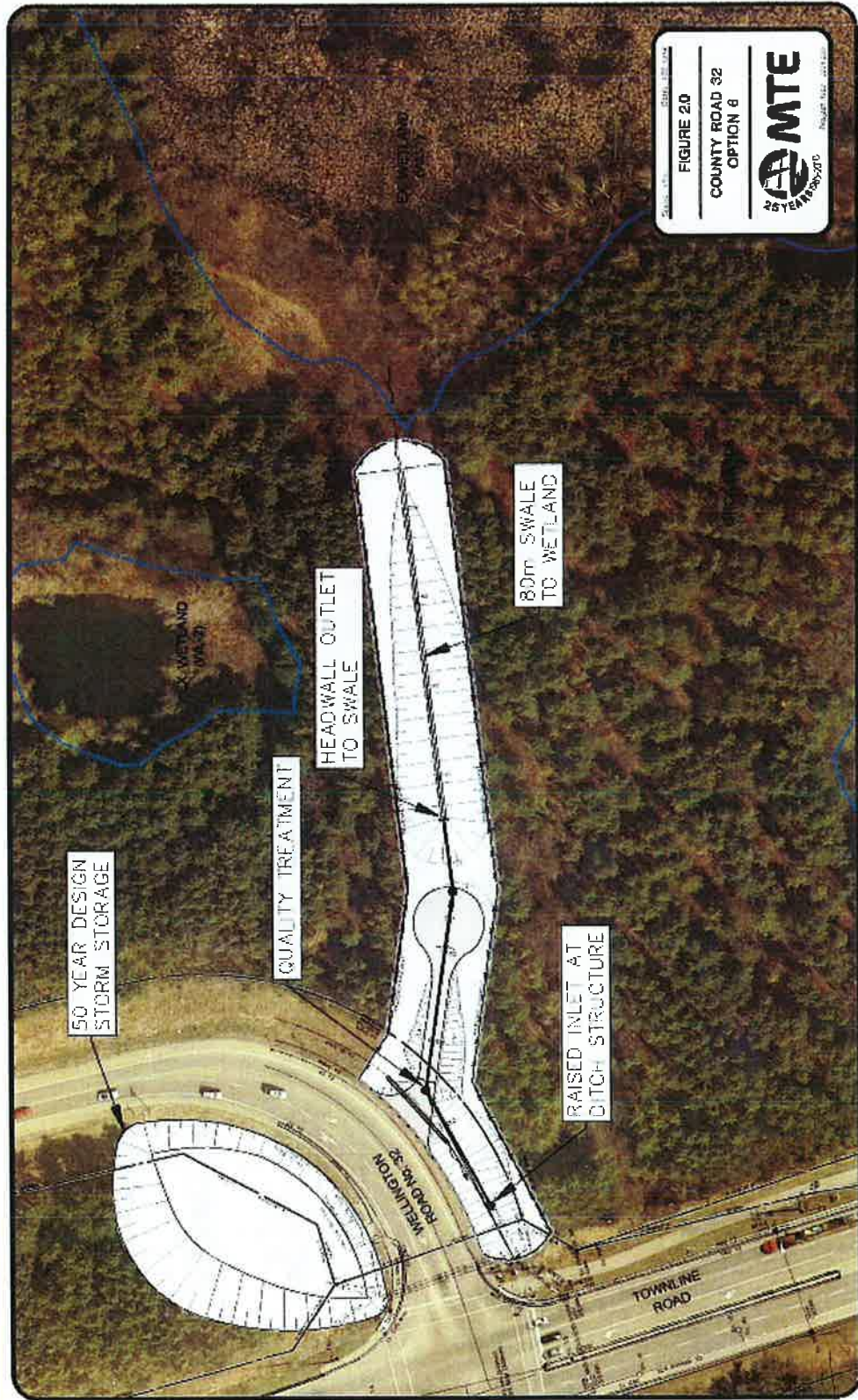
- 3 hectare drainage area (blue)
- Natural Features
 - Puslinch Lake
 - WL 1
 - WL 2
 - WL 3
 - WL 4
 - WL 5





Actions since October 2013

- **Options for expanded storage**
 - **Larger Cambridge storage**
 - **Area between Townline Rd and County Rd 32**
- **Pipe size reduction to reduce flow**
- **Pipe length reduction to improve filtration**
- **Further research on chlorides effect**



Next Steps



- Re-design based on PLCA meeting discussions
- Re-submit to GRCA
- Re-submit to Wellington County (re: maintenance)
- Approvals – Summer 2014
- Construction – Fall 2014