



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH 2015 COUNCIL MEETING

A G E N D A

DATE: Wednesday, June 17, 2015

CLOSED MEETING: 6:15 P.M.

REGULAR MEETING: 7:00 P.M.

≠ Denotes resolution prepared

1. Call the Meeting to Order
2. Disclosure of Pecuniary Interest & the General Nature Thereof.

≠ 3A. CLOSED MEETING

- ≠** (a) Confidential correspondence from Township's Solicitors 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.

≠ 3. Adoption and Receipt of Minutes of the Previous Meeting.

- (a) Closed Special Council Meeting – May 14, 2015
- (b) Council Meeting – June 3, 2015
- (c) Closed Council Meeting – June 3, 2015

4. Business Arising Out of the Minutes.

5. PUBLIC MEETINGS

1. ***note this Public Meeting will be held on Wednesday, June 17, 2015 at 7:00 p.m. at the Township Offices – 7404 Wellington Rd. 34**

***note Council will resume upon adjournment of this public meeting**

- (a) Notice of Public Meeting – Rezoning Application File D14/DEM – Adriaan & Brenda Demmers, Concession 5, Rear Part Lot 13, municipally known as 4855 Pioneer Trail



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
June 17, 2015 COUNCIL MEETING

- (b) Report PD-2015-014 – Information Report - Rezoning Application File D14/DEM – Adriaan & Brenda Demmers, Concession 5, Rear Part Lot 13, municipally known as 4855 Pioneer Trail
- 2. ***note this Public Meeting will be held on Monday, June 22, 2015 at 7:00 p.m. at the Township Offices – 7404 Wellington Rd. 34**
 - (a) Notice of Public Meeting – Rezoning Application File D14/DRS and County of Wellington Draft Plan of Subdivision File 23T-10004 (Township file D12/DRS) – DRS Developments Inc. - Concession 7, Part Lot 31, Plan 135, municipally known as 66 Queen Street, Morriston.
 - (b) PD-2015-015 – Information Report - Rezoning Application File D14/DRS and County of Wellington Draft Plan of Subdivision File 23T-10004 (Township file D12/DRS) – DRS Developments Inc. - Concession 7, Part Lot 31, Plan 135, municipally known as 66 Queen Street, Morriston. *** note this report will be circulated under separate cover on Thursday, June 18, 2015.**
- 3. ***note this Public Meeting will be held on Tuesday, July 7, 2015 at 7:00 p.m. at the Township Offices – 7404 Wellington Rd. 34**
 - (a) Notice of Public Meeting – Rezoning Application File D14/PER – Persian Investments Ltd. – Part Lot 16, Concession 7, municipally known as 424 Maltby Rd.
 - (b) PD-2015-017 – Information Report - Rezoning Application File D14/PER – Persian Investments Ltd. – Part Lot 16, Concession 7, municipally known as 424 Maltby Rd. *** note this report will be circulated under separate cover on Tuesday, June 30, 2015.**
- 4. ***note this Public Open House will be held on Thursday, July 9, 2015 at 6:30 p.m. at the Township Offices – 7404 Wellington Rd. 34**
 - (a) Notice of Public Open House – Township of Puslinch Comprehensive Community Improvement Plan Project



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
June 17, 2015 COUNCIL MEETING

6. **COMMUNICATIONS**

1. **Milkweed Spraying**

- (a) Correspondences from the Little Country School regarding spraying of milkweed along township roads dated May 28, 2015.

2. **Region of Waterloo Water Supply Master Plan**

- (a) Correspondence from Region of Waterloo dated May 29, 2015
- (b) Correspondence from Region of Waterloo dated March 9, 2015* **note this correspondence appeared as Item 6.1(a) on the April 1, 2015 Council Agenda.**

3. **Mini Lakes**

- (a) Correspondence from MF Property Management regarding audited Annual Report for Mini Lakes Sewage Treatment Plan Reserve Fund dated May 28, 2015.

4. **Highway 6 – Morriston By-Pass**

- (a) Correspondence from Ted Arnott, MPP Wellington Halton Hills regarding a request to meet with The Honourable Steven Del Duca dated June 8, 2015.
- (b) Correspondence from Ministry of Municipal Affairs and Housing regarding Township of Puslinch request to meet with the Honourable Steven Del Duca dated June 9, 2015.

5. **Telfer Glen Developments Inc.**

- (a) Correspondence from MMM Group Limited regarding comments on the Greenbelt Plan Review Telfer Glen Developments Inc., Morriston, Puslinch Township, Wellington County dated May 27, 2015.

≠ 6. **Intergovernmental Affairs**

- (b) Various correspondence for review.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
June 17, 2015 COUNCIL MEETING

7. DELEGATIONS/PRESENTATIONS

- # 1 7:35 pm – Dave Rodgers, Puslinch Council Hamilton Conservation Representative – bi-annual report to Council
- 2. 7:50 pm- Ms. Donna Christie – presentation, 2015 Puslinch Volunteer of the Year Award.
- 3. 7:55 pm – Ms. Lois McLean, presentation 2015 Ontario Senior of the Year Award.
- # 4. 8:20 pm – Ms. Nancy Reid, Senior Planner, Meridian Planning Consultants regarding Township of Puslinch Community Improvement Plan Project * see Agenda Item 8.4(c)

8. REPORTS

1. Puslinch Fire and Rescue Services

- # (a) Puslinch Fire and Rescue Services Report – May 2015.
- # (b) FIR-2015-003 – Cost Recovery for Damaged Protective Equipment – Fire Department

2. Finance Department

- # (a) Report FIN-2015-024 – 2014 Commodity Price Hedging Agreements Report
- # (b) **Financial Reports**
 - i. Financial Report as of May 31, 2015
 - ii. Cheque Register –May 1, 2015 to May 31, 2015
 - iii. Voided Cheque Register – May 2015
 - iv. Financial Report By Department – May 31, 2015
 - v. Total Revenues, Contributions from Working Reserves and Expenditures – All Departments – May 2015
- # (c) Report FIN-2015-025 – Municipal Performance Measurement Program Report for 2014 File No. F00 MUN



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
June 17, 2015 COUNCIL MEETING

3. **Administration Department**

None.

4. **Planning and Building Department**

- ≠ (a) Chief Building Official Report – May 2015
- ≠ (b) Report PD-2015-016 - Site Alteration Agreement - Vilmos Kadvanj -
Property described as Puslinch Concession Gore Part lots 38 and 39,
Part 2, RP 61R11538
- ≠ (c) Memorandum from Meridian Planning Consultants to Township of
Puslinch regarding Township of Puslinch Community Improvement Plan
Project – Phase One Options Memo

5. **Roads & Parks Department**

None.

6. **Recreation Department**

None.

9. **NOTICES OF MOTION**

None.

≠ 10. **COMMITTEE MINUTES**

- (a) Planning & Development Advisory Committee - May 12, 2015.

11. **MUNICIPAL ANNOUNCEMENTS**

13. **UNFINISHED BUSINESS**

≠ 14. **BY-LAWS**

- (a) A By-Law to authorize the Mayor and Clerk to enter
into an Agreement with YMCA-YWCA Guelph for the 2015 Summer
Camp



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
June 17, 2015 COUNCIL MEETING

≠ 15.

CONFIRMING BY-LAW

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

≠ 16.

ADJOURNMENT



MINUTES

DATE: Wednesday, June 3, 2015

TIME: 12:15 P.M.

The June 3, 2015 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 Wayne Stokley

STAFF IN ATTENDANCE:

1. Donna Tremblay, Deputy Clerk
2. Karen Landry, CAO/Clerk
3. Mary Hasan, Director of Finance/Treasurer
4. Steve Goode, Fire Chief

OTHERS IN ATTENDANCE

1. Marc Reid
2. Karen Lever
3. Blake Preston
4. Donna O'Krafka
5. Doug Smith
6. James Rattray
7. Kathy White
8. Sara Bailey

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

None.

3A. CLOSED MEETING

Council was in closed session from 12:16 p.m. to 12:32 p.m.

Council recessed from 12:33 p.m. to 1:00 p.m.

- (a) Confidential Verbal Report from Karen Landry, CAO/Clerk, regarding personal matters about an identifiable individual including municipal or local board employees and advice that is subject to Solicitor-Client privilege, including communications necessary for that purpose – Employee Matters

Resolution No. 2015-221: Moved by Councillor Stokley 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 personal matters about an identifiable individual including municipal or local board employees and advice that is subject to Solicitor-Client privilege, including communications necessary for that purpose – Employee Matters

CARRIED

Resolution No. 2015-222: Moved by Councillor Roth and
Seconded by Councillor Stokley

That Council move into open session.

CARRIED

Resolution No. 2015-223 Moved by Councillor Stokley and
Seconded by Councillor Roth

That Council receive the Confidential Verbal Report from Karen Landry, CAO/Clerk, regarding personal matters about an identifiable individual including municipal or local board employees and advice that is subject to Solicitor-Client privilege, including communications necessary for that purpose – Employee Matters.

CARRIED

3. ADOPTION OF THE MINUTES:

Councillor Bulmer advised that the location of the open portion of the meeting should be the Optimist Recreation Centre and not the Puslinch Community Centre as indicated in the Special Council Meeting Minutes of May 14, 2015.

Resolution No. 2015-224: Moved by Councillor Stokley and
Seconded by Councillor Roth

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

- (a) Special Council Meeting – May 14, 2015, as amended
- (b) Council Meeting – May 20, 2015
- (c) Closed Council Meeting – May 20, 2015

CARRIED

4. BUSINESS ARISING OUT OF THE MINUTES:

None.

5. PUBLIC MEETINGS:

- (a) Septic Maintenance and Inspection Program – Septic

***note this Open House will be held on Monday, June 8, 2015 at 7:00 p.m. at the Optimist Recreation Centre – Gymnasium located at 23 Brock Road South**



6. COMMUNICATIONS:

1. Capital Paving Inc.

**Wellington Pit, Licence No. 20085
6660 Wellington Rd. 34**

- (a) Correspondence from Capital Paving Inc. regarding 2014 Groundwater Monitoring Report – Capital Paving Inc., Wellington Pit Licence No. 20085 Part Lots 7 and 8, Concession 3, Township of Puslinch dated March 26, 2015.
- (b) Groundwater Science Corp. Report regarding 2014 Groundwater Monitoring Summary, Wellington Pit Permit To Take Water (No. 7382-923RM9) Part Lots 7 and 8, Concession 3, Township of Puslinch dated March 25, 2015.

2. Intergovernmental Affairs

Item #8 – Councillor Bulmer requested that staff obtain a copy of the Minutes from the Guelph/Eramosa Township Public Meeting held on June 1, 2015.

- (a) Various correspondence for review.

Resolution No. 2015-225

Moved by Councillor Roth and
Seconded by Councillor Stokley

That the correspondence items listed on the Council Agenda for June 3, 2015 Council meeting be received.

CARRIED

7. DELEGATIONS/PRESENTATIONS

1. Mr. James Rattray – Open Air Burning.

Mr. Rattray made a presentation to Council with respect to his concerns regarding a collection notice he received from the Township regarding an open air burning violation and indicated that it is not his intention to pay this invoice.

Steve Goode, Puslinch Fire Chief provided Council with information regarding the open air burning incident and resulting invoice.

Resolution No. 2015-226

Moved by Councillor Roth and
Seconded by Councillor Bulmer

That Council receive the delegation from Mr. James Rattray regarding Open Air Burning.

CARRIED

2. Mr. Dave Bennett, Director of Operations, Grand River Conservation Authority and Crystal Allan, Supervisor, Natural Heritage regarding Grand River Conservation Authority Master Plan.

Mr. Bennett made a presentation to Council with respect to the GRCA Conservation Authority Master Plan and its relation to Puslinch Lake area. Mr. Bennett provided those in attendance with a history of the lake including GRCA's land ownership surrounding the lake. Mr. Bennett provided information regarding the 1977 Puslinch Lake Management Plan and indicated that generally the 1977 management objectives are still valid today. Mr. Bennett spoke about the Natural Heritage Features of the lake, recent challenges and the dredging operations which have been undertaken by the Puslinch Lake Conservation Association. Mr. Bennett advised that the GRCA has no plans to develop



a public access to the lake from the GRCA property and explained the challenges if a future public access were to be considered.

Resolution No. 2015-227: Moved by Councillor Bulmer and
Seconded by Councillor Roth

That Council receive the presentation from Dave Bennett, Director of Operations, Grand River Conservation Authority and Crystal Allan, Supervisor Natural Heritage regarding Grand River Conservation Authority Master Plan.

CARRIED

8. REPORTS:

1. Puslinch Fire and Rescue Services

(a) Puslinch Fire and Rescue Services Report – April 2015.

Resolution No. 2015-228: Moved by Councillor Roth and
Seconded by Councillor Bulmer

That Council receive the Puslinch Fire and Rescue Services Response Report for April 2015.

CARRIED

2. Finance Department

(a) Report FIN-2015-023 – Canada 150 Community Infrastructure Program.

Resolution No. 2015-229: Moved by Councillor Bulmer and
Seconded by Councillor Stokley

That Report FIN-2015-023 regarding the Canada 150 Community Infrastructure Program be received; and

That Council pre-approves funding of the electrical system upgrades of \$26,000 currently in the 2016 forecast to be funded from the Equipment Replacement Working Reserve in the amount of \$10,189 and the Canada 150 Community Infrastructure Program in the amount of \$15,811; and

That Council pre-approves funding of the heating and cooling system upgrades of \$18,000 currently in the 2017 forecast to be funded from the Equipment Replacement Working Reserve in the amount of \$6,000, the Canada 150 Community Infrastructure Program in the amount of \$6,000 and Taxation Levy in the amount of \$6,000; and
That Council's pre-approval of the 2016 and 2017 forecasted projects are conditional upon receipt of grant funding; and

That Council authorizes seeking federal funding for the upgrading of heating, cooling and electrical systems to meet safety standards at the Puslinch Community Centre as outlined in Report FIN-2015-023.

CARRIED

3. Administration Department

None.



4. Planning and Building Department

- (a) Report PD-2015-012 – Sign By-Law Variance – 424 Maltby Rd. – Persian Investments Ltd.

Resolution No. 2015-230: Moved by Councillor Roth and
Seconded by Councillor Bulmer

That Report PD-2015-012 regarding the sign by-law variance for 424 Maltby Road be received; and

That Council grant the variance to the sign by-law to permit the erection of a real estate ground sign at 424 Maltby Rd with:

- The sign outside of the 9 metre sight triangle required by the Zoning by-law
- A setback of 18 m minimum from the centre of the road allowance of Concession 7;
- A maximum copy area of 13.4 m²; and
- Expires on June 3, 2017.

CARRIED

- (b) Report PD-2015-013 – Public Meeting – Rezoning Application File D14/PER – Persian Investments Ltd. – Part Lot 16, Concession 7, municipally known as 424 Maltby Rd.

Resolution No. 2015-231: Moved by Councillor Bulmer and
Seconded by Councillor Roth

That Report PD-2015-0013 regarding Notice of Public Meeting – Rezoning Application File D14/PER – Persian Investments Ltd. – Part lot 16, Concession 7, municipally known as 424 Maltby Road, be received; and

That Council authorize the holding of a Statutory Public Meeting on Tuesday July 7, 2015, at 7:00 pm in the Council Chambers, Municipal Complex.

CARRIED

5. Roads & Parks Department

None.

6. Recreation Department

- (a) Report REC-2015-006 – Agreement with YMCA/YWCA – 2015 Summer Camp File L04-YMC.

Resolution No. 2015-232: Moved by Councillor Roth and
Seconded by Councillor Bulmer

That Report REC-2015-006 regarding the Agreement with YMCA-YWCA of Guelph – Summer Camp be received; and



That Council enact a by-law to authorize the Mayor and Clerk to execute the Agreement with YMCA-YWCA of Guelph with respect to the 2015 Summer Camp.

CARRIED

9. **NOTICE OF MOTION:**

None.

10. **COMMITTEE MINUTES**

(a) Recreation Committee – April 21, 2015.

Resolution No. 2015-233: Moved by Councillor Stokley and
Seconded by Councillor Roth

That Council hereby receives the following minutes as information:

(a) Recreation Committee –April 21, 2015

CARRIED

11. **MUNICIPAL ANNOUNCEMENTS**

COPS Committee Meeting

Councillor Stokely advised that he attend the May 27, 2015 meeting held at the Puslinch Community Centre. Councillor Stokely advised that Tom Abraham from K9 gave a presentation at the meeting regarding youth in distress. Councillor Stokley advised that the Puslinch Pioneer will be providing an article regarding Mr. Abraham's presentation in the July/August issue of the Pioneer.

Puslinch Lake Conservation Association

Councillor Stokley advised that along with Councillor Fielding they attended the Association's Town Hall meeting held on May 26th at the Old Marina Restaurant. Councillor Stokley advised that the association gave a presentation regarding the dredging project and sought financial assistance at this meeting for the project.

Aberfoyle Farmer's Market

Councillor Bulmer advised that the Aberfoyle Farmer's Market had a successful opening day on Saturday, May 23, 2015 and was looking forward to another successful season with many of the other market planned events.

Duff's Church Golf Tournament

Mayor Lever advised that along with the Director of Public Works and Parks they attended the Duff's Golf Tournament on Saturday, May 30, 2015. Mayor Lever advised that due to rainy weather they were unable to play but that the dinner that follow the event was well attended.

Employee Recognition Event

Mayor Lever advised that he attended an Employee Recognition event on Friday, May 29, 2015. Mayor Lever advised that the employees recognized were involved with Ontario Works and other Social programs. Mayor Lever advised that the Forestell family made a presentation at the event regarding how they have utilized these employees to assist with the growth of their landscaping business.



Puslinch Fire and Rescue – Fire Master Plan

Mayor Lever advised those in attendance that an Open House will be held on Thursday, June 11th at 7:00 p.m. at the Fire Hall with respect to Master Fire Plan Preliminary Findings. The public are invited to attend and provide their input.

12. UNFINISHED BUSINESS

None.

13. BY-LAWS:

None.

14. CONFIRMING BY-LAW

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

Resolution 2015-234 Moved by Councillor Roth and
Seconded by Councillor Stokley

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

- By-Law **36/15** being a by-law to confirm the proceedings of Council for the Corporation of the Township of Puslinch at its meeting held on the 3rd day of June 2015.

CARRIED

15. ADJOURNMENT:

Resolution No. 2015-235: Moved by Councillor Stokley and
Seconded by Councillor Roth

That Council hereby adjourns at 2:25 p.m.

CARRIED

Dennis Lever, Mayor

Karen Landry, CAO Clerk



THE TOWNSHIP OF PUSLINCH NOTICE OF COMPLETE APPLICATION & NOTICE OF THE PUBLIC MEETING

TAKE NOTICE that pursuant to the requirements of the Planning Act, R.S.O., 1990, as amended, the Township of Puslinch has received a complete application to amend Zoning By-law 19/85. The file number assigned to this application is **D14/DEM.**

AND TAKE NOTICE that the Council of the Township of Puslinch will hold a **Public Meeting on Wednesday the 17th of June, at 7:00 pm** in the Council Chambers at 7404 Wellington Road 34, pursuant to the requirements of Section 34 of the Planning Act, R.S.O., 1990, as amended.

THE LAND SUBJECT to the application is municipally known as 4855 Pioneer Trail, Township of Puslinch. The subject lands are shown on the inset map.

THE PURPOSE AND EFFECT of the application is to amend Township of Puslinch Zoning By-law 19/85 to rezone the lands from Agricultural Site Specific (A-2) Zone to an Agricultural (A-_) Site Specific Zone to satisfy conditions of related County of Wellington Consent File B18/13 regarding the setback from Guelph limits and the removal of the A-2 Zone from the retained and severed parcels.

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.

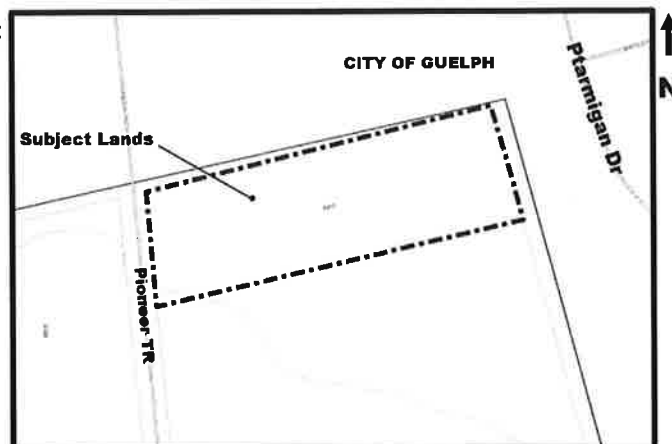
REQUEST FOR NOTICE OF DECISION regarding the Zoning By-law amendment must be made in written format to the Township Clerk at the address shown below.

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 as of the date of this notice.

Dated at the Township of Puslinch on this 19th day of May, 2015.

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

KEY MAP:





REPORT PD-2015-014

INFORMATION REPORT

FROM: Kelly Patzer, Development Coordinator

DATE: June 17, 2015

SUBJECT: Public Meeting - Rezoning Application File D14/DEM
Adriaan & Brenda Demmers, Concession 5, Rear Part Lot 13, municipally
known as 4855 Pioneer Trail

BACKGROUND:

1. Purpose of Report

This report is to advise Council and the Public of the application for a Zoning By-law Amendment located at 4855 Pioneer Trail. The proposed amendment seeks to rezone the property from Agricultural (A-2) Zone to a site specific Agricultural (A-_) Zone to address the following three items:

- Remove the A-2 designation from the property which permits a kennel;
- Set a minimum rear yard setback of 45.7 metres for the proposed parcel to be; severed
- Set a minimum frontage of 14.7 metres for the proposed parcel to be severed.

2. Application

The zoning amendment application has been submitted to satisfy conditions of County of Wellington consent file B18/13. The property currently has A-2 zoning which allows a dog kennel in addition to the permitted uses of the Agricultural Zone. When the property is severed, the retained parcel and the severed parcel will not meet the minimum lot size of 3 acres to permit a dog kennel. The rezoning will remove the kennel permission from both the retained and severed parcels.

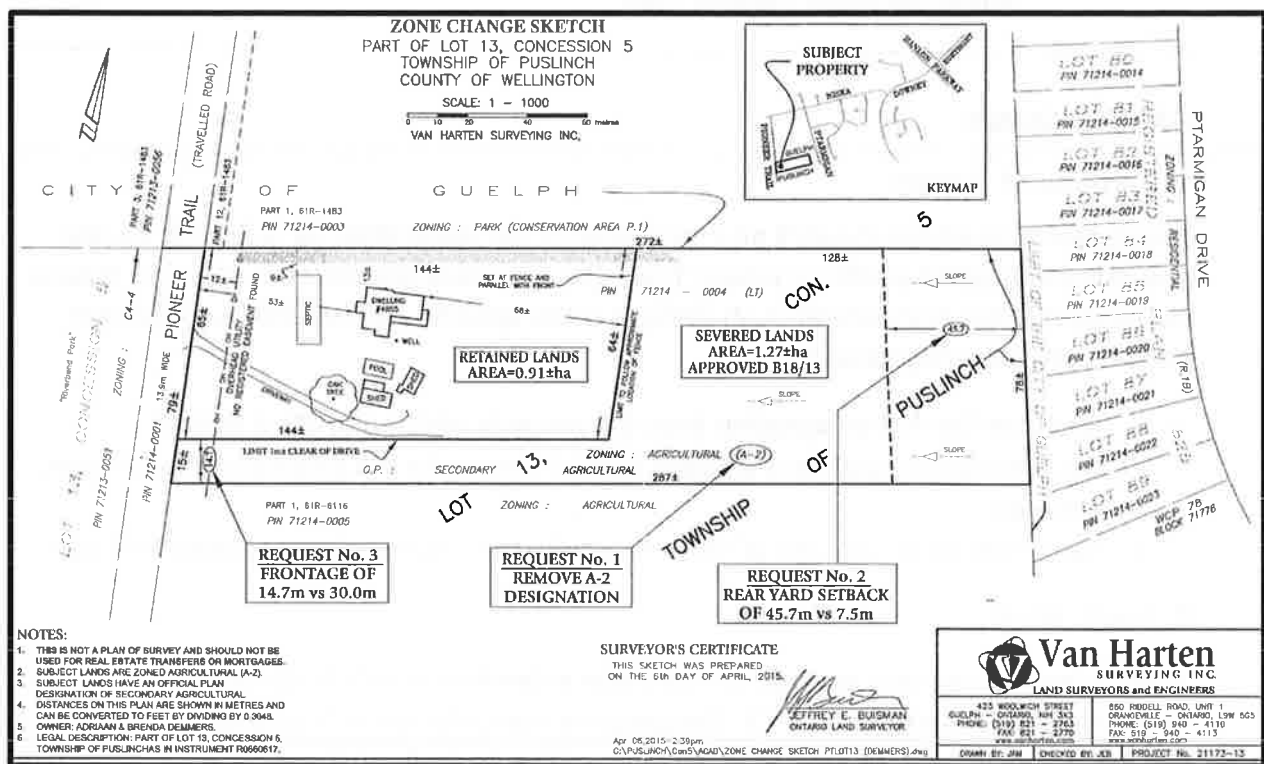
The severed parcel requires a 45.7 metre rear yard setback from the City of Guelph boundary, a City of Guelph requirement when new development is proposed that is adjacent to their municipal boundary.

The severed parcel also proposes a minimum frontage of 14.7 metres due to the flag shape configuration of the parcel. The Township of Puslinch Committee of Adjustment approved application for Minor Variance D13/DEM on August 12th, 2014 to a permit a

minimum lot width of 14.0 +/- metres whereas the by-law requires a 24.3 metre minimum lot width, a relief of 10.3 +/- metres subject to the following condition:

1. That the applicant enters into an agreement with the Township, registered on title, to have the A-2 Zoning provision for a kennel removed from the proposed severed and retained parcels.

The site specific rezoning will include the minimum 45.7 metre rear yard setback and the minimum 14.7 metre front yard width on the severed parcel as well as satisfy the condition of approval to remove the A-2 kennel permission from the severed and retained parcels. The proposed survey sketch is shown below:

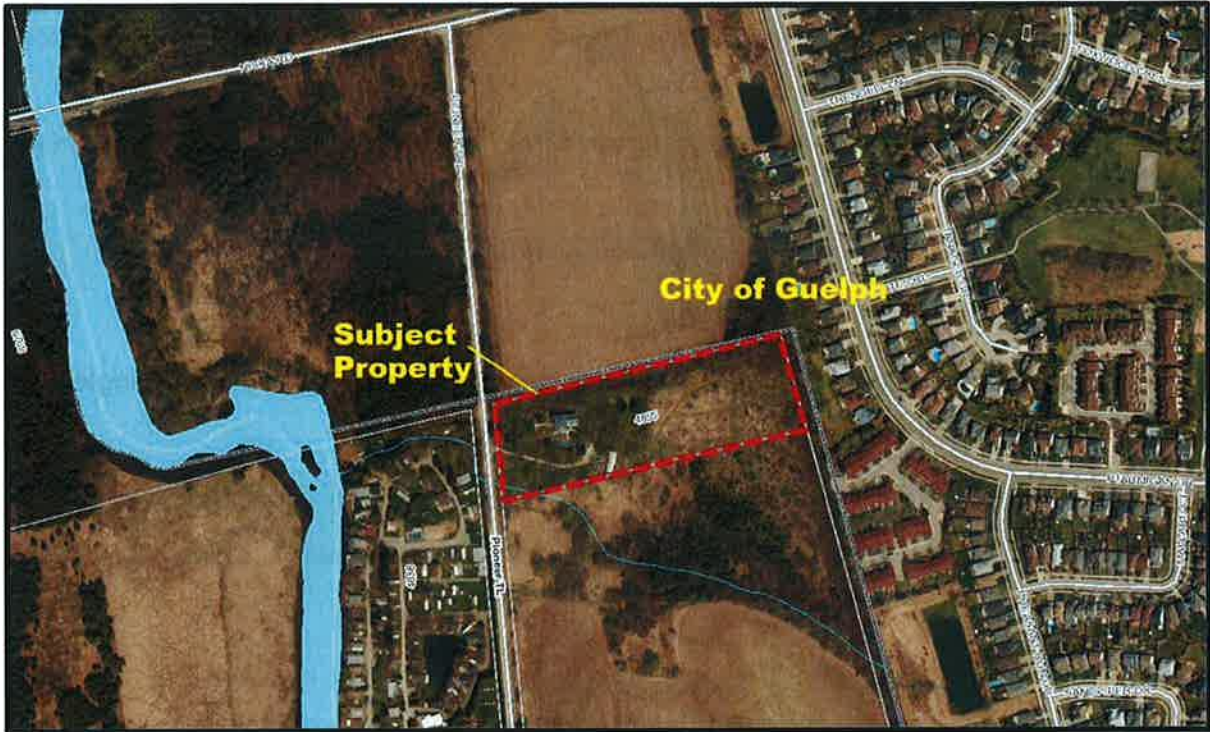


A Planning Justification letter (Attachment "A") has been submitted as part of the application package.

3. Location & Site Characteristics

The subject site, known municipally as 4855 Pioneer Trail, is located on the east side of Pioneer Trail, south of Niska Road and on the west side of the City of Guelph boundary. Riverbend Park is located to the west of the property across Pioneer Trail.

The existing parcel is approximately 2.18 ha (5.39 acres). When severed, the retained parcel will have an area of 0.91 ha (2.25 ac) and the severed parcel will have an area of 1.27 ha (3.14 ac).



APPLICATION CHRONOLOGY:

1. Township of Puslinch Zoning Application

The application was submitted April 9th, 2015 and deemed complete May 1, 2015.

2. Notice:

May 2015: Notice sign posted on subject property

May 19, 2015: Notice of a Complete Application & Public Meeting was mailed to property owners within 120 metres of the subject property and all required agencies.

May 29, 2015: Notice of a Complete Application & Public Meeting was published in The Wellington Advertiser.

June 17, 2015: Public Meeting to be held at Township of Puslinch

3. Staff, Agency & Public Circulation Comments:

The application was circulated for review to the Township's consultants and External Agencies for comments. The comments provided to date by the consultants and agencies have been "no comments or objections". The County of Wellington Planning report is attached as a separate document titled Attachment "B" – County of Wellington Planning Report.

The Township has not received any comments from the public in support of or against the application.

APPLICABLE LEGISLATION & REQUIREMENTS:

1. County of Wellington Official Plan

The Official Plan designates the subject property as Secondary Agricultural. Single detached homes are a permitted use within this designation.

2. Township of Puslinch Zoning By-Law

The subject lands are zoned Agricultural (A-2) Zone. Permitted uses under the A-2 Zone include a kennel and a single detached dwelling.

CONCLUSION:

Once all relevant information, reports and comments have been reviewed and completed, a final Recommendation Report will be brought forward to Council with the associated amending By-law which will summarize all agency and public comments and assess the merits of the application.

Attachment "A" - Planning Justification Letter



April 2, 2015
Jeff.Buisman@vanharten.com
21173-13

Township Of Puslinch
7404 Wellington Road 34
R.R. #3
Guelph, ON
N1H 6H9

RECEIVED

APR 09 2015

Attention: Kelly Patzer

Township of Puslinch

Re: **Zone Change Application**
4855 Pioneer Trail
Part of Lot 13, Concession 5, as in Instrument RO660617
PIN 71214-0004
Township of Puslinch
County of Wellington

Please find enclosed an application for a Zone Change on the above-mentioned property. Included with this submission are copies of the Zone Change Sketch, completed application form, and a cheque to the Township of Puslinch for \$2,000.

This Zone Change application is being submitted as part of the process to complete Severance Application B18/13 which was approved by the County of Wellington Land Division Committee. The severance proposal is to create a "Flag-shaped" lot with a 15±m wide strip from the road leading to a 78± m wide by 128± m deep area for a new rural residence. The severed parcel is approximately 1.27 ha in size. The spacing between the new lot and the existing house will provide significant separation between the future dwelling on the severed parcel and the existing house on the retained parcel.

This Zone Change application requests three things which are as follows:

1. Remove the A-2 designation that allows for a dog kennel. This should be removed for both the severed and retained parcels.
2. Set a minimum rear yard setback of 45.7m for the severed parcel as required by condition 11 of the approved severance

423 Woolwich Street, Guelph ON N1H 3X3
Phone: (519) 821-2763 – Fax: (519) 821-2770

www.vanharten.com

660 Riddell Road, Unit 1, Orangeville, ON L9W 5G5
Phone: (519) 940-4110 – Fax: (519) 940-4113

R.P. Magahay, B.A.

J.E. Buisman, B.E.S., B.Sc., O.L.S.

R.M. Mak, B.Sc., O.L.S.

J.M. Laws, B.Sc., O.L.S.

J.M. Duffy, P.Eng

3. Set a minimum frontage of 14.7m for the severed parcel. This has already been accomplished through Minor Variance D13/DEM, but it would be "tidier" to include this requirement in the site specific zoning. Please note that although the parcel will be 15m along the front, the perpendicular width of the parcel will be less, which is why the frontage of 14.7m has been requested.

The narrow frontage of the "Flag-shaped" lot was created in order to preserve the integrity of the original estate. The original estate was built in 1851, has been well maintained since, and has a number of mature trees. This configuration was deemed the best way to minimize the impact on the estate.

Please call me if you or the Planning Staff have any questions.

Very truly yours,
Van Harten Surveying Inc.



Jeffrey E. Buisman B.E.S., B.Sc.
Ontario Land Surveyor

JEB:lb

c.c. Mr. Adriaan Demmers
c.c. County of Wellington Planning Department, Linda Redmond

Attachment "B" - County of Wellington Planning Report



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: June 3, 2015
TO: Kelly Patzer, Development Coordinator
Township of Puslinch
FROM: Sarah Wilhelm, Senior Planner
County of Wellington
SUBJECT: **FIRST CIRCULATION D14/DEM (Demmers)**
Zoning By-law Amendment
4855 Pioneer Trail (Part Lot 13, Concession 5), Puslinch

SUMMARY

This zoning by-law amendment application was deemed complete by the Township of Puslinch and a public meeting scheduled for June 17, 2015. The purpose of this report is to provide our preliminary comments concerning the application materials submitted by the applicant's agent (Jeff Buisman, VanHarten Surveying). There were no comments or concerns identified by the public or applicable review agencies at the time of writing this report. We have no concerns with the application at this time.

INTRODUCTION

The land subject to the proposed zoning by-law amendment (Application D14/DEM) is bounded by Pioneer Trail to the west (see Figure 1) and by the City of Guelph to the north and east. The property is legally described as Part of Lot 13, Concession 5. This rectangular shaped property has 80 m of frontage on Pioneer Trail and is 2.18 ha in size.

This is a rural residential property with treed areas throughout. Surrounding land uses include agricultural land in Guelph to the north and residential land in Guelph to the east. To the south is an agricultural parcel with wooded areas and to the west is Riverbend Camp.

BACKGROUND

This property has been the subject of an application to sever a 1.27 ha (3.1 ac) vacant flag-shaped rural residential lot with 14.7 m (48 ft) frontage (file B18/13). The retained lot includes a single detached dwelling and accessory buildings with an area of 0.91 ha (2.2 ac) and 65 m (213 ft) frontage. This rezoning would satisfy a condition of severance B18/13, which was provisionally approved by the County Land Division Committee. Conditions must be fulfilled by November 20, 2015.

PROPOSAL

The purpose of the proposed zoning by-law amendment is three-fold:

1. To remove the current A-2 Zone which allows for a kennel on the entire property
2. To introduce a site specific provision on the severed lands to increase the minimum rear yard setback from 7.5 m (25 ft) to 45.7 m (150 ft).
3. To introduce a site specific provision on the severed lands to reduce the minimum required frontage for the severed lot from 24.3 m (80 ft) to 14.7 m (48 ft).

4855

PIONEER TRL

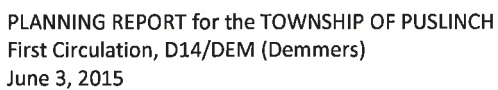
BATES RD

LANGER RD

4838

Pioneer Trl

SUBJECT PROPERTY



In support of the rezoning application, the proponent has filed the following information:

- Zone Change Sketch
- Explanation Letter by VanHarten Surveying

If approved, the severed lands would be used for rural residential purposes.

PROVINCIAL PLANNING POLICY

The Provincial Growth Plan (Places to Grow) provides for limited development within rural areas under Section 2.2.9. The Provincial Policy Statement (2014) provides for limited residential development in rural areas of municipalities.

COUNTY OFFICIAL PLAN

According to Schedule A7 (Puslinch) of the Official Plan, the property is designated SECONDARY AGRICULTURAL. Single detached homes are a permitted use within this designation.

PUBLIC AND AGENCY COMMENTS

At the time of writing this report we haven't heard from neighbouring property owners and Grand River Conservation Authority comments are not yet available. The Township advised us of "no comments" from the following:

- Township Heritage Committee, Building Services
- City of Guelph
- Harden Environmental Services Ltd., GM BluePlan Engineering
- County Emergency Management

TOWNSHIP ZONING BY-LAW

According to Schedule 'A' of Zoning By-law 19/85, the subject property is zoned Agricultural Exception (A-2) which allows for a kennel in addition to the other uses permitted in the Agricultural Zone. This rezoning request would amend the zoning as follows:

- From Agricultural Exception (A-2) to Agricultural (A) on the retained rural residential lot to remove the allowance for a kennel.
- From Agricultural Exception (A-2) to a new Agricultural Exception (A-__) on the severed rural residential lot to remove the allowance for a kennel, increase the minimum rear yard setback to 45.7 m and to reduce the minimum frontage to 14.7 m.

Kennel Zoning Removal

Part V of the Township's Dog Licence By-law requires a minimum lot area of 3 acres for a kennel. As the retained parcel is below the minimum area a kennel could not be operated on the property.

Part V of the By-law also requires a minimum separation of 300 feet between a kennel and any residence or habitation on other property. Although the severed parcel is just over 3 acres in size, it would be difficult, if not impossible to site a kennel due to the proximity of higher density residential uses in the City of Guelph and the dwelling on the retained lands.

We have no concerns with the removal of the Kennel Zoning (A-2) from the severed and retained lands.

Increased Rear Yard Setback

This increased rear yard setback of 45.7 m (150 ft) was applied as a condition of the severance approval to address historical concerns of the City of Guelph when development is proposed adjacent to their borders. This approach was accepted by the Ontario Municipal Board at the time of the creation of another lot adjacent to the City and an OMB settlement agreement related to another appeal (both on Maltby Road). This aspect of the rezoning would satisfy a condition of the severance application and we would have no related concerns.

Reduced Frontage

The minimum lot frontage under the reduced lot regulations for the Agricultural (A) Zone is 24.3 m (80 ft), whereas 14.7 m (48 ft) is being provided. This aspect of the rezoning would satisfy a condition of the severance application and we would have no related concerns.

MATTERS TO BE ADDRESSED BY THE APPLICANT

We have not identified any additional matters to be addressed by the applicant at this time.

NEXT STEPS

The public meeting for this application is scheduled for June 17, 2015. Materials associated with the application should be available to the public at the Township's office prior to the public meeting date. Following the public meeting, Township Council may further consider the applicant's response to any matters raised by the public and any technical comments and concerns raised by review agencies and the Township's peer review consultants. We will be in attendance at the public meeting to hear public comments and the applicant's presentation.

Our planning recommendations will be provided following the public meeting and resolution of outstanding issues.

Respectfully submitted

County of Wellington Planning and Development Department



Sarah Wilhelm, BES, MCIP, RPP
Senior Planner



THE TOWNSHIP OF PUSLINCH
NOTICE OF APPLICATION AND PUBLIC MEETING FOR
ZONING BY-LAW AMENDMENT AND PROPOSED
DRAFT PLAN OF SUBDIVISION

TAKE NOTICE that pursuant to the requirements of the Planning Act, R.S.O., 1990, as amended, the Township of Puslinch gives notice of:

- (1) An Application for Zoning By-law Amendment filed with the Township of Puslinch, being Township File D14/DRS, with respect to a proposed plan of subdivision; and
- (2) A joint Public Meeting regarding the proposed subdivision File 23T-10004 filed by DRS Subdivision (Bouck) with the County of Wellington and the corresponding application for rezoning (as explained below).

A PUBLIC MEETING to inform the public of a proposed Plan of Subdivision and Zoning By-law Amendment will be held on **MONDAY JUNE 22, 2015 at 7:00 p.m.** at the Township of Puslinch Municipal Office located at 7404 Wellington Road 34, in Aberfoyle. The Township is holding the public meeting regarding the proposed subdivision on behalf of the County of Wellington.

THE LAND SUBJECT to the application is municipally known as 66 Queen Street, Morriston and legally known as Part Lot 31, Concession 7, Plan 135, Township of Puslinch. The subject lands are shown on the inset map. The 3.34 hectare lands are bounded by Queen Street and Church Street, with access proposed from the extension of Victoria Street.

THE PURPOSE AND EFFECT of the Zoning By-law Amendment is to amend the Township of Puslinch's Zoning By-law 19/85 to implement the Core Greenland designation on the subject lands as Natural Environment Zone and to refine the setback of the Natural Environment Zone within the proposed plan of subdivision.

ORAL OR WRITTEN SUBMISSIONS may be made by the public either in support or in opposition to the proposed Zoning By-law Amendment and Subdivision Application. 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.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the County of Wellington in respect of the proposed plan of subdivision before the County gives or refuses approval to the draft plan of subdivision, and/or if a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Puslinch in respect of the proposed Zoning By-law Amendment before the by-law is passed, the person or public body is not entitled to appeal the decision of the County of Wellington and/or the Township of Puslinch to the Ontario Municipal Board.

THE OMB HAS THE POWER 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 in respect of the proposed plan of subdivision before the County gives or refuses approval to the draft plan of subdivision and/or if a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Puslinch in respect of the proposed Zoning By-law Amendment before the

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.

If you wish to be **notified of the decision** of the County of Wellington in respect of the proposed plan of subdivision or the decision of the Township of Puslinch in respect of the proposed zoning by-law amendment, you must make a written request to the applicable Municipality as identified below:

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

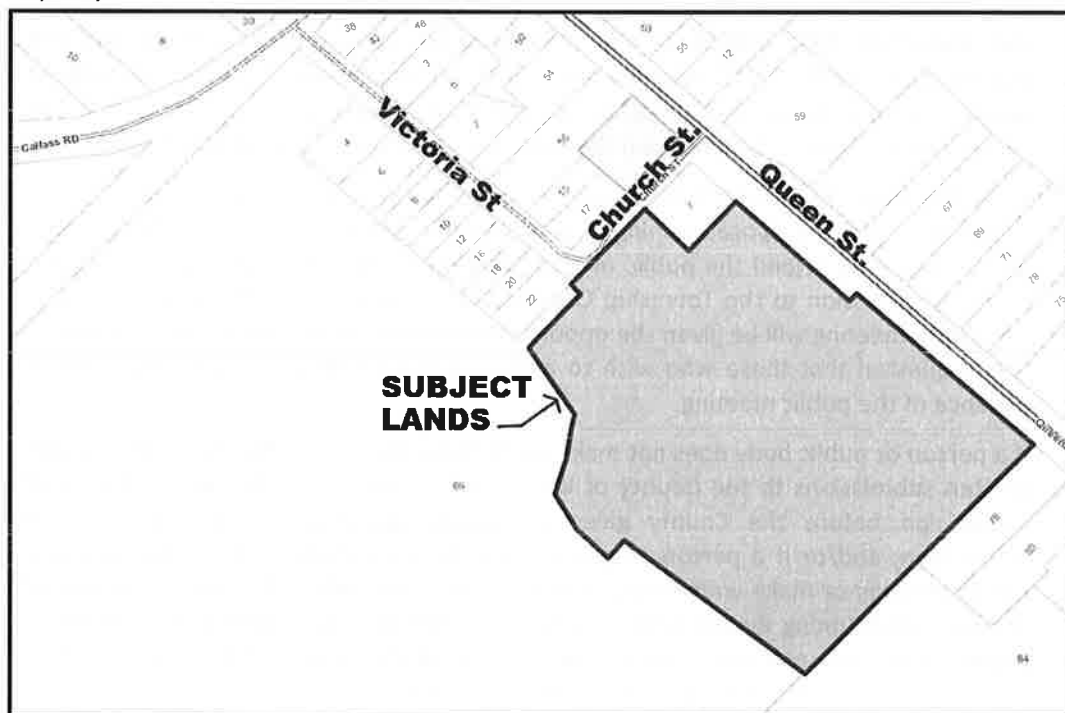
Zoning By-law Amendment: Kelly Patzer, Development Coordinator, 7404 Wellington Road 34, Guelph, ON N1H 6H9

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 29th day of May, 2015

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

Key Map





THE TOWNSHIP OF PUSLINCH

NOTICE OF PUBLIC MEETING

TAKE NOTICE that the Council of the Township of Puslinch will hold a public meeting on **Wednesday the 27th of August 2014, at 7:00 pm** in the Council Chambers of the Municipal Complex 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/PER – Persian Investments**.

THE LAND SUBJECT to the application is municipally known as 424 Maltby Road West and legally known as Part Lot 16, Concession 7, Township of Puslinch. The subject lands are shown on the inset map.

THE PURPOSE AND EFFECT of the application is to amend the Township of Puslinch's Zoning By-law 19/85 to permit a range of dry industrial uses on the site.

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.

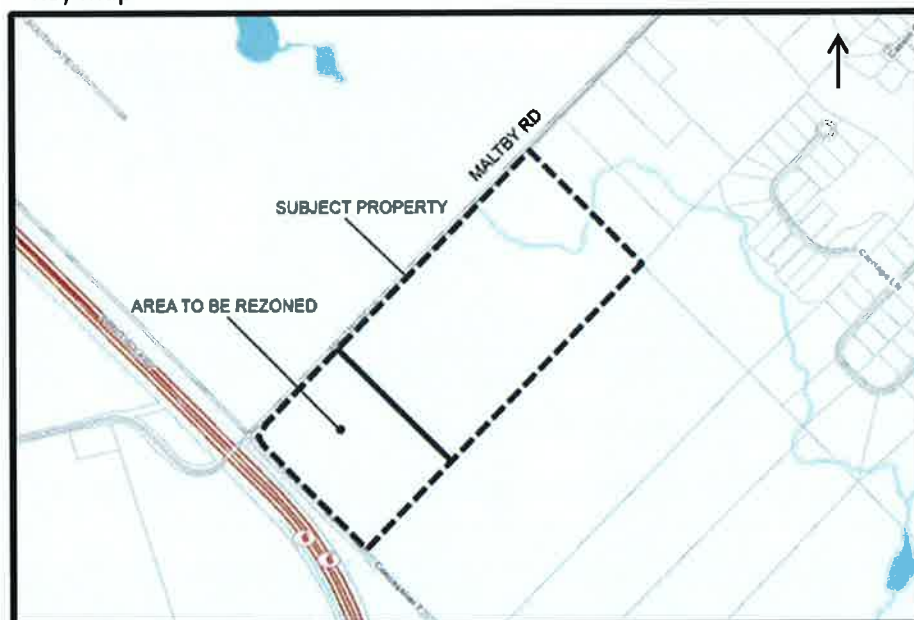
REQUEST FOR NOTICE OF DECISION regarding the Zoning By-law amendment must be made in written format to the Township Clerk at the address shown below.

ADDITIONAL INFORMATION regarding the proposed amendment is available for review between 8:30 a.m. and 4:00 p.m. at the Township of Puslinch Municipal Office.

Dated at the Township of Puslinch on this 1st day of August, 2014

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

Key Map



In March 2015, the Township of Puslinch retained Meridian Planning Consultants to prepare a Community Improvement Plan (CIP), which is intended to:

1. Assist with main street revitalization and beautification efforts;
2. Support renewal within the urban centres and industrial/mixed-use corridor;
3. Support new and existing business opportunities; and
4. Promote the unique advantages of Puslinch.

The project is to be completed in accordance with Section 28 of the Planning Act as and will result in a comprehensive, strategic, and flexible framework for local improvements to public and private properties in key areas the Township.

The Work Plan for the development of a CIP is being undertaken in 2 Phases. The first Phase, which was initiated in April 2015, explored legislative tools, contemporary best practices, local issues and opportunities for improvement, and the potential to align community improvement with broader planning and economic development goals. A Phase One 'Options Memo' has been prepared, which outlines options for key elements of a CIP including a vision, goals, community improvement project area, financial incentives, and municipal leadership programs.

We are now looking for your input! A **Public Open House** has been scheduled in order to:

- **Introduce the project, process, and goals**
- **Provide an overview of community improvement planning and some of the tools that can be implemented through a CIP**
- **Discuss local issues and needs regarding revitalization and redevelopment and**
- **Review the options identified in the Phase One Options Memo.**

Please join us on **Thursday July 9, 2015 from 6:30 pm to 8:30 pm** in order to provide your input on the development of a CIP for the Township of Puslinch.

The Open House will be held at:

**Puslinch Community Centre
23 Brock Road South**

If you have any questions related to this project, please contact:

Kelly Pat er

Development Coordinator

Township of Puslinch

7404 Wellington Road 34

Phone: (519) 763-1226 ext.226

Email: Kpatzer@puslinch.ca

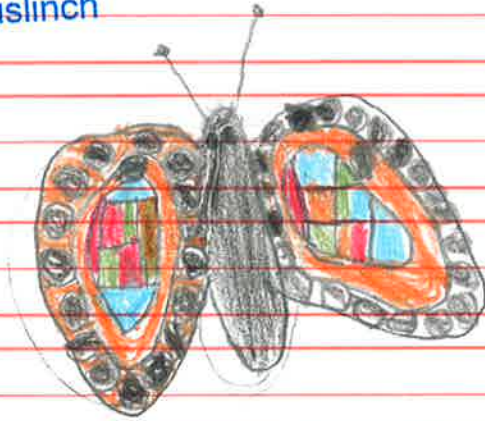
Please note that a formal presentation will be delivered at 7:00 pm.

mayon levestog spraying miloweed it is
Bad for the But-rflis and nuder animals.
I like ants Bees and wosgs
Bobby

RECEIVED

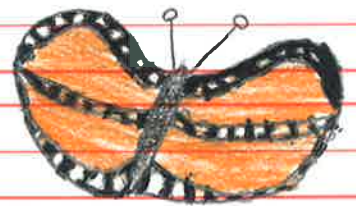
MAY 28 2015

Township of Puslinch



Dear Mayor Lever,

I am a Little Country School student, My name is Brooklyn. I am sending you this letter because I would like you to stop spraying the milkweed. It is very important to the Monarch Butterflies. They need it to survive so please stop spraying the milkweed. It is the only food that the Monarch Butterfly will eat. Without milkweed the monarch caterpillar will become extinct



RECEIVED

MAY 28 2015

Township of Puslinch

Sincerely: Brooklyn E. Carter

Dear mayor Leves,

I would like it if you
could please stop spraying
the milkweed. The milkweed
is the only thing that
the butterflies eat and if
there is no more they will
become extinct. Thank you!
sincerely, daine

RECEIVED

MAY 28 2015

Township of Puslinch



RECEIVED

MAY 28 2015

Township of Puslinch

Dear Mayor - ever

I am a student of the little
Country school I am Jeffrey
may you stop spraying the
side of the of the road
to save the Monarchs. We
would really appreciate it if
you would did you know
milk weed is the only thing
the Monarch caterpillars can
eat. The Monarch need your
Help Sincerely Jef

Dear Mayor I ever
I'm a student from The
Little Country School.
can you please tell people
not to spray so the monarch
butter flies can live an lay
their eggs on the milk weed if
you can that be great thanks
sincerely David Z.

RECEIVED

MAY 28 2015

Township of Puslinch

Dear mayor leaver

My Name is

Olivia Clulow

I am a student
of the little county

Scool. I am writing this

note to ask, to stop

spraying on the Side

of the road. I am asking

you this because

when you spray you kill

The Milkweed,

And. that ~~is~~ the only
thing The monarch
caterpillar will eat.

Thankyou for taking
your time to read
this. The monarchs
need our help.

Sincerely Olivia

From: David Arsenault [<mailto:DArsenault@regionofwaterloo.ca>]
Sent: May-29-15 4:00 PM
To: Karen Landry
Subject: RE: Region of Waterloo - Water Supply Master Plan Update

My apologies Karen,
I recently realized I forgot to respond to this request.
I obtained the attached revised figures from our Hydrogeology & Source Water Protection group.
Hopefully these will work better for you.
They may not show the exact same area as the previous ones because new images had to be generated with the street names, but it should be reasonably close.

Dave Arsenault, M.Sc., P.Eng.
Senior Project Engineer
Engineering & Planning Group, Water Services Division
Region of Waterloo
519-575-4757 x3682
darsenault@regionofwaterloo.ca

From: Karen Landry [<mailto:KLandry@puslinch.ca>]
Sent: Wednesday, April 01, 2015 8:34 AM
To: David Arsenault
Subject: Region of Waterloo - Water Supply Master Plan Update

Hi Dave,

Further to your letter of March 9, 2015, I have received a request from a member of Council seeking maps that show the street names on them.

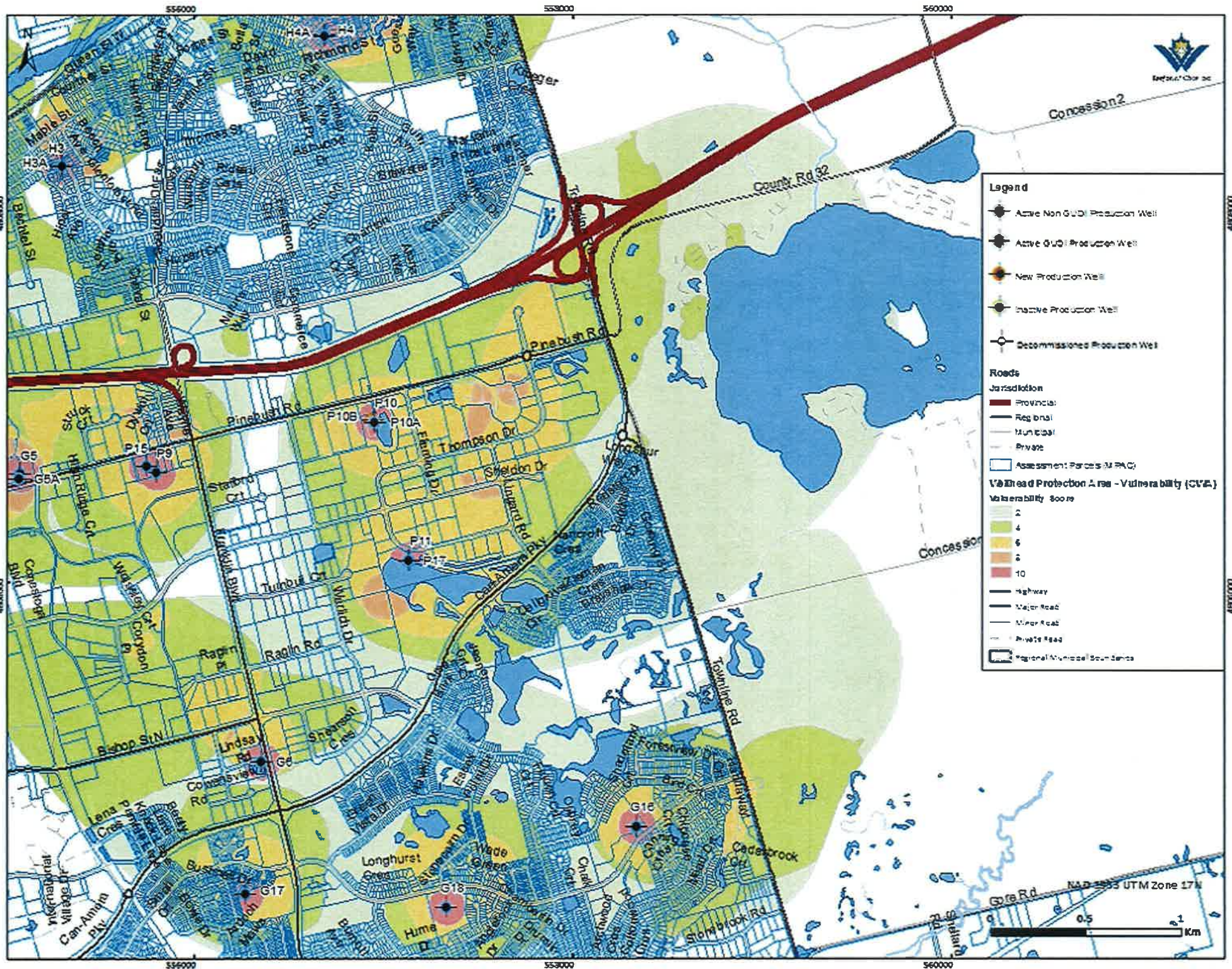
If you could kindly forward the same maps that you provided with your March 9, 2015 letter with street names on them it would be greatly appreciated.

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.





Region of Waterloo

**Transportation and Environmental Services
Water Services**

150 Frederick Street, 7th Floor
Kitchener ON N2G 4J3 Canada

Telephone: 519-575-4400

Fax: 519-575-4452

www.regionofwaterloo.ca

Date: March 9, 2015
File #: E02-40/04007-60

RECEIVED

MAR 18 2015

Karen M. Landry

Township of Puslinch

CAO/Clerk
Township of Puslinch
7404 Wellington Rd 34
Guelph, ON N1H 6H9

CLERK'S DEPARTMENT	
TO	K. D. S. D. - To KL
Copy	
Please Handle	
For Your Information	
Council Agenda	Apr 1/2015
File	E13 / WAT

Dear Ms. Landry:

Re: Water Supply Master Plan Update

Thank you for your letter of February 27, 2015 regarding the notice of completion of the Water Supply Master Plan Update, which noted your comments. This letter provides the Regional Municipality of Waterloo's (Region) response to the five comments. While not stated in the letter, it is presumed that all of the comments are related to wells H3, H4 and H5. The comments have been retyped below followed by the Region's response.

1. Clarification on whether the older wells are going to be abandoned or used as back-up wells.

H3 and H5 will be used for backup and well H4 will be abandoned.

2. If the older wells are to be used, what are the limits for water taking that will be applied for each of the old and the new wells.

The pumping rates for the old and new wells at each site are the same. The Permit to Take Water for each set of wells states that the total combined taking shall not exceed the specified rate. The specific rates for the wells are as follows:

Well Field	Permitted Rate (L/minute)	Permitted Rate (L3/day)
H3/H3A	1,140	1,642,000
H4/H4A	1,440	2,073,600
H5/H5A	1,380	1,987,200

3. Outline the area of impact on the Township with and without the use of the old wells as back-up.

Please see the attached diagram showing the well head protection areas for the Hespeler wells. Please note that these well head protection areas are identical to those in the Grand River Assessment Report as the new wells at each site were not included in the current round of source protection. Well head protection areas for the new wells will be delineated following completion of the Tier 3 Water Budget project.

4. Provide details on the current permits to take water and when they expire.

The pumping rates on the permits were provided above. The permits for H3/H3A, H4/H4A, and H5/H5A expire on May 31, 2023, May 31, 2020, and May 31, 2022, respectively.

5. Provide a map outlining the location of the proposed new wells H3A, H4A, and H5A and their proximity to the older H3, H4, and H5 wells.

Please see the attached maps illustrating the location of the well pairs. As you will see on these maps, the newer wells are located on the same property as the older wells. Please note that the new wells are not proposed and have been in existence for several years.

I trust this letter answers your questions. If you have any additional questions, please do not hesitate to contact the undersigned.

Yours truly,



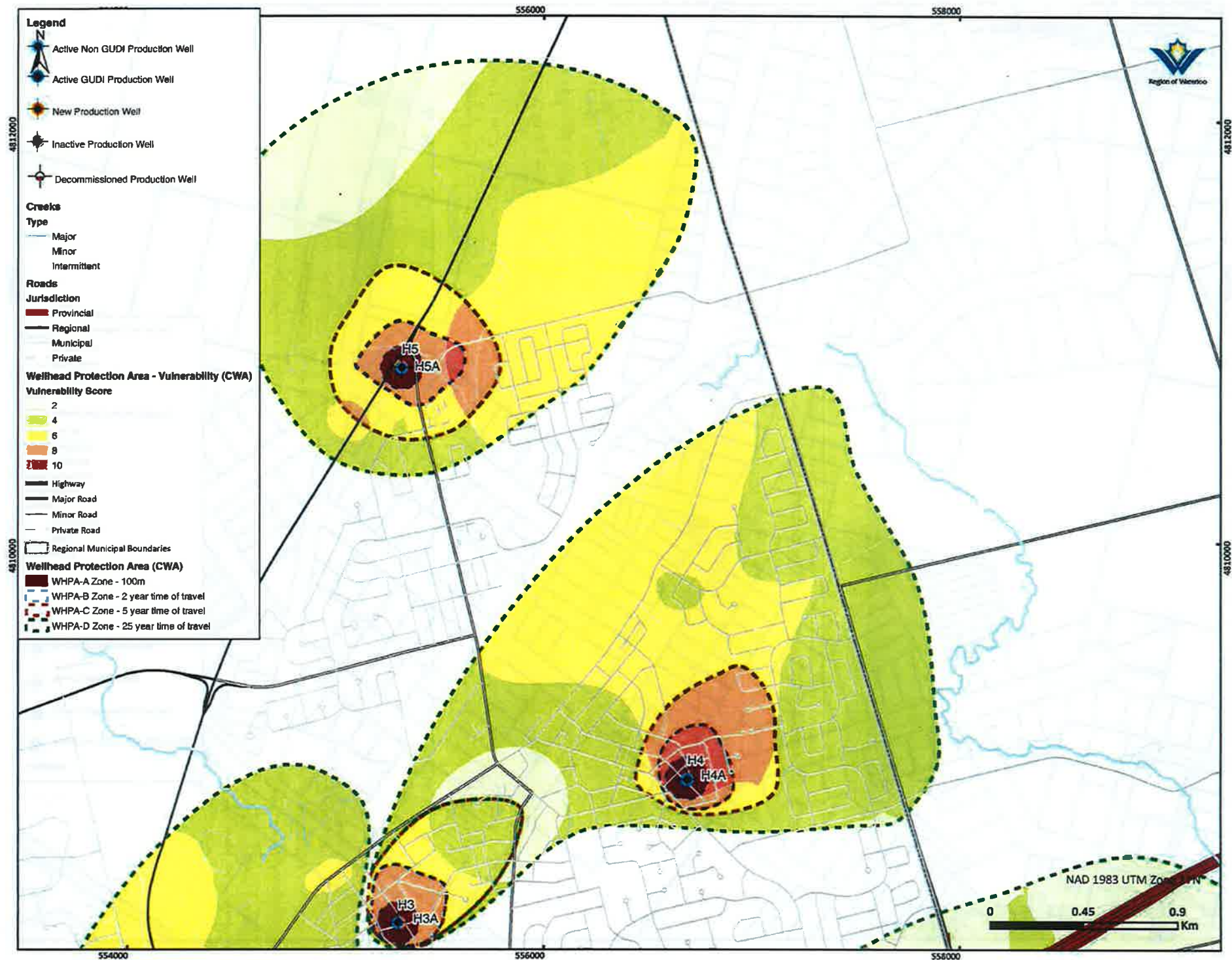
Dave Arsenault, M.Sc., P.Eng.
Senior Project Engineer
Engineering & Planning
darsenault@regionofwaterloo.ca



Eric W. Hodgins, M.Sc., P.Geo.
Manager
Hydrogeology & Source Water
ehodgins@regionofwaterloo.ca

/ewh

c.c. Leigh McDermott, Stantec Consulting Ltd.
1822236






















Legend

-  Active Non GUDI Production Well
-  Active GUDI Production Well
-  New Production Well
-  Inactive Production Well
-  Decommissioned Production Well

Creeks

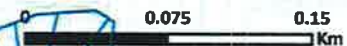
- Type
-  Major
 -  Minor
 -  Intermittent

Roads

- Jurisdiction
-  Provincial
 -  Regional
 -  Municipal
 -  Private
-  Assessment Parcels (MPAC)
-  Highway
-  Major Road
-  Minor Road
-  Private Road
-  Regional Municipal Boundaries

H5A H5

NAD 1983 UTM Zone 17N



F25MIN

6.3(a)



373 Woolwich Street
Guelph, ON N1H 3W4
Tel: 519.824.4208
Toll-Free: 1.855.824.4208
mfprop@mfproperty.com
www.mfproperty.com

SERVICES
that meet your needs.

SERVICE
that exceeds your expectations.

May 28, 2015

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

Attention: Ms Karen Landry, CAO

CLERK'S DEPARTMENT	
TO	
Copy	
Please Handle	
For Your Information	
Council Agenda	F25/min
File	June 17/15

RECEIVED

JUN 02 2015

Township of Puslinch

Dear Ms Landry,

In accordance with the Maintenance and Operations Agreement dated October 20 1999, please find attached an audited Annual Report for the Mini Lakes Sewage Treatment Plant Reserve Fund for the period January 1st through December 31st 2014, as produced by RLB LLP, their corporate auditors.

This Annual Report confirms that during 2014 Mini Lakes Residents Association met all of the requirements of the Maintenance and Operations Agreement with respect to the Sewage Treatment Plant Reserve Fund.

Please do not hesitate to contact the undersigned if you have any questions.

Regards,

M.F. Property Management Ltd.
(On behalf of Mini Lakes Residents Association)

A handwritten signature in cursive script that reads 'Dianne Paron'.

Dianne Paron
Property Manager

/dmp
encl

MINI LAKES RESIDENTS ASSOCIATION
SEWAGE TREATMENT TRUST FUND
FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2014

MINI LAKES RESIDENTS ASSOCIATION

SEWAGE TREATMENT TRUST FUND

INDEX TO THE FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2014

	Page
INDEPENDENT AUDITOR'S REPORT	3 - 4
FINANCIAL STATEMENTS	
Financial Position	5
Statement of Operations and Fund Balance	6
Notes to the Financial Statements	7



Chartered Accountants
and Business Advisors

People Count.

INDEPENDENT AUDITOR'S REPORT

To Whom It May Concern:

We have audited the accompanying financial statements of the Sewage Treatment Trust Fund of Mini Lakes Residents Association, which comprise the statement of financial position as at December 31, 2014 and the statement of operations and fund balance for the year then ended, and a summary of the purpose of the Fund and other explanatory information.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian accounting standards for not for profit organizations and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained in our audit is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, these financial statements present fairly, in all material respects, the financial position of the Sewage Treatment Trust Fund of Mini Lakes Residents Association as at December 31, 2014 and the results of its operations for the year then ended in accordance with Canadian accounting standards for not for profit organizations.

Report on the Other Legal and Regulatory Requirements

Further to our opinion above, the Sewage Treatment Trust Fund of Mini Lakes Residents Association has complied with the provisions of the Maintenance and Operations Agreement with the Township of Puslinch dated October 20, 1999 relating to the Sewage Treatment Trust fund including paragraphs 2(g) and 3, and Schedule "D".

A handwritten signature in black ink, appearing to read "RLB LLP".

Guelph, Ontario
May 21, 2015

Chartered Accountants
Licensed Public Accountants

MINI LAKES RESIDENTS ASSOCIATION
SEWAGE TREATMENT TRUST FUND
STATEMENT OF FINANCIAL POSITION
AS AT DECEMBER 31, 2014

	2014	2013 (note 3)
ASSETS		
CURRENT		
Cash	\$ 95,232	\$ 78,038
Investments (note 2)	104,868	0
Due from General Fund	0	2,644
Prepaid insurance	0	6,480
	<u>200.100</u>	<u>87.162</u>
LIABILITIES		
CURRENT		
Accounts payable and accrued liabilities	<u>0</u>	<u>2,280</u>
NET ASSETS	<u>\$ 200.100</u>	<u>\$ 84.882</u>
NET ASSETS ABOVE REPRESENTED BY		
Sewage treatment trust fund	<u>\$ 200.100</u>	<u>\$ 189.750</u>

APPROVED ON BEHALF OF THE BOARD:

 Director
 Director

MINI LAKES RESIDENTS ASSOCIATION
SEWAGE TREATMENT TRUST FUND
STATEMENT OF OPERATIONS AND FUND BALANCE
FOR THE YEAR ENDED DECEMBER 31, 2014

	2014 ACTUAL	2013 ACTUAL (note 3)
REVENUE		
Contributions	\$ 15,535	\$ 16,000
Interest income	<u>1,659</u>	<u>1,570</u>
	<u>17,194</u>	<u>17,570</u>
EXPENDITURE	<u>264,492</u>	<u>266,553</u>
SHORTFALL OF REVENUE OVER EXPENDITURE for the year	(247,298)	(248,983)
BALANCE, beginning of year	189,750	130,575
UNBUDGETED INTERFUND TRANSFERS	<u>257,648</u>	<u>308,158</u>
BALANCE, end of year	<u>\$ 200,100</u>	<u>\$ 189,750</u>

**MINI LAKES RESIDENTS ASSOCIATION
SEWAGE TREATMENT TRUST FUND
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2014**

1. PURPOSE OF THE FUND

The Sewage Treatment Trust Fund reports the portions of occupancy fees allocated to it and expenditures for significant repairs and services of the sewage collection, treatment and disposal system. The Trust Fund was established under an agreement dated October 20, 1999 with the Township of Puslinch.

2. INVESTMENTS

The investments of the Trust Fund consist of a Guaranteed Investment Certificate with the Royal Bank of Canada with an interest rate of .8% due March 21, 2015.

	2014
Amount invested	\$ 104,000
Accrued interest	<u>868</u>
	<u>\$ 104,868</u>

3. COMPARATIVE FIGURES

Certain figures presented for comparative purposes have been reclassified to conform to the current year's presentation.



LEGISLATIVE ASSEMBLY OF ONTARIO

Queen's Park
Toronto, Ontario

June 8, 2015

The Hon. Steven Del Duca
Minister of Transportation
3rd Floor, Ferguson Block
77 Wellesley Street West
Toronto, ON M7A 1Z8

Dear Minister:

I am writing to bring to your attention a resolution that I received from the Township of Puslinch Council late last Thursday afternoon, requesting a meeting with you to discuss the urgent need for the Highway 6 Morriston Bypass. A copy of that resolution, which was passed by Township Council, is enclosed.

As you will recall, I spoke to privately you in Ontario Legislature on May 6 to urge you to meet with representatives from Township Council and the Morriston Bypass Coalition. I appreciated your response, when you said to me: "I'll meet with whoever you want" on the Morriston Bypass issue.

I spoke with you again on May 27 to reiterate our request, and also followed up with your MPP Liaison, Jon Sweeney-Bergen, that same day.

On June 3, I again urged you to meet with Township Council and the Morriston Bypass Coalition during a speech in the House during debate on Bill 6. I said:

"I would, again, respectfully request to the minister that he, as soon as possible, agree to meet with the township of Puslinch council representative-hopefully, the county of Wellington could be represented at that meeting, as well as the Morriston Bypass Coalition-so that he could hear for himself the important urgency of this project. I would hope that he would be in a position, then, to add it to the five-year plan of the ministry."

...2

TED ARNOTT, MPP • WELLINGTON - HALTON HILLS

Room 420 • Legislative Building • Queen's Park • Toronto • ON M7A 1A8 • Tel. 416-325-3880 • FAX 416-325-6649
ted.arnott@pc.ola.org • www.tedarnottmpp.com

I want to thank your staff, and in particular Jon Sweeney-Bergen, for helping to schedule our meeting with you on June 23 at 1:30pm at your Queen's Park offices. I intend and plan to join you at this meeting, to again show my support for Township Council and the Morriston Bypass.

Mayor Dennis Lever, Township Council, and staff have done a superb job fighting for the Morriston Bypass. They have patiently, effectively and professionally built a compelling case. They have been absolutely extraordinary. It has been a pleasure to work with them as their MPP.

The Highway 6 Morriston Bypass needs to be built. Once again, I respectfully request that you to place it on your Ministry's five year plan for new highway construction.

Thank you for your consideration of this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Ted Arnott". The signature is fluid and cursive, with a large initial "T" and a stylized "A".

Ted Arnott, MPP
Wellington-Halton Hills

TA:dr

Cc: Dennis Lever, Mayor, Township of Puslinch
Karen Landry, CAO/Clerk, Township of Puslinch

6.4(b)

Ministry of
Municipal Affairs
and Housing

Municipal Services Office -
Western

2nd Floor
659 Exeter Road
London ON N6E 1L3
Tel: 519 873-4020
Toll Free: 1 800-265-4736
Fax: 519 873-4018

Ministère des
Affaires municipales
et du Logement

Bureau des services aux municipalités -
région de l'Ouest

2^e étage
659 Exeter Road
London ON N6E 1L3
Tél. : 519 873-4020
Sans frais : 1 800 265-4736
Télééc. : 519 873-4018



Ontario

15-66719

June 9, 2015

Ms. Donna Tremblay
dtremblay@puslinch.ca

Dear Ms. Tremblay:

I am writing to acknowledge your letter sent to the Honourable Ted McMeekin, Minister of Municipal Affairs and Housing. Thank you for taking the time to write about Puslinch Township Council's request to meet with the Honourable Steven Del Duca, Minister of Transportation.

Please be assured that your comments will be forwarded to appropriate staff in the Ministry of Municipal Affairs and Housing for consideration and that the Minister, or a ministry staff member, will respond to you as soon as possible.

Thank you again for writing.

Yours truly,

Gnette Brindle
Regional Director
Municipal Service Office - Western
Ministry of Municipal Affairs and Housing

MMM Group Limited
100 Commerce Valley Drive West
Thornhill, ON Canada L3T 0A1
t: 905.882.1100 | f: 905.882.0055
www.mmmgrouplimited.com

May 27, 2015
File No. 14.11237.001.P01

Land Use Planning Review
Ministry of Municipal Affairs and Housing
Ontario Growth Secretariat
777 Bay Street, Suite 425 (4th floor)
Toronto, ON M5G 2E5

Dear Land Use Planning Review Advisory Panel:

**Subject: Comments on the Greenbelt Plan Review
 Telfer Glen Developments Inc.
 Morriston, Puslinch Township, Wellington County**

MMM Group Limited (MMM), on behalf of our client Telfer Glen Developments Inc. (TGD Inc.), is pleased to submit comments to the 10-Year Greenbelt Plan Review, as a component of the Ministry of Municipal Affairs and Housing's comprehensive Land Use Planning Review.

The Telfer Glen Estates property is located west of King's Highway 6/Queen Street, and north of Calfass Road, in the community of Morriston in Puslinch Township, Wellington County. Our comments on the Greenbelt Plan Review relate to the undeveloped western portion of the property, which has historically been contemplated as Phase 2 of the Telfer Glen Estates, hereinafter referred to as the "Subject Lands", and delineated on Figure 1.

The Subject Lands are located immediately west of the Morriston Urban Centre (as defined by the Wellington County Official Plan), and directly adjacent to the built Phase 1 of the Telfer Glen Estates. The Subject Lands are proposed to be bisected by the future Highway 6 Realignment, and are located on the defined edge of the Greenbelt Plan Area boundary.

I. Summary of Request to MMAH Regarding the Greenbelt Plan Review

TGD Inc. wishes to engage in the Greenbelt Plan Review process, in relation to their remaining land holdings (the Subject Lands). The Greenbelt Plan boundary bisects a portion of our client's property, which has historically been contemplated as Phase 2 of the Telfer Glen Estates subdivision.

Our client is requesting an adjustment of the Greenbelt Plan boundary on the Subject Lands, to remove the Phase 2 holdings from the Greenbelt Plan Area and the "Protected Countryside" designation to facilitate the future development of a portion of the Subject Lands (Phase 2) located

east of the future Highway 6 Realignment. The Subject Lands (Phase 2) are nested between the Morriston settlement area and the approved future Highway 6 Realignment.

Puslinch Township is supportive of the Subject Lands being contemplated for inclusion within the Morriston settlement area. On March 18, 2015, Township Council passed a resolution (appended to this letter) which supports the consideration of the “*expansion to the Morriston Urban Centre boundary*”, in the context of the Greenbelt Plan Review.

II. Background

The TGD Inc. land holdings are located west of King’s Highway 6/Queen Street, and north of Calfass Road, in the community of Morriston in Puslinch Township, Wellington County. Phase 1 of Telfer Glen Estates (east portion) was registered in March 1990, and the residential dwellings have been built. The Phase 2 lands are located to the west of Settlers Court, as shown in Figure 1.

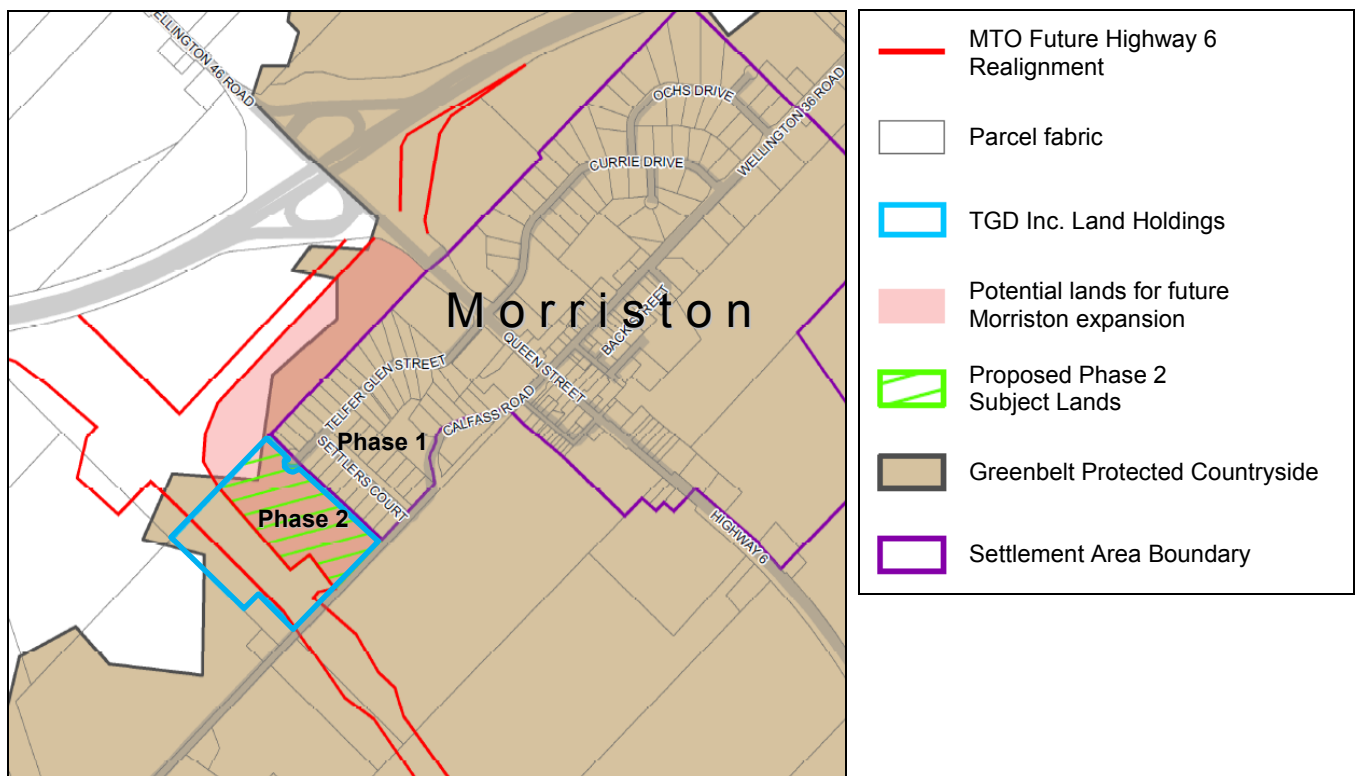


Figure 1: Context Plan, showing the Subject Lands nested between the Morriston settlement area boundary and the approved future MTO Highway 6 Realignment (MMM)

The Subject Lands have not been used for agricultural purposes for several decades. The Canada Land Inventory classifies the Subject Lands soils as “Class 3”, and the Wellington County Official Plan designates the rural system component as “Secondary Agricultural” (i.e., non-prime farmland).

TGD Inc. had previously proposed to develop their entire property, including the Subject Lands, in the mid-1980s. Through the Township’s review and revision to the Draft Plan of Subdivision, the

development was phased, in light of the proposed future Highway 6 Realignment, and uncertainty regarding its alignment at that time.

A revised Draft Plan of Subdivision was submitted, which reflects the finalized street layout, including the Telfer Glen Street cul-de-sac, roughly as built. We note that the Subject Lands are labelled on the Draft Plan of Subdivision as “Proposed Future Expansion”, and the cul-de-sac is configured and was always intended to allow for future access to the Subject Lands, to accommodate Phase 2 of the Telfer Glen Estates development.

It is our understanding that a residential property tax rate has been paid by our client on the Subject Lands (Phase 2) for over 20 years.

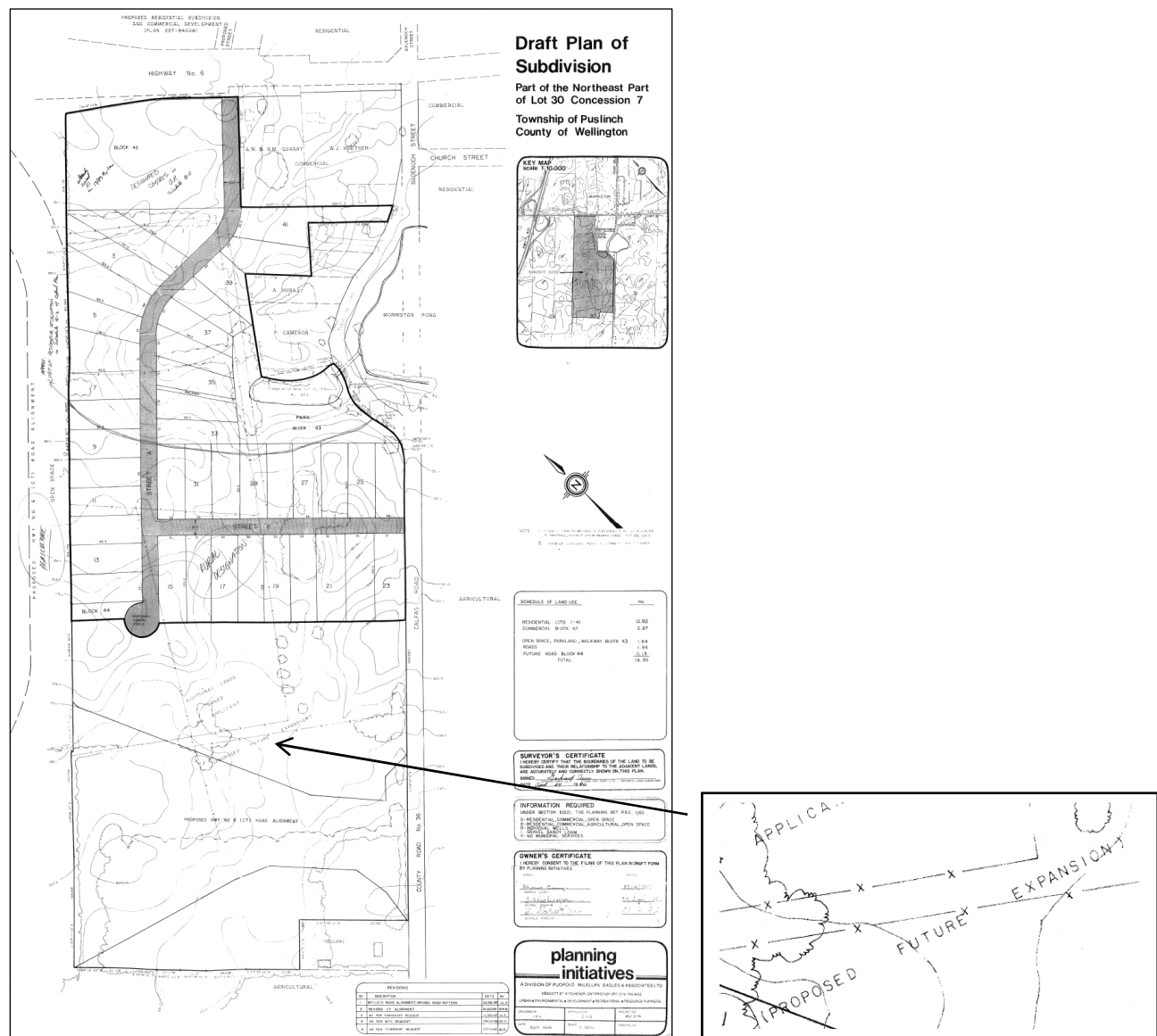


Figure 2: Draft Plan of Subdivision (third revision), July 1988

Once the August 31, 1988, conditions of Draft Plan approval were satisfied, the applicant and Puslinch Township signed the Development Agreement on April 30, 1990. The Registered Plan of Subdivision for Telfer Glen Estates, dated March 13, 1990, is shown in Figure 3.

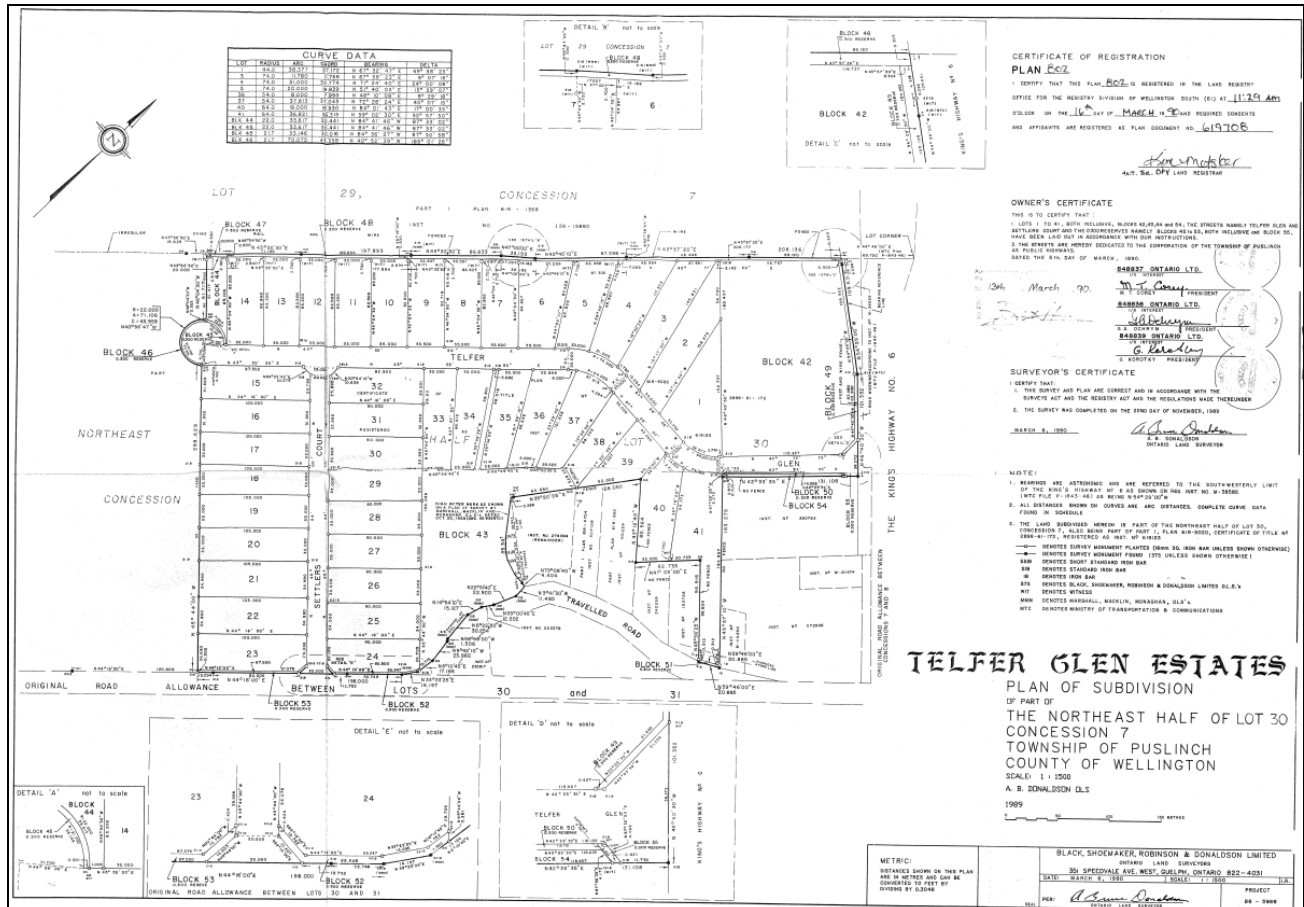


Figure 3: Registered Plan of Subdivision (March 16, 1990)

III. Greenbelt Plan Designation

Since the registration of the Telfer Glen Estates Plan of Subdivision in 1990, the remaining Telfer Glen Phase 2 land holdings (Subject Lands) are now located on the defined edge of the “Greenbelt Area”. The Subject Lands are primarily located within the “Protected Countryside” and the “Natural Heritage System” areas, with a small western portion located just outside the Greenbelt Area (Figures 4, 5). We note that the Subject Lands abut the “Towns and Villages” area, which consists of the Morriston settlement area.

The provisions in the Greenbelt Plan (2005) allow for modest settlement area expansions for Towns/Villages, at the time of the 10-year review of the Greenbelt Plan (Section 3.4.2.5), subject to criteria. The Phase 2 Subject Lands meet the criteria for expansion, being located primarily outside of the Natural Heritage System, and are not located within a specialty crop area; however the Subject Lands are not currently serviced by municipal sewage services.

In our opinion, the existing Greenbelt Plan policies (Section 3.4.2.5) require further clarification as to the process and timing for reviewing and implementing modest settlement area expansions for Towns/Villages. For instance, policy 3.4.2.5 f) states ... “provided the proposed growth: f) appropriately implements the requirements of any other provincial and municipal policies, plans and strategies or regulations, including requirements for assessment of need, locational and similar considerations.” In the case of Wellington County and OPA 81, since the Subject Lands were located within the Greenbelt Plan Area, there was no consideration given by the County for contemplating the lands for a modest urban settlement expansion. However, the existing Greenbelt Plan policies appear to suggest that such an evaluation needs to occur in order to support an expansion of the settlement area at the time of the Greenbelt Plan review.

In support of this settlement area expansion, Puslinch Township Council passed a resolution to support the expansion of the Morriston Urban Centre Boundary on March 18, 2015. This resolution is appended to this letter.

We request that the Province consider revisions to the Greenbelt Plan to provide for the expansion of the Morriston settlement area to include the Subject Lands, while providing greater certainty and flexibility at the local level to implement this modest settlement area expansion.

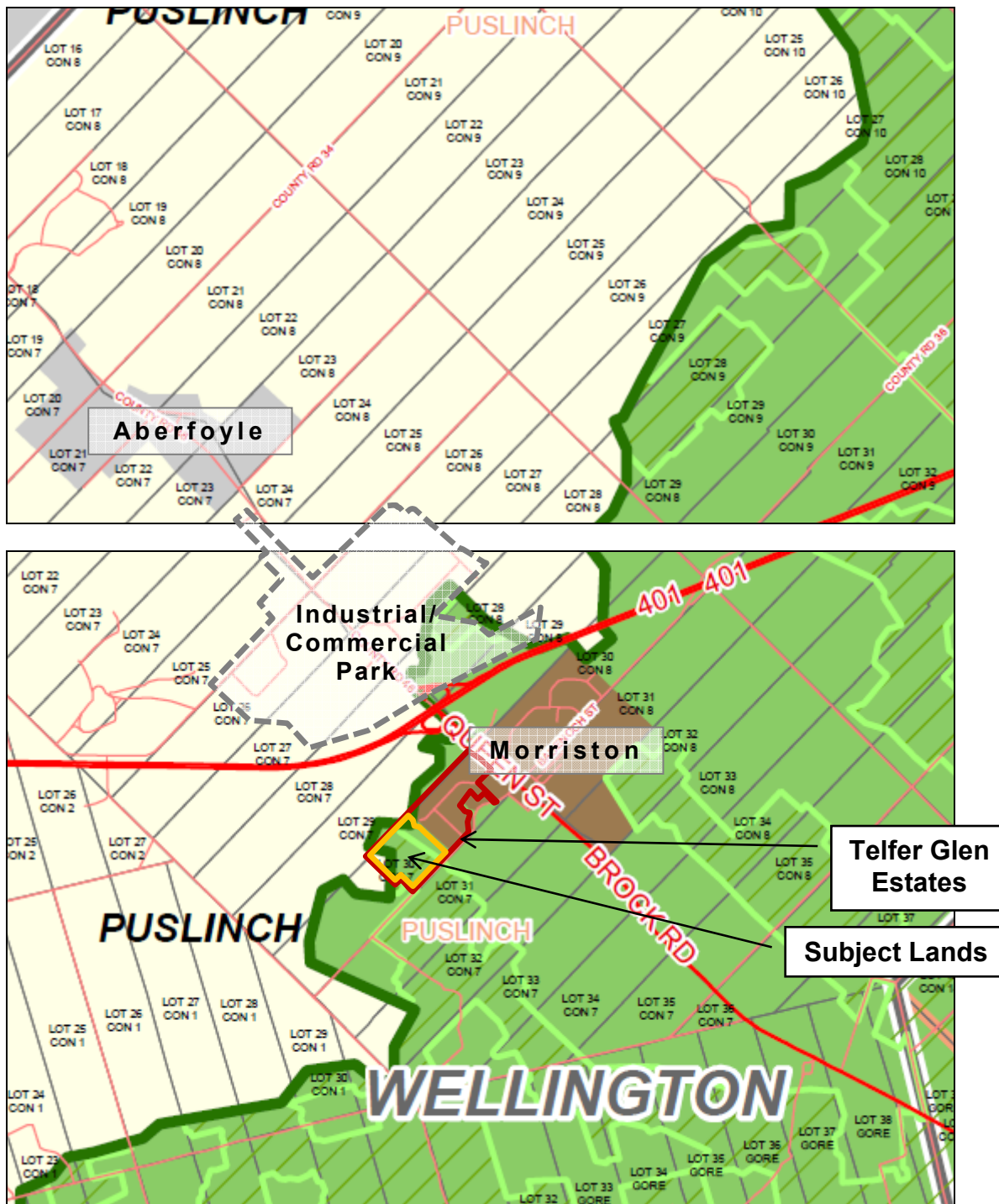


Figure 4: Greenbelt Plan Area, Maps 79 and 84, MMAH (February 28, 2005)

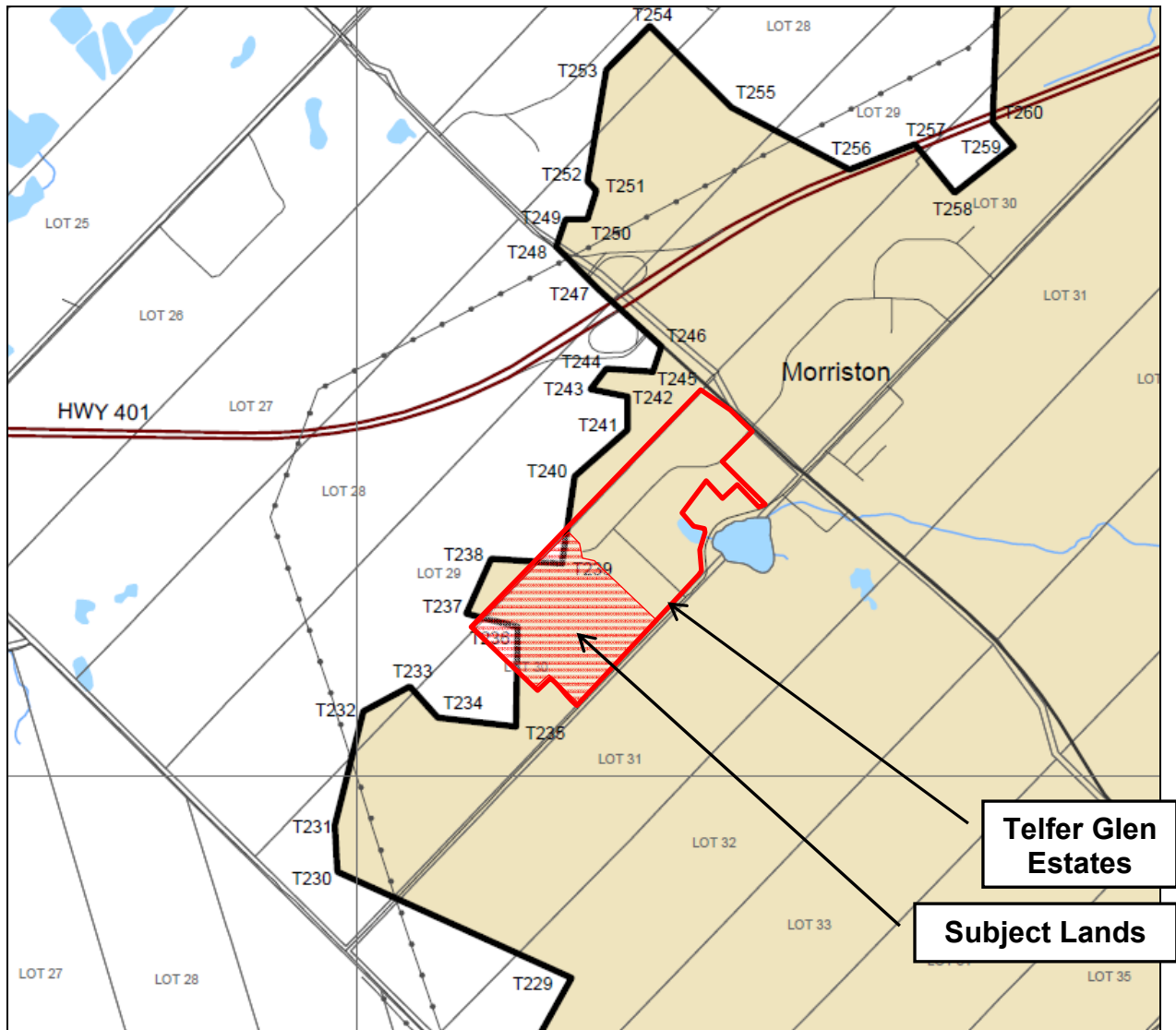


Figure 5: Plan of Boundary of the Protected Countryside, Sheet 37, MNR (February 2005)

IV. MTO Highway 6 Realignment

The Environmental Assessment (EA) for the proposed Highway 6 corridor was initiated by the Ministry of Transportation (MTO) in September 1995. The EA was approved in April 2010, and the Designation Plan of a Proposed Highway identifying the limits of the future Highway 6 Realignment, was registered in the Land Registry Office in Wellington County on May 31, 2010.

The future Highway 6 Realignment bisects the western portion of the Subject Lands, and provides a logical long-term boundary and limit for the expansion of a portion of the Phase 2 Subject Lands to the Morrison urban area, as shown in Figure 6.

The Ministry of Transportation's expected timing of the Highway 6 Realignment construction is beyond 2018, as per MTO's Southern Highways Program 2014-2018. It is our understanding that MTO has not discussed the acquisition of the Subject Lands with our client to date.

The Phase 1 Draft Plan of Subdivision for the Telfer Glen Estates was revised to illustrate the future Highway 6 Realignment, as shown on Figure 6.

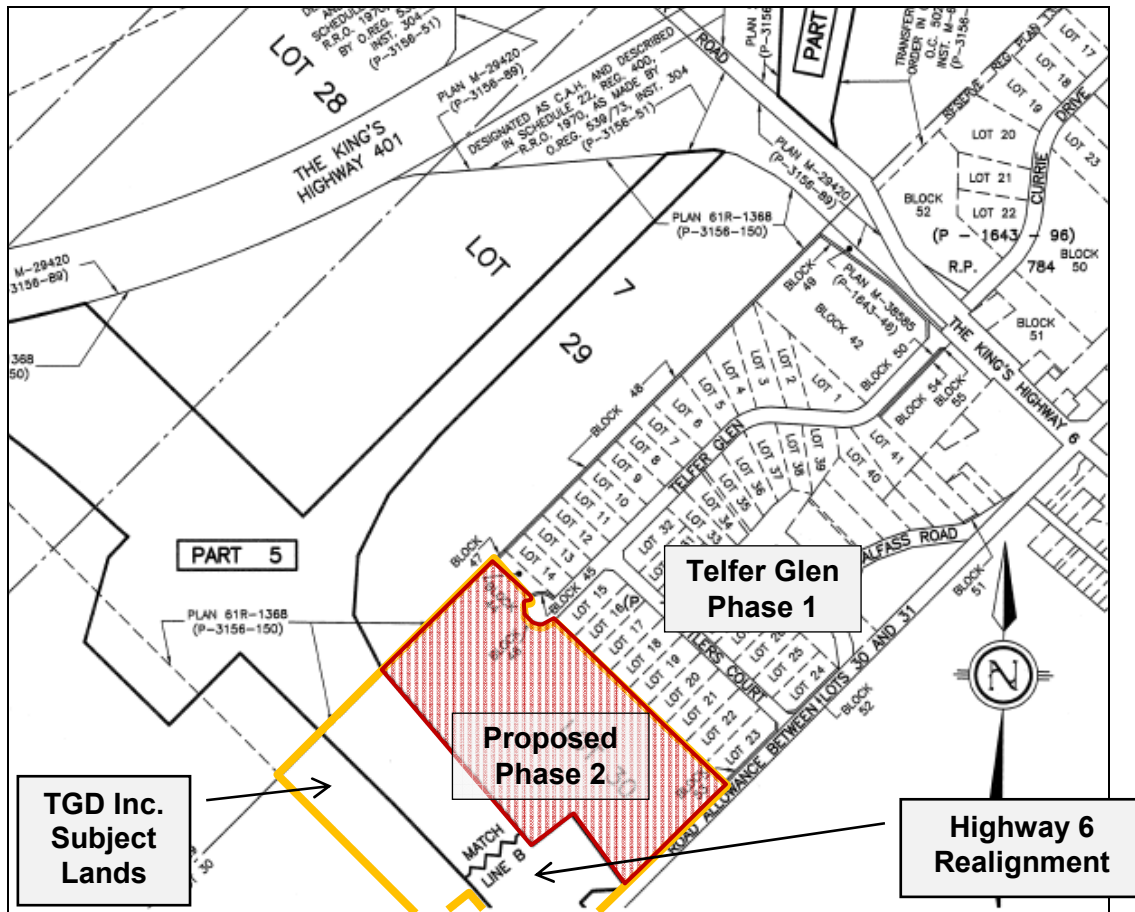


Figure 6: Highway 6 Realignment, Designation Plan of a Proposed Highway

V. Municipal Policy Context

The in-effect Wellington County Official Plan, 1999 (revised March 9, 2015), designates the Subject Lands primarily as “Secondary Agricultural”, as shown in Figure 7. Recent amendments to the Official Plan (through OPA No. 81) have added “Greenland” and “Core Greenlands” designations to the western portion of the Subject Lands. The Plan deems “Secondary Agricultural” areas to be non-prime farmland, and permits all uses within the Prime Agricultural area designation with the addition of small-scale commercial, industrial and institutional uses.

The Schedule also depicts a “Proposed Major Roadway” alignment through the western portion of the Subject Lands, which relates to the future Highway 6 Realignment.

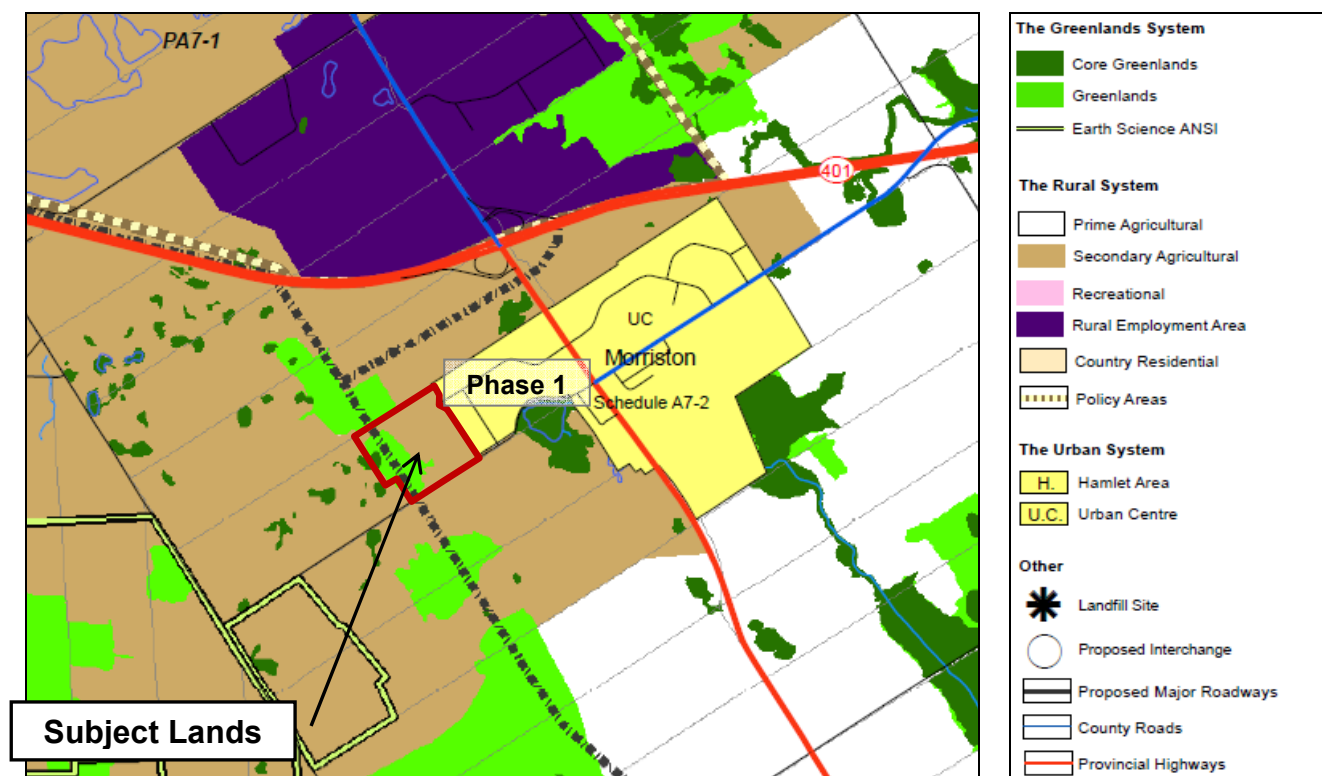


Figure 7: Puslinch, Schedule A7, Wellington County Official Plan (Updated: March 9, 2015)

Phase 1 of the Telfer Glen Estates subdivision is located within the Morriston Urban Centre area, and designated “Residential” and “Core Greenlands” on Morriston Schedule A7-2.

The former Township of Puslinch Official Plan, 1986, which pre-dated the consolidated Wellington County Official Plan, designated the Subject Lands “Rural”, west of the Morriston “Hamlet” area.

VI. Council Support for the Expansion of the Morriston Urban Centre Boundary

On March 18, 2015, Puslinch Township Council passed a resolution to support the expansion of the Morriston Urban Centre Boundary, in the context of the Province's Coordinated Land Use Planning Review, including the Greenbelt Plan. The resolution requested that Wellington County prepare a report on the process to review and expand the Morriston Centre Urban Boundary.

TGD Inc. has continued to work with Puslinch Township, in support of an expansion of the Morriston urban boundary, in relation to the Phase 2 Subject Lands, and other lands bound by the Highway 6 Realignment. It is our opinion that the Highway 6 Realignment represents a logical and well-demarcated long-term western edge to the Morriston settlement area.

VII. Planning Rationale

TGD Inc. requests the adjustment of the Greenbelt Plan boundary on the Subject Lands, to remove the Phase 2 Subject Lands from the Greenbelt Plan Area and the "Protected Countryside" designation. The portion of the Phase 2 Subject Lands are located directly adjacent to the Morriston urban boundary and east of the future Highway 6 Realignment, which provides a logical long-term boundary for the settlement area.

We respectfully request that the Land Use Planning Review Advisory Panel consider the removal of the Phase 2 Subject Lands (east of the Highway 6 Realignment) from the "Protected Countryside" for the following reasons:

- **Development of Phase 2 Was Always Contemplated** – The development of a portion of the Phase 2 Subject Lands has always been contemplated, pre-dating the *Greenbelt Act*. This is evidenced by the approved Draft Plan of Subdivision and the Development Agreement registered on title, which identifies the lands as "Proposed Future Expansion" and provides for a cul-de-sac which indicates the intent and consideration of Phase 2 and logical extension of development. Furthermore, the Subdivision Agreement and Conditions of Draft Plan Approval always anticipated a future phase of development on the Phase 2 Subject Lands.
- **Future Highway 6 Realignment** – The registered MTO alignment for the future Highway 6 Realignment bisects the western portion of the Subject Lands, and provides a logical and well-demarcated long-term urban boundary for Morriston. During the course of preparing the Draft Plan of Subdivision for Phase 1, it was always anticipated that the Subject Lands would be developed in the future; however, the EA for the Highway 6 Realignment needed to be finalized in order to determine the limits of the future highway and the remnant future development lands. Otherwise, Draft Plan approval for Phase 2 would have been pursued at the time Phase 1 was Draft Approved.
- **Greenbelt Plan Boundary** – The Subject Lands are located on the periphery of the Greenbelt Plan, with a portion of the lands located outside the Greenbelt Plan. While Phase 2 of development was always contemplated, the approved future Highway 6 Realignment reinforces a logical boundary to the Urban Centre and provides for the rationalization of the Greenbelt Plan boundary. The Greenbelt Plan provides for modest settlement area

expansions at the time of this Greenbelt Plan 10-Year Review, and subject to the criteria outlined in Section 3.4.2.5.

- **Logical Future Boundary of the Morriston Urban Centre** – The future Highway 6 Realignment provides a logical and well-demarcated Morriston Urban Centre boundary along the western portion of the Subject Lands, and supports the inclusion of the intervening lands within the Urban Centre to make efficient use of these lands, and to accommodate a modest rounding-out of the settlement area.
- **Appropriate Use of the Lands** – The eastern portion of the Subject Lands are currently designated “Secondary Agriculture” under the County Official Plan, and do not comprise prime agricultural areas or components of the natural heritage system, which provides opportunity for considering a settlement area expansion. These lands have no active use, and have not been used for agricultural purposes in recent history. The Subject Lands are wedged between Morriston and the Highway 6 Realignment, further diminishing the potential for viable agricultural or rural uses.
- **Orderly and Compatible Development** – The future development of Phase 2 of the Subdivision may be undertaken in an orderly and efficient manner that is compatible with the existing street patterns, lotting, and character of the Morriston Urban Centre. The extension of the existing road network from the cul-de-sac to Calfass Road was always contemplated and provides for the appropriate development of the Subject Lands, which would be considered through a subsequent Draft Plan of Subdivision application.
- **Long-term Vitality of Morriston** – The adjustment of the Morriston urban boundary will reinforce the long-term vitality of Morriston by accommodating modest growth and development that is compatible with the community, while focusing growth in existing settlement areas, over scattered rural development.

The County Official Plan encourages growth within Urban Centres and recognizes that the build out and eventual expansion of Urban Centres is a logical outcome and therefore should be contemplated at the time of the next municipal comprehensive review.

- **Township Council Support** – Puslinch Township Council passed a resolution to support the expansion of the Morriston Urban Centre Boundary on May 18, 2015, in response to the Province’s 10-Year Greenbelt Plan Review (appended to this letter).

We appreciate the opportunity to submit these comments on the Greenbelt Plan 10-Year Review to the Ministry of Municipal Affairs and Housing. We respectfully request that the Phase 2 Subject Lands be excluded from the Greenbelt Plan "Protected Countryside" designation to accommodate the future expansion of the Morriston urban area, for the rationale outlined herein. Please contact me with any questions. You can reach me at my office at (905) 882-7303, or by e-mail at TyrrellC@mmm.ca.

Yours very truly,

MMM GROUP LIMITED

A handwritten signature in black ink, appearing to read "Chris Tyrrell".

Chris Tyrrell, MCIP, RPP
Vice President, Planning & Environmental Design
Partner

cc: His Worship Dennis Lever, Mayor, Puslinch Township
George Ochrym, Telfer Glen Developments Inc.
Gary Cousins, Director of Planning & Development, Wellington County
Ugo Popadic, MMAH
Scott Snider, Turkstra Mazza Associates

Att.: Puslinch Township Council Resolution, March 18, 2015



RESOLUTION
MUNICIPAL COUNCIL
THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

2015- / 0 /

Date: March 18, 2015

Moved by: Susan Fielding Seconded by: [Signature]

Whereas the Government of Ontario launched a co-ordinated review of the Growth Plan for the Greater Golden Horseshoe, the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan and Greenbelt Plan; and

Whereas the Township has requested the County of Wellington through resolution 2013-237 to prepare a report outlining the proposed short and long term availability of land suitable for commercial and industrial use in the Township of Puslinch; and

Whereas the County of Wellington presented a report on Commercial and Industrial Land to Township of Puslinch Council on September 3, 2014; and

Whereas the Township supports the expansion of the Morriston Urban Centre Boundary; and

Whereas the Township is desirous of identifying and designating Industrial Highway Commercial and Rural Employment Area Lands;

NOW THEREFORE Council for the Township of Puslinch respectfully requests that the County of Wellington Planning Department to prepare a report for Puslinch Council's consideration on:

- the opportunities available and potential impacts on the Township through the Government of Ontario's review of the Growth Plan for the Greater Golden Horseshoe, the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan to enable the Township to provide comment prior to the May 27, 2015 deadline; and
- the process to identify and designate Industrial Highway Commercial and Rural Employment Area lands in Puslinch for the future economic development opportunities.
- the process to review and expand the Morriston Urban Centre Boundary.

RECORDED VOTE	YES	NO	CONFLICT	ABSENT
Councillor Bulmer				
Councillor Roth				
Mayor Lever				
Councillor Stokley				
Councillor Fielding				
TOTAL				

MAYOR: [Signature]

CARRIED	LOST
---------	------

News Release

Ontario Expanding Natural Gas Service to More Communities

Natural Gas Access Loan and Natural Gas Economic Development Grant to Lower Prices, Help Businesses and Create Jobs

I.G.# 1

April 24, 2015 9:02 A.M. | Ministry of Economic Development, Employment and Infrastructure

Ontario is expanding natural gas access, in areas of the province that are not currently served, through the Natural Gas Access Loan and the Natural Gas Economic Development Grant to lower prices, help businesses and create jobs.

Increased natural gas access, through the \$200 million Natural Gas Access Loan and \$30 million Natural Gas Economic Development Grant, will attract new industry, make commercial transportation and agriculture more affordable, help to create jobs, provide more energy choices and will lower electricity prices for businesses and consumers across Ontario.

In the coming year, the province will reach out to communities to seek input on the design of the natural gas programs and will encourage communities to partner with utilities to bring forward expansion plans. As well, the Ontario Energy Board is accepting proposals for natural gas expansion projects. Applicants are invited to identify options that would address any regulatory impediments and the Board will consider these options as part of its review.

Investing more than \$130 billion over 10 years in public infrastructure -- the largest infrastructure investment in the province's history -- is part of the government's plan for Ontario. The four-part plan is building Ontario up by investing in people's talents and skills, building new public infrastructure like roads and transit, creating a dynamic, innovative environment where business thrives, and building a secure retirement savings plan.

Quick Facts

- These natural gas initiatives are being led by the Ministry of Economic Development, Employment and Infrastructure with support from the Ministry of Energy and the Ministry of Agriculture and Rural Affairs.
- Natural gas heating is significantly less expensive than electric or oil heating.
- Consultations will take place with a diverse range of stakeholders, including farmers, utilities, municipalities, businesses and Ontario families.
- Natural Gas is a key fuel and feedstock for many Ontario industries, including manufacturing and petrochemicals.

Additional Resources

- [Moving Ontario Forward](#)
- [Long-Term Energy Plan](#)
- [Ontario Energy Board](#)

Quotes



"We know that expanded access to natural gas is important to families and businesses in communities across Ontario. That's why our government is developing new natural gas programs to improve access, which will generate economic activity, attract significant investment, create jobs, and break down barriers in our communities."

Brad Duguid

Minister of Economic Development, Employment and Infrastructure



"Expanding natural gas access will ensure Ontario's agri-food sector, and rural communities continue to have access to modern, affordable and reliable sources of energy. Thanks to the work of the Ontario Federation of Agriculture and others, this will promote increased economic growth and job creation across our province."

Jeff Leal

Minister of Agriculture, Food and Rural Affairs

Media Contacts

Brigitte Marleau
Communications Branch
brigitte.marleau@ontario.ca
416-325-2479

Andrew Forgione
Minister's Office
andrew.forgione@ontario.ca
416-212-4217

RECEIVED**MAY 13 2015****Township of Puslinch**

May 11, 2015

Karen Landry, CAO/Clerk
Township of Puslinch
7404 Wellington Road #34 R.R. #3
Guelph, ON N1H 6H9

Dear Ms. Landry:

**RE: Information Regarding Community Workshop #2 for the GTA West Transportation Corridor
Planning and Environmental Assessment Study, Stage 2**

The second round of Community Workshops has been scheduled for this June. As with the last round of community workshops in June 2014, these workshops will be interactive in nature, and it is important that the attendance be kept to a manageable size. The team will be providing similar project information and providing similar opportunities for input during the municipal, regulatory agency and community advisory group meetings that are scheduled for May 2015. As such, **this letter is for information purposes only.**

The focus of this workshop is to update the community on work completed since Public Information Centre #1 including refinements to route alternatives, interchange locations, and the Focused Analysis Area. The project team will also be seeking input from the community on: issues and trade-offs associated with the route alternatives and potential interchange locations, and the route selection evaluation approach. While much of the material will be similar at each venue, **each night will focus on a different geographic section (refer to the attached map) of the GTA West study area as indicated below.** We welcome input on any part of the study area each night, so if you are informing members of your community of the events, you can note that it is only necessary to attend one of the workshops.

June 18, 2015 6:30 – 9:00 PM <i>Venetian Salon</i> Château Le Jardin 8440 Highway 27 Woodbridge, ON Focus on the East Section of the GTA West Study Area	June 22, 2015 6:30 – 9:00 PM <i>Alcott Arena Floor</i> Mold Masters SportsPlex 221 Guelph Street Georgetown, ON Focus on the West Section of the GTA West Study Area	June 25, 2015 6:30 – 9:00 PM <i>Peel Junior Farmers Hall</i> Brampton Fairgrounds 12942 Heart Lake Road Caledon, ON Focus on the Central Section of the GTA West Study Area
---	---	--

If any members of your community are interested in attending one of the workshops listed above, we ask that you please urge them to contact the project team through one of the options below by **June 5, 2015 to indicate their preference:**

- Telephone: 905-882-4401 ext. 1765 (Melissa Raffoul); OR
- Toll-Free Telephone Line: 1-877-522-6916.

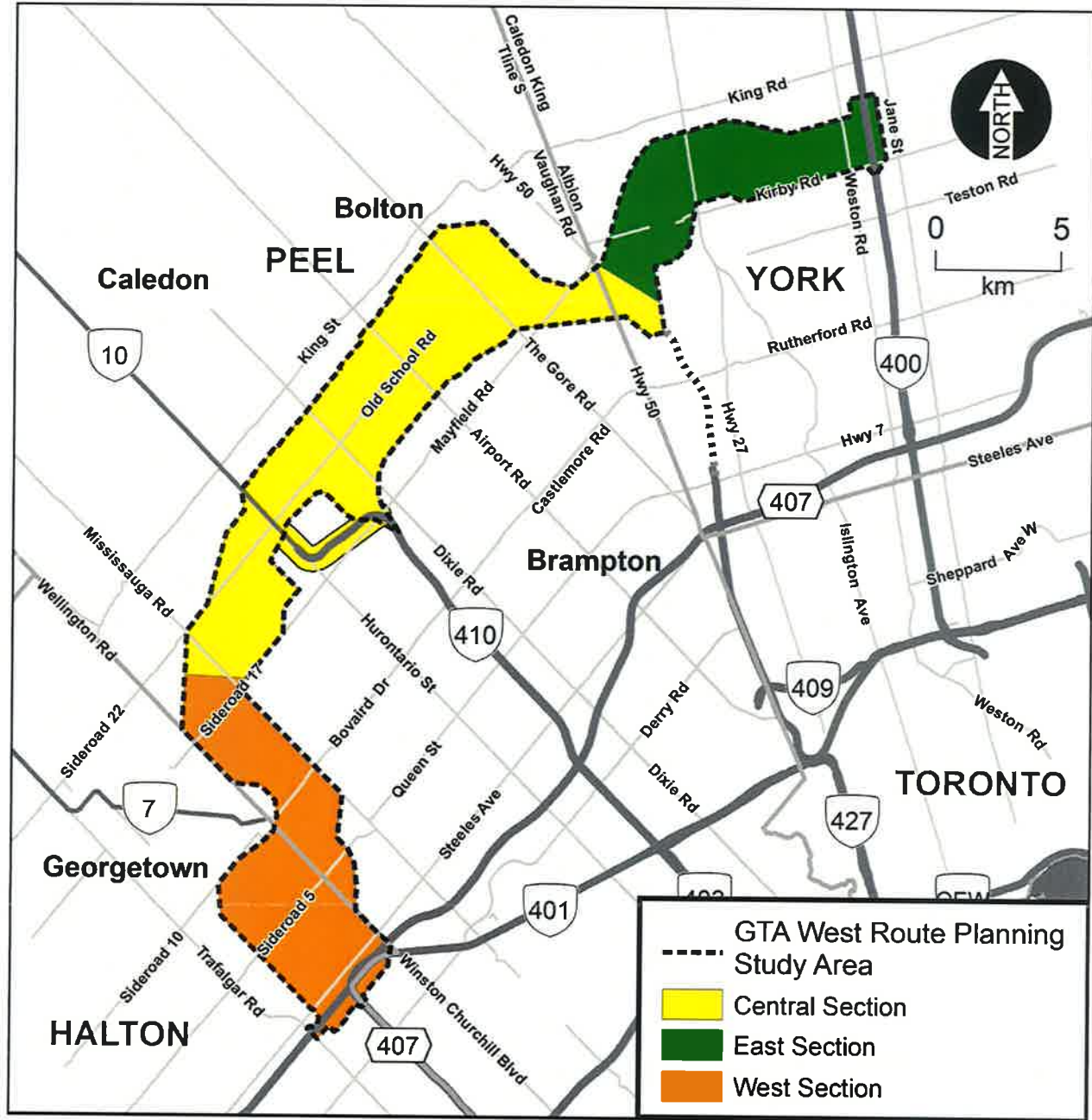
Please note that confirmation of attendance is necessary to ensure adequate accommodations at the venue. It will not be possible to accommodate those who do not RSVP in advance.

I.G.# 2	
CLERK'S DEPARTMENT	
TO	
Copy	
Please Handle	
For Your Information	
Council Agenda	June 15
File	

Sincerely,



Mr. Patrick Puccini, P. Eng.
GTA West Project Team Member
AECOM
1-877-522-6916
project_team@gt-west.com



Ministry of
Municipal Affairs
and Housing

Office of the Minister

777 Bay Street, 17th Floor
Toronto ON M5G 2E5
Tel. 416-585-7000
Fax 416-585-6470
www.ontario.ca/MAH

Ministère des
Affaires municipales
et du Logement

Bureau du ministre

777, rue Bay, 17^e étage
Toronto ON M5G 2E5
Tél. 416-585-7000
Télé. 416-585-6470
www.ontario.ca/MAH



I.G.#

3

CLERK'S DEPARTMENT

TO	
Copy	
Please Handle	
For Your Information	
Council Agenda	JUNE 17/15
File	

MIN15-66568

Dear Head of Council,

As you know, the *Public Sector and MPP Accountability and Transparency Act, 2014* (the Act) received Royal Assent on December 11, 2014. I am writing to inform you that the amendments in the Act for the municipal sector will come into force on January 1, 2016.

Once proclaimed, the Ontario Ombudsman's role will be expanded to include municipalities. The amendments will provide the authority for the Ontario Ombudsman to investigate complaints respecting municipal matters.

Our government respects municipalities and respects the work of municipal councils and their relationships with their constituents. This is about making sure that every person in every municipality across Ontario has access to an ombudsman. This legislation builds on the current local integrity framework in the *Municipal Act, 2001*, which gives municipalities the powers to develop local integrity frameworks based on local needs and capacity.

The Ontario Ombudsman's role is to conduct investigations and make recommendations. It will be up to the Ontario Ombudsman to determine whether to investigate a municipal matter brought to his or her office's attention. While the Ombudsman could not compel municipalities to take action, the Ombudsman could make recommendations to council and the municipality as part of his or her report. As is the case now for the province, it would be up to a municipality to determine how to proceed after an Ombudsman report.

There will be no change to the current meeting investigator role. Municipalities will still have the power to appoint an investigator to independently investigate whether a municipality or local board has complied with closed meeting requirements of the *Municipal Act, 2001* or the local procedure by-law. The Ontario Ombudsman would not be able to investigate a closed meeting complaint if a local meeting investigator is appointed. As is currently the case, if a municipality does not appoint an investigator, the Ontario Ombudsman acts as the meeting investigator.

This is new legislation, and I recognize there may be some concerns about how the amendments might impact municipalities. I would like to clarify four key points:

1. **The new legislation will not require municipalities to appoint an ombudsman.** Only the City of Toronto must have a locally-appointed ombudsman, as already set out in the City of Toronto

Act. All other municipalities could continue to appoint their own ombudsman if they choose. If a municipality other than Toronto has appointed an ombudsman, the Ontario Ombudsman could still conduct an investigation into a complaint to the local ombudsman in that municipality, but only after local ombudsman processes are completed. The Ontario Ombudsman could also include one or more municipalities, including Toronto, in a systemic, broad ranging investigation.

2. The amendments are not designed to increase costs for municipalities, and costs would not automatically increase for municipalities because of the Ontario Ombudsman's new role. There may be administrative costs to those municipalities that are responding to the Ombudsman but there would be no other new costs because of the Ombudsman's new role. The Office of the Ontario Ombudsman is funded by the Province of Ontario, and the level of funding is determined by the Legislature. The Ontario Ombudsman does not currently charge a fee -- either annually or by investigation -- and there is no proposal to change that.
3. The Ontario Ombudsman's office determines how to prioritize matters brought to its attention through complaints. The amendments will also allow the Ombudsman to examine broad systemic issues that impact a wide range of municipalities and Ontarians.
4. The amendments will not replace the important work that Ontario municipalities are already doing with regard to accountability and transparency. Our government understands the importance and value of locally-appointed integrity officers. The amendments ensure that everyone has access to an ombudsman. The Ontario Ombudsman could investigate complaints made to local integrity officers, but only after their complaint processes are completed.

A regulation under the amended *Ombudsman Act* will exempt certain local boards in the municipal sector from the Ontario Ombudsman's oversight. This regulation will come into force January 1, 2016. The amendments to the *Ombudsman Act* will come into force at the same time.

The proposed exemptions are similar to the municipal ombudsman framework in the *Municipal Act, 2001* and the *City of Toronto Act, 2006*. The regulation would recognize that oversight systems already exist for some entities by exempting from Ombudsman oversight: children's aid societies, boards of health, committees of management established under the *Long-Term Care Homes Act*, police services boards, and public library boards.

For more information about municipal accountability and transparency in Ontario, including required municipal policies, integrity officers and codes of conduct, please refer to the Municipal Councillors' Guide at <http://www.mah.gov.on.ca/Page5030.aspx>. The Ministry of Municipal Affairs and Housing will be updating the Guide to provide greater detail on the *Public Sector and MPP Accountability and Transparency Act, 2014*. Please see the enclosed for this information in advance of the Ministry posting the updated guide.

Please accept my best wishes.

Yours sincerely,

Ted McMeekin
Minister

Update to Municipal Councillors' Guide

Public Sector and MPP Accountability and Transparency Act, 2014

The Public Sector and MPP Accountability and Transparency Act, 2014 received Royal Assent on December 11, 2014. The amendments in the Act for the municipal sector will come into force on January 1, 2016.

This legislation builds on the current local integrity framework in the *Municipal Act, 2001* and the *City of Toronto Act, 2006* (described above), which gives municipalities the powers to develop local integrity frameworks based on local needs and capacity. The amendments will provide the people of Ontario with access to stronger accountability processes by making sure that everyone has access to an ombudsman.

The Ontario Ombudsman plays a crucial role in enhancing transparency in government. It is important to remember that the Ombudsman is there to help serve our citizens better, and to help get government right at all levels.

The amendments will provide the authority for the Ontario Ombudsman to investigate municipal matters. While the Ombudsman could not compel municipalities to take action, the Ombudsman could make recommendations to council and the municipality as part of his or her report. It is up to the municipality whether and how to address any recommendations made by the Ombudsman.

The Ontario Ombudsman's office determines how to prioritize matters brought to its attention through complaints. These changes will allow the Ombudsman to examine broad systemic issues that impact a wide range of municipalities and Ontarians.

The amendments will not require municipalities to appoint an ombudsman. Only the City of Toronto is required to have a locally-appointed ombudsman, as set out in the City of Toronto Act. All other municipalities could continue to appoint their own ombudsman if they choose. If a municipality has appointed an ombudsman, the Ontario Ombudsman could still conduct an investigation into a complaint to the local ombudsman in that municipality, but only after local ombudsman processes are completed.

The amendments will work together with local tools to ensure that everyone has access to an ombudsman. Locally-appointed integrity officers and municipal codes of conduct are an important part of Ontario's local accountability framework. The Ontario Ombudsman could investigate complaints made to local integrity officers but only after their complaint processes are completed. The Ontario Ombudsman could also include one or more municipalities, including Toronto, in a systemic, broad ranging investigation.

A regulation under the amended Ombudsman Act will exempt certain local boards in the municipal sector from the Ontario Ombudsman's oversight. This regulation will come into force at the same time as the amendments, January 1, 2016. This regulation recognizes that oversight systems already exist for these entities.

The exemptions are similar to the municipal ombudsman framework in the *Municipal Act, 2001* and the *City of Toronto Act, 2006* and will exclude the following from Ontario Ombudsman oversight:

- children's aid societies;
- boards of health;
- committees of management established under the Long-Term Care Homes Act;
- police services boards; and
- public library boards.

Ministry of
Municipal Affairs
and Housing

Office of the Minister

777 Bay Street, 17th Floor
Toronto ON M5G 2E5
Tel. 416-585-7000
Fax 416-585-6470
www.ontario.ca/MAH

Ministère des
Affaires municipales
et du Logement

Bureau du ministre

777, rue Bay, 17^e étage
Toronto ON M5G 2E5
Téléphone : 416 585-7000
Télécopieur : 416 585-6470
<http://www.ontario.ca/MAML>



MIN15-66568

Madame la Présidente ou Monsieur le Président du conseil,

Comme vous le savez, la *Loi de 2014 sur la responsabilisation et la transparence du secteur public et des députés* (la «Loi») a reçu la sanction royale le 11 décembre 2014. Je vous écris pour vous informer que les modifications prévues par la Loi à l'égard du secteur municipal entreront en vigueur le 1^{er} janvier 2016.

Lorsque la Loi sera en vigueur, la compétence élargie de l'Ombudsman de l'Ontario comprendra les municipalités. Les modifications conféreront à l'Ombudsman le pouvoir d'enquêter sur les plaintes concernant des dossiers municipaux.

Notre gouvernement respecte les municipalités ainsi que le travail des conseils municipaux et leurs relations avec leurs électeurs. Il s'agit de veiller à ce que chaque citoyen ou citoyenne de chaque municipalité de l'Ontario ait accès à un ombudsman. La Loi s'appuie sur l'actuel encadrement local de l'intégrité prévu par la *Loi de 2001 sur les municipalités*, qui confère aux municipalités les pouvoirs nécessaires pour encadrer l'intégrité au palier local selon la capacité et les besoins locaux.

L'Ombudsman de l'Ontario a pour fonction d'enquêter et de présenter des recommandations. C'est lui qui détermine s'il enquêtera sur tout dossier municipal dont il prend connaissance. Bien qu'il ne puisse pas obliger les municipalités à agir, il peut présenter des recommandations au conseil et à la municipalité dans le cadre de son rapport. Comme c'est le cas présentement au palier provincial, c'est la municipalité qui détermine les mesures à prendre après avoir reçu le rapport de l'Ombudsman.

Aucun changement n'est apporté au rôle actuel de l'enquêteur chargé des réunions à huis clos. Les municipalités conserveront le pouvoir de nommer un enquêteur qui déterminera de façon indépendante si une municipalité ou un conseil local s'est conformé aux exigences de la *Loi de 2001 sur les municipalités* concernant les réunions à huis clos ou au règlement local relatif à la procédure. L'Ombudsman de l'Ontario ne pourra pas enquêter sur une plainte traitée par réunion à huis clos si un enquêteur local chargé de ces réunions a été nommé. Comme c'est le cas présentement, si une municipalité ne nomme pas d'enquêteur, l'Ombudsman de l'Ontario agira à titre d'enquêteur chargé des réunions à huis clos.

Il s'agit d'une nouvelle loi, et je sais qu'on pourrait soulever des préoccupations concernant l'incidence des modifications sur les municipalités. J'aimerais préciser quatre points importants :

1. **La nouvelle loi n'oblige pas les municipalités à nommer un ombudsman.** Seule la cité de Toronto doit nommer un ombudsman local, comme le prévoit déjà la *Loi de 2006 sur la cité de Toronto*. Toutes les autres municipalités peuvent continuer à choisir de nommer ou non leur propre ombudsman. Si une autre municipalité que Toronto a nommé un ombudsman.

L'Ombudsman de l'Ontario pourra aussi inclure une ou plusieurs municipalités, y compris Toronto, dans toute enquête systémique de grande envergure.

2. Les modifications ne visent pas à accroître les dépenses des municipalités, et ces dépenses n'augmenteront pas nécessairement en raison du nouveau rôle de l'Ombudsman de l'Ontario. Les municipalités qui répondront à l'Ombudsman pourraient devoir payer des frais administratifs, mais le nouveau rôle de l'Ombudsman n'entraînera pas d'autres nouvelles dépenses. Le Bureau de l'Ombudsman de l'Ontario est financé par la Province de l'Ontario, et l'Assemblée législative détermine le niveau de financement. L'Ombudsman de l'Ontario ne facture pas d'honoraires, ni annuellement ni pour chaque enquête, et aucune proposition ne vise à modifier cette situation.
3. Le Bureau de l'Ombudsman de l'Ontario détermine la priorité des questions portées à son attention au moyen de plaintes. Les modifications permettront également à l'Ombudsman d'examiner des questions systémiques à portée étendue qui touchent un grand éventail de municipalités et de citoyens de l'Ontario.
4. Les modifications ne remplaceront pas le travail important que les municipalités de l'Ontario font déjà en matière de responsabilisation et de transparence. Notre gouvernement comprend l'importance et la valeur des agents de l'intégrité nommés au palier local. Les modifications font en sorte que chaque personne ait accès à un ombudsman. L'Ombudsman de l'Ontario pourra enquêter sur les plaintes déposées auprès des agents locaux de l'intégrité, mais seulement une fois terminés leurs processus de plainte.

Un règlement d'application de la *Loi sur l'ombudsman* modifiée soustraira certains conseils locaux du secteur municipal à la surveillance de l'Ombudsman de l'Ontario. Ce règlement entrera en vigueur le 1^{er} janvier 2016. Les modifications de la *Loi sur l'ombudsman* entreront en vigueur le même jour.

Les exemptions proposées ressemblent à celles du cadre entourant l'ombudsman municipal prévu par la *Loi de 2001 sur les municipalités* et la *Loi de 2006 sur la cité de Toronto*. Le règlement tient compte du fait que certaines entités sont déjà encadrées par des systèmes de surveillance en les soustrayant à la surveillance de l'Ombudsman : les sociétés d'aide à l'enfance, les conseils de santé, les comités de gestion établis en application de la *Loi de 2007 sur les foyers de soins de longue durée*, les commissions des services policiers et les conseils de bibliothèques publiques.

Pour en savoir plus sur la responsabilisation et la transparence des municipalités en Ontario, y compris les exigences relatives à leurs politiques, à leurs agents de l'intégrité et à leurs codes d'éthique, veuillez consulter le *Guide de la conseillère et du conseiller municipal* à <http://www.mah.gov.on.ca/Page5031.aspx>. Le ministère des Affaires municipales et du Logement mettra à jour le Guide pour donner plus de détails concernant la *Loi de 2014 sur la responsabilisation et la transparence du secteur public et des députés*. Veuillez lire le document ci-joint pour connaître ces renseignements avant que le ministère affiche le Guide mis à jour.

Veuillez agréer, Madame ou Monsieur, l'expression de mes meilleurs sentiments.

Le ministre,

Ted McMeekin

Mise à jour du *Guide de la conseillère et du conseiller municipal*

Loi de 2014 sur la responsabilisation et la transparence du secteur public et des députés

La *Loi de 2014 sur la responsabilisation et la transparence du secteur public et des députés* a reçu la sanction royale le 11 décembre 2014. Les modifications de la Loi concernant le secteur municipal entreront en vigueur le 1^{er} janvier 2016.

Cette loi s'appuie sur l'actuel encadrement local de l'intégrité prévu par la *Loi de 2001 sur les municipalités* et la *Loi de 2006 sur la cité de Toronto* (décrit ci-dessus), qui confèrent aux municipalités les pouvoirs nécessaires pour encadrer l'intégrité au palier local selon la capacité et les besoins locaux. Les modifications donneront à la population de l'Ontario un accès à des processus de responsabilisation plus robustes en faisant en sorte que chaque personne ait accès à un ombudsman.

L'Ombudsman de l'Ontario joue un rôle crucial dans l'amélioration de la transparence du gouvernement. Il ne faut pas oublier que l'Ombudsman est là pour s'assurer que nos citoyens soient mieux servis et pour contribuer à l'excellence des administrations à tous les paliers.

Les modifications conféreront à l'Ombudsman le pouvoir d'enquêter sur les plaintes concernant des dossiers municipaux. Bien que l'Ombudsman ne puisse pas obliger les municipalités à agir, il peut présenter des recommandations au conseil et à la municipalité dans le cadre de son rapport. Il revient à la municipalité de décider si elle réagira aux recommandations de l'Ombudsman et de déterminer les mesures à prendre, le cas échéant.

Le Bureau de l'Ombudsman de l'Ontario détermine la priorité des questions portées à son attention au moyen de plaintes. Les modifications permettront à l'Ombudsman d'examiner des questions systémiques à portée étendue qui touchent un grand éventail de municipalités et de citoyens de l'Ontario.

Les modifications n'obligeront pas les municipalités à nommer un ombudsman. Seule la cité de Toronto doit nommer un ombudsman local, comme le prévoit la *Loi de 2006 sur la cité de Toronto*. Toutes les autres municipalités peuvent continuer à choisir de nommer ou non leur propre ombudsman. Si une municipalité a nommé un ombudsman, l'Ombudsman de l'Ontario pourra toujours enquêter sur une plainte la concernant déposée auprès de l'ombudsman local, mais seulement une fois terminés les processus liés à celui-ci.

Ensemble, les modifications et les outils locaux font en sorte que chaque personne ait accès à un ombudsman. Les agents de l'intégrité nommés au palier local et les codes d'éthique municipaux sont des éléments importants du cadre de responsabilisation du palier local en Ontario. L'Ombudsman de l'Ontario pourra enquêter sur les plaintes déposées auprès des agents locaux de l'intégrité, mais seulement une fois terminés leurs processus de plainte. Il pourra aussi inclure une ou plusieurs municipalités, y compris Toronto, dans toute enquête systémique de grande envergure.

Un règlement d'application de la *Loi sur l'ombudsman* modifiée soustraira certains conseils locaux du secteur municipal à la surveillance de l'Ombudsman de l'Ontario. Ce règlement entrera en vigueur le même jour que les modifications, soit le 1^{er} janvier 2016. Le règlement tient compte du fait que ces entités sont déjà encadrées par des systèmes de surveillance.

Les exemptions proposées ressemblent à celles du cadre entourant l'ombudsman municipal prévu par la *Loi de 2001 sur les municipalités* et la *Loi de 2006 sur la cité de Toronto*; elles soustrairont les organismes suivants à la surveillance de l'Ombudsman :

- les comités de gestion établis en application de la *Loi de 2007 sur les foyers de soins de longue durée*;
- les commissions des services policiers;
- les conseils de bibliothèques publiques.

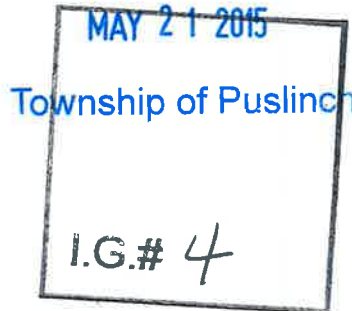


COUNTY OF WELLINGTON

KIM COURTS
DEPUTY CLERK
T 519.837.2600 x 2930
F 519.837.1909
E kimc@wellington.ca

74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

RECEIVED



CLERK'S DEPARTMENT	
TO	
Copy	
Please Handle	
For Your Information	
Council Agenda	June 17/15
File	

Ms. Karen Landry
Township of Puslinch
RR 3
7404 Wellington Road 34
Guelph, ON N1H 6H9

Dear Ms. Landry

May 15th, 2015

Citizens Against Fill Dumping

At its meeting held on April 30, 2015 Wellington County Council approved the following recommendation from the Planning Committee:

Whereas the provincial government's intensification policy of Places to Grow has created an excess soils problem in Ontario; and

Whereas the GTHA continues to grow and with this growth comes an increasing demand for places to dump its unwanted excavated material; and

Whereas there is not a system of regulated disposal control for excess soils in Ontario but each municipality is left to decide how to deal with; and

Whereas the Ministry of Environment and Climate Change is assessing the need for a new comprehensive province-wide policy to address the problem of compromised soil and to ensure that excess soils being dumped onto sites is safe; and

Therefore be it resolved that the Council of the County of Wellington requests that the Ontario government develop a comprehensive strategy to regulate excess soils in the province and to pass a Class Soil Act which will help municipalities deal with excess soils under their jurisdiction; and

That the Ministry of Environment and Climate Change, in consultation with the Ministry of Agriculture, Food and Rural Affairs, Ministry of Finance, Ministry of Municipal Affairs and Housing, Ministry of Natural Resources and Forestry, Ministry of Transportation, Conservation Ontario and Association of Municipalities of Ontario (AMO) spearhead the development of a comprehensive strategy to regulate excess soils; and

That this resolution be forwarded to the Association of Municipalities of Ontario (AMO), the Wellington County Member Municipalities, the Greater Toronto Countryside Mayors Alliance, the Rural Ontario Municipal Association (ROMA), and the Ontario Good Roads Association (OGRA) for circulation and support.

Sincerely,

A handwritten signature in cursive script that reads "Kim Courts". The signature is written in dark ink and is positioned above a horizontal line.

Kim Courts
Deputy Clerk

KEEP HYDRO PUBLIC

WWW.KEEPHYDROPUBLIC.CA

RECEIVED
JUN 01 2015
Township of Puslinch

Karen Landry
CAO/Clerk, Township of Puslinch
7404 Wellington Road 34 R. R. # 3
Guelph, Ontario N1H 6H9

Subject: Resolution regarding the proposed privatization of Hydro One

I.G.# 5

Dear Ms. Landry:

The Ontario government's plan to sell 60 per cent of Hydro One, the provincial electricity transmission utility, has far-reaching implications for every citizen and municipality in the province.

On behalf of Keep Hydro Public, a broad-based coalition created to stop the sell-off, I am writing to encourage your municipality to add its voice to the many others that are already telling the provincial government to change course and keep Hydro One in public hands.

By now I am sure council members will have heard the many arguments against the sale:

- Selling the majority of shares in Hydro One will take control of this vital asset away from the people in Ontario and put it in the hands of private investors, including foreign investors who may not even care whether we have reliable, affordable electricity.
- Privatization will increase electricity prices for residential, business, and government customers alike.
- Under the plan proposed by the government, oversight of Hydro One by independent officers of the legislature would end. The Auditor General and the Financial Accountability Officer would no longer be able to scrutinize the utility's books or its operations; consumers would no longer be able to appeal to the Ombudsman when problems arise; citizens would not be able to access information about Hydro One through the *Freedom of Information and Protection of Privacy Act*; salaries of top Hydro One officials would no longer be made public under the *Public Sector Salary Disclosure Act*; the Integrity Commissioner would not be able to review expenses of Hydro One officials; and Hydro One would no longer be subject to the *French Language Services Act*. In other words, transparency and public accountability would end. Ontarians would truly be "in the dark" with respect to Hydro One operations.

(Please turn over)

- Privatization will provide government with a short-term cash injection that will soon be spent in exchange for giving up a steady, long-term source of revenue that pays for public services we all depend on. The cost to Ontarians will be hundreds of millions of dollars per year.

Perhaps more significant than these strong arguments is the simple fact that the provincial government has no mandate from the people of Ontario to make a sale of this magnitude. (This may explain why the government chose to put the Hydro One sale inside its 2015-16 Budget bill and push it through the legislature with minimal opportunity for public input.)

It is crystal clear that the people of Ontario do not support the sale of any part of Hydro One. Published opinion polls show opponents of the sale outnumbering supporters by a three-to-one margin. Editorial opinion is similarly opposed. If democracy means anything, we must stop this sale.

At this time, Keep Hydro Public is asking municipal councils, from the largest to the smallest, to pass a resolution opposing the sale or partial sale of Hydro One and to communicate that opposition to the government, area MPPs, and the Association of Municipalities of Ontario. Included with this letter you will find a draft resolution which municipal councils are, of course, free to use and modify as they see fit.

Your assistance in putting this issue on the agenda of your council as soon as possible is greatly appreciated; we would also appreciate hearing back from your municipality if and when council takes action on this matter.

For more information about Hydro One privatization or the ever-growing Keep Hydro Public, please visit our web site at www.KeepHydroPublic.ca or contact me directly at info@KeepHydroPublic.ca or (647) 272-5024.

Thank you for your time.

Sincerely,

A handwritten signature in black ink, appearing to read 'Katrina Miller', written in a cursive style.

Katrina Miller
On behalf of Keep Hydro Public

P.S. If your municipal council has already considered this matter, thank you for doing so!

RESOLUTION

DATE: _____

MOVED BY: _____

SECONDED BY: _____

Municipal Resolution to express opposition to the privatization of Hydro One

WHEREAS the public electricity system in Ontario is a critical asset to the economy and vital to the living standard and well-being of all Ontarians;

AND WHEREAS it is essential that Ontarians maintain public control and public decision-making with respect to electricity;

AND WHEREAS experience in other jurisdictions shows that privatization typically means consumers pay more for electricity;

AND WHEREAS a privatized Hydro One will no longer be subject to scrutiny by the Auditor General, the Ombudsman, the Financial Accountability Officer, or the Integrity Commissioner, and will no longer be required to provide information or services to citizens under the *Freedom of Information and Protection of Privacy Act*, the *Public Sector Salary Disclosure Act*, or the *French Language Services Act*;

AND WHEREAS our public electricity system currently generates hundreds of millions of dollars in revenue for the provincial government every year to help pay for public services we all depend on;

AND WHEREAS the sale of shares in Hydro One will provide a short-term financial gain for the province in exchange for a much larger long-term financial loss;

AND WHEREAS the provincial government has no mandate from voters to sell any part of Hydro One;

AND WHEREAS opinion polls show Ontarians oppose the privatization of Hydro One by a significant margin in every part of the province;

THEREFORE BE IT RESOLVED that the City/Town/Township/Municipality of _____ call on the provincial government to:

- Halt the sale of any part of Hydro One, and maintain Hydro One as a public asset for the benefit of all Ontarians;

- Strengthen Hydro One by investing in the next generation of workers and upgrading our electricity transmission infrastructure;
- Respect the autonomy and local decision-making powers of local distribution companies by not forcing these companies into mergers or sales;

AND BE IT FURTHER RESOLVED that the City/Town/Township/Municipality of _____ communicate this resolution to the Premier, with copies to the Minister of Finance, the Minister of Energy, area MPPs, and the Association of Municipalities of Ontario (AMO);

AND BE IT FURTHER RESOLVED that the City/Town/Township/Municipality of _____ work through AMO to encourage other Ontario municipalities to express their opposition to the privatization of Hydro One.

GRCA Current



June 2015 • Volume 20 Number 5

GRCA General Membership

Chair	Jane Mitchell
Vice-Chair	Vic Prendergast
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, Sue Foxton, Helen Jowett, Geoff Lorentz, Jane Mitchell, Joe Nowak, Wayne Roth, Sandy Shantz, Warren Stauch, Wayne Wettlaufer
Municipality of North Perth and Township of Perth East	George Wicke
Halton Region	Cindy Lunau
City of Hamilton	Jeanette Jamieson
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

Park Hill hydro proposal

A proposal for a new hydro plant at Park Hill Dam in Cambridge is being prepared by GRCA staff.

The proposal must be submitted to Ontario Power Authority (OPA) for a new round of projects under the Feed-in Tariff program in July.

The Park Hill Dam project is expected to cost about \$5 million to increase the GRCA's hydro production capacity. It is expected to produce about 500 kwh of power, a little less than the existing Shand Dam facility.

This is the third time that a request has been made under this program, which will guarantee up to 24.6 cents per kilowatt hour for the next 40 years.

The Grand River Conservation Foundation is raising funds to assist with construction costs for this new facility, if it is approved.

The GRCA already operates three hydro generating facilities — at Shand Dam, Conestogo Dam and Guelph Dam.

Niska buildings

The GRCA plans to demolish some vacant buildings on the GRCA's Niska property on the outskirts of Guelph.

The buildings are on the 47-hectare (116-acre) site that was leased to the Niska Wildlife Foundation until 2014. Six buildings are in poor condition and it is expected to cost \$180,000 to \$230,000 to demolish them. However there may be additional costs.

The demolition is part of the site rehabilitation. An additional shed is in good condition and the GRCA is considering moving it to a conservation area.

Despite signs that prohibit trespassing, the buildings have been broken into several times and they are a safety concern. Several kilometres of fencing have been taken down. The Kortright Waterfowl Park operated at this location until 1995.

Emergency training at Rockwood

An emergency training exercise called Exercise Tempest took place at Rockwood Park in May.

This involved many GRCA staff members, including some who were acting as park visitors impacted by a tornado. As well, the OPP, the Guelph/Eramosa Fire Department and Wellington County Emergency Services were called to the park after the phantom tornado hit. Emergency personnel who arrived at the scene faced several challenges all at the same time.

This exercise was undertaken in order to verify the effectiveness of emergency procedures and improve communications.

Dam and dike projects

The GRCA anticipates spending \$1.3 million on dam and dike projects over the next year.

The major projects that will be undertaken are \$200,000 for heaters at Shand Dam to melt ice and a further \$200,000 to restructure the Drayton channel on the Conestogo River. In Brantford about \$150,000 will be needed for dike repair work. A further \$140,000 will be used for railings to improve public safety at several locations.

Several other projects include a dam safety study at Laurel Dam, Conestogo Dam pavement repairs and emergency generator upgrade and embankment repair at Wellesley Dam. An asset management plan for water control structures, and continued dike safety studies for Brantford, Bridgeport and Cambridge dikes are also planned.

Dry warm weather

Only a few years have been drier than 2015 so far.

Rainfall during the first three weeks of May was lowest at six per cent of normal rainfall at Woolwich Reservoir, compared to a high of 40 per cent at Luther Marsh. Fortunately the month of May ended with a significant amount rain over two days that helped to alleviate the dry conditions. At



Shade's Mills, for example, 75.4 mm of rain was recorded during the last two days of May. This is what is normally received during the entire month.

GRCA reservoirs are within the normal operating range and river flows were low during the month. A lot of water coming down the river in May originated in the reservoirs — about 50 per cent through Kitchener, 20 per cent through Brantford and 20 per cent below Guelph in the Speed River.

Temperatures across the watershed were also warmer than normal — about 2.8 degrees above the long-term average for May. This reverses the cold weather trend of the first months of the year.

Groundwater recharge started later in the year than normal and could be less because of the dry weather.

Road resurfacing

The GRCA will spend nearly \$200,000 on road surface treatments this year and the work will be carried out by Cornell Construction Ltd. of Brantford.

The GRCA maintains about 146 kilometres of paved roadways and 11.6 hectares of parking lots. Park and cottage lot roads are heavily used during the summer season.

Cornell Construction was the only bidder on this project and has carried out the surface treatment for the GRCA in previous years.

Conservation grants awarded

Four community groups and 10 schools are receiving Community Conservation Grants from the Grand River Conservation Foundation and the GRCA.

Grants were awarded to qualified groups (i.e. a registered charity), and to elementary schools that are undertaking conservation projects in Grand River watershed communities. Grants support environmental projects that are tangible and available for the use or benefit of the entire community. The grants for \$500 are going to these community groups:

- Arthur Trails Group, for two information kiosks that will be located at each end of the Arthur River Trail in Wellington North
- Pollination Guelph, for a pollinator



GRCA staff, firefighters, police and emergency personnel worked together at a mock emergency at Rockwood Park in May. The goal of this training exercise was to put the emergency response plan for the park to the test and see what improvements could be made for a more effective response during a real emergency. This is one of several scenarios that were underway at the park in the aftermath of a tornado as part of the exercise.

habitat on the grounds of Hospice Wellington in Guelph

- rare Charitable Research Reserve, to establish honey bee hives to improve pollination and education at rare in Cambridge
- Trout Unlimited Middle Grand Chapter, to restore a reach of Hiller Creek in Plattsville

The 10 schools receiving grants of \$300 each for schoolyard greening projects are Branlyn Eco-Club, Brantford; Edna Staebler Public School, Waterloo; Emily C. General Elementary School; Ohsweken, Eramosa Public School, Rockwood; Gateway Drive Public School, Guelph; Holy Family School, Paris; Jean Little School, Guelph; Oneida Central School ECO Club, Caledonia; River Heights School, Caledonia; and St. John Catholic School Parent Council, Arthur.

June events underway

About 35 public events are slated for June that either take place in the parks and nature centres or involve the GRCA.

These include a workshop on windbreaks for landowners June 16, many educational events for families, a few community runs and Friday Night movies each week at Shade's Mills in Cambridge.

Tubing is operating at the Elora Gorge on

weekends. The 1.5 acre pool at Brant Park opens June 12 and the two-acre pool at Byng Island opens June 21. The splash pad at Elora Gorge also opens in the middle of June but the date is not yet firm.

For a full schedule of events, visit www.grandriver.ca/events.

This issue of *GRCA Current* was published in June 2015.

It is a summary of the May 2015 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:
June 26 at 9:30 a.m.,
GRCA Administration Centre.

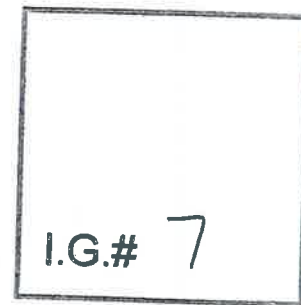
Receive GRCA Current:
GRCAcurrent-subscribe@grandriver.ca

Meeting reports:
www.grandriver.ca/MeetingReports

Coming events:
www.grandriver.ca/Calendar

Grand Actions newsletter:
www.grandriver.ca/GrandActions

RECEIVED
JUN 01 2015
Township of Puslinch



CITY IN MOTION

Hamilton's Transportation Master Plan

Notice of Public Information Centre #2 (PIC)

The City of Hamilton is undertaking a review and update of the citywide Transportation Master Plan (TMP) in accordance with the Municipal Class Environmental Assessment (as amended 2011) process.

The PICs will occur at the four (4) locations listed below.

Tues, June 9, 2015

5pm – 8pm

Binbrook
Agricultural Society
2600 Highway 56
(Binbrook)

Thurs, June 11, 2015

5pm – 8pm

Dundas Town Hall
60 Main Street
(Dundas)

Sat, June 13, 2015

12pm – 3pm

Flamborough Family
YMCA
207 Parkside Drive
(Waterdown)

Tues, June 16, 2015

5pm – 8pm

St. Eugene's Catholic
Elementary School
120 Parkdale
Avenue S.

Stay up-to-date

www.hamilton.ca/TMP

What's on the agenda

- Display Boards
- Presentation
- Interactive Design Workshop

What will we be talking about?

- Highlights of on-going work
- What's been said
- What's been missed
- Education on the concept of "Complete Streets" & complete exercises
- What happens next?

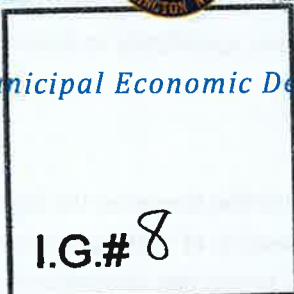
Questions or comments? Contact:

Steve Molloy | Project
Manager | City of Hamilton
T: (905) 546-2424 x2975
E: tplanning@hamilton.ca





Wellington County Municipal Economic Development Group



Minutes
WWCFDC Boardroom,
Practitioners Meeting
May 5th, 2015
9:30 a.m.

Present:

John Brennan (Town of Erin), Bob Cheetham (Erin Economic Development Co-ordinator), Crystal Ellis (Mapleton Township), Janet Harrop (WFA), Mandy Jones (County of Wellington), Fred Lehmann (Senior Communications Officer, County of Wellington), Robyn Mulder (County of Wellington), Kelly Patzer (Township of Puslinch), Jana Reichert (County of Wellington), Jane Shaw (WWCFDC), Carol Simpson (WFPB), Dale Small (Township of Wellington North), Christine Veit (Safe Communities), Belinda Wick-Graham (Town of Minto), Scott Williams (GWBEC), Scott Wilson (County of Wellington)

Regrets:

Rose Austin (Saugeen Economic Development), Chantal La Duke (SEDC), Brad Dixon (GRCA), Alex Goss (LIP), Mark Granger (Ontario Works Employment Specialist), Gerry Horst (OMAF), April Marshall (Township of Wellington North), Patricia Rutter (Economic Development Officer, Centre Wellington), Steve Smith (MEDEI/MRI), Kim Wingrove (CAO, Township of Guelph/Eramosa), Chris White (Mayor, Township of Guelph/Eramosa)

1. Approval of Agenda

Motion to approve agenda as written.

Moved by Belinda Wick-Graham, seconded by Mandy Jones

Carried

2. Declaration of Pecuniary Interest

None declared.

3. Approval of Minutes

Motion to approve the minutes from the meeting held April 7th written.

Moved by Dale Small, seconded by Crystal Ellis

Carried

4. Teleconference: Dean Fiacco, Business Development Manager, Industry Research

The Group received details regarding Industry Research and information provided from IBISWorld. Dean shared the data sources available as well as the layouts of specific reports for the area, focusing on the trends and projections for the future. The information was well received from the Group with many questions, specifically to determine if the services would be relevant for each municipality.

5. Job Portal Progress – liveandwork.com

Belinda and Dale provided a brief follow up to the Group on the liveandwork.com job portal. Both municipalities, Town of Minto and Township of Wellington North, have launched the portal. Currently the portal lists 15 jobs, 20 properties (owned/rent) on the Wellington North site. The Township of Wellington North will include the job portal in the 2015 BR&E budget, as will The Town of Erin, which is having a preliminary launch at the upcoming Mayors breakfast. The feedback from the portal has been positive for Minto. Other municipalities will review the portal over the next few months and will determine whether they will purchase the product. The portal should then be brought under one County umbrella and be promoted as such as well as on the County page of the Wellington Advertiser once the hiccups have been fixed.

6. RTO 4 Bike Proposal

RTO 4 is currently developing cycle routes in the area and is searching for partners interested in paying half of the project cost which totals \$58,500. Further information will be provided to the Group at a later time.

7. Presentation: WFPB Job Demand Tool

Sadly there is no plan for WFPB from the government for the future (Carol will provide an update at the June meeting to the Group).

The WFPB Job Demand Report has been purchased in the past for \$1500 per year, by community, by the WFPB. To purchase the full report, which includes jobs posted by employers hiring and what they are hiring for by industry, occupation, permanent, part-time, temporary, wages, and etc. the cost would increase to \$3000 per year. The Group believes this tool is an asset to their community and agrees to pay the fee of \$500 to offset the cost of \$3000.

8. Roundtable/Other Business

Centre Wellington:

- No update

County:

- Global Talent Attraction – A Welcome Letter from the Mayors and the Warden were distributed as well as phone calls have been started to meet with employers.
- Sector profiles are at the printers and should be back by May 8th.
- The Festivals & Events guide will be available at the municipal offices on May 20th.

- Palmerston Library has started their renovation and Hillsburgh will be the next library project
- Mapleton will be receiving the next round a bout.

OMAF:

- No update

GBEC:

- Summer company applications are available until the middle of May
- Starter company program will be continuing for an additional 2 years

Mapleton:

- Palmerston high school will be the host for the upcoming Job Fair on May 13th
- The Cultural Plan will be presented to council soon.
- Crystal will be attending the upcoming Cultural Event in Barrie
- Safe Kids Day at The Palmerston Arena on May 7th

Minto:

- On May 8th the Alumni will be launched.
- Launch-It has new vendors
- Pitch-It has 5 finalists, which are brand new businesses in the Minto area
- Farmers Markets will be opening in June

Erin:

- The Mayors Breakfast will be held on May 6th, which is when the job portal will be introduced
- Mark your calendar for the upcoming tradeshow on September 26th
- The newly developed Economic Development Committee is working on the 4 year action plan

Wellington North:

- Farmers Market will start on May 8th.
- Renew Northern Wellington Arts and Business Association includes Mapleton, Minto and Wellington North as part of the renew project.

Puslinch:

- Aqua Marine Technologies has started a fish production in the quarry
- Aberfoyle Antique Market has opened

WFPB:

- Changing operation mode to be flexible with government decision
- Lease up at end of May and will possibly move in with a partner

WFA:

- Will be discussing the sharing the roads rules for large equipment and licensed vehicles at the next meeting
- The WFA is involved with the development of round-a-bouts as some are unsafe for larger equipment
- The Grand Opening for the new Livestock and Research Centre will be held on May 28th

Safe Communities:

- Safe kids week – bicycle safety this year
- Christine will be in attendance at the Fergus Home Show

Next meeting is scheduled for **June 2nd, 2015**, with elective officials, in the WWCFDC Boardroom for at 9:30am.

Meeting adjourned at 11:40am

Jana Reichert, Chair

Jane Shaw, Recording Secretary

HAMILTON REGION CONSERVATION AUTHORITY

MINUTES

Board of Directors Meeting

May 7, 2015

Minutes of the Board of Directors meeting held on Thursday, May 7, 2015 at Woodend Auditorium, 838 Mineral Springs Road, Ancaster, Ontario at 7:00 p.m.

RECEIVED
JUN 01 2015
Township of Puslinch

PRESENT: James Howlett, in the Chair
Dan Bowman
Santina Moccio
Robert Pasuta

Doug Conley
Duke O'Sullivan
Maria Topalovic

Richard MacDonald, Foundation Chair

REGRETS: Chad Collins, Lloyd Ferguson, Aidan Johnson, David Rodgers

STAFF PRESENT: Sandy Bell, Rondalyn Brown, Lisa Burnside, Grace Correia, Gord Costie, Chris Firth-Eagland, Bruce Harschnitz, Tony Horvat, Darren Kenny, Sara Kinnear, Don McConnell, Neil McDougall, Scott Peck, Joanna Sanche, Sofia Stanidis, and Mike Stone - HCA Staff

OTHERS: Richard Leitner – Media

1. CALL TO ORDER

At 7:10 p.m., the Chair called a 30 minute recess in order to secure quorum. At 7:12 p.m., the Chair recalls the meeting to order and welcomed everyone present.

2. DECLARATIONS OF CONFLICT OF INTEREST

The Chair asked members to declare any conflicts under the Board's Governance Policy. The Chairman declared a conflict of interest regarding his expenses.

3. APPROVAL OF AGENDA

The Chair requested any additions or deletions to the agenda. The Chair indicated that there is a new item under 14.1 – In Camera Items – Tiffany Falls. Chris Firth-Eagland informed the Board members that our lawyer, Amanda Jackson is present to discuss this agenda item. Amanda Jackson indicated the discussion should take place in camera.

BD12,2099

**MOVED BY: Robert Pasuta
SECONDED BY: Santina Moccio**

THAT the agenda be approved as amended.

CARRIED

4. DELEGATIONS

4.1 2014 Audited Financial Statements

James Howlett introduced Melanie Dugard from Grant Thornton. Melanie Dugard provided a presentation on the 2014 Audited Financial Statements. Melanie indicated that all is in place except for “formal approval” of the financial statements by the Board. Melanie reviewed prior period adjustments. She also indicated that it was a clean audit. Duke O’Sullivan asked for clarification of impact of not doing the adjustment and Melanie explained that it would result in a qualified audit.

James Howlett thanked Melanie Dugard for attending.

BD12,2100

**MOVED BY: Doug Conley
SECONDED BY: Dan Bowman**

THAT the Board of Directors approve the following recommendation:

THAT the Board of Directors approve the 2014 audited financial statements for the Hamilton Conservation Authority, Westfield Heritage Village, and Confederation Park.

CARRIED

5. MEMBER BRIEFING**5.1 2014 Operating Review**

Neil McDougall provided a PowerPoint presentation on the 2014 operating budget.

James Howlett thanked Neil for his presentation.

5.2 Wildlife Management Advisory Committee – Recommended Protocols

Mike Stone provided a PowerPoint presentation on the recommended protocols for Wildlife Management.

Mike acknowledged the members of the Committee:

- James Howlett
- Gord Costie
- Lisa Jennings
- Lesley McDonnell
- Rob Howe
- Mike Stone

Robert Pasuta asked if MNR is going to increase the 1 km range for relocation. Mike indicated that MNR will not be increasing the range.

6. APPLICATIONS - DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO SHORELINES AND WATERCOURSES

(Copies of the supporting staff report are available from the Authority's Administration Office)

Darren Kenny presented the report.

BD12,2101

MOVED BY: Doug Conley
SECONDED BY: Duke O'Sullivan

THAT the Board of Directors receive the Summary Enforcement Report SER – 4/15.

CARRIED

7. MINUTES OF PREVIOUS MEETING (April 2, 2015)**BD12,2102****MOVED BY: Robert Pasuta****SECONDED BY: Doug Conley**

THAT the Board of Directors approve the following recommendation:

THAT the minutes of the Board of Directors meeting held on April 2, 2015 be approved.

CARRIED**8. BUSINESS ARISING FROM THE MINUTES**

There was none.

9. PRE-DISTRIBUTED CORRESPONDENCE

There was none.

10. OTHER CORRESPONDENCE

There was none.

11. REPORTS**11.1 Budget & Administration Committee (Minutes – April 16, 2015)**

Santina Moccio presented the minutes of the Budget & Administration Committee meeting held on April 16, 2015.

Resolution Number from Budget & Administration Committee Minutes – BA1503 – HCA Generic Regulation Internet Mapping Tool

BD12,2103**MOVED BY: Duke O'Sullivan****SECONDED BY: Dan Bowman**

THAT the Board of Directors approve the following recommendations:

THAT the option to provide a public interactive mapping tool for HCA regulated areas, hosted by Conservation Ontario, be accepted at an annual cost of \$1,500.00.

CARRIED

Resolution Number from Budget & Administration Committee Minutes – BA1504
– Request from Town of Haldimand – Chippewa Trails

BD12,2104 **MOVED BY:** **Maria Topalovic**
SECONDED BY: **Doug Conley**

THAT the Board of Directors approve the following recommendations:

THAT the HCA Board of Directors agree to transfer the 9.4 hectares of Chippawa Trail corridor south of Haldibrook Road to Haldimand County for the purposes of developing and maintain a recreational trail at no purchase cost; and further

THAT Haldimand County be responsible for any legal costs associated with the transfer of these lands.

CARRIED

Resolution Number from Budget & Administration Committee Minutes – BA1506
– 4th Quarter Vendor Listing Report

BD12,2105 **MOVED BY:** Duke O'Sullivan
 SECONDED BY: Dan Bowman

THAT the Board of Directors approve the following recommendations:

THAT the Vendor Listing report for the 4th quarter in 2014 be received.

CARRIED

Resolution Number from Budget & Administration Committee Minutes – BA1507
– 2014 – Full Year Vendor Listing Report

BD12,2106 **MOVED BY:** **Duke O'Sullivan**
SECONDED BY: **Dan Bowman**

THAT the Board of Directors approve the following recommendations:

THAT the Vendor Listing report for the full year in 2014 be received.

CARRIED

Resolution Number from Budget & Administration Committee Minutes – BA1508
– CAO and Vice Chair Expenses for 2014

BD12,2107 MOVED BY: Robert Pasuta
 SECONDED BY: Dan Bowman

THAT the Board of Directors approve the following recommendations:

THAT the CAO and Vice Chair Expense report be approved.

CARRIED

Resolution Number from Budget & Administration Committee Minutes – BA1509
– 3 Month Financial Results

BD12,2108 **MOVED BY:** **Maria Topalovic**
SECONDED BY: **Doug Conley**

THAT the Board of Directors approve the following recommendations:

THAT the 3 month financial results be received.

CARRIED

Resolution Number from Budget & Administration Committee Minutes – BA1510
– 2015 – 1st Quarter Vendor Listing Report

BD12,2109 **MOVED BY:** **Doug Conley**
SECONDED BY: **Maria Topalovic**

THAT the Board of Directors approve the following recommendations:

THAT the Vendor Listing report for the 1st quarter in 2015 be received.

CARRIED

Resolution Number from Budget & Administration Committee Minutes – BA1511
– Employee Paid LTD Premiums

**BD12,2110 MOVED BY: Duke O’Sullivan
 SECONDED BY: Doug Conley**

**THAT the Board of Directors approve the following
recommendations:**

**THAT all full time staff eligible for long term disability
insurance (LTD) pay 100% of the premium for this
benefit effective January 1, 2016.**

CARRIED

Motion to Receive the Minutes

**BD12,2111 MOVED BY: Maria Topalovic
 SECONDED BY: Robert Pasuta**

**THAT the minutes of the Budget & Administration
Committee meeting held on April 16, 2015 be approved.**

CARRIED

11.2 Conservation Advisory Board (Minutes – April 9, 2015)

Maria Topalovic presented the minutes of the Conservation Advisory Board meeting held on April 9, 2015 and indicated that there were no motions requiring Board of Directors approval.

Motion to Receive the Minutes

**BD12,2112 MOVED BY: Doug Conley
 SECONDED BY: Santina Moccio**

**THAT the minutes of the Conservation Advisory Board
meeting held on April 9, 2015 be approved.**

CARRIED

11.3 Foundation Chairman’s Report

Richard MacDonald reported on the following:

- Total donations for April - \$59,559

- \$26,311 for the Hermitage (\$25k of which was from a previously reported pledge)
- \$20,000 for Maplewood
- \$6,400 came in the form of a boat donated at Fifty Point to be auctioned off later in the summer
- \$2,528 for the EcoPark campaign
- \$2,500 for a bench in the Dundas Valley
- \$1,451 in undesignated funding
- The remaining \$369 came for Education, Westfield and Conservation Area specific donations
- Year-to-Date
 - Total Donations for our fiscal year-to-date (December 2014 to April 2015) - \$403,854
- Grants to HCA
 - HCA will be receiving a federal employment grant for an ecology intern which the Foundation will be matching with a grant of \$5,000
- Other Ongoing Grants to HCA:
 - Christie Ponds: \$40,000 over 2 years
 - Staff Leadership Training: \$7,150
 - East Mountain Wetland Restoration: \$250,000 over 5 years
 - Hermitage Restoration: up to \$25,000 to match new donations
 - Westfield Visitor Centre Feasibility Study: \$18,615
- Event:
 - Our AGM and Donor Recognition Evening will take place this coming Monday, May 11 at 5 p.m. All are welcome.

Richard MacDonald thanked the Board members for the opportunity to participate and reflected on his experiences.

Robert Pasuta thanked the Foundation for the Westfield Heritage Village Feasibility Funding. He suggested that Richard could return in the future for a speaking engagement to describe his experiences abroad more fully. The Board members thanked Richard for all his work.

12. OTHER STAFF REPORTS/MEMORANDUMS

12.1 Upcoming Events

Gord Costie provided an update of the upcoming events that are included in the agenda package.

13. NEW BUSINESS**13.1 Nature Rewards Membership**

Duke O'Sullivan asked Gord Costie about the Nature Rewards Membership process given that a new card runs 12 months from date of issue. Gord said we have a renewal procedure that reminds individuals when their card is nearing expiry. Neil indicated sales in 2015 to date are better than last year, but not as good as 2013.

13.2 City of Hamilton Surplus Lands

Robert Pasuta relayed how last April he with Councillor Collins and Ferguson pulled together a plan to pass a 100 acre property that the City got for tax arrears over to Westfield Heritage Village. This was passed at the General Issues Committee yesterday, 10 of 15 Councillors voted in favour to give the land to the Hamilton Conservation Authority for \$2.00.

Chris Firth-Eagland explained how this will help Westfield Heritage Village to gain more self-reliance. This will lead to Westfield Heritage Village attaining a critical mass as a Conservation Area and more than just a living museum. This property has interesting geological features and natural growth. Hats off to Councillor Pasuta.

14. IN-CAMERA ITEMS FOR MATTERS OF LAW, PERSONNEL AND PROPERTY**BD12,2113****MOVED BY: Doug Conley
SECONDED BY: Santina Moccio****THAT the Board of Directors moves *in camera* for matters of law, personnel and property.****CARRIED**

During the *in camera* session, one legal matter was discussed.

14.1 Confidential Report BD/May 01-2015 – Verbal Discussion

James Howlett led the discussion. Lisa Burnside provided her experience. Chris Firth-Eagland led group through a picture story of the event. Discussion took place in regards to appropriate next steps.

BD12,2114**MOVED BY: Santina Moccio
SECONDED BY: Doug Conley**

THAT the Board of Directors moves out of *in camera*.

CARRIED

15. NEXT MEETING

The next meeting of the Board of Directors will be held on Thursday, June 4, 2015 at 7:00 p.m. at Woodend Auditorium, 838 Mineral Springs Road, Ancaster, Ontario.

16. ADJOURNMENT

On motion, the meeting adjourned.

Notice of the Decision
of a Draft Plan of Condominium Subdivision
by The Corporation of the City of Guelph

IN THE MATTER of a decision for approval of a Draft Plan of Condominium Subdivision for Block 13, registered Plan 61M-193 (23CDM14512), municipally known as 9 Amos Drive, in the City of Guelph, County of Wellington.

TAKE NOTICE that the General Manager of Planning Services of The Corporation of the City of Guelph gave approval for a Draft Plan of Condominium Subdivision on the 20th May, 2015, under subsection 51 (31) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, in respect to Block 13, registered Plan 61M-193 (23CDM14512), municipally known as 9 Amos 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 anytime before the approval of the final plan of condominium subdivision, appeal any of the conditions imposed by the General Manager of Planning 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 17th day of June, 2015, at 4:30 p.m., a notice of appeal setting out the objection and reasons in support of the objection. The applicable fee of \$125, **paid by 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 & Building, Engineering and Environment 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

RECEIVED
JUN 01 2015
Township of Puslinch

CLERK'S DEPARTMENT	
TO	DI
Copy	
Please Handle	
For Your Information	
Council Agenda	June 17/15
File	
I.G.# 10	

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 28th day of May, 2015.

Stephen O'Brien
City Clerk
Guelph City Hall
1 Carden Street
Guelph, Ontario N1H 3A1



May 20, 2015

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

CITY CLERK'S OFFICE

COPY

Dear Ms. Shoemaker:

**RE: 9 Amos Drive Draft Plan of Condominium,
Condominium File No.: 23CDM14512**

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 9 Amos 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 Michael Witmer, Development Planner II, Planning, Urban Design, and Building Services at (519) 837-5616, extension 2790.

Yours truly,

Todd Salter
General Manager
Planning, Urban Design and Building Services

Attach.

MW/ts

c: Carson Reid, Carson Reid Homes (87) Ltd.
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

guelph.ca



Contains 100% post-consumer fibre

Agreements: *"Residents are hereby advised that Arkell Road may be used as a truck route".*

- 14) That prior to the registration of the plan of condominium, an independent lawyer shall certify that the following advisory clause has been incorporated into the Condominium Declaration and Purchase and Sale Agreements: *"Residents are hereby advised that despite the inclusion of noise attenuation features within Unit Nos. one (1) to nine (9), due their proximity to Arkell Road, projected noise levels may exceed the Ministry of Environment (MOE) guidelines and may cause concern to some individuals."*
- 15) Prior to the registration of the Plan of Condominium or any part thereof, an independent lawyer shall certify and demonstrate that the following advisory clause has been incorporated into the Condominium Declaration: *"That private sidewalks, driveways and parking areas are to be maintained in a snow free condition and void of any obstructions twelve (12) months of the year."*
- 16) 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.
- 17) 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.
- 18) 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.
- 19) 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 18 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.

- 3) As this is proposed to be a phased condominium, please be reminded that as per by-law (2004)-17330, a fee of \$1116.50 will apply to each phase of condominium registration after the initial registration. This fee is current as of May 20, 2015; however please inquire as to the current fee at the time of the second and subsequent registrations.

REPORT

TO General Manager of Planning, Urban Design and Building Services

SERVICE AREA Infrastructure, Development and Enterprise

DATE May 20, 2015

SUBJECT **Proposed Draft Plan of Residential Condominium Subdivision
9 Amos Drive (23CDM14512) – Carson Reid Homes (87) Ltd.**

REPORT NUMBER 15-55

COPY

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 Carson Reid Homes (87) Ltd. The application pertains to lands municipally known as 9 Amos Drive. The subject property has an area of approximately 0.628 hectares.

The applicant is requesting draft plan approval for a twenty (20) unit cluster townhouse residential condominium. The application is for a standard plan of condominium, and is proposed to be registered in two (2) phases. The initial registration is proposed to include units 1 to 9, while the second and final registration is proposed to include units 10 to 20.

Each of the condominium units is proposed contain the dwelling unit, the attached or detached garage, private driveway adjacent to the garage, front yard, sidewalk(s) to the unit and a private amenity area. The remaining components of the condominium will form part of the common elements, which includes but is not limited to the drive aisles/internal road, common open space, and visitor parking. In particular, the condominium is proposed to have a total of twenty-five (25) off-street parking spaces. Of these twenty-five (25) off-street parking spaces, twenty (20) will be within the residential unit areas (driveways), and the remaining five (5) will be common element visitor spaces. The land and buildings would be subdivided in accordance with the attached proposed Draft Plan of Condominium (**Schedule 3**).

The subject property is designated 'General Residential' in the current Official Plan. The subject property is zoned R.3A-49 (Specialized Residential – Cluster Townhouse) 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 #: SP14A011) was issued by the City for this development on October 16, 2014 (**Schedule 4**). Building permits have been issued and construction is currently on-going for select units.

Infrastructure, Development and Enterprise Comments

Planning, Urban Design and Building Services recommends approval of this application for Draft Plan of Condominium, subject to the conditions outlined in **Schedule 2**. Several of the conditions are regarding advisory clauses originating from the subdivision agreement and restrictive covenants registered on title to the lands (instrument numbers WC384420 and WC398443 respectively). The development has received the necessary site plan approval and building permits have been issued. The draft plan approval conditions recommended in **Schedule 2** will ensure that site development is completed and maintained to the satisfaction of the City, prior to the registration of the plan of condominium, or any phase thereof.

Location

9 Amos Drive (**Schedule 1**); legally described as BLOCK 13, REGISTERED PLAN 61M-193, CITY OF GUELPH, COUNTY OF WELLINGTON.

Summary of Proposal

Request for draft plan approval of a twenty (20) unit standard residential condominium. Common element areas will comprise of the balance of the property that is not designated as units such as the drive aisles/internal road, common open space, and five (5) visitor parking spaces. The condominium is proposed to be registered in two (2) phases.

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:

Michael Witmer
Development Planner II

COPY


Approved By:

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

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 Van Harten Surveying Inc., Project No. 22486-14 dated December 16, 2014, illustrating a total of twenty (20) residential units including the respective twenty (20) off-street parking space units, and common elements consisting of, but not limited to a common amenity area, five (5) visitor parking spaces, and internal road/drive aisles.
- 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 9 Amos 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 the Plan of Condominium.
- 6) That prior to the registration of the Plan of Condominium or any part thereof, the owner shall provide the City with a drainage certificate signed and stamped from an Ontario Land Surveyor or a Professional Engineer stating that the buildings constructed and the grading of the lots 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 the Plan of Condominium or any part thereof, the owner shall provide the City with a certificate signed and stamped 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 shall identify 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 Plan of Condominium.

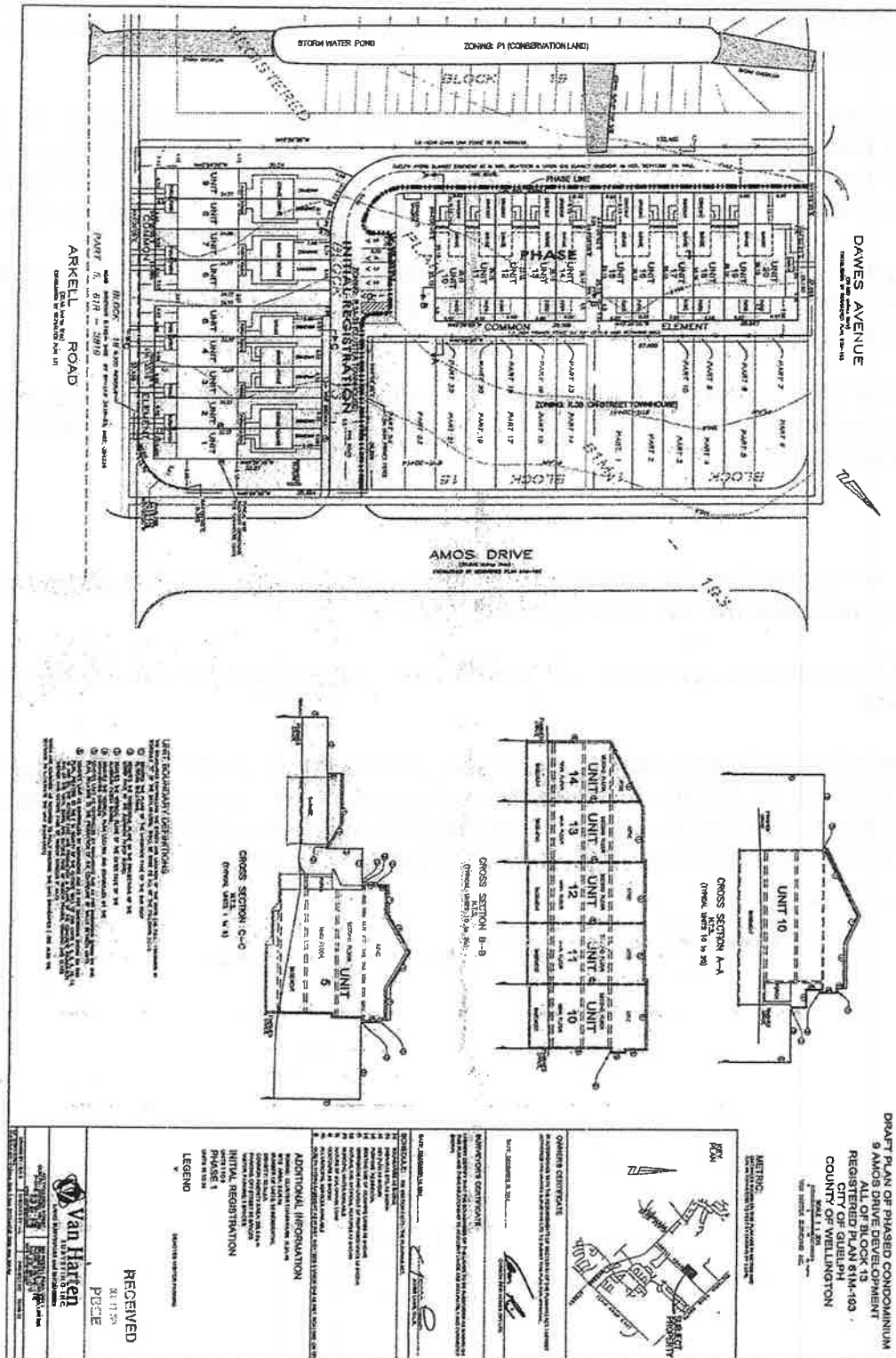
- 9) That prior to the registration of the Plan of Condominium or any part thereof, an independent lawyer shall certify that the proposed condominium phase has easements for all the sanitary sewers, building drains, building sewers, building storm drains, storm sewers, stormwater management system, watermains 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 the Plan of Condominium or any part thereof, 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 Purchase and Sale Agreements: *"In order to limit liability, public school buses operated by the Service de transport de Wellington-Dufferin Student Transportation Services, or its assigns or successors, will not travel on privately owned or maintained right-of-ways to pick up students, and potential busing students will be required to meet the bus at a congregated bus pick-up point".*
- 12) That prior to the registration of the plan of condominium, an independent lawyer shall certify that the following advisory clause has been incorporated into the Condominium Declaration and Purchase and Sale Agreements: *"Residents are hereby advised that a transit route may be installed on Arkell Road, Amos Drive and Dawes Avenue at the discretion of the City. The location of such route and bus stops will be determined based on the policies and requirements of the City. Such bus stops may be located anywhere along the route(s), including lot frontages".*
- 13) That prior to the registration of the plan of condominium, an independent lawyer shall certify that the following advisory clause has been incorporated into the Condominium Declaration and Purchase and Sale Agreements: *"Residents are hereby advised that Arkell Road may be used as a truck route".*
- 14) That prior to the registration of the plan of condominium, an independent lawyer shall certify that the following advisory clause has been incorporated into the Condominium Declaration and Purchase and Sale Agreements: *"Residents are hereby advised that despite the inclusion of noise attenuation features within Unit Nos. one (1) to nine (9), due their proximity to Arkell Road, projected noise levels may exceed the Ministry of Environment (MOE) guidelines and may cause concern to some individuals."*
- 15) Prior to the registration of the Plan of Condominium or any part thereof, an independent lawyer shall certify and demonstrate that the following advisory clause has been incorporated into the Condominium Declaration: *"That private sidewalks, driveways and parking areas are to be maintained in a snow free condition and void of any obstructions twelve (12) months of the year."*

-
- 16) 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.
 - 17) 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.
 - 18) 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.
 - 19) 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 18 have been satisfied or acknowledged, whatever the case shall be.

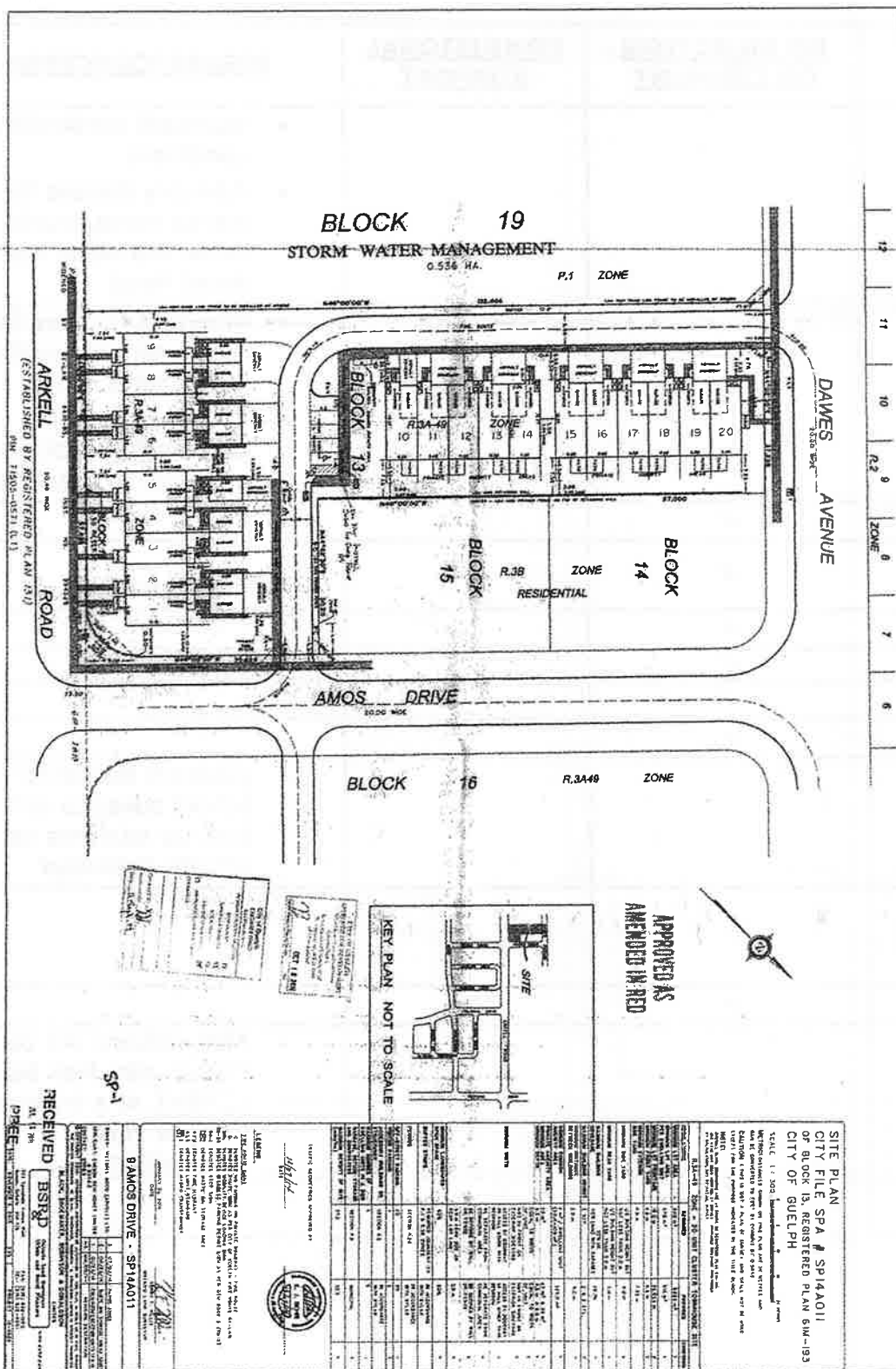
NOTES:

- 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.
- 3) As this is proposed to be a phased condominium, please be reminded that as per by-law (2004)-17330, a fee of \$1116.50 will apply to each phase of condominium registration after the initial registration. This fee is current as of May 20, 2015; however please inquire as to the current fee at the time of the second and subsequent registrations.

Proposed Condominium Plan



Approved Site Plan



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 • Advisory clauses for transit route, truck route and noise from Arkell Road
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 for school buses to not pick-up students on private roadways
Wellington Catholic District School Board	✓		
Union Gas	✓		
Canada Post		✓	<ul style="list-style-type: none"> • Mail delivery will be via Community Mail Boxes (CMBs), at a location to Canada Post's satisfaction
Guelph Police Services	✓		



Puslinch Fire and Rescue Service

Monthly Report

May 2015

Significant Events/ Incidents/Trends

Home Fire Safety Campaign

This summer you may meet members of the Puslinch Fire & Rescue Services at your door. We are hoping it will be a good experience as they will provide useful information and tips to keep your family safe. We will be visiting homes in the Western areas of the Township to create awareness around smoke alarms, CO alarms and the importance of home escape planning.

The fire department will be reaching out to the public with this door to door campaign with some very important fire safety messages. We hope you will take advantage of this opportunity to ask questions and utilize the visit to ensure your home is in compliance with the Ontario Fire Code Regulations. A successful visit will result if we leave your home knowing:

- The residence is in compliance with the Ontario Fire Code
- The homeowner understands the requirements of working smoke & CO alarms

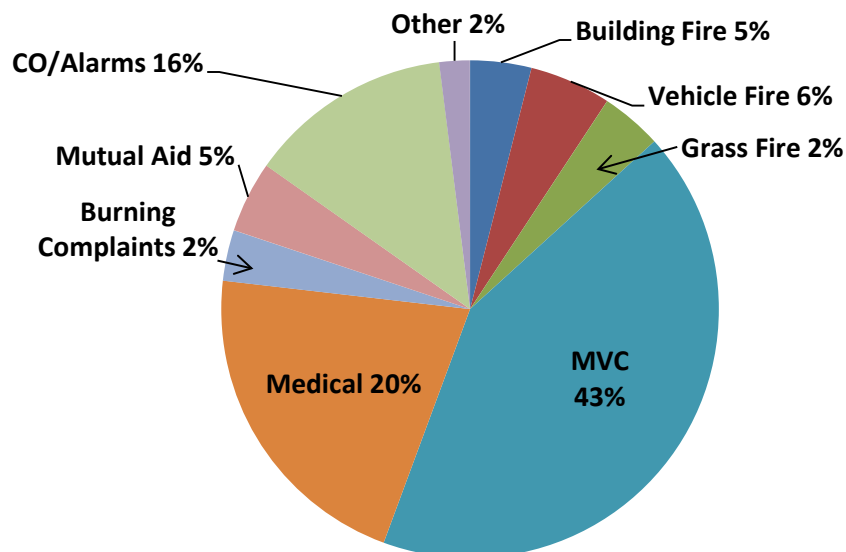
- Alarms are installed in optimum locations and working
- The homeowner understands how to test and maintain their alarms
- You understand the importance of developing and practising home escape planning

If during an inspection it is determined that smoke alarms are missing, improperly located or not working, immediate action must be taken to bring the home into compliance with the Fire Code. We will install a loaner smoke alarm(s) and ensure that they are working before we leave your home. When a loaner smoke alarm has been installed, we will return for a re-inspection to ensure the home-owner has purchased and installed the required smoke alarms.

The focus of the Home Fire Safety Campaign will be on fire education and ensuring compliance so charges will not have to be laid.

REPORT MONTH:		2015 May					
		May Monthly Total	May 2015 YTD	May 2014 YTD	May 2013 YTD	May \$ Loss Monthly	May 2015 \$ Loss YTD
FIRE:	Structure	0	6	6	7	\$0	\$60,000
	Vehicular	1	8	6	9	\$1000	\$58,000
	Grass and Bush	3	6	1	3	\$0	\$5,000
	Other	0	0	0	8	0	
		Monthly	2015 YTD	2014 YTD	2013 YTD		
Motor Vehicle Collisions		11	64	84	46		
Medical Assist		7	32	23	22		
Mutual Aid		1	7	4	1		
Carbon Monoxide		0	7	6	4		
Automatic Alarm		0	13	16	10		
Burning Complaints		3	5	7	5		
Incorrect Page		0	0	4	1		
Other		0	3	8	10		
TOTALS:		Monthly	2015 YTD	2014 YTD	2013 YTD		
		26	151	165	126		
Estimated Total Dollar Loss Due to Fire		\$1,000	\$123,000	\$345,00	\$583,000		

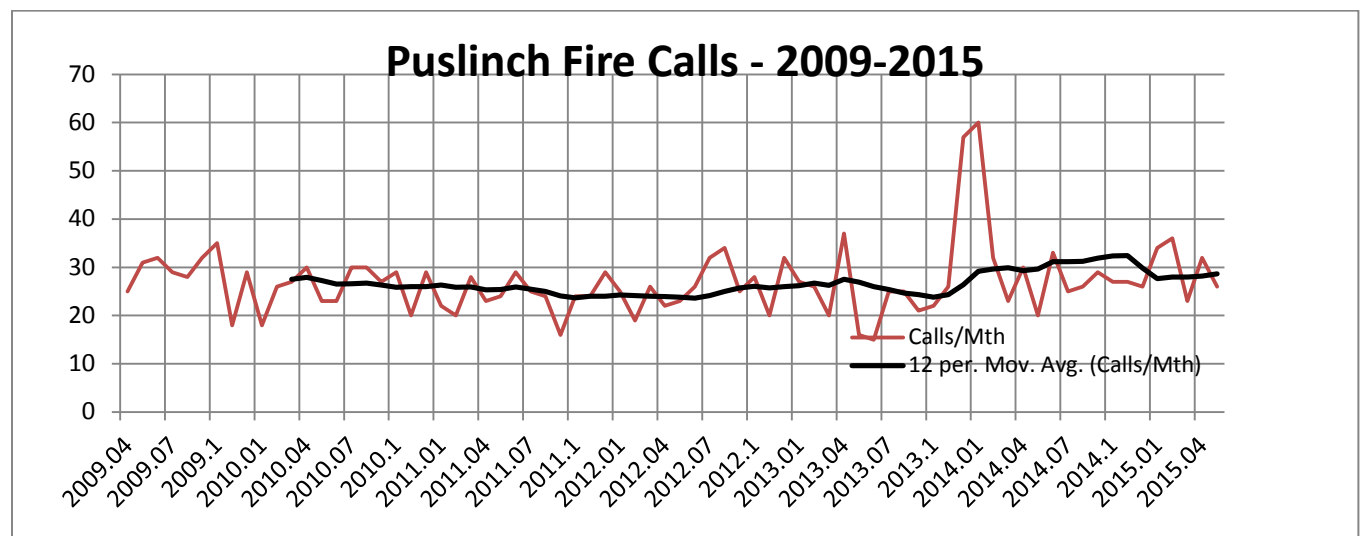
2015 YTD Emergency Calls



Prevention & Public Education

2015 May

Activity:	Monthly Total	2015 YTD
Inspections	5	16
Water Tank Inspection	8	31
Investigations	1	7
Emergency Planning	0	10
Public Education Volunteer	1	5
Public Education Paid	0	2
Meeting	2	15
Home Safe Home Campaign	0	0



Professional Development

Activity	Month	Day
Home Safe Home Campaign Training	June	2 & 3
Fire Master Plan Preliminary Findings	June	11
Medical	June	16 & 17
Live Fire Training Cambridge	June/July	23/24 & 7/8
Water Rescue Training	July	14,15,21,22

Puslinch Fire and Rescue Service

Monthly Report

May 2015

Illegal Burn – Watson Road

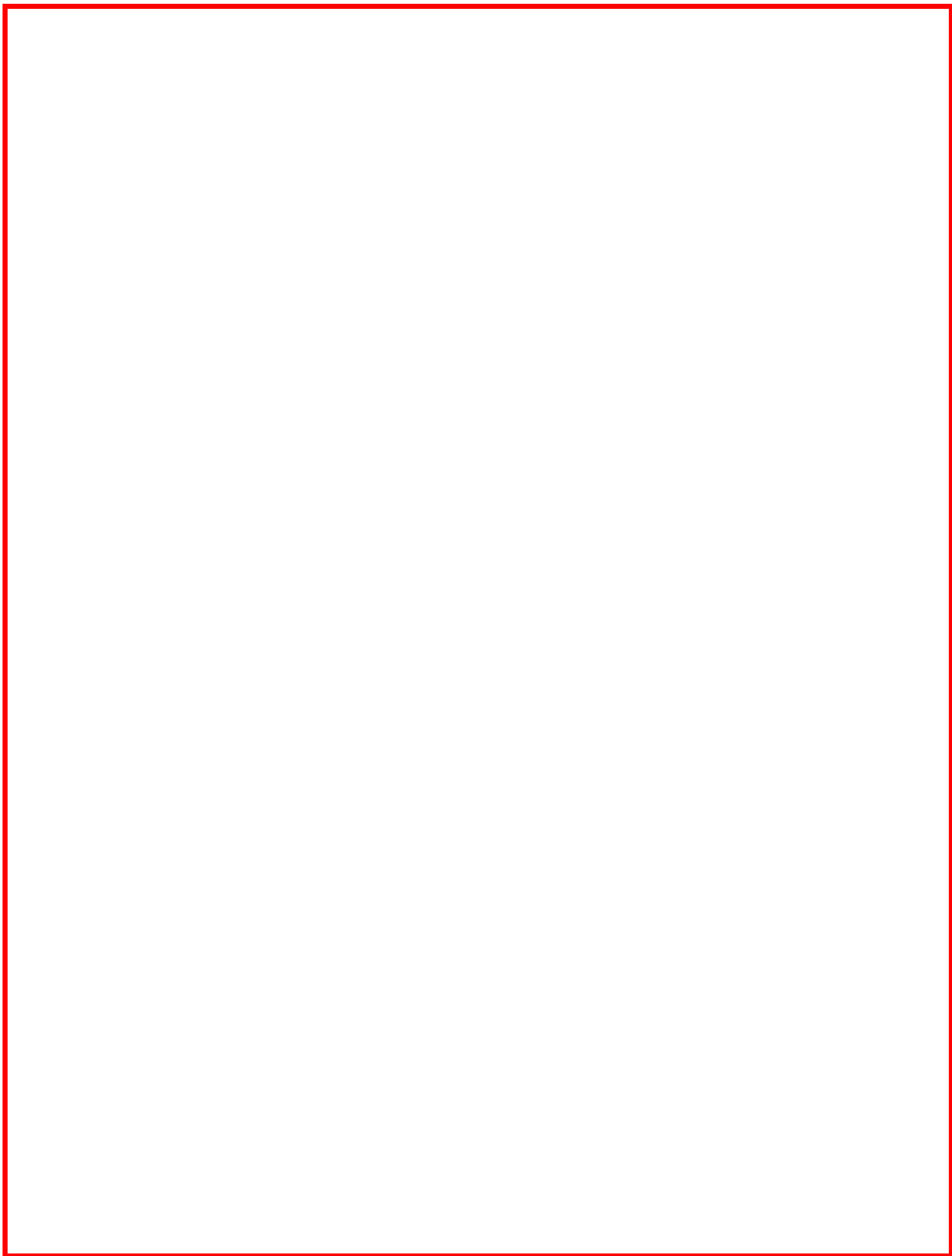


Illegal Burn – Watson Road



Motor Vehicle Collision- Victoria Road – Hazardous Material Spill







REPORT FIR 2015-003

TO: Mayor and Members of Council

FROM: Steven Goode, Fire Chief

MEETING DATE: June 17, 2015

SUBJECT: Cost Recovery for Damaged Protective Equipment . Fire
Department
File No. F02 FIR

RECOMMENDATIONS

That Report FIR-2015-003 regarding the Cost Recovery for Damaged Fire Protective Equipment . Fire Department be received in accordance with the requirements of the Financial Administration and Budget Management Policy By-law No.60/08

DISCUSSION

Purpose

The purpose of this report is to advise Council of a fire incident that damaged fire department protective equipment and the cost recovery of that damaged equipment.

Background

On April 27, 2015 the Township of Puslinch Fire and Rescue Services responded to a reported dust collector fire located on Nicholas Beaver Rd. The fire was confined to an exterior dust collector system on the north/east corner of the industrial building. Complete fire extinguishment required extensive overhaul of the dust collector system.

On April 27 & April 28, 2015, Puslinch Fire and Rescue staff investigated the cause of the fire. It was determined through the investigation that the fire was caused by spark(s) from the plasma cutting machine operation that had entered the dust collection system. It was also determined that the on - site fire pump was out of service which affected the dust collector sprinkler system water flow. Township staff through an inspection order dated May 15, 2015 required the owner to repair the fire pump and suppression system.

Standard fire department practice is to send all dirty contaminated gear to Fire Service Management for cleaning and testing according to National Fire Protection Agency 1851 . 2014 edition. Fire Service Management informed Township staff that they were unable to have all contamination washed out of ten (10) sets of bunker gear. Fire Service Management recommended that the bunker sets be removed from any live-fire service. Township staff immediately removed the ten (10) sets from service and also removed ten (sets) of helmet liners and fourteen (14) sets of suppression gloves.

Township staff met with the owner and indicated an invoice would be issued for the cost recovery of the protective fire equipment in accordance with the Township's 2015 Fees and Charges By-law No. 2014-076 which includes a provision in Schedule E for the replacement of equipment and resources used at 100% cost recovery.

A sample of the powder material involved was sent to Excova for analysis to determine the nature of the product. Identification of the unknown materials may require several analytical steps.

FINANCIAL IMPLICATIONS

The fire located on Nicholas Beaver Road on April 27, 2015 caused the Township to incur significant fire protective equipment replacement costs. The total replacement cost for all damaged protective equipment totals \$22,670 inclusive of the non-refundable portion of HST which will be funded from account number 01-0040-4321.

The Township will invoice the owner for all incurred costs in the replacement of the fire department protective equipment and the material analysis.

APPLICABLE LEGISLATION AND REQUIREMENTS

Section 7 of the Financial Administration and Budget Management Policy By-law No. 60/08

Section 10 of the Purchasing and Procurement of Goods and Services By-law No. 60/08

Schedule E of the Fees and Charges By-law No. 078/14

ATTACHMENTS

None



REPORT FIN-2015-024

TO: Mayor and Members of Council

FROM: Mary Hasan, Director of Finance/Treasurer

MEETING DATE: June 17, 2015

SUBJECT: 2014 Commodity Price Hedging Agreements Report
File No. A09 HED

RECOMMENDATIONS

That Report FIN-2015-024 regarding 2014 Commodity Price Hedging Agreements Report be received.

DISCUSSION

Purpose

The purpose of this report is to comply with the Treasurer's reporting requirements as set out by Ontario Regulation 653/05.

Background

Section 7(1) of Ontario Regulation 653/05, as amended states that if a municipality has commodity price hedging agreements in place, the Treasurer of the municipality must prepare and present to Council once every fiscal year a detailed report on all of those agreements. The report must contain the following information:

1. A statement about the status of the agreements during the period of the report, including a comparison of the expected and actual results of using the agreements.
2. A statement by the Treasurer that all of the agreements entered into during the period of the report are consistent with the municipality's statement of policies and goals related to the use of Commodity Price Hedging Agreements.
3. Such other information as Council may require.
4. Such other information as the Treasurer considers appropriate to include in the report.

The Township entered into hedging agreements for natural gas and electricity procurement through Local Authority Services Limited (LAS), a wholly owned subsidiary of the Association of Municipalities of Ontario (AMO). These agreements are as follows:

- The Electricity Agency Appointment and Retainer Agreement dated September 19, 2012
- The Agency Appointment Agreement for Natural Gas dated January 11, 2006 and revised on June 15, 2007

The Commodity Price Hedging Policy was approved by Council in accordance with By-law No. 56/12, attached as Schedule A to Report FIN-2015-024.

Natural Gas Procurement Program

The LAS Natural Gas Procurement Program currently includes 174 participating organizations. An annual price (per m³) for all natural gas consumption is determined by LAS and reflects LAS's completed gas purchases and expectations for spot market natural gas costs for the one-year period. LAS purchases physical natural gas and provides it to all enrolled municipalities based on their consumption requirements.

Electricity Procurement Program

The LAS Electricity Procurement Program currently includes 134 municipalities. LAS removes municipal accounts from government (default) pricing and instead purchases electricity forward price contracts for much of the municipality's consumption.

The Township has elected to continue with hedging 65% of the Township's electricity requirements while the remaining 35% is purchased at spot market prices. The 65% hedge level chosen by the Township is the most common hedge level for LAS members (approximately 90% of the members hedge at this level) because it provides a sufficient amount of annual cost stability. The remaining 35% of Township consumption settles at spot market rates which can provide additional cost savings when these rates are low.

Benefits of Hedging

The goal of hedging is not to speculate on the future price of a commodity, but rather to fix its price to an agreed amount. Volatile shifts in utility pricing create significant challenges in maintaining utility budgets. This uncertainty in energy pricing can impact decision making and cost controllability for the Township. The LAS programs provide stable energy pricing which assists in maintaining the Council approved utility budget every year.

Township Energy Consumption

As part of the annual energy consumption and greenhouse gas emissions reporting required in accordance with Ontario Regulation 397/11, the Township consumed 319,765 kWh of electricity in 2011 (excluding streetlight accounts) and 54,888 m³ of natural gas in 2011. The Township consumed 374,062 kWh of electricity in 2012 (excluding streetlight accounts) and 35,489 m³ of natural gas in 2012. Note that the reporting deadlines for the 2013 and 2014 fiscal periods are July 1, 2015 and July 1, 2016 respectively.

FINANCIAL IMPLICATIONS

Natural Gas

The 2014 actual natural gas costs amounted to \$19,036 and the 2015 budgeted natural gas costs amount to \$19,240 as outlined below:

Account Number	Department	2014 Actual	2015 Budget
01-0020-4202	Building	1,394	1,410
01-0030-4202	Public Works	5,584	5,640
01-0040-4202	Fire and Rescue Services	945	955
01-0070-4202	Puslinch Community Centre	3,238	3,270
01-0080-4202	Optimist Recreation Centre	5,644	5,705
01-0100-4202	Finance	2,231	2,260
Total		\$19,036	\$19,240

The Township utilized the LAS Natural Gas Procurement Program at the following commodity price rates:

- November 1, 2013 to October 31, 2014 at a price of 15.9 cents/m³ (program fee of 0.0037 cents/m³ included).
- November 1, 2014 to October 31, 2015 at a price of 16.9 cents/m³ (program fee of 0.0037 cents/m³ included).

Outlined below are the commodity price rates charged by Union Gas compared to LAS from 2014 to present:

Date	Union Gas Effective Commodity Price (cents/m ³)	LAS Effective Commodity Price (cents/m ³)	LAS Savings (Loss) (cents/m ³)
Jan 2015	18.9887	16.9	2.089
Oct 2014	19.2103	15.9	3.310
Jul 2014	22.5862	15.9	6.686
Apr 2014	22.3894	15.9	6.489
Jan 2014	13.3052	15.9	(2.595)

Reference:

<http://www.ontarioenergyboard.ca/oeb/Consumers/Natural+Gas/Natural+Gas+Rates/Natural+Gas+Rates+--Historical>

The LAS natural gas rate was much lower than the prevailing Union Gas rates from April 2014 to January 2015.

The current rate of 16.9 cents/m³ includes the LAS program fee. If LAS collects more revenue through the set program rate than is required to run the program, an amount is rebated back to members. The rebate provided is based on the quantity of natural gas consumed during the rebate period. There was no rebate for the 2014 fiscal year as the set program fees were required to buy additional natural gas for the entire LAS program due to the cold 2013-2014 winter season. LAS purchases physical natural gas and provides it to all enrolled accounts. LAS must balance the volume of the contracts at periods during the year with both Enbridge and Union Gas. The LAS program pricing model allows LAS to do this without impacting the annual commodity price that is set to the end user. The Township received a total of \$3,499 in rebates related to the LAS Natural Gas Procurement program in previous fiscal years:

- 2007 Fiscal Year: \$963
- 2008 Fiscal Year: \$473
- 2010 Fiscal Year: \$423
- 2011 Fiscal Year: \$453
- 2012 Fiscal Year: \$554
- 2013 Fiscal Year: \$633

Electricity

The 2014 actual electricity costs amounted to \$59,585 and the 2015 budgeted electricity costs amount to \$61,940 as outlined below:

Account Number	Department	2014 Actual	2015 Budget
01-0020-4201	Building	2,137	2,215
01-0030-4201	Public Works	5,162	5,600
01-0040-4201	Fire and Rescue Services	4,677	4,845
01-0070-4201	Puslinch Community Centre	21,372	22,120
01-0080-4201	Optimist Recreation Centre	21,185	21,930
01-0100-4201	Finance	5,052	5,230
	Total	\$59,585	\$61,940

The Township utilized the LAS Electricity Procurement Program at the following rates:

- 2014 at a price of 2.83 cents/kWh (program fee of \$0.0015 cents/kWh for 65% of the Township's hedged electricity is included).
- 2015 at a price of 3.268 cents/kWh (program fee of \$0.0015 cents/kWh for 65% of the Township's hedged electricity is included).

The Township obtained an Electricity Commodity Savings Review completed by LAS for the July 2013 to June 2014 period as outlined in Schedule C to Report FIN-2015-024. The total actual electricity savings for the program for the Township of Puslinch for the period of July 2013 to June 2014 amounted to \$7,287 when compared to prevailing government TOU rates.

Outlined below are the commodity savings per kWh based on LAS's program purchase completed in 2014, and the government TOU rates expected for 2015:

Block	Volume	Price cents/kWh
LAS 2015 Hedge Purchase Price (including program fee)		3.268
	@ 65% of load	2.12
Average Spot Market – Hourly Ontario Energy Price (HOEP)		2.41 Note 1
	@ 35% of load	0.84
Expected LAS Cost = Hedge Price + Average Spot Market	100% Blend of Volume	2.96
Plus Global Adjustment		6.68 Note 2
Equals Expected LAS Total Commodity Rate		9.64
TOU Rate		10.77 Note 3
LAS Commodity Cost Savings		1.13 cents/kWh

Note 1 12 month spot market prices at May 2015 obtained from Jason Hagan, Program Manager at LAS.

Note 2 The average Global Adjustment charge at May 2015 obtained from Jason Hagan, Program Manager at LAS.

Note 3 May 2015 TOU rates, assuming a usage pattern of 55% off-peak, 22.5% mid-peak, and 22.5% on-peak. This is representative of many municipal accounts.

There are no rebates for the electricity program as LAS purchases a financial hedge for each participating municipality at a negotiated cost (per/kWh) and settles, as retailer, along with the spot market cost of power.

The 2015 budgeted cost of utilities represents 3.1% of the Township's operating tax levy.

APPLICABLE LEGISLATION AND REQUIREMENTS

Ontario Regulation 653/05, as amended of the Municipal Act, 2001

ATTACHMENTS

Schedule A . By-law No. 56/12 - Commodity Price Hedging Policy

Schedule B . Treasurer's Statement

Schedule C . LAS Electricity Commodity Savings Review . July 2013 to June 2014

Schedule A to Report FIN-2015-024

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 56/12

Being a by-law to authorize the Township of Puslinch to establish a policy respecting Commodity Price Hedging for the Township of Puslinch.

WHEREAS Council for the Corporation of the Township of Puslinch considers it desirable to establish a Commodity Price Hedging policy.

NOW THEREFORE BE IT RESOLVED THAT Council does hereby enact the following as a By-law;

1. THAT the Corporation of the Township of Puslinch does hereby adopt a policy respecting Commodity Price Hedging as attached hereto and marked as Schedule "A" to this By-law.
2. THAT this By-law shall take effect upon the date of passage.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 19th DAY OF SEPTEMBER, 2012.



Mayor Dennis Lever



Brenda Law, CAO/Clerk-Treasurer

APPENDIX A

FINANCE POLICY

SUBJECT: COMMODITY PRICE HEDGING POLICY

1. Interpretation

This policy is to be interpreted and applied in accordance with the requirements of the *Municipal Act, 2001* ("the Act") and any regulations passed thereunder ("the regulations"). Terms used in the policy have the meanings applicable to those terms in the corresponding sections of the Act and the regulations.

2. Purpose

The purpose of this policy is to adopt a statement of the municipality's commodity price hedging policies and goals. Section 6(1) of O. Reg. 653/05 requires the adoption of such a statement before the municipality may enter into commodity price hedging agreements.

3. Statement of Commodity Price Hedging Policies and Goals

- (a) The Township of Puslinch will consider commodity price hedging agreements as a means of fixing, directly or indirectly, or enabling the municipality to fix, the price or range of prices to be paid by the municipality for the future delivery of some or all of the commodity or the future cost to the municipality of an equivalent quantity of the commodity, where it is advantageous for the municipality to do so.
- (b) In determining whether a particular commodity price hedging agreement is advantageous for the municipality, the following considerations will be taken into account:
 - (i) Any and all projects of the municipality are projects for which commodity price hedging agreements will be appropriate;
 - (ii) If, at the time, it is the opinion that fixed costs and estimated costs of the municipality will be reduced by virtue of the use of such an agreement;

- (iii) If, at the time, it is the opinion that the future price or cost to the municipality of the applicable commodity will be lower or more stable than it would be without the agreement;
- (iv) If, at the time, the project includes a detailed estimate of the expected result of using such an agreement;
- (v) If, at the time, it is the opinion that the financial and other risks to the municipality that would exist with the use of such an agreement will be lower than the financial and other risks to the municipality that would exist without such an agreement;
- (vi) If, at the time, it is the opinion that the agreement contains adequate risk control measures relating to such an agreement, such as,
 - (1) Limited credit exposure based on credit ratings and/or on the degree of regulatory oversight and/or on the regulatory capital of the other party to the agreement,
 - (2) a standard agreement,
 - (3) ongoing monitoring with respect to the agreement.

Schedule B to Report FIN-2015-024

Treasurer's Statement

The objectives of the LAS Natural Gas and Electricity Procurement Programs align with the Township's objectives as these programs:

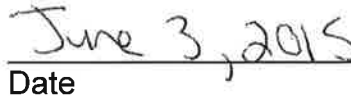
1. Facilitate effective budgeting as purchasing blocks of energy commodities produce stable prices for budgeting purposes;
2. Allow for competitive pricing through providing savings on required purchases; and
3. Maximize purchasing power through the pooling of energy requirements from several municipalities which can leverage better pricing than individual purchasing.

Annual price stabilization and price benefits from bulk procurement along with individualized support, advice and consumption data reports provide the Township with a means to monitor its usage and more accurately forecast its annual utility budgets.

In my opinion, all commodity price hedging agreements are consistent with the Township's statement of policies and goals related to the use of financial agreements to address commodity pricing and costs as per By-law No. 56/12.



Mary Hasan, CPA, CA
Director of Finance/Treasurer



Date

Schedule C to Report FIN-2015-024

Puslinch

LAS Electricity Commodity Savings Review (July 2013 - June 2014)



September 2014

Hedge Accounts

	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
Total Usage (kWh) * See Note 1	27,584	18,978	17,400	21,181	30,858	43,540	46,680	45,937	37,310	43,253	73,887	28,518
Enrolled Accounts	13	13	13	13	13	13	13	13	13	13	13	13
Hedge Price Including Program Fees (\$/kWh)	\$0.0305	\$0.0305	\$0.0305	\$0.0305	\$0.0305	\$0.0305	\$0.0283	\$0.0283	\$0.0283	\$0.0283	\$0.0283	\$0.0283
LAS Program Hedge (kWh)	12,035	8,556	11,439	11,080	11,408	10,081	23,213	16,834	19,842	19,728	18,196	21,600
Cost of Hedge Including Program Fees	\$367.05	\$260.97	\$348.69	\$337.31	\$347.94	\$307.46	\$656.92	\$479.24	\$555.86	\$558.30	\$543.22	\$611.28
Weighted Avg. Spot Market Price (\$/kWh)	\$0.0316	\$0.0238	\$0.0223	\$0.0224	\$0.0161	\$0.0313	\$0.0654	\$0.0818	\$0.0604	\$0.0333	\$0.0179	\$0.0298
Cost of Spot Market Electricity	\$491.37	\$248.03	\$132.92	\$226.04	\$312.29	\$1,047.58	\$1,534.75	\$2,372.38	\$1,420.56	\$783.38	\$1,086.17	\$146.57
Global Adjustment Market Charge (\$/kWh)	\$0.0736	\$0.0401	\$0.0872	\$0.0581	\$0.0623	\$0.0761	\$0.0363	\$0.0223	\$0.0110	-\$0.0097	\$0.0536	\$0.0719
Total Cost LAS Program	\$2,894	\$1,270	\$1,899	\$1,792	\$2,579	\$4,669	\$3,886	\$3,876	\$2,387	\$922	\$5,919	\$2,665
Avg LAS Price per kWh (Incl. GA)	\$0.1049	\$0.0668	\$0.1149	\$0.0847	\$0.0837	\$0.1072	\$0.0833	\$0.0844	\$0.0640	\$0.0213	\$0.0740	\$0.1008
Comparable Time-of-Use (RPP) Cost * See Note 2	\$2.433	\$1.674	\$1.635	\$1.865	\$2.671	\$4.059	\$4.351	\$4.281	\$3.477	\$4.031	\$7.743	\$2.567
Monthly Savings / (Cost)	-\$461	\$404	-\$454	\$73	\$292	-\$610	\$464	\$405	\$1,090	\$3,109	\$1,824	-\$98

439,162 Consumption (kWh)

184,880 Hedge (kWh)
42%

\$0.0826 Average cost per kWh

\$40,895.81 Total TOU Cost

\$6,028.62 Savings from LAS Enrollment

14.7% LAS Savings Compared to TOU

Streetlight Accounts

	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
Total Usage (kWh)	19,321	18,729	19,087	19,606	18,901	20,157	17,185	18,772	20,182	18,883	18,630	19,542
Enrolled Accounts	10	10	10	10	10	10	10	10	10	10	10	10
RPP Usage - 1st Tier Price (kWh)	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00
RPP Usage - 2nd Tier Price (kWh)	11,820.51	11,229.21	11,587.34	12,106.35	11,400.70	12,656.96	9,686.27	11,271.77	12,681.86	11,382.98	11,130.43	12,041.62
Average Spot Market Price - (\$/kWh) * See Note 3	\$0.0208	\$0.0169	\$0.0144	\$0.0170	\$0.0130	\$0.0282	\$0.0505	\$0.0726	\$0.0860	\$0.0340	\$0.0135	\$0.0154
Cost of Spot Purchase (Including LAS Program Fee)	\$461.87	\$357.79	\$334.66	\$393.31	\$305.71	\$648.58	\$927.91	\$1,422.83	\$1,997.46	\$702.02	\$311.51	\$360.94
Global Adjustment Market Charge (\$/kWh)	\$0.0736	\$0.0401	\$0.0872	\$0.0581	\$0.0623	\$0.0761	\$0.0363	\$0.0223	\$0.0110	-\$0.0097	\$0.0536	\$0.0719
Total Cost LAS Program	\$1,888	\$1,109	\$1,999	\$1,532	\$1,483	\$2,163	\$1,552	\$1,841	\$2,219	\$519	\$1,310	\$1,766
Avg LAS Price per kWh (Incl. GA and LAS fee)	\$0.0977	\$0.0592	\$0.1047	\$0.0782	\$0.0785	\$0.1083	\$0.0903	\$0.0981	\$0.1100	\$0.0275	\$0.0703	\$0.0904
Comparable RPP Cost * See Note 4	\$1.661	\$1.607	\$1.639	\$1.687	\$1.728	\$1.850	\$1.562	\$1.716	\$1.853	\$1.727	\$1.789	\$1.861
Monthly Savings / (Cost)	-\$227	\$498	-\$360	\$154	\$245	-\$332	\$10	-\$126	-\$367	\$1,208	\$459	\$95

228,998 Consumption (kWh)

\$0.0844 Average cost per kWh

\$20,659.84 Total RPP Cost

\$1,258.21 Savings from LAS Enrollment

6.1% LAS Savings Compared to RPP

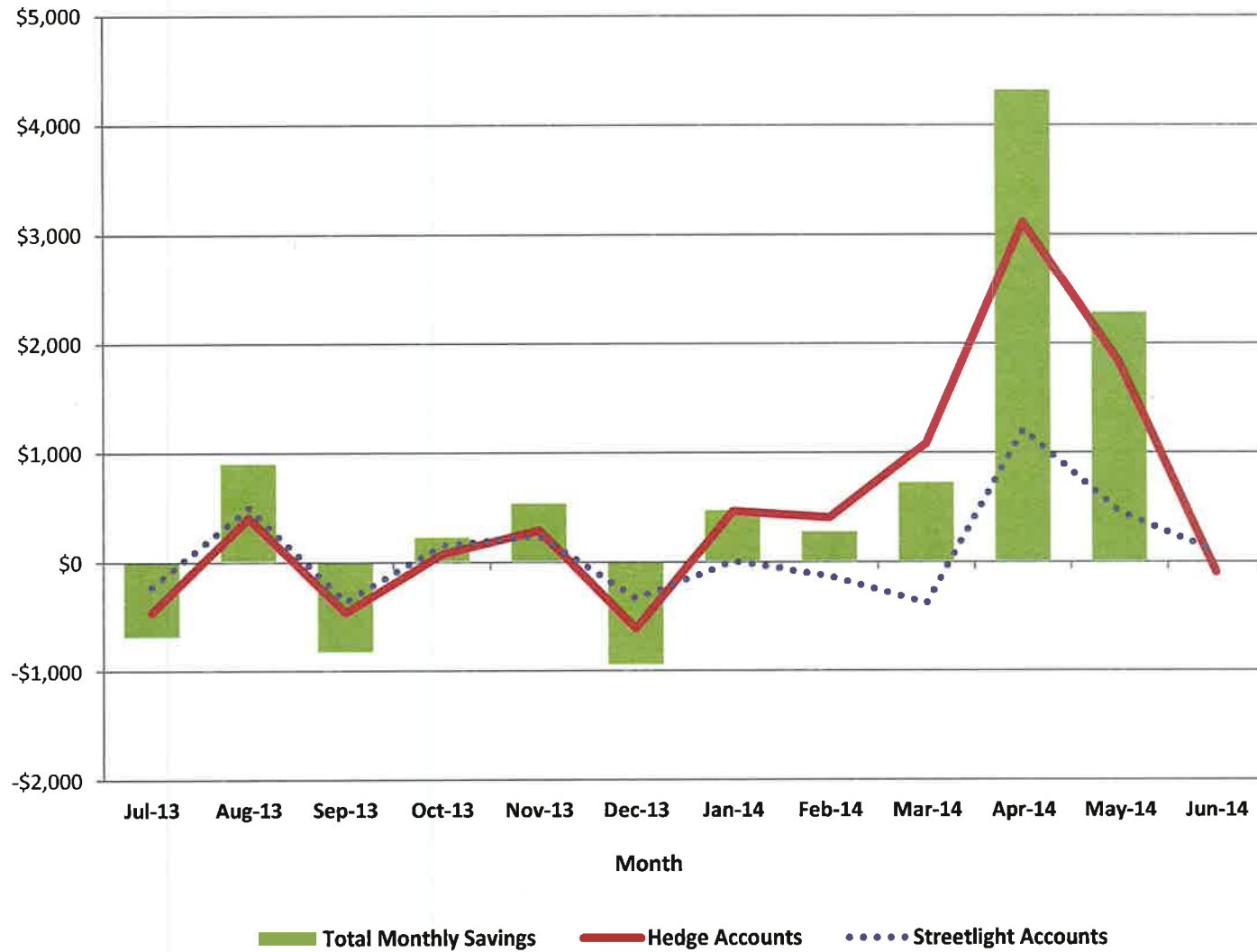
LAS - Total Monthly Savings / (Cost)	-\$688	\$902	-\$824	\$228	\$537	-\$943	\$475	\$280	\$724	\$4,317	\$2,283	-\$2
--------------------------------------	--------	-------	--------	-------	-------	--------	-------	-------	-------	---------	---------	------

Annual Program Savings / (Cost) \$7,287

Notes

- 1) We have assumed that all accounts are RPP/TOU eligible (i.e., under 250,000kWh/year consumption)
- 2) Time-of-use (TOU) rates used for each month are based on the rates for that month with the following split: 55% off-peak, 22.5% mid-peak, and 22.5% on-peak.
- 3) This price represents the average HOEP for the hours of operation of a typical streetlight account using an approved streetlight profile.
- 4) RPP rates for the period reviewed were: 7.8 / 9.1 cents/kWh - July to October 2013; 8.3/ 9.7 cents/kWh - November 2013 to April 2014, and 8.6 / 10.1 cents/kWh for May - July 2014.

LAS Electricity Program Monthly Savings - July 2013-June 2014



8(b)(1).

Financial Report Financial Report - 2015-05

BANK BALANCE	8,718,490
---------------------	-----------

General Acct. Interest Earned to Date	26,082
--	--------

2015 Taxes Levied to Date	Interim 1st Installment	5,480,282
	Interim 2nd Installment	5,478,864
	Final 1st Installment	
	Final 2nd Installment	
	capping	
	Total Taxes Levied	<u>10,959,146</u>

Taxes Written Off to Date	6,295
----------------------------------	-------

Supplemental Billings to Date	<u>7,841</u>
--------------------------------------	--------------

2015 Outstanding Taxes	876,349
2015 Outstanding Interest	12,061

Outstanding Taxes and Interest (Prior years)

-	2014 Taxes & Interest	384,249
-	2013 Taxes & Interest	159,534
-	2012 & Prior & Interest	93,652
	Total Outstanding Taxes & Interest - Prior Years	<u><u>637,434</u></u>

8.2(b)(i).

2015.02.25 8.0 9759b

Township of Puslinch

03/06/2015

1:37PM

Accounts Payable

TD Canada Trust Cheque Register By Date

01/05/2015 thru 31/05/2015

Cheque Number	Cheque Date	Payee	Cheque Amount
018436	08/05/2015	000585 KEYSTONE USER GROUP	20.00
018437	12/05/2015	001936 HERNER, MARISSA	34.78
018438	12/05/2015	000514 HYDRO ONE NETWORKS INC	5,506.37
018439	12/05/2015	000678 MATTHEW BULMER	225.00
018440	12/05/2015	000741 MUNICIPAL WORLD INC.	108.82
018441	12/05/2015	001650 PITNEY BOWES	338.97
018442	12/05/2015	000932 SENTEX COMMUNICATIONS	348.01
018443	12/05/2015	001733 SHRED-IT INTERNATIONAL ULC	57.57
018444	12/05/2015	000374 SUSAN FIELDING	104.50
018445	12/05/2015	001909 TUCK, CAMERON	30.89
018446	12/05/2015	001039 UNION GAS LIMITED	1,266.95
018447	12/05/2015	001966 V & L TRANSPORTATION SALES	2,789.50
018448	14/05/2015	000969 FCDQ	328.82
018449	14/05/2015	000998 TD VISA	4,434.06
018450	14/05/2015	001078 WELL. CTY CLERKS & TREASURERS	50.00
018451	20/05/2015	001598 BENNETT CHEV CADILLAC BUICK GMC	37,416.90
018452	21/05/2015	001639 407 ETR	46.01
018453	21/05/2015	001847 AIRD & BERLIS LLP	387.03
018454	21/05/2015	001222 BRENNEMAN FILING SYSTEMS LTD	209.62
018455	21/05/2015	001182 G.T. FRENCH PAPER LTD.	566.30
018456	21/05/2015	000400 GUELPH BUSINESS MACHINES	368.44
018457	21/05/2015	001429 KENNETH ROTH	112.65
018458	21/05/2015	000661 MANULIFE FINANCIAL	14,259.01
018459	21/05/2015	001772 MFOA	226.00
018460	21/05/2015	001945 ONSERVE	17,119.31
018461	21/05/2015	001650 PITNEY BOWES	163.12
018462	21/05/2015	001210 ROGERS	789.99
018463	21/05/2015	001016 TOPECO COFFEE & TEA COMPANY	46.50
018464	21/05/2015	001036 TOWNSHIP OF CENTRE WELLINGTON	1,313.10
018465	21/05/2015	000119 BELL CANADA	289.98
018467	28/05/2015	000036 ACCESS COPYRIGHT	237.30
018468	28/05/2015	001967 ACUTE ENVIRONMENTAL & SAFETY SERV.	496.07
018469	28/05/2015	000060 AMCTO	548.05
018470	28/05/2015	000119 BELL CANADA	858.55
018472	28/05/2015	000259 COUNTY OF WELLINGTON	45.20
018473	28/05/2015	001434 DENNIS LEVER	115.00
018474	28/05/2015	000567 DIVERSEY CANADA INC.	1,018.30
018475	28/05/2015	001968 HUTTON, JAMES	2,276.00
018476	28/05/2015	000514 HYDRO ONE NETWORKS INC	5,677.55
018477	28/05/2015	000685 MCELDERRY & MORRIS	2,559.45
018478	28/05/2015	001961 MERIDIAN PLANNING CONSULTANTS INC.	6,432.19
018479	28/05/2015	001872 MONTEITH BROWN	4,877.00
018480	28/05/2015	000741 MUNICIPAL WORLD INC.	480.25
018481	28/05/2015	001945 ONSERVE	2,575.27
018482	28/05/2015	001068 PROGRESSIVE WASTE SOLUTIONS CDA	202.61
018483	28/05/2015	001684 SCHOOLEY MITCHELL TELECOM	1,646.16
018484	28/05/2015	000934 SGS CANADA INC	758.23
018485	28/05/2015	000939 SHOOTER ELECTRIC INC.	926.60
018486	28/05/2015	000980 WAYNE STOKLEY	60.00
018487	31/05/2015	001645 2298356 ONTARIO INC.	1,549.23
018488	31/05/2015	000023 A.J. STONE CO. LTD.	3,910.35
018489	31/05/2015	001352 AIR LIQUIDE CANADA INC.	26.10
018490	31/05/2015	001416 ALTRUCK INTL. TRUCK CENTRES	24.84

Accounts Payable

TD Canada Trust Cheque Register By Date

01/05/2015 thru 31/05/2015

Cheque Number	Cheque Date	Payee	Cheque Amount
018491	31/05/2015	000113 BATTLEFIELD EQUIPMENT RENTALS	878.98
018492	31/05/2015	000128 BENSON TIRE INC.	504.49
018493	31/05/2015	000148 BOUCHER & JONES INC.	8,554.58
018494	31/05/2015	000136 BSR&D	658.13
018495	31/05/2015	001074 C-MAX FIRE SOLUTIONS	483.19
018496	31/05/2015	000182 CAMPUS HARDWARE LIMITED	400.30
018497	31/05/2015	001712 CANADA CULVERT	2,221.64
018498	31/05/2015	000171 CANADIAN PACIFIC RAILWAY CO.	1,375.00
018499	31/05/2015	000214 CBM AGGREGATES	127.90
018500	31/05/2015	000219 CEDAR SIGNS	202.73
018501	31/05/2015	001286 COCO PAVING INC	2,011.10
018502	31/05/2015	000259 COUNTY OF WELLINGTON	653.69
018503	31/05/2015	000279 D.M. DAVIDSON SALES & SERVICE	96.05
018504	31/05/2015	001589 DICAN INC.	734.50
018505	31/05/2015	001969 FAST TIME APPAREL	2,470.18
018506	31/05/2015	000382 FIRESERVICE MANAGEMENT LTD.	917.89
018507	31/05/2015	000384 FLEET IMAGE INC.	293.80
018508	31/05/2015	000399 G & A LOCK SERVICE LTD.	298.26
018509	31/05/2015	001958 GILMOUR, GREG	95.00
018510	31/05/2015	000414 GM BLUEPLAN ENGINEERING LIMITED	8,477.94
018511	31/05/2015	000448 GREAT-WEST LIFE ASSURANCE CO.	722.62
018512	31/05/2015	001216 GUELPH BUILDING SUPPLY	81.78
018513	31/05/2015	000468 GWS ECOLOGICAL & FORESTRY SERV	2,752.85
018514	31/05/2015	000476 HARDEN ENVIRONMENTAL SERVICES	2,602.02
018515	31/05/2015	000565 JOHN UPTEGROVE	1,674.84
018516	31/05/2015	000650 M & L SUPPLY	2,663.03
018517	31/05/2015	001970 MARIANNE LOVE CONSULTING SERV INC	282.50
018518	31/05/2015	000710 MICHAEL'S MOBILE	457.03
018519	31/05/2015	000211 MICHELLE CASSAR	65.94
018520	31/05/2015	001706 MOTION SPECIALTIES	146.54
018521	31/05/2015	000734 MRC SYSTEMS INC.	499.70
018522	31/05/2015	000787 OSKAM WELDING & MACHINE LTD.	699.47
018523	31/05/2015	000815 POLLARD HIGHWAY PRODUCTS LTD	13,422.92
018524	31/05/2015	000830 PUROLATOR COURIER LTD.	54.01
018525	31/05/2015	000900 ROYAL CITY AUTOMOTIVE	224.75
018526	31/05/2015	000905 ROYAL SS TANK & TRUCK LTD	1,458.09
018527	31/05/2015	001851 SCHINDLER, CRAIG	220.00
018528	31/05/2015	000977 STEVEN GOODE	978.22
018529	31/05/2015	000225 STRONGCO	521.10
018530	31/05/2015	000988 SWAN DUST CONTROL LTD	317.40
018531	31/05/2015	001076 THE WELLINGTON ADVERTISER	1,055.52
018532	31/05/2015	001963 THRIVE LANDSCAPES	1,400.00
018533	31/05/2015	001033 TSC STORES LTD.	350.28
018534	31/05/2015	001116 WYCKOMAR INC	38.42
018535	31/05/2015	000295 DAVID SUTTON	361.00
018536	31/05/2015	000717 MINISTER OF FINANCE	1,827.54
018537	31/05/2015	000764 O.M.E.R.S.	17,674.64
018538	31/05/2015	000856 RECEIVER GENERAL	252.83
018539	31/05/2015	001147 RECEIVER GENERAL	42,007.98
018540	31/05/2015	001113 WORKPLACE SAFETY & INSURANCE	3,725.04
018541	31/05/2015	001434 DENNIS LEVER	285.00
Cheque Register Total -			256,536.91

8.2(b)(11)

2015.02.25 8.0 9759b

Township of Puslinch

03/08/2015

1:38PM

Accounts Payable

TD Canada Trust Voided Cheque Register By Date Up To 31/05/2015
01/05/2015 thru 31/05/2015

Cheque Number	Cheque Date	Payee	Date Voided	Cheque Amount
018466	25/05/2015	000717 VOID MINISTER OF FINANCE	26/05/2015	342.56
018471	28/05/2015	000208 VOID CARSWELL	29/05/2015	124.11
Voided Cheque Register Total -				466.67

18466 Chq. was for wrong amount. Only 5% tax, due to learning materials. Drivers hand books for Fire Dept.

18471 Invoice was paid by VISA.

Corporate Financial Report - 2015-05

REVENUES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0017-7710	Sale of Flags	22	8	22	42	78	100	78%
01-0017-7770	Other Revenues	48	58	277	292	423	700	60%
01-0017-2310	Mun Tax Assistance	-	1,307	-	6,533	15,680	15,680	100%
01-0017-2320	Host Kilmer (Service Ontario)	-	1,856	-	9,279	22,270	22,270	100%
01-0017-2330	Ontario Hydro	-	1,012	-	5,061	12,147	12,147	100%
01-0017-2340	Greater Toronto Transit	-	580	-	2,898	6,956	6,956	100%
01-0017-2350	Public Works Canada	-	166	-	832	1,997	1,997	100%
01-0017-2400	Grant Guelph Junction Railway	-	444	-	2,221	5,330	5,330	100%
01-0017-2500	Puslinch Landfill	-	284	-	1,421	3,411	3,411	100%
01-0017-2600	City of Guelph	-	2,072	-	10,358	24,859	24,859	100%
01-0017-2700	University of Guelph	-	107	-	537	1,289	1,289	100%
01-0017-2800	CN Railway	-	95	-	473	1,135	1,135	100%
01-0017-2900	CP Railway	-	655	-	3,273	7,854	7,854	100%
01-0017-5110	OMPF	-	33,717	202,300	168,583	202,300	404,600	50%
01-0015-5310	Provincial Aggregate Levy	-	17,847	-	89,235	214,164	214,164	100%
01-0017-7510	Current Taxes	11,625	6,714	22,141	33,568	58,422	80,563	73%
01-0017-7520	Tax Arrears	7,794	8,983	51,914	44,914	55,879	107,793	52%
01-0014-1220	Supplemental Billings	-	4,167	7,841	20,833	42,159	50,000	84%
01-0017-7672	Interest on General	4,646	4,546	26,082	22,729	28,468	54,550	52%
01-0017-7675	Interest on Grading	187	127	1,159	633	361	1,520	24%
01-0017-7676	Int. Education/County DC's	5	14	39	70	130	169	77%
	Totals	24,327	84,757	311,775	423,786	705,311	1,017,086	69%

EXPENDITURES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0010-4501	Taxes written off (Twp share only)	84	17,832	6,295	89,160	207,689	213,984	97%
01-0010-4700	Conservation Authorities Levy Payment	-	12,856	40,336	64,278	113,930	154,266	74%
	Totals	84	30,688	46,631	153,438	321,619	368,250	87%

Administration Financial Report - 2015-05

REVENUES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0015-1110	Signature of Commissioner and FOI Requests	80	13	230	67	- 70	160	-44%
01-0015-1120	Investigator Fees	-	-	-	-	-	-	0%
01-0015-1130	Engineering and Environmental Fees Recovered	-	167	14,327	833	- 12,327	2,000	-616%
01-0015-1140	Legal Fees Recovered	-	-	-	-	-	-	0%
01-0015-1150	Recoveries from Staff Events	-	79	-	396	950	950	100%
01-0015-3738	Other recoveries	-	-	-	-	-	-	0%
	Totals	80	259	14,557	1,296	- 11,447	3,110	-368%

CONTRIBUTION FROM WORKING RESERVES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0013-3185	Contribution from Legal Contingency Working Reserve	-	1,167	204	5,833	13,796	14,000	0%
01-0013-3195	Contribution from Insurance Contingency Working Reserve	-	833	-	4,167	10,000	10,000	0%
01-0013-3100	Contribution from Operating Carryforward Working Reserve	-	11,639	-	58,193	139,662	139,662	0%
	Totals	-	13,639	204	68,193	163,458	163,662	0%

EXPENDITURES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0010-4000	FT Wages	16,339	17,699	87,458	88,497	124,935	212,393	59%
01-0010-4001	PT Wages	2,431	3,037	13,590	15,183	22,850	36,440	63%
01-0010-4002	OT Wages	-	-	-	-	-	-	0%
01-0010-4100	FT Benefits	2,990	3,009	18,057	15,043	18,046	36,103	50%
01-0010-4101	PT Benefits	164	267	920	1,333	2,279	3,199	71%
01-0010-4102	Manulife Benefits	1,782	1,765	8,911	8,826	12,270	21,181	58%
01-0010-4103	WSIB	545	481	2,999	2,407	2,778	5,777	48%

Administration Financial Report - 2015-05

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0010-4200	Office Supplies & Equipment	132	177	369	885	1,754	2,123	83%
01-0010-4204	Water Protection	28	10	65	50	55	120	46%
01-0010-4302	Communication (phone, fax, intern)	50	55	169	273	486	655	74%
01-0010-4303	Professional Fees - Legal	427	2,383	4,485	11,917	24,115	28,600	84%
01-0010-4305	Professional Fees - Engineering & Environmental	448	2,250	9,016	11,250	17,984	27,000	67%
01-0010-4307	Events and Other	-	583	73	2,917	6,927	7,000	99%
01-0010-4308	Mileage	-	42	183	208	317	500	63%
01-0010-4309	Professional Development	-	1,571	4,140	7,854	14,710	18,850	78%
01-0010-4311	Membership and Subscription Fees	-	709	8,290	3,546	220	8,510	3%
01-0010-4312	Employee Travel - Meals	25	33	25	167	375	400	94%
01-0010-4313	Employee Travel - Accom/Parking	-	83	7	417	993	1,000	99%
01-0010-4314	Employee Travel - Airfare	-	42	323	208	177	500	35%
01-0010-4315	Insurance	-	3,478	-	17,391	41,739	41,739	100%
01-0010-4316	Advertising	594	238	802	1,188	2,048	2,850	72%
01-0010-4317	Water Monitoring	407	417	407	2,083	4,593	5,000	92%
01-0010-4320	Contract Services	-	42	-	208	500	500	100%
01-0013-3185	Legal Contingency Working Reserve	-	417	5,000	2,083	-	5,000	0%
01-0013-3195	Insurance Contingency Working Reserve	-	417	5,000	2,083	-	5,000	0%
	Totals	26,362	39,203	170,289	196,017	300,152	470,441	64%

Council Financial Report - 2015-05

EXPENDITURES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0180-4001	PT Wages	7,040	7,040	35,200	35,199	49,276	84,476	58%
01-0180-4101	PT Benefits	84	486	586	2,429	5,243	5,829	90%
01-0180-4102	Manulife Benefits	1,701	1,701	8,892	8,506	11,523	20,415	56%
01-0180-4200	Office Supplies & Equipment	60	6	101	31	- 26	75	-35%
01-0180-4308	Mileage	809	250	1,644	1,250	1,356	3,000	45%
01-0180-4309	Professional Development	-	384	4,117	1,921	493	4,610	11%
01-0180-4312	Employee Travel - Meals	-	33	135	167	265	400	66%
01-0180-4313	Employee Travel - Accom/Parking	15	417	4,256	2,083	744	5,000	15%
01-0180-4314	Employee Travel - Air Fare	-	42	-	208	500	500	100%
	Totals	9,709	10,359	54,931	51,794	69,374	124,305	56%

Elections Financial Report - 2015-05

EXPENDITURES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0120-4304	Professional Fees - Audit	-	125	-	625	1,500	1,500	100%
01-0120-4320	Contract Services	-	-	1,208	-	- 1,208	-	#DIV/0!
01-0013-3115	Contibution to Elections WR	-	1,167	14,000	5,833	-	14,000	0%
	Totals	-	1,292	15,208	6,458	292	15,500	2%

Finance Financial Report - 2015-05

REVENUES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0015-3120	Tax Certificates	780	450	2,160	2,250	3,240	5,400	60%
01-0015-1170	NSF Fees	80	67	320	333	480	800	60%
01-0015-1180	Invoice Administration Fee	50	250	350	1,250	2,650	3,000	88%
01-0015-1160	Advertising, Legal, and Realtax Fees Recovered	-	167	3,348	833	1,348	2,000	-67%
01-0015-3739	Other Recoveries	47	167	28	833	1,972	2,000	99%
01-0017-7780	Garbage bags	630	917	4,166	4,583	6,834	11,000	62%
	Totals	1,587	2,017	10,372	10,083	13,828	24,200	57%

EXPENDITURES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0100-4000	FT Wages	17,015	18,434	91,083	92,172	130,131	221,214	59%
01-0100-4001	PT Wages	-	-	-	-	-	-	#DIV/0!
01-0100-4002	OT Wages	-	42	-	208	500	500	100%
01-0100-4100	FT Benefits	3,328	3,194	18,040	15,972	20,293	38,333	53%
01-0100-4102	Manulife Benefits	2,042	2,020	10,207	10,102	14,037	24,244	58%
01-0100-4103	WSIB Benefits	494	502	2,717	2,508	3,302	6,019	55%
01-0100-4199	Computer Software & Hardware Operational Upgrades/Support from IT Consultant	4,217	250	5,372	1,250	2,372	3,000	-79%
01-0100-4200	Office Supplies	292	667	2,010	3,333	5,990	8,000	75%
01-0100-4201	Hydro	337	436	2,148	2,179	3,082	5,230	59%
01-0100-4202	Heat	236	188	1,349	942	911	2,260	40%
01-0100-4215	Cleaning, Maintenance, Building Supplies	133	373	518	1,867	3,962	4,480	88%
01-0100-4216	Kitchen Supplies and Equipment	16	256	760	1,279	2,310	3,070	75%
01-0100-4222	Outdoor Maintenance of Building	584	125	584	625	916	1,500	61%
01-0100-4301	Postage	-	806	1,404	4,031	8,271	9,675	85%
01-0100-4302	Communication (phone, fax, intern)	374	383	1,920	1,917	2,680	4,600	58%
01-0100-4304	Professional Fees - Audit	-	1,167	12,536	5,833	1,464	14,000	10%
01-0100-4308	Mileage	11	57	11	283	669	680	98%

Finance Financial Report - 2015-05

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0100-4309	Professional Development	924	415	3,241	2,075	1,739	4,980	35%
01-0100-4311	Membership and Subscription Fees	977	173	1,956	863	114	2,070	6%
01-0100-4312	Employee Travel - Meals	25	17	25	83	175	200	88%
01-0100-4313	Employee Travel - Accomodations	5	33	5	167	395	400	99%
01-0100-4316	Advertising	1,486	667	4,975	3,333	3,025	8,000	38%
01-0100-4320	Contract Services	2,536	4,302	14,456	21,508	37,164	51,620	72%
01-0100-4322	Emergency Management	183	160	706	800	1,214	1,920	63%
01-0100-4323	Environmental Service - Garbage Bags	-	917	3,322	4,583	7,678	11,000	70%
01-0100-4500	Bank Service Charges	102	219	508	1,094	2,117	2,625	81%
01-0100-4503	Debt Interest Repayment	-	1,617	-	8,085	19,405	19,405	100%
01-0100-4600	Grants	-	2,715	32,575	13,573	-	32,575	0%
01-0012-1200	Principle Repayment	-	8,833	-	44,167	106,000	106,000	100%
	Totals	35,317	48,967	212,428	244,834	375,173	587,601	64%

Building Financial Report - 2015-05

REVENUES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0015-1192	Reproduction of Drawings Fees	-	21	-	104	250	250	100%
01-0017-7250	Residential Building Permits	33,206	16,667	132,322	83,333	67,678	200,000	34%
	Institutional, Commercial & Industrial Building Permits	2,140	4,167	5,790	20,833	44,210	50,000	88%
	Farm Building Permits	-	200	416	1,000	1,984	2,400	83%
	Demolition Permit	150	50	300	250	300	600	50%
	Septic System Permit	2,850	1,667	9,300	8,333	10,700	20,000	54%
01-0017-7210	Designated Structures Permit	800	67	1,600	333	- 800	800	-100%
	Tent or Marquee Permit	250	75	600	375	300	900	33%
01-0017-7240	Deferral of Revocation of Permit	-	25	300	125	-	300	0%
	Reactivate Abandoned Permit	-	13	-	63	150	150	100%
	Transfer of Permit	-	-	-	-	-	-	#DIV/0!
	Revision to a Permit	600	250	1,500	1,250	1,500	3,000	50%
	Alternate Solution Application	-	58	-	292	700	700	100%
	Conditional Permits	-	-	-	-	-	-	#DIV/0!
01-0017-7290	Special Inspection Fee	200	25	600	125	- 300	300	-100%
Totals		40,196	23,283	152,728	116,417	126,672	279,400	45%

CONTRIBUTION FROM WORKING RESERVES

01-0013-3150	Contribution from Building Reserve Fund	-	7,021	-	35,103	84,248	84,248	100%
Totals		-	7,021	-	35,103	84,248	84,248	100%

EXPENDITURES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0020-4000	FT Wages	14,070	15,244	75,283	76,222	107,649	182,932	59%
01-0020-4001	PT Wages	128	183	661	917	1,539	2,200	70%
01-0020-4002	OT Wages	-	100	-	500	1,200	1,200	100%
01-0020-4100	FT Benefits	2,766	2,668	14,930	13,341	17,088	32,018	53%
01-0020-4101	PT Benefits	7	16	37	80	156	193	81%

Building Financial Report - 2015-05

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0020-4102	Manulife Benefits	1,807	1,755	9,035	8,777	12,030	21,065	57%
01-0020-4103	WSIB	444	447	2,441	2,236	2,925	5,366	55%
01-0020-4199	Computer Software & Hardware	1,505	83	1,505	417	- 505	1,000	-51%
01-0020-4200	Office Supplies	2,519	565	3,253	2,825	3,528	6,781	52%
01-0020-4201	Hydro	145	185	915	923	1,300	2,215	59%
01-0020-4202	Heat	177	117	1,011	587	399	1,410	28%
01-0020-4203	Fuel	-	680	-	3,398	8,155	8,155	100%
01-0020-4204	Water Protection	12	4	37	20	11	48	23%
01-0020-4208	Signage	-	8	-	42	100	100	100%
01-0020-4215	Cleaning, Maint & supplies for Bldg	57	155	219	775	1,641	1,860	88%
01-0020-4216	Kitchen Supplies and Equipment	7	157	378	787	1,512	1,890	80%
01-0020-4220	Vehicle Maintenance	-	158	1,470	792	430	1,900	23%
01-0020-4222	Outdoor Maintenance of Building	250	25	250	125	50	300	17%
01-0020-4301	Postage	-	346	602	1,729	3,548	4,150	85%
01-0020-4302	Communication(phone, fax, intern)	276	342	1,201	1,708	2,899	4,100	71%
01-0020-4303	Professional Fees-Legal	2,132	1,742	2,137	8,708	18,763	20,900	90%
01-0020-4304	Professional Fees - Audit	-	500	5,374	2,500	626	6,000	10%
01-0020-4305	Professional Fees - Engineering	-	167	539	833	1,461	2,000	73%
01-0020-4308	Mileage	46	8	320	42	- 220	100	-220%
01-0020-4309	Professional Development	1,744	661	3,483	3,306	4,452	7,935	56%
01-0020-4311	Membership and Subscription Fees	-	255	2,471	1,275	589	3,060	19%
01-0020-4312	Employee Travel - Meals	-	42	468	208	32	500	6%
01-0020-4313	Employee Travel - Accomodations	-	242	1,028	1,208	1,872	2,900	65%
01-0020-4315	Insurance	-	1,337	41	6,685	16,004	16,045	100%
01-0020-4316	Advertising	-	63	80	313	670	750	89%
01-0020-4318	Vehicle Plates	-	24	-	118	283	283	100%
01-0020-4320	Contract Services	1,385	1,843	7,755	9,217	14,365	22,120	65%
01-0020-4321	Clothing, Safety Allowance	-	58	135	292	565	700	81%
01-0020-4322	Emergency Management	78	68	303	340	512	815	63%
01-0020-4500	Service Charges	44	55	217	273	438	655	67%
	Totals	29,599	30,304	137,579	151,520	226,069	363,648	62%

Source Water Protection Financial Report - 2015-05

REVENUES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0015-5270	Source Protection Municipal Implementation Fund	-	1,250	15,000	6,250	-	15,000	0%
	Totals	-	1,250	15,000	6,250	-	15,000	0%

CONTRIBUTION FROM WORKING RESERVES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0013-3100	Contibution from Operating Carryforward Working Reserve	-	2,018	-	10,090	24,215	24,215	100%
	Totals	-	2,018	-	10,090	24,215	24,215	100%

EXPENDITURES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0160-4000	FT Wages/Benefits Source Water Protection	-	1,017	-	5,084	12,202	12,202	100%
01-0160-4207	Public Education Costs	1,230	773	1,230	3,864	8,042	9,272	87%
01-0160-4305	Professional Fees	-	1,478	-	7,392	17,740	17,740	100%
	Totals	1,230	3,268	1,230	16,339	37,985	39,215	97%

Planning Financial Report - 2015-05

REVENUES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0015-1190	Engineering, Environmental, and Legal Fees Recovered	2,886	3,083	13,341	15,417	23,659	37,000	64%
01-0015-1191	Advertising Fees Recovered	292	250	292	1,250	2,708	3,000	90%
01-0015-3240	Zoning Compliance Letter	150	167	525	833	1,475	2,000	74%
01-0015-1200	Minor Variance Application	1,300	458	2,600	2,292	2,900	5,500	53%
01-0015-1205	Agreements	-	-	-	-	-	-	100%
01-0015-1210	Part Lot Control Exemption By-law	-	-	-	-	-	-	#DIV/0!
01-0015-1220	Site Plan Control	-	500	-	2,500	6,000	6,000	100%
01-0015-1230	Zoning By-law Amendment	4,000	833	10,000	4,167	-	10,000	0%
01-0017-7760	Zoning By-law #19/85	-	-	-	-	-	-	#DIV/0!
01-0015-1240	Zoning By-law Amendment - Aggregate Applications	-	-	-	-	-	-	#DIV/0!
01-0015-4100	BR+E Municipal Implementation Fund	12,500	1,042	12,500	5,208	-	12,500	0%
	Totals	21,128	6,333	39,258	31,667	36,742	76,000	48%

EXPENDITURES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0130-4000	FT Wages	3,738	4,050	19,846	20,252	28,759	48,605	59%
01-0130-4002	OT Wages	-	50	-	250	600	600	100%
01-0130-4100	FT Benefits	709	708	3,775	3,541	4,723	8,498	56%
01-0130-4102	Manulife Benefits	488	480	2,393	2,401	3,370	5,763	58%
01-00130-4103	WSIB	109	118	593	590	824	1,417	58%
01-0130-4200	Office Supplies	-	21	-	104	250	250	100%
01-0130-4208	Signage	21	21	21	104	229	250	92%
01-0130-4215	Cleaning, Maintenance & Supplies for Building	-	-	-	-	-	-	#DIV/0!
01-0130-4302	Communication (phone, fax, Internet)	-	2	46	10	21	25	-84%
01-0130-4303	Professional Fees - Legal	-	417	-	2,083	5,000	5,000	100%
01-0130-4305	Professional Fees - Engineering & Environmental	4,079	3,750	14,835	18,750	30,165	45,000	67%
01-0130-4308	Mileage	-	21	218	104	32	250	13%

Planning Financial Report - 2015-05

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0130-4309	Professional Development	-	250	2,912	1,250	88	3,000	3%
01-0130-4311	Membership and Subscription Fees	-	38	-	188	450	450	100%
01-0130-4312	Employee Travel - Meals	-	8	-	42	100	100	100%
01-0130-4313	Employee Travel - Accomodations	-	29	-	146	350	350	100%
01-0130-4316	Advertising	-	333	1,099	1,667	2,901	4,000	73%
01-0130-4317	Professional Fees - Water Monitoring	336	184	336	919	1,869	2,205	85%
01-0130-4320	Contract Services	-	292	570	1,458	2,930	3,500	84%
	Totals	9,480	10,772	46,644	53,860	82,620	129,264	64%

By-law Financial Report - 2015-05

REVENUES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0015-1000	Lottery Licences	54	17	392	83	192	200	-96%
01-0017-7220	Dog Tags and Kennel Licences	1,025	1,000	10,600	5,000	1,400	12,000	12%
01-0015-1260	Fence Viewer's Application	-	-	-	-	-	-	#DIV/0!
01-0017-7270	Septic Compliance Letter	-	83	75	417	925	1,000	93%
01-0017-7280	Special Occasion Permit Letters	-	13	-	63	150	150	100%
	Pool Enclosure Permit	350	233	1,400	1,167	1,400	2,800	50%
	Inspection Permit - LCBO	-	17	-	83	200	200	100%
01-0017-7230	Municipal addressing signs	120	67	440	333	360	800	45%
01-0015-5240	Ontario Wildlife Damage Compensation	-	125	-	625	1,500	1,500	100%
01-0017-7410	Guelph Humane Society Fees	-	150	605	750	1,195	1,800	66%
01-0015-1250	Mobile Food Service	-	-	-	-	-	-	100%
01-0015-1270	Engineering, Environmental and Legal Fees Recovered	-	833	4,860	4,167	5,140	10,000	51%
01-0015-1280	Site Alteration Agreement Revenues	-	167	590	833	1,410	2,000	71%
	Totals	1,549	2,704	18,962	13,521	13,488	32,450	42%

EXPENDITURES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0140-4000	FT Wages	2,066	2,238	11,305	11,191	15,552	26,857	58%
01-0140-4001	Per Diems	-	167	776	833	1,224	2,000	61%
01-0140-4002	OT Wages	-	-	-	-	-	-	#DIV/0!
01-0140-4100	FT Benefits	372	399	2,044	1,995	2,745	4,789	57%
01-0140-4102	Manulife Benefits	306	300	1,533	1,498	2,062	3,595	57%
01-0140-4103	WSIB	60	64	332	322	441	773	57%
01-0140-4200	Office Supplies	-	21	1	104	249	250	100%
01-0140-4208	Signage	122	108	142	542	1,158	1,300	89%
01-0140-4303	Professional Fees - Legal	349	1,250	8,793	6,250	6,207	15,000	41%

By-law Financial Report - 2015-05

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0140-4305	Professional Fees - Engineering & Environmental	2,381	1,479	6,260	7,396	11,490	17,750	65%
01-0140-4308	Mileage	-	38	173	188	277	450	62%
01-0140-4309	Professional Development	-	100	-	500	1,200	1,200	100%
01-0140-4311	Membership and Subscription Fees	-	52	180	258	440	620	71%
01-0140-4312	Employee Travel - Meals	-	4	-	21	50	50	100%
01-0140-4313	Employee Travel - Accomodations	-	21	-	104	250	250	100%
01-0140-4316	Advertising	-	83	-	417	1,000	1,000	100%
01-0140-4319	Permits	-	17	-	83	200	200	100%
01-0140-4320	Contract Services	-	403	684	2,017	4,156	4,840	86%
01-0140-4324	Livestock Loss	-	167	-	833	2,000	2,000	100%
	Totals	5,656	6,910	32,223	34,552	50,702	82,925	61%

Public Works Financial Report - 2015-05

REVENUES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0015-1290	Oversize-Overweight Load Permits	\$ -	-	-	-	-	-	#DIV/0!
01-0015-3310	Entrance Permit	225	188	1,125	938	1,125	2,250	50%
01-0015-3740	Roads Other Recoveries	240	65	999	325	- 219	780	-28%
01-0015-2000	Third Party Cost Recovery	-	-	-	-	-	-	#DIV/0!
01-0015-2100	Third Party Cost Recovery Administration Fee	-	-	-	-	-	-	#DIV/0!
	Totals	465	253	2,124	1,263	906	3,030	30%

CONTRIBUTION FROM WORKING RESERVES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0013-3170	Public Works Replacement and Restoration of Aging Infrastructure Working Reserve	-	7,083	-	35,417	85,000	85,000	100%
	Totals	-	7,083	-	35,417	85,000	85,000	100%

EXPENDITURES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0030-4000	FT Wages	28,575	31,041	146,036	155,205	226,456	372,492	61%
01-0030-4001	PT/Seasonal Wages	-	1,503	31,835	7,517	- 13,794	18,041	-76%
01-0030-4002	OT Wages	189	2,725	22,233	13,625	10,467	32,700	32%
01-0030-4100	FT Benefits	5,343	5,276	29,767	26,380	33,545	63,312	53%
01-0030-4101	PT/Seasonal Benefits	-	132	2,766	660	- 1,182	1,584	-75%
01-0030-4102	Manulife Benefits	3,834	3,800	19,170	18,998	26,425	45,595	58%
01-0030-4103	WSIB	843	909	5,998	4,543	4,905	10,903	45%
01-0030-4200	Office Supplies	-	42	87	208	413	500	83%
01-0030-4201	Hydro	448	467	2,986	2,333	2,614	5,600	47%
01-0030-4202	Heat	552	470	3,369	2,350	2,271	5,640	40%
01-0030-4203	Fuel	7,704	7,025	47,675	35,123	36,620	84,295	43%
01-0030-4205	Equipment Maintenance & Supplies	40	171	82	854	1,968	2,050	96%
01-0030-4208	Signage	183	833	1,100	4,167	8,900	10,000	89%

Public Works Financial Report - 2015-05

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0030-4209	Pavement Markings	-	2,467	-	12,333	29,600	29,600	100%
01-0030-4210	Railway Maintenance	-	6,667	-	33,333	80,000	80,000	100%
01-0030-4212	Maintenance Gravel	-	6,667	-	33,333	80,000	80,000	100%
01-0030-4213	Calcium	12,088	3,675	12,088	18,375	32,012	44,100	73%
01-0030-4214	Winter Maintenance	1,148	15,250	129,435	76,250	53,565	183,000	29%
01-0030-4217	Waste Removal	-	125	-	625	1,500	1,500	100%
01-0030-4218	Shop Overhead	855	1,083	3,116	5,417	9,884	13,000	76%
01-0030-4219	Road Maintenance supplies	3,927	3,117	5,046	15,583	32,354	37,400	87%
01-0030-4220	Vehicle Maintenance	4,038	3,833	17,559	19,167	28,441	46,000	62%
01-0030-4221	Speed Monitor	-	42	-	208	500	500	100%
01-0030-4224	Sidewalk Repairs	-	417	-	2,083	5,000	5,000	100%
01-0030-4302	Communication(phone, fax, intern)	185	213	919	1,065	1,638	2,557	64%
01-0030-4305	Professional Fees - Engineering	-	167	1,473	833	527	2,000	26%
01-0030-4308	Mileage	-	8	-	42	100	100	100%
01-0030-4309	Professional Development	-	118	865	592	555	1,420	39%
01-0030-4311	Membership and Subscription Fees	-	67	787	333	13	800	2%
01-0030-4312	Employee Travel - Meals	-	8	-	42	100	100	100%
01-0030-4315	Insurance	-	7,417	98	37,086	88,908	89,006	100%
01-0030-4316	Advertising	-	63	-	313	750	750	100%
01-0030-4318	Vehicle Plates	15	564	15	2,822	6,757	6,772	100%
01-0030-4319	Permits	-	83	-	417	1,000	1,000	100%
01-0030-4320	Contract Services	1,375	3,267	864	16,333	38,336	39,200	98%
01-0030-4321	Clothing, Safety Allowance	-	63	142	313	608	750	81%
01-0030-4326	Bridge Inspections	-	833	-	4,167	10,000	10,000	100%
01-0030-4400	Street Lights: Repairs and Hydro Bills	2,660	3,863	17,922	19,313	28,428	46,350	61%
	Totals	74,002	114,468	503,433	572,340	870,184	1,373,617	63%

Parks Financial Report - 2015-05

REVENUES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0015-2200	Horse Paddock Rental	-	-	-	-	-	-	#DIV/0!
01-0015-2300	Picnic Shelter	-	8	225	42	- 125	100	-125%
01-0015-2400	Aberfoyle/Morrison Ball Park/ Morrison Meadows	-	83	-	417	1,000	1,000	100%
01-0015-2500	Sports Facility User Fees	-	980	-	4,902	11,765	11,765	100%
	Totals	-	1,072	225	5,360	12,640	12,865	98%

EXPENDITURES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0110-4000	FT Wages - Parks	1,922	2,083	3,364	10,414	21,628	24,992	87%
01-0110-4001	PT Wages - Parks	-	510	-	2,550	6,120	6,120	100%
01-0110-4002	OT Wages - Parks	-	-	-	-	-	-	#DIV/0!
01-0110-4100	FT Benefits - Parks	170	198	298	991	2,081	2,379	87%
01-0110-4101	PT Benefits - Parks	-	45	-	224	537	537	100%
01-0110-4103	WSIB	55	75	97	373	799	896	89%
01-0110-4203	Fuel	-	183	-	917	2,200	2,200	100%
01-0110-4204	Water Protection	35	167	35	833	1,965	2,000	98%
01-0110-4205	Equipment Maintenance and Supplies	585	375	585	1,875	3,915	4,500	87%
01-0110-4220	Vehicle Maintenance	-	42	-	208	500	500	100%
01-0110-4222	Outdoor Maintenance	236	833	236	4,167	9,764	10,000	98%
01-0110-4308	Mileage	-	42	-	208	500	500	100%
01-0110-4316	Advertising	-	13	-	63	150	150	100%
01-0110-4320	Contract Services	2,192	1,725	2,892	8,625	17,808	20,700	86%
	Totals	5,195	6,290	7,507	31,448	67,967	75,474	90%

ORC Financial Report - 2015-05

REVENUES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0015-2600	Ice Rental - Prime	-	3,167	34,103	15,833	3,897	38,000	10%
01-0015-2700	Ice Rental - Non-Prime	-	167	1,613	833	387	2,000	19%
01-0015-2800	Arena Summer Rentals	2,585	1,833	5,812	9,167	16,188	22,000	74%
01-0015-2900	Gymnasium Rental	832	1,000	7,917	5,000	4,083	12,000	34%
01-0015-3000	Rink Board and Ball Diamond Advertising	700	29	1,050	146	- 700	350	-200%
01-0015-3100	ORC Drink Machine	-	108	315	542	985	1,300	76%
01-0015-3735	Other Recoveries	-	42	-	208	500	500	100%
	Totals	4,117	6,346	50,810	31,729	25,340	76,150	33%

EXPENDITURES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0080-4000	FT Wages - ORC	4,326	4,687	23,158	23,435	33,086	56,244	59%
01-0080-4001	PT Wages - ORC	1,752	2,126	10,774	10,628	14,733	25,507	58%
01-0080-4002	OT Wages - ORC	-	100	-	500	1,200	1,200	100%
01-0080-4100	FT Benefits - ORC	788	830	4,274	4,148	5,682	9,956	57%
01-0080-4101	PT Benefits - ORC	66	187	561	933	1,678	2,239	75%
01-0080-4102	Manulife Benefits	621	612	3,045	3,061	4,301	7,346	59%
01-0080-4103	WSIB	176	199	1,008	995	1,381	2,389	58%
01-0080-4200	Office Supplies	-	25	80	125	220	300	73%
01-0080-4201	Hydro	3,915	1,827	13,379	9,137	8,551	21,930	39%
01-0080-4202	Heat	-	475	3,656	2,377	2,049	5,705	36%
01-0080-4203	Fuel	24	255	1,499	1,275	1,561	3,060	51%
01-0080-4204	Water Protection	31	67	76	333	724	800	91%
01-0080-4205	Equipment Maintenance & Supplies	-	1,083	992	5,417	12,008	13,000	92%
01-0080-4208	Signage	-	17	-	83	200	200	100%
01-0080-4215	Bldg-Cleaning, Maint,Supplies Interior	566	833	3,731	4,167	6,269	10,000	63%
01-0080-4216	Drink Machine Supplies	-	42	87	208	413	500	83%
01-0080-4217	Waste Removal	36	50	154	250	446	600	74%
01-0080-4222	Bldg-Cleaning, Maint,Supplies Exterior	232	833	763	4,167	9,237	10,000	92%

ORC Financial Report - 2015-05

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0080-4302	Communication(phone, fax, intern)	212	195	975	975	1,365	2,340	58%
01-0080-4305	Professional Fees - Engineering	-	583	230	2,917	6,770	7,000	97%
01-0080-4308	Mileage	-	42	-	208	500	500	100%
01-0080-4309	Professional Development	-	125	-	625	1,500	1,500	100%
01-0080-4311	Membership and Subscription Fees	-	13	137	63	13	150	9%
01-0080-4312	Employee Travel - Meals	-	13	-	63	150	150	100%
01-0080-4315	Insurance	-	1,287	-	6,435	15,445	15,445	100%
01-0080-4316	Advertising	-	42	-	208	500	500	100%
01-0080-4320	Contract Services	-	29	-	146	350	350	100%
01-0080-4321	Clothing Safety Allowance	-	13	102	63	48	150	32%
	Totals	12,745	16,588	68,681	82,942	130,379	199,060	65%

PCC Financial Report - 2015-05

REVENUES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0015-3110	Archie MacRobbie Hall - Prime	479	1,342	10,413	6,708	5,687	16,100	35%
01-0015-3115	Archie MacRobbie Hall - Non-Prime	572	642	4,527	3,208	3,173	7,700	41%
01-0015-3130	Alf Hales Room	175	358	2,722	1,792	1,578	4,300	37%
01-0015-3160	Licensed Events Using Patio	-	50	55	250	545	600	91%
01-0015-3170	Commercial Rentals	750	63	750	313	-	750	0%
01-0015-3180	Bartenders	97	733	3,432	3,667	5,368	8,800	61%
01-0015-3190	Pop, Glasses, & Ice	281	233	664	1,167	2,136	2,800	76%
01-0015-3200	Kitchen Facilities	235	283	1,075	1,417	2,325	3,400	68%
01-0015-3220	Advertising Sign	126	17	126	83	74	200	37%
01-0015-3736	Other Recoveries	-	100	69	500	1,131	1,200	94%
01-0015-5250	Recreation Conditional Grants	-	431	-	2,153	5,167	5,167	100%
	Totals	2,715	4,251	23,833	21,257	27,184	51,017	53%

EXPENDITURES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0070-4000	FT Wages - Recreation	3,364	4,101	18,008	20,505	31,205	49,213	63%
01-0070-4001	PT Wages - Recreation	2,182	2,917	11,932	14,583	23,068	35,000	66%
01-0070-4002	OT Wages - Recreation	17	34	190	171	220	410	54%
01-0070-4100	FT Benefits - Recreation	298	395	1,605	1,976	3,137	4,742	66%
01-0070-4101	PT Benefits - Recreation	58	256	319	1,280	2,754	3,073	90%
01-0070-4102	Manulife Benefits - Recreation	903	897	4,515	4,484	6,246	10,761	58%
01-0070-4103	WSIB	161	203	939	1,015	1,498	2,437	61%
01-0070-4200	Office Supplies	54	25	61	125	239	300	80%
01-0070-4201	Hydro	2,004	1,843	7,033	9,217	15,087	22,120	68%
01-0070-4202	Heat	-	273	2,215	1,363	1,055	3,270	32%
01-0070-4203	Fuel	-	42	-	208	500	500	100%
01-0070-4204	Water Protection	317	425	821	2,125	4,279	5,100	84%
01-0070-4215	Bldg-Cleaning, Maint,Supplies Interior	1,173	1,667	3,468	8,333	16,532	20,000	83%

PCC Financial Report - 2015-05

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0070-4216	Kitchen Supplies and Equipment	-	417	1,369	2,083	3,631	5,000	73%
01-0070-4217	Waste Removal	146	200	620	1,000	1,780	2,400	74%
01-0070-4222	Outdoor Maintenance of Building	-	267	294	1,333	2,906	3,200	91%
01-0070-4302	Communication(phone, fax, intern)	255	250	1,361	1,250	1,639	3,000	55%
01-0070-4308	Mileage	31	21	296	104	- 46	250	-18%
01-0070-4309	Professional Development	-	63	-	313	750	750	100%
01-0070-4311	Membership and Subscription Fees	-	19	224	94	1	225	0%
01-0070-4312	Employee Travel - Meals	-	13	38	63	112	150	75%
01-0070-4313	Employee Travel - Accomodations	-	38	298	188	152	450	34%
01-0070-4315	Insurance	-	1,439	-	7,195	17,267	17,267	100%
01-0070-4316	Advertising	-	292	376	1,458	3,124	3,500	89%
01-0070-4320	Contract Services	-	421	338	2,104	4,712	5,050	93%
	Totals	10,963	16,514	56,320	82,571	141,849	198,169	72%

Fire and Rescue Financial Report - 2015-05

REVENUES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0015-3241	Tent or Marquee Permit	-	58	-	292	700	700	100%
01-0015-3230	Open Burning Permit and Inspection	2,672	625	9,192	3,125	1,692	7,500	-23%
01-0015-3235	Burning Permit Violations	-	171	820	854	1,230	2,050	60%
01-0015-3245	Fire Extinguisher Training	-	8	-	38	90	90	100%
01-0015-3260	Fireworks Permits	-	33	200	167	200	400	50%
01-0015-3210	Information/Fire Reports	-	38	75	188	375	450	83%
01-0015-3215	Other Recoveries	-	208	54	1,042	2,446	2,500	98%
01-0015-3270	Occupancy Load	-	17	-	83	200	200	100%
01-0015-3280	Fire Safety Plan Review	240	30	720	150	360	360	-100%
01-0015-3290	Post Fire Watch	-	34	-	171	410	410	100%
01-0015-3300	Boarding up or Barricading	-	-	-	-	-	-	#DIV/0!
01-0015-3320	Key Boxes	-	8	-	42	100	100	100%
01-0015-3330	Inspections	-	17	40	83	160	200	80%
01-0015-3340	Motor Vehicle Emergency Responses	-	4,783	27,910	23,917	29,490	57,400	51%
01-0015-3350	Fire Alarm False Alarm Calls	-	34	410	171	-	410	0%
	Totals	2,912	6,064	39,421	30,321	33,349	72,770	46%

EXPENDITURES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0040-4001	PT Wages - Fire Dept	25,130	29,070	136,624	145,350	212,216	348,840	61%
01-0040-4101	PT Benefits - Fire Dept	1,424	2,552	6,192	12,762	24,436	30,628	80%
01-0040-4102	Group Benefits	723	1,225	10,823	6,125	3,877	14,700	26%
01-0040-4103	WSIB	838	859	4,190	4,294	6,116	10,306	59%
01-0040-4200	Office Supplies	2,629	392	3,736	1,958	964	4,700	21%
01-0040-4201	Hydro	384	404	2,449	2,019	2,396	4,845	49%
01-0040-4202	Heat	177	80	1,011	398	56	955	-6%
01-0040-4203	Fuel	-	922	-	4,611	11,065	11,065	100%
01-0040-4204	Water Protection	40	13	84	67	76	160	48%
01-0040-4205	Equipment Maintenance & Supplies	4,002	1,508	9,205	7,542	8,895	18,100	49%
01-0040-4206	Oxygen & Medical Supplies	134	258	1,294	1,292	1,806	3,100	58%

Fire and Rescue Financial Report - 2015-05

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0040-4207	Public Education	244	317	1,229	1,583	2,571	3,800	68%
01-0040-4215	Cleaning, Maint & supplies for Bldg	74	842	413	4,208	9,687	10,100	96%
01-0040-4216	Kitchen Supplies and Equipment	23	100	109	500	1,091	1,200	91%
01-0040-4217	Waste Removal	-	33	-	167	400	400	100%
01-0040-4220	Vehicle Maintenance	933	2,083	12,067	10,417	12,933	25,000	52%
01-0040-4302	Communication(phone, fax, intern)	466	1,058	4,035	5,292	8,665	12,700	68%
01-0040-4308	Mileage	773	625	2,755	3,125	4,745	7,500	63%
01-0040-4309	Professional Development	306	1,583	3,588	7,917	15,412	19,000	81%
01-0040-4311	Membership and Subscription Fees	-	230	2,795	1,148	39	2,756	-1%
01-0040-4312	Employee Travel - Meals	39	58	390	292	310	700	44%
01-0040-4313	Employee Travel - Accomodations	2,289	200	2,289	1,000	111	2,400	5%
01-0040-4315	Insurance	-	1,084	-	5,421	13,010	13,010	100%
01-0040-4316	Advertising	-	104	-	521	1,250	1,250	100%
01-0040-4319	Permits	-	44	471	219	54	525	10%
01-0040-4320	Contract Services	696	2,133	5,633	10,667	19,967	25,600	78%
01-0040-4321	Clothing, Safety Allowance	5,449	2,562	7,598	12,808	23,142	30,740	75%
	Totals	46,773	50,340	218,980	251,700	385,101	604,081	64%

Library Financial Report - 2015-05

REVENUES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0010-4224	Library Costs Recovered from County	-	172	-	858	2,060	2,060	100%
	Totals	-	172	-	858	2,060	2,060	100%

EXPENDITURES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0010-4221	Library Rent for Historical society	-	376	1,297	1,879	3,213	4,510	71%
01-0010-4223	Library Water Monitoring	256	146	677	729	1,073	1,750	61%
	Totals	256	522	1,974	2,608	4,286	6,260	68%

Badenoch Financial Report - 2015-05

REVENUES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0015-3741	Badenoch Rental Revenue	-	1	10	4	-	10	0%
	Totals	-	1	10	4	-	10	0%

EXPENDITURES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0150-4200	Interior Maintenance Costs	-	438	-	2,188	5,250	5,250	100%
01-0150-4204	Water Protection	-	5	15	27	50	65	77%
01-0150-4320	Contract Services	-	13	-	63	150	150	100%
01-0150-4325	Badenoch Comm Ctr Grant	-	83	1,000	417	-	1,000	0%
	Totals	-	539	1,015	2,694	5,450	6,465	84%

Committees Financial Report - 2015-05

EXPENDITURES

Recreation Committee

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0075-4001	Per Diems	-	348	-	1,742	4,180	4,180	100%
01-0075-4309	Professional Development	-	83	-	417	1,000	1,000	100%
	Totals	-	432	-	2,158	5,180	5,180	100%

Heritage Committee

01-0050-4001	Per Diems	-	149	-	746	1,790	1,790	100%
01-0050-4200	Office Supplies & Equipment	33	21	33	104	217	250	87%
01-0050-4308	Mileage	-	4	-	21	50	50	100%
01-0050-4309	Professional Development	-	83	-	417	1,000	1,000	100%
	Totals	33	258	33	1,288	3,057	3,090	99%

Planning and Development Advisory Committee

01-0060-4001	Per Diems	-	348	-	1,742	4,180	4,180	100%
01-0060-4308	Mileage	-	13	-	63	150	150	100%
01-0060-4309	Professional Development	-	208	-	1,042	2,500	2,500	100%
	Totals	-	569	-	2,846	6,830	6,830	100%

Revenues Financial Report - 2015-05

8.2(b)(v).

Total Revenues

Department	Curr Mnth Actual Operating Revenues	Curr Mnth Budget Operating Revenues	YTD Actual Operating Revenues	YTD Budget Operating Revenues	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
Corporate	24,327	84,757	311,775	423,786	705,311	1,017,086	69%
Administration	80	259	14,557	1,296	- 11,447	3,110	-368%
Elections	-	-	-	-	-	-	#DIV/0!
Finance	1,587	2,017	10,372	10,083	13,828	24,200	57%
Building	40,196	23,283	152,728	116,417	126,672	279,400	45%
Source Water Protection	-	1,250	15,000	6,250	-	15,000	0%
Planning & Development	21,128	6,333	39,258	31,667	36,742	76,000	48%
By-law	1,549	2,704	18,962	13,521	13,488	32,450	42%
Public Works	465	253	2,124	1,263	906	3,030	30%
Parks	-	1,072	225	5,360	12,640	12,865	98%
Optimist Recreation Centre	4,117	6,346	50,810	31,729	25,340	76,150	33%
Puslinch Community Centre	2,715	4,251	23,833	21,257	27,184	51,017	53%
Fire and Rescue	2,912	6,064	39,421	30,321	33,349	72,770	46%
Library	-	172	-	858	2,060	2,060	100%
Badenoch	-	1	10	4	-	10	0%
Committee	-	-	-	-	-	-	#DIV/0!
Totals	99,076	138,762	679,075	693,812	986,073	1,665,148	59%

Total Contributions from Working Reserves

Department	Curr Mnth Actual Operating Revenues	Curr Mnth Budget Operating Revenues	YTD Actual Operating Revenues	YTD Budget Operating Revenues	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
Administration	-	13,639	204	68,193	163,458	163,662	100%
Building Surplus Reserve Fund	-	7,021	-	35,103	84,248	84,248	100%
Source Water Protection	-	2,018	-	10,090	24,215	24,215	100%
Public Works	-	7,083	-	35,417	85,000	85,000	100%
Totals	-	29,760	204	148,802	356,921	357,125	100%

Expenses Financial Report - 2015-05

Department	Curr Mnth Actual Operating Expenditures	Curr Mnth Budget Operating Expenditures	YTD Actual Operating Expenditures	YTD Budget Operating Expenditures	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
Corporate	84	30,688	46,631	153,438	321,619	368,250	87%
Administration	26,362	39,203	170,289	196,017	300,152	470,441	64%
Council	9,709	10,359	54,931	51,794	69,374	124,305	56%
Elections	-	1,292	15,208	6,458	292	15,500	2%
Finance	35,317	48,967	212,428	244,834	375,173	587,601	64%
Building	29,599	30,304	137,579	151,520	226,069	363,648	62%
Source Water Protection	1,230	3,268	1,230	16,339	37,985	39,215	97%
Planning & Development	9,480	10,772	46,644	53,860	82,620	129,264	64%
By-law	5,656	6,910	32,223	34,552	50,702	82,925	61%
Public Works	74,002	114,468	503,433	572,340	870,184	1,373,617	63%
Parks	5,195	6,290	7,507	31,448	67,967	75,474	90%
Optimist Recreation Centre	12,745	16,588	68,681	82,942	130,379	199,060	65%
Puslinch Community Centre	10,963	16,514	56,320	82,571	141,849	198,169	72%
Fire and Rescue	46,773	50,340	218,980	251,700	385,101	604,081	64%
Library	256	522	1,974	2,608	4,286	6,260	68%
Badenoch	-	539	1,015	2,694	5,450	6,465	84%
Committee	33	1,258	33	6,292	15,067	15,100	100%
Totals	267,404	388,281	1,575,106	1,941,406	3,084,269	4,659,375	66%



REPORT FIN-2015-025

TO: Mayor and Members of Council

FROM: Mary Hasan, Director of Finance/Treasurer

MEETING DATE: June 17, 2015

SUBJECT: Municipal Performance Measurement Program Report for 2014
File No. F00 MUN

RECOMMENDATIONS

That Report FIN-2015-025 regarding the Municipal Performance Measurement Program Report for 2014 be received; and

That staff publish notice in the Puslinch Pioneer and Township website regarding the availability of the Municipal Performance Measurement Program Report for 2014.

DISCUSSION

Purpose

The purpose of this Report is to provide Council with information regarding the Municipal Performance Measurement Program (MPMP) for 2014 and to publish notice in the Puslinch Pioneer and Township website regarding the availability of this information.

Background

Section 299 of the Municipal Act, 2001 specifies a municipality to provide the Ministry of Municipal Affairs and Housing with information measuring the efficiency and effectiveness of a municipality's operations. The requirement is to provide this information to the Ministry in Schedule 80D of the Financial Information Return (FIR). These measures form the MPMP, a performance measurement and reporting system that promotes local government transparency and accountability.

The Township's performance measures are outlined in Schedule A to Report FIN-2015-025. The Township will post these results on the Township website. The Township has reported Schedule 80D of the FIR which forms the MPMP to the Ministry of Municipal Affairs and Housing in compliance with the Municipal Act, 2001. Notification on the

availability of the Township's MPMP will be advertised in the September issue of the Puslinch Pioneer and the Township website.

FINANCIAL IMPLICATIONS

For the measures required to be reported in Schedule 80D of the FIR, the 2014 results for those specific measures listed in Schedule A coincide with those reported to the province in the Township's 2014 Financial Information Return, Schedule 80D, submitted to the Ministry of Municipal Affairs and Housing on May 29, 2015.

APPLICABLE LEGISLATION AND REQUIREMENTS

Section 299 of the Municipal Act, 2001

ATTACHMENTS

Schedule A: 2014 MPMP Template . Township of Puslinch

The Township of Puslinch Municipal Performance Measurement Program (MPMP) 2014 RESULTS

Questions about MPMP results should be addressed to:

Name: Mary Hasan	Phone: 519-763-1226 ext. 222
Title: Director of Finance/Treasurer	
Municipality: Township of Puslinch	
Email: mhasan@puslinch.ca	

Related documents and links:

Asset Management Plan for the Township of Puslinch - dated December 2013
Schedule 12, 22A, 24A, 40, 80A, 80D of the 2014 Financial Information Return.
Township of Puslinch Recreation and Parks Master Plan - dated May 2015
Land Use Planning Performance Measures - 2013 -Planning department of the County of Wellington.
Township of Puslinch 2014 Development Charges Background Study - Appendix B Level of Service

Local Government

1.1 GENERAL GOVERNMENT - EFFICIENCY					
	2014	2013	2012	2011	2010
1.1 a) Operating costs for governance and corporate management as a percentage of total municipal operating costs.	26.9%	29.8%	33.8%	25.9%	27.1%
1.1 b) Total costs for governance and corporate management as a percentage of total municipal costs.	19.5%	20.0%	22.2%	16.0%	16.1%
OBJECTIVE: Efficient local government.					
NOTES & KEY FACTORS FOR UNDERSTANDING RESULTS: None noted.					
REFERENCE: New total cost measures were introduced and revised in 2010. Total costs mean operating costs as defined in MPMP, plus amortization and interest on long term debt, less revenue received from other municipalities for tangible capital assets.					

The Township of Puslinch Municipal Performance Measurement Program (MPMP) 2014 RESULTS

Fire Services

2.1 FIRE SERVICES – EFFICIENCY					
	2014	2013	2012	2011	2010
2.1 a) Operating costs for fire services per \$1,000 of assessment.	\$ 0.40	\$ 0.38	\$ 0.42	\$ 0.40	\$ 0.45
2.1 b) Total costs for fire services per \$1,000 of assessment.	\$ 0.45	\$ 0.43	\$ 0.50	\$ 0.53	\$ 0.60
OBJECTIVE: Efficient fire services.					
NOTES & KEY FACTORS FOR UNDERSTANDING RESULTS: Year over year assessment growth is shown below: 2014 - \$1,854,567,269 (8.3% increase from 2013) 2013 - \$1,711,996,832 (7.9% increase from 2012) 2012 - \$1,586,185,578 (8.7% increase from 2011) 2011 - \$1,459,271,407 (9.5% increase from 2010) 2010 - \$1,332,232,363 (9.9% increase from 2009)					
REFERENCE: New total cost measures were introduced and revised in 2010. Total costs mean operating costs as defined in MPMP, plus amortization and interest on long term debt, less revenue received from other municipalities for tangible capital assets.					

The Township of Puslinch Municipal Performance Measurement Program (MPMP) 2014 RESULTS

2.2 & 2.3 CIVILIAN FIRE RELATED INJURIES – EFFECTIVENESS

	2014	2013	2012	2011	2010
2.2 Number of residential fire related civilian injuries per 1,000 persons.	0.000	0.000	0.000	0.000	0.000
2.3 Number of residential fire related civilian injuries averaged over 5 years per 1,000 persons.	0.000	0.000	0.000	0.000	0.000

OBJECTIVE:

Minimize the number of civilian injuries in residential fires.

NOTES & KEY FACTORS FOR UNDERSTANDING RESULTS:

None noted

2.4 & 2.5 CIVILIAN FIRE RELATED FATALITIES - EFFECTIVENESS

	2014	2013	2012	2011	2010
2.4 Number of residential fire related civilian fatalities per 1,000 persons.	0.000	0.000	0.000	0.000	0.000
2.5 Number of residential fire related civilian fatalities averaged over 5 years per 1,000 persons.	0.000	0.000	0.000	0.000	0.000

OBJECTIVE:

Minimize the number of civilian fatalities in residential fires.

NOTES & KEY FACTORS FOR UNDERSTANDING RESULTS:

None noted

2.6 NUMBER OF RESIDENTIAL STRUCTURAL FIRES – EFFECTIVENESS

	2014	2013	2012	2011	2010
2.6 Number of residential structural fires per 1,000 households.	1.685	3.058	0.342	1.053	0.702

OBJECTIVE:

Minimize the number of residential structural fires.

NOTES & KEY FACTORS FOR UNDERSTANDING RESULTS:

The number of residential structural fires from 2010 to 2014 is indicated below:

2014 - 5

2013 - 9

2012 - 1

2011 - 3

2010 - 2

The Township of Puslinch Municipal Performance Measurement Program (MPMP) 2014 RESULTS

Building Permits & Inspection Services

3.1 BUILDING PERMITS & INSPECTION SERVICES – EFFICIENCY			
	2014	2013	
3.1 a) Operating costs for building permits and inspection services per \$1,000 of construction activity, averaged over three years (based on permits issued).	\$ 7.92	\$ 8.47	
3.1 b) Total costs, net of interest on long term debt, for building permits and inspection services per \$1,000 of construction activity, averaged over three years, (based on permits issued).	\$ 7.92	\$ 8.54	
OBJECTIVE: Efficient building permits and inspection services.			
NOTES & KEY FACTORS FOR UNDERSTANDING RESULTS: 2014 Construction Value - \$24,807,847 2013 Construction Value - \$35,856,325 2012 Construction Value - \$63,144,400			
REFERENCE: <ul style="list-style-type: none"> In 2013, the formula for the denominator of the MPMP efficiency measures for building permits and inspection services was changed to a three year average for total construction activity, divided by \$1,000. 			

The Township of Puslinch Municipal Performance Measurement Program (MPMP) 2014 RESULTS

3.2 REVIEW OF COMPLETE BUILDING PERMIT APPLICATIONS – EFFECTIVENESS				
	2014	2013	2012	2011
3.2 Median number of days to review a complete building permit application and issue a permit or not issue a permit, and provide all reasons for refusal:				
a) Category 1: Houses (houses not exceeding 3 storeys/600 square metres). Reference: provincial standard is 10 working days.	10	9	9	8
b) Category 2: Small Buildings (small commercial/industrial not exceeding 3 storeys/600 square metres). Reference: provincial standard is 15 working days.	15	12	12	14
c) Category 3: Large Buildings (large residential/commercial/ industrial/ institutional). Reference: provincial standard is 20 working days.	20	20	18	20
d) Category 4: Complex buildings (post disaster buildings, including hospitals, power/water, fire/police/EMS, communications). Reference: provincial standard is 30 working days.	N/A	N/A	N/A	N/A
OBJECTIVE: Complete building permit applications are processed quickly and accurately.				
NOTES & KEY FACTORS FOR UNDERSTANDING RESULTS: None noted				
REFERENCE: <ul style="list-style-type: none"> The effectiveness measure reporting the number of working days to review complete building permit applications was introduced in 2011. 				

The Township of Puslinch Municipal Performance Measurement Program (MPMP) 2014 RESULTS

3.3 Building Permits and Inspection Services - Effectiveness				
Category 1: Houses				
(houses not exceeding 3 storeys/600 square metres)				
		2014	2013	
3.3 a)	The number and percentage of building permit applications which are submitted and accepted by the municipality as complete applications .	194	184	
3.3 a)	#			
	%	96%	90%	
3.3 b)	The number and percentage of building permit applications which are submitted and accepted by the municipality as incomplete applications .	8	21	
3.3 b)	#			
	%	4%	10%	
3.3 c)	The subtotal for the number of complete and incomplete building permit applications.	202	205	
OBJECTIVE: Safe communities.				
NOTES & KEY FACTORS FOR UNDERSTANDING RESULTS: None noted				
REFERENCE: In 2013, effectiveness measures were introduced that record the number and percentage of complete and incomplete building permit applications, by category.				

3.3 Building Permits and Inspection Services - Effectiveness**Category 2:****Small Buildings (small commercial/industrial not exceeding 3 storeys/600 square metres)**

		2014	2013	
3.3 a)	The number and percentage of building permit applications # which are submitted and accepted by the municipality as complete applications .	2	8	
3.3 a)	%	100%	100%	
3.3 b)	The number and percentage of building permit applications # which are submitted and accepted by the municipality as incomplete applications .	0	0	
3.3 b)	%	0%	0%	
3.3 c)	The subtotal for the number of complete and incomplete building permit applications. #	2	8	
OBJECTIVE:				
NOTES & KEY FACTORS FOR UNDERSTANDING RESULTS: None noted				
REFERENCE: In 2013, effectiveness measures were introduced that record the number and percentage of complete and incomplete building permit applications, by category.				

The Township of Puslinch Municipal Performance Measurement Program (MPMP) 2014 RESULTS

3.3 Building Permits and Inspection Services - Effectiveness
Category 3:
Large Buildings (large residential/commercial/ industrial/ institutional)

		2014	2013	
3.3 a)	The number and percentage of building permit applications which are submitted and accepted by the municipality as complete applications .	#	5	1
3.3 a)		%	100%	100%
3.3 b)	The number and percentage of building permit applications which are submitted and accepted by the municipality as incomplete applications .	#	0	0
3.3 b)		%	0%	0%
3.3 c)	The subtotal for the number of complete and incomplete building permit applications.	#	5	1
OBJECTIVE:				
NOTES & KEY FACTORS FOR UNDERSTANDING RESULTS: None noted				
REFERENCE: In 2013, effectiveness measures were introduced that record the number and percentage of complete and incomplete building permit applications, by category.				

		2014	2013	
3.4	The total number of building permit applications submitted and accepted by the municipality (all categories)			
		209	214	
OBJECTIVE:				
NOTES & KEY FACTORS FOR UNDERSTANDING RESULTS: None noted				
REFERENCE: Introduced in 2013.				

The Township of Puslinch Municipal Performance Measurement Program (MPMP) 2014 RESULTS

Roads

4.1 PAVED ROADS – EFFICIENCY					
	2014	2013	2012	2011	2010
4.1 a) Operating costs for paved (hard top) roads per lane kilometre. ¹	\$ 2,677.92	\$ 1,974.36	\$ 2,403.40	\$ 2,181.38	\$ 1,975.37
4.1 b) Total costs for paved (hard top) roads per lane kilometre.	\$ 6,371.33	\$ 5,799.94	\$ 7,128.89	\$ 7,218.20	\$ 6,894.58
OBJECTIVE: Efficient maintenance of paved roads.					
NOTES & KEY FACTORS FOR UNDERSTANDING RESULTS: The Asset Management Plan for the Township completed in December 2013 resulted in total paved (hard top) roads per lane kilometer of 272 kilometers. Total costs in Transportation Services are consistent in 2014 compared to 2013 in the amounts of \$2,871,228 and 2,840,395 respectively.					
REFERENCE: ¹ The formulas for efficiency measures for paved roads were revised in 2010 to net out revenue received from utilities for utility cut repairs. The total cost measure was also revised in 2010. Total costs mean operating costs as defined in MPMP, plus amortization and interest on long term debt, less revenue received from other municipalities for tangible capital assets.					

The Township of Puslinch Municipal Performance Measurement Program (MPMP) 2014 RESULTS

4.2 UNPAVED ROADS – EFFICIENCY					
	2014	2013	2012	2011	2010
4.2 a) Operating costs for unpaved (loose top) roads per lane kilometre.	\$ 1,687.91	\$ 1,953.60	\$ 1,546.73	\$ 1,383.54	\$ 1,597.81
4.2 b) Total costs for unpaved (loose top) roads per lane kilometre.	\$ 5,565.04	\$ 5,969.47	\$ 6,186.31	\$ 5,504.58	\$ 6,399.32
OBJECTIVE: Efficient maintenance of unpaved roads.					
NOTES & KEY FACTORS FOR UNDERSTANDING RESULTS: The Asset Management Plan for the Township completed in December 2013 resulted in total unpaved roads per lane kilometer of 106 kilometers. Total costs in Transportation Services are consistent in 2014 compared to 2013 in the amounts of \$2,871,228 and 2,840,395 respectively.					
REFERENCE: The formulas for efficiency measures were revised in 2009 to reflect changes in the reporting of expenses consistent with accrual accounting concepts. New total cost measures were introduced and revised in 2010. Total costs mean operating costs as defined in MPMP, plus amortization and interest on long term debt, less revenue received from other municipalities for tangible capital assets.					

The Township of Puslinch Municipal Performance Measurement Program (MPMP) 2014 RESULTS

4.3 BRIDGES AND CULVERTS – EFFICIENCY					
	2014	2013	2012	2011	2010
4.3 a) Operating costs for bridges and culverts per square metre of surface area.	\$ 17.23	\$ 26.37	\$ 9.13	\$ 9.82	\$ 10.45
4.3 b) Total costs for bridges and culverts per square metre of surface area.	\$ 30.41	\$ 40.03	\$ 18.00	\$ 19.28	\$ 20.93
OBJECTIVE: Efficient maintenance of bridges and culverts.					
NOTES & KEY FACTORS FOR UNDERSTANDING RESULTS: The Asset Management Plan for the Township completed in December 2013 resulted in total square metres of surface area on bridges and culverts of 1,154 square metres compared to the 1,935 square metres recorded in the 2012 MPMP. This has resulted in higher operating and total costs per square metre of surface area in 2013 and 2014 versus previous years. Also, the Township has one less bridge in 2013 and 2014 compared to 2012 (disposal of Stroy's Bridge). Total costs in Transportation Services are consistent in 2014 compared to 2013 in the amounts of \$2,871,228 and 2,840,395 respectively.					
REFERENCE: New total cost measures were introduced and revised in 2010. Total costs mean operating costs as defined in MPMP, plus amortization and interest on long term debt, less revenue received from other municipalities for tangible capital assets.					

The Township of Puslinch Municipal Performance Measurement Program (MPMP) 2014 RESULTS

4.4 WINTER MAINTENANCE OF ROADS – EFFICIENCY					
	2014	2013	2012	2011	2010
4.4 a) Operating costs for winter maintenance of roadways per lane kilometre maintained in winter.	\$ 762.59	\$ 882.62	\$ 687.54	\$ 737.58	\$ 760.27
4.4 b) Total costs for winter maintenance of roadways per lane kilometre maintained in winter.	\$ 762.59	\$ 882.62	\$ 687.54	\$ 737.58	\$ 760.27
OBJECTIVE: Efficient winter maintenance of roads.					
NOTES & KEY FACTORS FOR UNDERSTANDING RESULTS: The Asset Management Plan for the Township completed in December 2013 resulted in total unpaved roads per lane kilometer of 106 kilometers. The Asset Management Plan for the Township completed in December 2013 resulted in total paved (hard top) roads per lane kilometer of 272 kilometers. Therefore, the lane kilometers of winter maintained roadways amount to the sum of unpaved (106) and paved (272) lane kilometers. Total costs in Transportation Services are consistent in 2014 compared to 2013 in the amounts of \$2,871,228 and 2,840,395 respectively.					
REFERENCE: New total cost measures were introduced and revised in 2010. Total costs mean operating costs as defined in MPMP, plus amortization and interest on long term debt, less revenue received from other municipalities for tangible capital assets.					

4.5 ADEQUACY OF PAVED ROADS – EFFECTIVENESS					
	2014	2013	2012	2011	2010
4.5 Percentage of paved lane kilometres where the condition is rated as good to very good. ¹	46%	46%	54%	54%	63%
OBJECTIVE: Pavement condition meets municipal objectives.					
NOTES & KEY FACTORS FOR UNDERSTANDING RESULTS: The Asset Management Plan for the Township completed in December 2013 provided the percentage of paved lane kilometres where the condition is rated as good to very good.					
REFERENCE: ¹ Pavement condition is rated using a Pavement Condition Index (PCI) such as the Index used by the Ontario Good Roads Association (OGRA) or the Ministry of Transportation's Roads Inventory Management System (RIMS).					

The Township of Puslinch Municipal Performance Measurement Program (MPMP) 2014 RESULTS

4.6 ADEQUACY OF BRIDGES AND CULVERTS – EFFECTIVENESS

	2014	2013	2012	2011	2010
4.6 Percentage of bridges and culverts where the condition is rated as good to very good. ¹	65%	61%	90%	88%	96%
OBJECTIVE: Safe bridges and culverts.					
NOTES & KEY FACTORS FOR UNDERSTANDING RESULTS: The Asset Management Plan for the Township completed in December 2013 provided the percentage of bridges and culverts where the condition is rated as good to very good. The increased percentage in 2014 compared to 2013 relates to the rehabilitation work completed on French's Bridge in 2014.					
REFERENCE: A bridge or culvert is rated as being in good to very good condition if distress to the primary components is minimal, requiring only maintenance. Primary components are the main load carrying components of the structure, including the deck, beams, girders, abutments, foundations, etc.					

The Township of Puslinch Municipal Performance Measurement Program (MPMP) 2014 RESULTS

Storm Water

5.1 RURAL STORM WATER MANAGEMENT – EFFICIENCY					
	2014	2013	2012	2011	2010
5.1 a) Operating costs for rural storm water management (collection, treatment, disposal) per kilometre of drainage system.	\$ 683.30	\$ 1,157.10			
5.1 b) Total costs for rural storm water management (collection, treatment, disposal) per kilometre of drainage system.	\$ 3,105.20	\$ 4,029.60			
OBJECTIVE: Efficient rural storm water management.					
NOTES & KEY FACTORS FOR UNDERSTANDING RESULTS: 2013 was the first full year of tracking the cost for this work activity. These costs are the engineering costs and the interest costs for the loan related to the Carroll Pond Municipal Drain. The engineering and interest expense costs were previously allocated to General Government and Roads respectively.					
REFERENCE: New total cost measures were introduced and revised in 2010. Total costs mean operating costs as defined in MPMP, plus amortization and interest on long term debt, less revenue received from other municipalities for tangible capital assets.					

The Township of Puslinch Municipal Performance Measurement Program (MPMP) 2014 RESULTS

Parks and Recreation

6.1 PARKS – EFFICIENCY

	2014	2013	2012	2011	2010
6.1 a) Operating costs for parks per person.	\$ 8.44				
6.1 b) Total costs for parks per person.	\$ 8.44				
OBJECTIVE: Efficient operation of parks.					
NOTES & KEY FACTORS FOR UNDERSTANDING RESULTS: Commencing in 2014, the Township has segregated expenses and revenues related to the Parks cost centre by creating separate general ledger accounts for Parks. As these costs were being tracked separately in 2014 and onwards, there are not any comparative figures from 2010 to 2013 to report on.					
REFERENCE: New total cost measures were introduced and revised in 2010. Total costs mean operating costs as defined in MPMP, plus amortization and interest on long term debt, less revenue received from other municipalities for tangible capital assets.					

6.2 RECREATION FACILITIES – EFFICIENCY

	2014	2013	2012	2011	2010
6.2 a) Operating costs for recreation facilities per person.	\$ 63.45	\$ 54.97	\$ 47.60	\$ 58.79	\$ 47.54
6.2 b) Total costs for recreation facilities per person.	\$ 78.87	\$ 81.16	\$ 52.23	\$ 58.79	\$ 47.57
OBJECTIVE: Efficient operation of recreation facilities.					
NOTES & KEY FACTORS FOR UNDERSTANDING RESULTS: The increase in total costs for recreation facilities relates to the Optimist Recreation Centre's Amortization Expense (in 2013 this was an in-serviced asset subject to amortization). In 2011 and 2012, this asset was identified in the Construction in Progress category and therefore not subject to amortization expense.					
REFERENCE: New total cost measures were introduced and revised in 2010. Total costs mean operating costs as defined in MPMP, plus amortization and interest on long term debt, less revenue received from other municipalities for tangible capital assets.					

The Township of Puslinch Municipal Performance Measurement Program (MPMP) 2014 RESULTS

6.3 TRAILS – EFFECTIVENESS

	2014	2013	2012	2011	2010
6.3 a) Total kilometres of trails.	33.27	21.20	21.20	21.20	21.20
6.3 b) Total kilometres of trails per 1,000 persons.	5.22	3.33	3.33	3.33	3.33

OBJECTIVE:

Trails provide recreation opportunities. This includes trails provided by the Township and third parties.

NOTES & KEY FACTORS FOR UNDERSTANDING RESULTS:

33.270 kilometers of trails based on Township of Puslinch Recreation and Parks Master Plan dated May 2015.

Badenoch Tract . 1 km

Lakeshore Lookout Trail (Mountsberg Conservation Area) . 5 km

Little Tract Trail . 8 km

Smith Side Trail (Radial Line Trail) . 3 km

Speed River Trail - 9 km (added in 2014 based on results of Township of Puslinch Recreation and Parks Master Plan)

Starkey Hill Trail . 4 km

Telfer Glen Park Trail - 270 metres

Quarry Trail (Fletchers Creek Ecological Preserve) - 3 km (added in 2014 based on results of Township of Puslinch Recreation and Parks Master Plan)

6.4 OPEN SPACE – EFFECTIVENESS

	2014	2013	2012	2011	2010
6.4 a) Hectares of open space (municipally owned).	22	22	18	18	18
6.4 b) Hectares of open space per 1,000 persons (municipally owned).	3.5	3.5	3.0	3.0	3.0

OBJECTIVE:

Open space is adequate for population.

NOTES & KEY FACTORS FOR UNDERSTANDING RESULTS:

22 hectares of open space (municipally owned) based on Township of Puslinch Recreation and Parks Master Plan dated May 2015.

The open space reflected in the 22 hectares above includes the following:

Badenoch Community Centre open space - 0.4 hectares

Badenoch Soccer Pitch - 2.2 hectares

Boreham Park (also known as Arkell Park) - 0.9 hectares

Fox Run Park - 2.3 hectares

Historic Corner Block Park - 0.13 hectares

Morrison Meadows Park - 2.5 hectares

Old Morrison Ball Field - 2.5 hectares

Puslinch Community Centre open space - 9.8 hectares

Telfer Glen Park - 1.5 hectares

The Township of Puslinch Municipal Performance Measurement Program (MPMP) 2014 RESULTS

6.5 PARTICIPANT HOURS FOR RECREATION PROGRAMS EFFECTIVENESS

	2014	2013	2012	2011	2010
6.5 Total participant hours for recreation programs per 1,000 persons.	1,463.3	969.8	705.1	723.1	404.0
OBJECTIVE: Recreation programs serve needs of residents.					
NOTES & KEY FACTORS FOR UNDERSTANDING RESULTS: This relates to drop-in gym (ie. open gym, parents and tots) and ice rink (free skate, sticks and pucks, shinny hockey) supervised participant hours at the Optimist Recreation Centre. Participant Hours by Year: 2014 - 9,320 (drop in gym time of 5,790 supervised hours and drop-in ice time of 3,530 supervised hours) 2013 - 6,108 (drop-in gym time of 4,728 supervised hours and drop-in ice time of 1,380 supervised hours) 2012 - 4,432					

6.6 INDOOR RECREATION FACILITY SPACE – EFFECTIVENESS

	2014	2013	2012	2011	2010
6.6 a) Square metres of indoor recreation facilities (municipally)	1,582	1,582	2,237	2,237	1,567
6.6 b) Square metres of indoor recreation facilities per 1,000 persons (municipally owned).	248.4	251.2	356.0	365.0	256.0
OBJECTIVE: Indoor recreation facility space is adequate for population.					
NOTES & KEY FACTORS FOR UNDERSTANDING RESULTS: Square metres of indoor recreation facilities were obtained from the 2014 Development Charges Study. The indoor recreational facilities reflected in the 1,582 square metres above includes the following: Badenoch Community Centre - 139.4 square metres Puslinch Community Centre - 773.2 square metres Gym and change rooms of the Optimist Recreation Centre - 668.9 square metres					

The Township of Puslinch Municipal Performance Measurement Program (MPMP) 2014 RESULTS

6.7 OUTDOOR RECREATION FACILITY SPACE – EFFECTIVENESS

	2014	2013	2012	2011	2010
6.7 a) Square metres of outdoor recreation facility space (municipally owned).	1,707	1,707	37,870	37,870	36,716
6.7 b) Square metres of outdoor recreation facility space per 1,000 persons (municipally owned).	268.0	271.0	6,028.3	6,178.8	5,990.6

OBJECTIVE:

Outdoor recreation facility space is adequate for population.

NOTES & KEY FACTORS FOR UNDERSTANDING RESULTS:

Square metres of outdoor recreation facilities were obtained from the 2014 Development Charges Study. The outdoor recreational facilities reflected in the 1,707 square metres above includes the following:

- Concession Booth, Morriston Meadows - 46.5 square metres
- Picnic Pavilion, Morriston Meadows - 111.5 square metres
- Concession Booth, Old Morriston Park - 37.2 square metres
- Equipment Storage, Aberfoyle - 297.3 square metres
- Concession Booth, Aberfoyle - 23.4 square metres
- Announcer's Booth and Storage, Aberfoyle - 27.9 square metres
- Outdoor Rink, Optimist Recreation Centre - 1,152 square metres
- Equipment Storage, Badenoch Soccer Pitch - 11.1 square metres

The Township of Puslinch Municipal Performance Measurement Program (MPMP) 2014 RESULTS

Land Use Planning

7.1 LOCATION OF NEW RESIDENTIAL DEVELOPMENT – EFFECTIVENESS

	2014	2013	2012	2011	2010
7.1 Percentage of new residential units located within settlement areas.	5%	0%	3%	0%	26%
OBJECTIVE: New residential development is occurring within settlement areas.					
NOTES & KEY FACTORS FOR UNDERSTANDING RESULTS: None noted					

7.2 PRESERVATION OF AGRICULTURAL LAND DURING REPORTING YEAR EFFECTIVENESS

	2014	2013	2012	2011	2010
7.2 Percentage of land designated for agricultural purposes which was not re-designated for other uses during the reporting year.	99.98%	100.00%	100.00%	100.00%	100.00%
OBJECTIVE: Preservation of agricultural land.					
NOTES & KEY FACTORS FOR UNDERSTANDING RESULTS: Agricultural land in the Township amounted to 20,611 hectares as of January 1, 2014 and 20,607 hectares as of December 31, 2014. These figures are based on the Land Use Planning Performance Measures obtained from the Planning department of the County of Wellington.					

The Township of Puslinch Municipal Performance Measurement Program (MPMP) 2014 RESULTS

7.3 PRESERVATION OF AGRICULTURAL LAND RELATIVE TO 2000 EFFECTIVENESS

	2014	2013	2012	2011	2010
7.3 Percentage of land designated for agricultural purposes which was not re-designated for other uses relative to the base year of 2000.	99.75%	99.77%	99.77%	99.77%	99.77%

OBJECTIVE:

Preservation of agricultural land.

NOTES & KEY FACTORS FOR UNDERSTANDING RESULTS:

Agricultural land in the Township amounts to 20,607 hectares as of December 31, 2014. The number of hectares of agricultural land in January 1, 2000 was 20,658 hectares. These figures are based on the Land Use Planning Performance Measures obtained from the Planning department of the County of Wellington.

7.4 CHANGE IN NUMBER OF AGRICULTURAL HECTARES DURING REPORTING YEAR EFFECTIVENESS

	2014	2013	2012	2011	2010
7.4 Number of hectares of land originally designated for agricultural purposes which was re-designated for other uses during the reporting year.	4	0	0	0	0

OBJECTIVE:

Preservation of agricultural land.

NOTES & KEY FACTORS FOR UNDERSTANDING RESULTS:

Agricultural land in the Township amounted to 20,611 hectares as of January 1, 2014 and 20,607 hectares as of December 31, 2014. These figures are based on the Land Use Planning Performance Measures obtained from the Planning department of the County of Wellington. Based on discussions with the Planning department of the County of Wellington, in 2014, there was an expansion to the urban boundary on the West side of Highway 6 and the South side of Church Street. Four properties which used to be designated as Agricultural are now part of the Urban Centre of Morriston in accordance with Official Plan Amendment No. 81.

The Township of Puslinch Municipal Performance Measurement Program (MPMP) 2014 RESULTS

**7.5 CHANGE IN NUMBER OF AGRICULTURAL HECTARES SINCE 2000
EFFECTIVENESS**

	2014	2013	2012	2011	2010
7.5 Number of hectares of land originally designated for agricultural purposes which was re-designated for other uses since January 1, 2000.	51	47	47	47	47

OBJECTIVE:

Preservation of agricultural land.

NOTES & KEY FACTORS FOR UNDERSTANDING RESULTS:

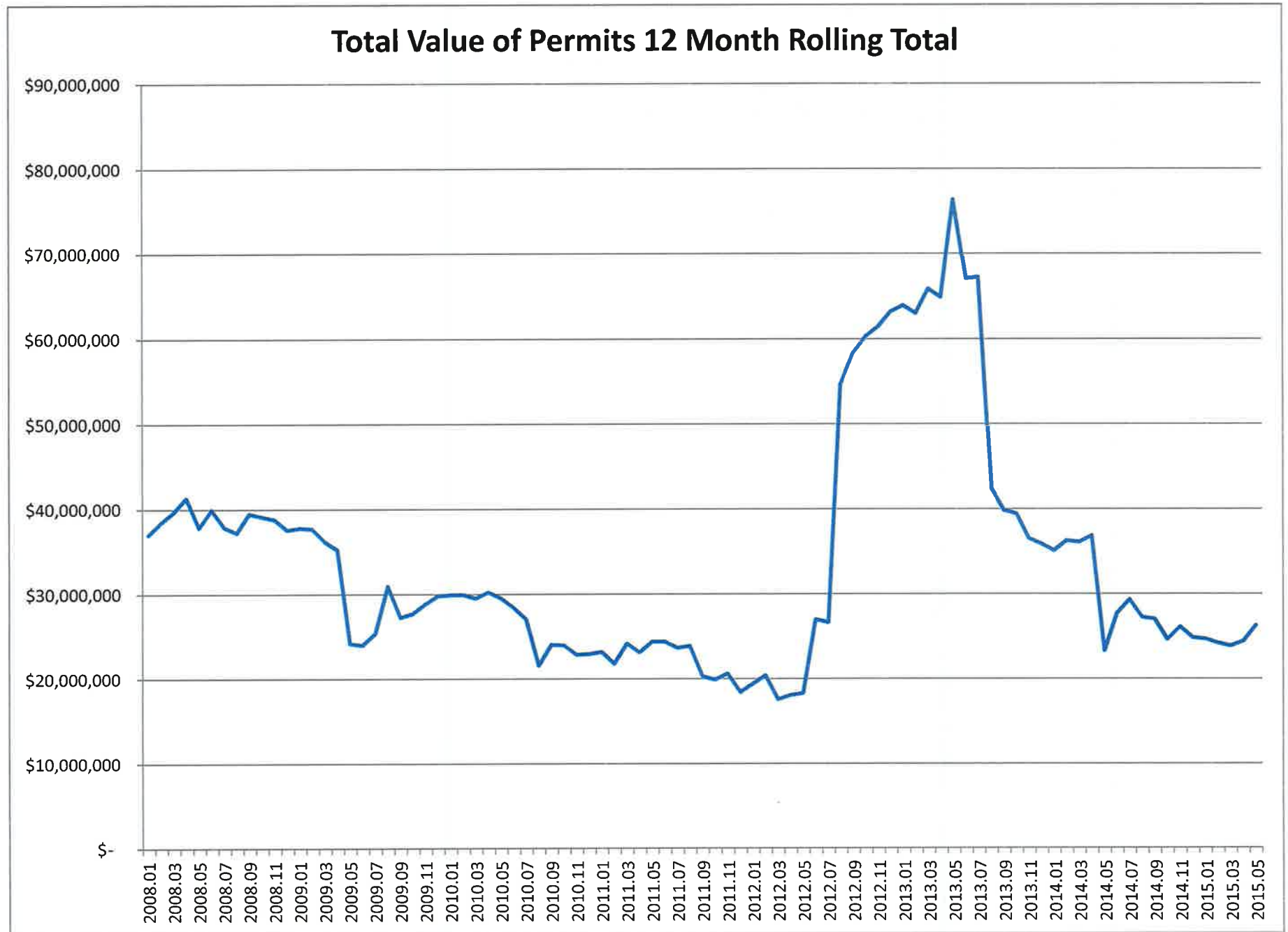
Agricultural land in the Township amounts to 20,607 hectares as of December 31, 2014. The number of hectares of agricultural land in January 1, 2000 was 20,658 hectares. These figures are based on the Land Use Planning Performance Measures obtained from the Planning department of the County of Wellington. Based on discussions with the Planning department of the County of Wellington, in 2014, there was an expansion to the urban boundary on the West side of Highway 6 and the South side of Church Street. Four properties which used to be designated as Agricultural are now part of the Urban Centre of Morriston in accordance with Official Plan Amendment No. 81.

8.4(a).

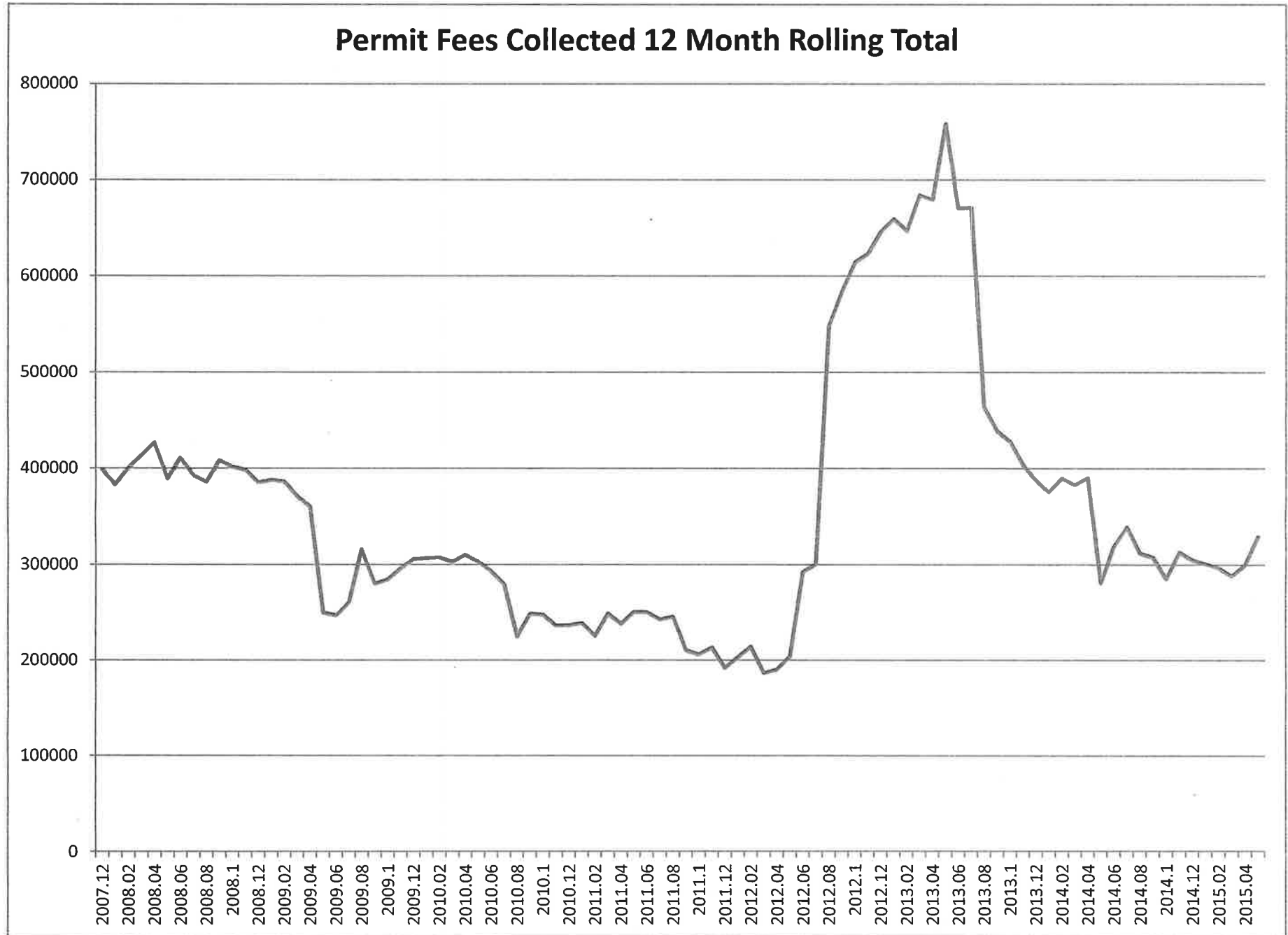
2015 BUILDING REPORT

	VALUE OF CONSTRUCTION		PERMIT FEES COLLECTED		%	PERMITS
	2014	2015	2014	2015	CHANGE	ISSUED
January	\$1,527,500.00	\$1,355,000.00	\$17,727.00	\$13,967.00	89%	7
February	\$1,574,900.00	\$1,069,000.00	\$16,728.10	\$12,381.00	68%	7
March	\$2,755,000.00	\$2,436,000.00	\$31,787.85	\$23,235.95	88%	15
April	\$1,645,500.00	\$2,188,000.00	\$20,197.10	\$31,680.20	133%	16
May	\$791,700.00	\$2,681,000.00	\$10,088.50	\$39,250.30	339%	28
June	\$0.00	\$0.00	\$0.00	\$0.00	0%	
July	\$0.00	\$0.00	\$0.00	\$0.00	0%	
August	\$0.00	\$0.00	\$0.00	\$0.00	0%	
September	\$0.00	\$0.00	\$0.00	\$0.00	0%	
October	\$0.00	\$0.00	\$0.00	\$0.00	0%	
November	\$0.00	\$0.00	\$0.00	\$0.00	0%	
December	\$0.00	\$0.00	\$0.00	\$0.00	0%	
TOTALS TO DATE		\$9,729,000.00		\$120,514.45		73
2014 COMPARISON		\$8,294,600.00		\$96,528.55		75
Total % CHANGE		117%		125%		97%

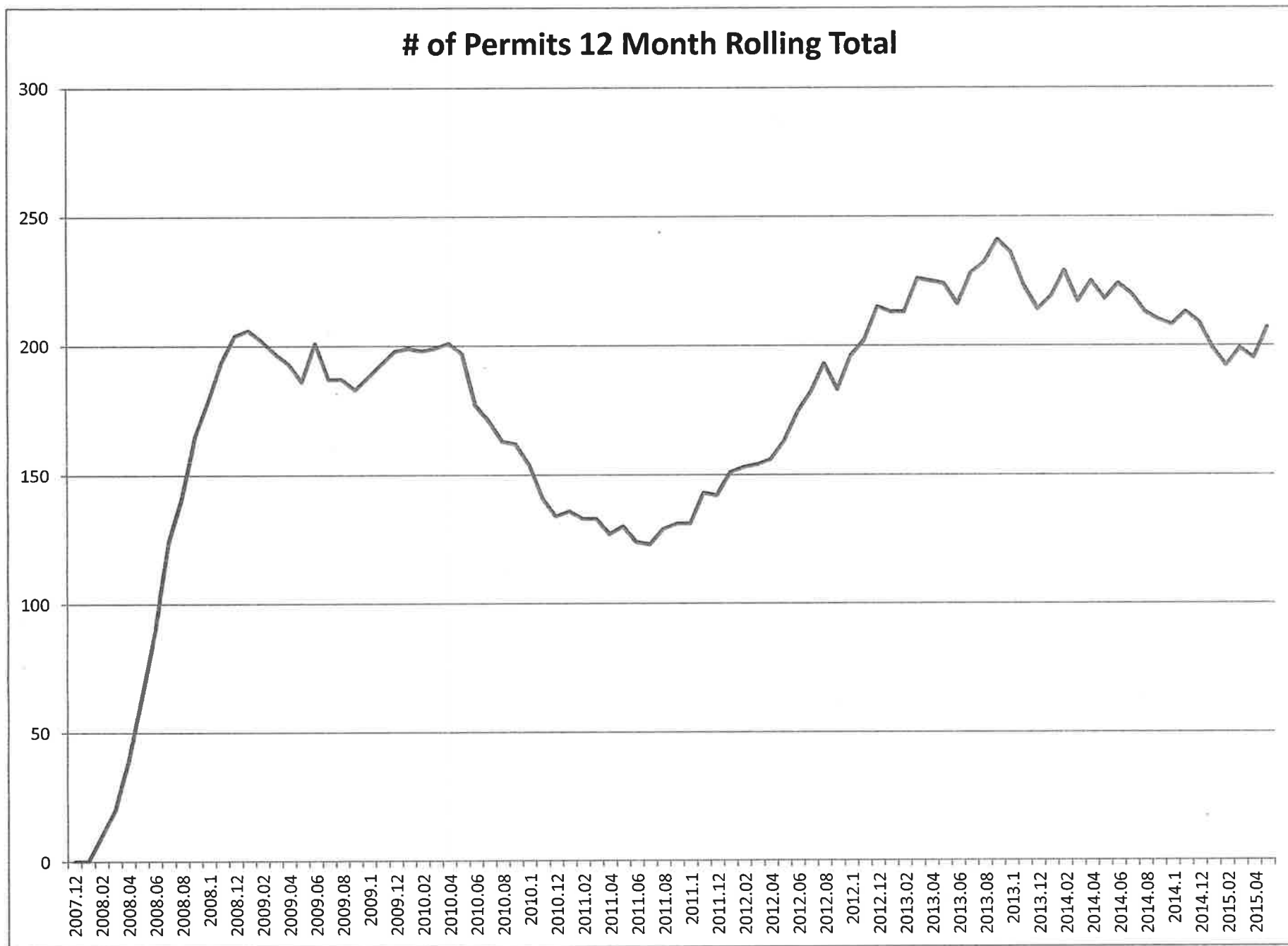
Note: The Graphs Below only Include Septic Permits in 2012 and beyond

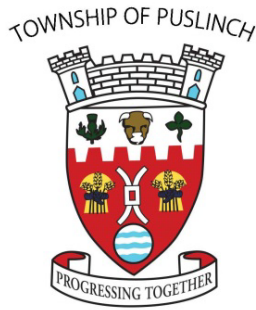


Note: The Graphs Below only Include Septic Permits in 2012 and beyond



Note: The Graphs Below only Include Septic Permits in 2012 and beyond





Township of Puslinch
7404 Wellington Road 34
Guelph, ON, N1H 6H9
T: (519) 763 – 1226
F: (519) 763 – 5846
www.puslinch.ca

Report PD-2015-016

To: Council

From: Robert Kelly, Chief Building Official

Meeting Date: June 17, 2015

Re: Site Alteration Agreement - Vilmos Kadvanj - Property described as Puslinch Concession Gore Part lots 38 and 39, Part 2, RP 61R11538
File Number: P11/KAD

RECOMMENDATIONS

That Report PD-2015-011 regarding Site Alteration Agreement – Vilmos Kadvanj – Part Lots 38 and 39, Concession Gore, Part 2, Reference Plan 61R-11538 be received; and

That the Planning and Development Advisory Committee recommends that Council enact a By-law to authorize the entering into of an agreement as outlined in Report PD-2015-011 with Vilmos Kadvanj – Part Lots 38 and 39, Concession Gore, Part 2, Reference Plan 61R-11538; and

That prior to execution of the agreement by the Mayor and Clerk, the applicant submit securities in a form satisfactory to the Township in the amount of \$20,000.00.

DISCUSSION

Application

An application was filed on October 17, 2014, the Applicant is requesting a site alteration permit and agreement under Township of Puslinch Site Alteration By-law 31/12, as amended, for:

- a cut and fill operation to level the building lot with approximately 2000 m³ of fill to be relocated on the property to fill back in a hole that was previously dug to form a pond.

The building lot is changing hands, and the purchaser of the lot requires it to be levelled and the pond/hole to be filled back in.

Location & Site Characteristics

The subject property is located on the north east side of Highway 6 and west of Maddaugh Road with a legal description of Puslinch Concession Gore Part Lots 38 and 39, Reference Plan 61R11538 Part 2 and is shown on Schedule "A" attached. The parcel has a lot area of approximately 2.6 Hectares. The location is surrounded by existing residential uses.

Staff & Agency Circulation Comments

The application was circulated for review October 20th, 2014 to the Township's consultants and External Agencies for comments.

In accordance with the provisions of By-law 31/12, all requirements have been met and reviews completed by the Township's consultants and outside agencies including GM BluePlan, Harden Environmental, GWS, Halton Region Conservation Authority and the Ministry of Transportation.

The submission requirements for a Site Alteration Permit are summarized in the Tables attached. Table 1 contains the application requirements and Table 2 contains the Control Plan Requirements. The Tables include a summary of the information which has been reviewed by Township staff and approved for compliance with the requirements of By-law 31/12 as amended. A project involving over 1000m³ requires Township Council to authorize the entering into of agreement with the applicant.

This application was circulated for review and comment to Township By-law Division, Township Consultants and the Conservation Authority having jurisdiction. No objections were received.

- The lot grading will be restored to pre development conditions so no concerns have been raised by the Township engineering consultant.
- As no fill is being imported the Township hydro-geologist does not have any concerns with the site alteration.
- The Township ecologist has expressed that there is no concern based on the proposed protection measures of silt fencing to be installed to protect the adjacent woodland.
- The HRCA has indicated that their staff has no objection to the approval of the application.
- The Ministry of Transportation has issued a field entrance permit for the site.
- Staff has noted no concerns.

Public Consultation and Notice Requirements

The Township's Site Alteration By-law 31/12, as amended, requires circulation of a notice advising property owners within 120m of the subject site of the application and when the matter will be considered by the Planning and Development Advisory Committee. Notice was circulated on May 5th, 2015.

The applicant is also required to post notice, clearly visible and legible from a public highway or other place to which the public has access 10 days prior to the date of the Planning and Development Advisory Committee meeting. Notice was posted on May 27, 2015.

A Public Meeting was held on June 9, 2015 and that no concerns were expressed at the public meeting. As a result, PDAC passed the following recommendation: That the Planning and Development Advisory Committee recommends that Council enact a By-law to authorize the entering into of an agreement as outlined in Report PD-2015-011 with Vilmos Kadvanj – Part Lots 38 and 39, Concession Gore, Part 2, Reference Plan 61R-11538; and

That prior to execution of the agreement by the Mayor and Clerk, the applicant submit securities in a form satisfactory to the Township in the amount of \$20,000.00.

Registration of Agreement on Title

The executed agreement will be registered on title to the subject lands at the applicant's expense prior to commencement of any site alteration on the subject lands.

FINANCIAL IMPLICATIONS

An application fee of \$250.00 has been collected in accordance with User Fee By-law 76/14. In accordance with the agreement and the Township's User Fee By-law, the applicant is required to pay on a semi-annual basis 6 cents per tonne of fill. This amount is collected and used to offset any third party costs incurred by the Township.

Securities in the amount of \$20,000 will be collected upon a By-law authorizing entering into an agreement with the applicant and prior to execution of the agreement by the Mayor and Clerk. Securities are held until the completed works are reviewed and approved.

Applicable Legislation and Requirements

Municipal Act, S. O. 2001, Section 142, as amended

Attachments

Schedule A	Arial Photograph
Schedule B	Agreement
Schedule C	Table 1 Application Requirements
Schedule D	Table 2 Control Plan Requirements
Schedule E	Sealed Grading Plan
Schedule F	Entrance Permit



Explore
Wellington

Map of Wellington County



Legend

- Propane Tank
- Propane Hazard Area
- Municipal Offices
- OPP Stations
- Hospitals
- Fire Stations
- Information Centres
- Schools
- Post Offices
- Arenas
- Community Centres
- Curling Rinks
- Libraries
- Museums
- Park Parking Lots
- County Garages
- Parcels
- Roads
 - Local Road
 - County Road
 - Highway
- Railways
- Trails
- Waterbodies
- Watercourses
- Parks

Notes

0.2 0 0.11 0.2 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
Includes material © 2014 of the Queen's Printer for Ontario. All rights reserved.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2014

(complete and insert Document General Page as Page 1)

TOWNSHIP OF PUSLINCH
SITE ALTERATION AGREEMENT

B E T W E E N:

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
- and -
VILMOS KADVANJ AND EDIT KADVANJ

	Page No.
ARTICLE 1 - IDENTIFICATION OF LANDS APPROVED FOR DEVELOPMENT	3
1.1 Legal description	3
ARTICLE 2 - IDENTIFICATION OF PLAN(S)	3
2.1 Approved plan(s)	3
2.2 Filing of plan(s).....	3
ARTICLE 3 - SPECIAL REQUIREMENTS	3
3.1 Additional requirements and provisions	3
ARTICLE 4 - IMPLEMENTATION OF PLAN(S)	4
4.1 Owner's covenant to implement plan(s).....	4
4.2 Township's right of entry.....	4
4.3 Stop work orders	4
4.4 Notice to comply	4
ARTICLE 5 - FINANCIAL ASSURANCES	4
5.1 Security requirement - public lands	4
5.2 Security requirement - subject lands	4
5.3 Township's right to draw upon security	4
5.4 Release of Security.....	4
5.5 Township's Expenses.....	5
ARTICLE 6 - INDEMNIFICATION	5
6.1 Owner's agreement to indemnify	5
ARTICLE 7 - LIABILITY INSURANCE	5
7.1 When liability insurance required.....	5
ARTICLE 8 - TIME LIMITS FOR COMPLETION	5
8.1 Consequences of delay	5
8.2 Phasing of Site Alteration Works	5
ARTICLE 9 - MAINTENANCE OBLIGATIONS.....	5
9.1 General covenant to maintain and repair	5
9.2 Specific maintenance obligations	5
ARTICLE 10 - REGISTRATION OF AGREEMENT	6
10.1 Registration prior to permit issuance	6
ARTICLE 11 - GENERAL PROVISIONS.....	6
11.1 Notices	6
11.2 Township costs recoverable like taxes	6
11.3 Waiver	6
11.4 Covenants as restrictive covenants	6
11.5 No permit if money owed to Township	6
11.6 Number and Gender	6
11.7 Headings and Index.....	6
11.8 No assignment without consent	6
11.9 Ultra vires terms.....	7
11.10 Owner's acceptance of agreement.....	7
11.11 Enurement.....	7
SCHEDULE "A" Description of Lands	8
SCHEDULE "B" Description of Approved Plan(s)	9
SCHEDULE "C" Additional Requirements	10
SCHEDULE "D" Financial Securities	15

TOWNSHIP OF PUSLINCH
SITE ALTERATION AGREEMENT

THIS AGREEMENT made this _____ day of _____, 2015, pursuant to Section 142 of the Municipal Act, S.O. 2001, as amended.

B E T W E E N:

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH.
(hereinafter called the "**Township**")

PARTY OF THE FIRST PART

- and -

VILMOS KADVANJ AND EDIT KADVANJ
(hereinafter called the "**Owner**")

PARTY OF THE SECOND PART

W H E R E A S:

- A. The Owner of the property described in Schedule "A" to this Agreement which is the subject matter of an application for Site Alteration Approval pursuant to section 5.2 of the Township by-Law Number 31/12;
- B. The Township requires that the Owner enter into a written agreement to identify approved plans, drawings and specifications and to require that the property be graded and maintained in accordance with the approved documents.

NOW THEREFORE this Agreement witnesseth that in consideration of the premises, other good and valuable consideration and the sum of Two Dollars (\$2.00) of lawful money of Canada, now paid by each of the parties hereto to each of the other parties hereto (the receipt whereof is hereby acknowledged), the parties agree as follows:

ARTICLE 1 - IDENTIFICATION OF LANDS APPROVED FOR DEVELOPMENT

1.1 Legal description

The Owner's property which is the subject matter of this agreement is described in Schedule "A" attached (herein called "the Lands").

ARTICLE 2 - IDENTIFICATION OF PLAN(S)

2.1 Approved plan(s)

The Owner in making application for site alteration approval has agreed to provide to the satisfaction of the Township, plan or plans showing the location of all buildings, structures, facilities, works and site elevations and services existing and proposed and, where required, technical reports, studies monitoring programs and final site restoration. The plan(s) and drawings and reports described in Schedule "B" [hereinafter called the "Approved Plan(s)"] shall be deemed to have been approved by the Township upon execution of this Agreement.

2.2 Filing of plan(s)

Five (or such greater number as shall be requested by the Township) copies of the Approved Plan(s) shall be filed with the Township's Clerk.

ARTICLE 3 - SPECIAL REQUIREMENTS

3.1 Additional requirements and provisions

Notwithstanding the approval by the Township of the plans and drawings described in Schedule "B" the parties agree that the additional requirements referred to in Schedule "C" (if any) shall apply to the alteration of the Lands in addition to the information shown on the Approved Plan(s) and in the event of a conflict between the provisions of the Approved Plans and Schedule "C" then the provisions of the latter shall prevail.

ARTICLE 4 - IMPLEMENTATION OF PLAN(S)**4.1 Owner's covenant to implement plan(s)**

The Owner covenants and agrees that all works and features illustrated on the Approved Plan(s) and the additional requirements set out in Schedule "C", if any, shall be constructed, installed, performed or provided as the case may be at the Owner's sole risk and expense and to the satisfaction of the Township.

4.2 Township's right of entry

The Township shall have a right of entry upon the Lands, through employees, agents or contractors to ensure that the provisions of this agreement are complied with at all times.

4.3 Stop work orders

The Township's Chief Building Official shall treat a breach of the terms of this Agreement or covenants contained herein in a manner similar to a breach of the Township's Site Alteration By-Law and shall issue a stop work order until such breach is rectified. The Owner acknowledges that the requirements of this Agreement constitute applicable law for purposes of the Building Code Act.

4.4 Notice to comply

In the event that the Township gives written notice to the registered Owner of the Lands that it has failed to construct, provide or maintain any matter or thing illustrated on the Approved Plan(s) or required by this Agreement, and if the Owner fails to construct, provide or maintain such required matter or thing within thirty (30) days of the date that such notice is mailed by prepaid registered mail to such person at the address for such person set out in Article 11.1 or as shown on the most-recently revised assessment roll then the Township may enter upon the Lands, through employees, agents or contractors and construct, provide or maintain such matter or thing which had been specified in the notice at the expense of the registered Owner of the Land.

ARTICLE 5 - FINANCIAL ASSURANCES**5.1 Security requirement - public lands**

In the event any works are to be performed on municipally or publicly-owned property of any kind which may service the subject lands, the Owner shall, at the time of signing this Agreement and prior to the commencement of work, supply the Township with an unconditional irrevocable Letter of Credit from a chartered Canadian bank, in a form and an amount satisfactory to the Township sufficient to guarantee the satisfactory completion of the works to be constructed or performed by the Owner on municipally or publicly-owned lands and further guaranteeing the workmanship and materials of all such works and matters. The Letter of Credit shall further guarantee payment to the Township of all inspection or other costs that the Township may incur in connection with such works or the preparation and implementation of this Agreement.

5.2 Security requirement - subject lands

In addition to the security to be provided to the Township pursuant to Article 5.1, the Owner shall at the time of signing this Agreement and prior to the commencement of work, unless such requirement is specifically waived in writing by the Township, supply the Township with an unconditional irrevocable Letter of Credit from a chartered Canadian bank, in a form and an amount satisfactory to the Township sufficient to guarantee the satisfactory completion of the work and facilities to be provided on the Lands pursuant to the Approved Plan(s) and this Agreement and further guaranteeing the workmanship and materials of all such works and matters. The Letter of Credit shall further guarantee payment to the Township of all inspection or other costs that the Township may incur in connection with such works or the preparation and implementation of this Agreement.

5.3 Township's right to draw upon security

In the event that the Owner fails to comply with a notice given to him pursuant to Article 4.4 hereof the Township shall be at liberty to draw upon the security provided to it pursuant to this Article to pay for the cost of any work undertaken by it or on its behalf pursuant to such notice and to pay the costs incurred by the Township in the administration and implementation of this Agreement.

5.4 Release of Security

The security provided under this Article, or the amount thereof remaining after draws referred to in Article 5.3, shall be delivered or repaid to the Owner after all of the works have been completed in each stage to the satisfaction of the Township's authorized personnel.

5.5 Township's Expenses

The Owner agrees to pay to the Township all reasonable costs incurred by the Township in connection with the undertaking to alter this site which, without limiting the generality of the foregoing, shall include all expenses of the Township heretofore and hereinafter incurred for legal, engineering, surveying, planning and inspection services, extra Council meetings, if any, and employees' extra time, if any, and shall pay such costs from time to time forthwith upon demand, provided, if such costs be not paid forthwith same shall bear interest from the date which is 10 days following the date of demand to the date of payment at two (2) percentage points in excess of prime rate of interest charged by the Canadian Imperial Bank of Commerce during such period.

ARTICLE 6 - INDEMNIFICATION

6.1 Owner's agreement to indemnify

The Owner agrees on behalf of himself, its heirs, executors, administrators and assigns to save harmless and indemnify the Township, and, if applicable, the County of Wellington, and their respective officials employees and agents, from all losses, damages, costs, charges and expenses which may be claimed or recovered against the Township or the County of Wellington, as the case may be, by any person or persons arising either directly or indirectly as a result of any action taken by the Owner pursuant to or implementing the terms of this Agreement.

ARTICLE 7 - LIABILITY INSURANCE

7.1 When liability insurance required

In the event that work is to be performed by the Owner, its servants, agents or contractors on lands owned by the Township, or the County of Wellington, the Owner shall supply the Township or the County of Wellington with written evidence of a current comprehensive liability insurance policy in form satisfactory to the Township, holding the Township (and if applicable the County of Wellington) harmless for any and all claims for damages, injuries or losses in connection with the work done by or on behalf of the Owner, its servants, agents or contractors on or adjacent to the Lands in an amount of not less than Two Million (\$2,000,000.00) Dollars inclusive. The Township (and if applicable the County of Wellington) are to be named as insured parties in the said policy.

ARTICLE 8 - TIME LIMITS FOR COMPLETION

8.1 Consequences of delay

In the event that a site alteration permit is not issued and re-grading has not commenced within one year from the date of this Agreement, or if the works and facilities contemplated in the Approved Plan(s) are not fully completed within two (2) years from the date of this Agreement, the conditions of approval and provisions of this Agreement will be reviewed and may be subject to revision by the Township by notice in writing to the Owner which revisions shall be accepted and implemented by the Owner.

8.2 Phasing of Site Alteration Works

The Owner agrees that all works and features illustrated on the Approved Plan(s) shall represent the total alterations on the property. The Owner also agrees that any future development beyond the approved plans will be subject to any additional plans, agreements and provisions as required by the Township.

ARTICLE 9 - MAINTENANCE OBLIGATIONS

9.1 General covenant to maintain and repair

The Owner agrees that all of the facilities, works and features illustrated on the Approved Plan(s) shall be maintained and kept in good repair at the Owner's sole risk and expense and to the satisfaction of the Township. In the event that the Township gives written notice to the Owner or the of the Lands that maintenance or repair of any matter required to be provided by this Agreement is to be undertaken, and if the Owner fails to undertake such required maintenance or repair within thirty (30) days of the date that such notice is mailed by prepaid registered mail to such person at the address for such person set out in Article 11.1 or as shown on the most-recently revised assessment roll then the Township may enter upon the Lands, through employees, agents or contractors and perform such maintenance or repairs which had been specified in the notice at the expense of the registered Owner of the Land.

9.2 Specific maintenance obligations

The Owner covenants with the Township as follows:

- (a) that it shall at all times maintain the installations, structures and facilities illustrated on the Approved Plan(s) and described in Schedule "B", if applicable, in good condition and repair;
- (b) that it shall ensure that all required environmental control and or monitoring devices identified on the Approved Plan(s) are properly maintained and protected from damages at all times.

In the event that the Owner of the Lands, is in breach of any of the covenants in this Article then the provisions of Article 11.2 hereof shall apply.

ARTICLE 10 - REGISTRATION OF AGREEMENT**10.1 Registration prior to permit issuance**

This Agreement will be registered against the title to the Lands and the Owner will pay for the cost of registration.

ARTICLE 11 - GENERAL PROVISIONS**11.1 Notices**

Any notice, invoice or other writing required or permitted to be given pursuant to this agreement (including notice of a change of address) shall be deemed to have been given if delivered personally to the party or to an officer of the applicable corporation or if delivered by prepaid first class mail, on the third (3rd) day after mailing. The address for service of each of the parties is as follows:

Owner: Vilmos Kadvanj and Edit Kadvanj
6-90 Anderson Drive
Cambridge, ON N1R 6E5

Township: The Corporation of the Township of Puslinch
7404 Wellington Road 34
RR 3
Guelph, ON N1H 6H9

To any other person: at the address shown for such person in the last revised assessment roll or the latest address for such person as shown in the Township's records.

11.2 Township costs recoverable like taxes

Notwithstanding any other remedy available to the Township, the Owner acknowledges and agrees that any expense incurred by the Township in connection with the approval of the Approved Plans or the preparation, registration, administration, implementation and enforcement of this Agreement, and specifically the maintenance obligations in Article 9, may be recovered by the Township in like manner as municipal taxes pursuant to the provisions of Section 326 of the Municipal Act.

11.3 Waiver

It is expressly understood and agreed that the remedies of the Township under this Agreement are cumulative and the exercise by the Township of any right or remedy for the default or breach of any term, covenant, condition or agreement herein contained shall not be deemed to be a waiver or alter, affect or prejudice any other right or remedy or other rights or remedies, to which the Township may be lawfully entitled for the same default or breach; and any waiver by the Township of the strict observance, performance or compliance by the Owner or with any term, covenant, condition or agreement herein contained, or any indulgence granted by the Township to the Owner shall not be deemed to be a waiver of any subsequent default or breach by the Owner, nor entitle the Owner to any similar indulgence heretofore granted.

11.4 Covenants as restrictive covenants

So far as may be, the covenants of the Owner herein shall be restrictive covenants running with the land for the benefit of the adjoining lands of the Township or such of them as may be benefited thereby and shall be binding on the Owner, its heirs, executors, administrators, successors and assigns as Owner and occupier of the said land from time to time.

11.5 No permit if money owed to Township

The Owner hereby agrees to pay all municipal taxes on the Lands which may be in arrears at the time of signing this Agreement and shall ensure that all taxes are paid up to date with respect to the Lands. Additionally, the Owner shall ensure that all taxes owing by him to the municipality on all other properties owned by the Owner elsewhere in the Township and any other accounts owing by him to the Township are also paid up to date. No site alteration permit will be issued with respect to the Lands until this Article has been complied with.

11.6 Number and Gender

It is agreed between the parties hereto that the appropriate changes in the number and gender shall be implied where the context of this Agreement and any schedules hereto so require in order that the Agreement and any part thereof shall be construed to have its proper and reasonable meaning.

11.7 Headings and Index

All headings and sub-headings and the Index within this agreement are incorporated for ease of reference purposes only and do not form an integral part of the Agreement.

11.8 No assignment without consent

The Owner shall not assign this Agreement until all works and facilities required by this Agreement have been

completed without the prior written consent of the Township, which consent will not be unreasonably withheld.

11.9 Ultra vires terms

If any term of this Agreement shall be found to be Ultra Vires of the Township, or otherwise unlawful, such term shall conclusively be deemed severable and the remainder of this Agreement mutatis mutandis shall be and remain in full force and effect.

11.10 Owner's acceptance of agreement

The Owner shall not call into question, directly or indirectly, in any proceedings whatsoever in law or in equity or before any administrative tribunal the right of the Township to enter into this Agreement and to enforce each and every term of this Agreement and this Agreement may be pleaded as an estoppel against the Owner in any such proceedings.

11.11 Enurement

This Agreement shall enure to the benefit of and be binding upon the parties hereto, and their respective successors and assigns.

IN WITNESS WHEREOF the Parties hereto have hereunto set their hands and seals or where applicable have caused to be affixed their corporate seals under the hands of their duly authorized officers in that behalf.

**THE CORPORATION OF THE TOWNSHIP OF
PUSLINCH**
per:

Dennis Lever, Mayor

per:

Karen Landry, CAO/Clerk

I/We have authority to bind the Corporation

SIGNED, SEALED AND DELIVERED

in the presence of:

per:

Vilmos Kadvanj

per:

Edit Kadvanj

SCHEDULE "A "

DESCRIPTION OF LANDS

Part of Lots 38 and 39 Gore Concession, Parts 1 and 2 61R-7739.

SCHEDULE "C"

ADDITIONAL REQUIREMENTS (in addition to matters shown on Approved Plan(s))

INSPECTIONS

Every Permit Holder shall ensure that a request is made to the Chief Building Official by the Permit Holder or his/her authorized agent to make inspections at the commencement and completion of the work that is the subject of the Permit, and to make any such further inspection(s) as may be required by the Chief Building Official.

TERM OF PERMIT AND PERMIT RENEWAL

Any Permit issued pursuant to this agreement shall be valid for a period of one year from the date of issuance unless revoked in accordance with this agreement.

A Permit which has expired may be renewed by the Chief Building Official within a six month period from the date of expiry upon the making of a written request to the Chief Building Official accompanied by a payment of one-half of the original Permit fee, provided that the proposed work which was the subject of the Permit, has not been revised. A permit that has been renewed in accordance with this section shall not be renewed again.

TRANSFER OF SITE

If registered ownership of the Site for which a Permit has been issued is transferred while the Permit remains in effect and outstanding, the new Owner shall, prior to the closing of the transfer;

1. provide the Township with its written undertaking to comply with all of the conditions under which the Permit was issued; and
2. provide security in a form and amount acceptable to the Chief Building Official, at which time any security previously provided by the original Permit Holder shall be released;
3. and failing which the Permit shall be deemed to be cancelled as of the date of the transfer.

REGULATIONS

In addition to the other requirements of this agreement, no Person shall Place or Dump, or cause or permit the Placing or Dumping of Fill on, or alter or cause or permit the Alteration of the Grade of, or remove or cause or permit the removing of any Topsoil from any land in the Township of Puslinch, including any lands which are submerged under any watercourse or other body of water unless:

1. it is done with the consent of the Owner of the Site where the Fill is to be Placed or Dumped, the Grade altered or the Topsoil removed;
2. all Fill to be used includes only Soil, stone, sod or other material acceptable to the Chief Building Official and that such material is clean and free of any glass, plastics, rubber, metals, liquid, garbage and/or contaminants;
3. the Drainage system for the Site is provided in accordance any Permit issued hereunder and as otherwise required by law, and in accordance with proper engineering standards and practices and will not result Erosion, blockage, siltation or contamination of a water course, flooding or Ponding;
4. the Fill is Placed or Dumped, any Retaining Wall containing such Fill is erected, the Grade is altered, or the Topsoil is removed, in such a manner that no flooding, Ponding, or other adverse effects are caused on other lands.

Every Person to whom a Permit is issued pursuant to this by-law shall, in addition to any conditions of the Permit;

1. provide a Retaining Wall where required by the Chief Building Official which does not encroach upon abutting lands, either above or below Existing Grade, and such Retaining Wall shall be constructed to the satisfaction of the Chief Building Official and comply with

- the requirements of the Ontario Building Code.
2. ensure that the Finished Grade surface is protected by sod, turf, seeding for grass, Vegetation, asphalt, concrete or other similar means, or combination thereof;
 3. ensure that Fill shall not be Placed or Dumped around the perimeter of any existing building in contravention of the requirements of the Ontario Building Code;
 4. ensure that no trench in which piping is laid forming part of the Drainage system shall be covered and backfilled until the work has been inspected and approved by the Chief Building Official.
 5. provide such protection for trees as may be required by the Chief Building Official;
 6. provide siltation control measures as may be required by the Chief Building Official;
 7. ensure that the work that is the subject of the Permit does not soil or otherwise foul any municipal roads. In the event that this occurs, the Person to whom the Permit was issued shall, in accordance with the Township's by-law to prohibit the obstructing, encumbering, injuring or fouling of highways and bridges, as amended from time to time, ensure that the road(s) affected are cleaned to the satisfaction of the Township Road Superintendent.
 8. ensure that all conditions of the Permit issued pursuant to this by-law and any requirements of this by-law are fulfilled to the satisfaction of the Chief Building Official;
 9. ensure the work that is the subject of the Permit does not occur in areas regulated by a Conservation Authority or approval agency without written approval of the respective regulatory agency, and in the event this occurs, ensure that the affected areas are restored to the satisfaction of the Chief Building Official.

EXEMPTIONS

The provisions of this agreement do not apply to;

1. activities or matters undertaken by a municipality or a local board of a municipality;
2. the Placing or Dumping of Fill, removal of Topsoil or Alteration of the Grade of land imposed as a condition to the approval of a site plan, a plan of subdivision or a consent under section 41, 51, or 53, respectively, of the Planning Act or as a requirement of a site plan agreement or subdivision agreement entered into under those sections;
3. the Placing or Dumping of Fills, removal of Topsoil or Alteration of the Grade of land imposed as a condition to a development permit authorized by regulation made under section 70.2 of the Planning Act or as a requirement of an agreement entered into under that regulation;
4. the Placing or Dumping of Fill, removal of Topsoil or Alteration of the Grade of land undertaken by a transmitter or distributor, as those terms are defined in section 2 of the Electricity Act, 1998, for the purpose of constructing and maintaining a transmission system or a distribution system, as those terms are defined in that section;
5. the Placing or Dumping of Fill, removal of Topsoil or Alteration of the Grade of land undertaken on land described in a licence for a pit or quarry or a permit for a wayside pit or wayside quarry issued under the Aggregate Resources Act;
6. the Placing or Dumping of Fill, removal of Topsoil or Alteration of the Grade of land undertaken on land in order to lawfully establish and operate or enlarge any pit or quarry on land,
 - a. that has not been designated under the Aggregate Resources Act or a predecessor of that Act, and
 - b. on which a pit or quarry is a permitted land use under a by-law passed under section 34 of the Planning Act;
7. the Placing or Dumping of Fill, removal of Topsoil or Alteration of the Grade of land undertaken as an incidental part of drain construction under the Drainage Act or the Tile Drainage Act, 2001;
8. topdressing of lawns with Topsoil provided the ground elevation of the lands is not increased by more than two hundred (200) millimeters;
9. cultivation or tilling of garden beds so long as such work does not have an adverse effect on existing Drainage patterns on neighbouring properties;
10. excavation of Soil involving an area of less than nine square metres and a depth of less than 0.5 meters having no significant impact on trees, ground cover, Vegetation, watercourses, or storm water swales and not altering or creating a slope at greater than 8%;
11. minor landscaping works which are at least 0.3 metres from any property line and do not impact Drainage patterns on neighbouring properties; and

12. the removal of Topsoil as an incidental part of a normal agricultural practice, including such removal as an incidental part of sod-farming, greenhouse operations and nurseries for horticultural products, provided however that this provision shall not exempt from the by-law the removal of Topsoil for sale, exchange or other disposition.

If a regulation is made under section 28 of the Conservation Authorities Act respecting the Placing or Dumping of Fill, removal of Topsoil or Alteration of the Grade of land in any area of the Township, this by-law is of no effect in respect of that area.

CEASE AND DESIST ORDER

Where an Owner or any other Person is in contravention of the agreement, the Chief Building Official or an Officer may make an Order directing that the Owner or such Person cease any or all of the work immediately.

WORK ORDER

Where a Permit has been issued and an Owner or Permit Holder is in contravention of this agreement, the Chief Building Official or an Officer may issue a Work Order directing the Owner or Permit Holder, within the time set out in the Order, to take such steps as are necessary so that the work which was the subject of the Permit is completed in accordance with the approved Permit, plans, documents and other information upon which the Permit was issued.

ORDER FOR REMOVAL

Where a Permit has not been issued and any Person is in contravention of this agreement, the Chief Building Official or an Officer may issue an Order for Removal requiring the Person to restore the property to a condition it was prior to commencement of such work, to the satisfaction of the Chief Building Official, within the time set out in the Order.

COMPLIANCE WITH ORDERS

Any Person to whom a Cease and Desist Order, a Work Order or an Order for Removal is issued pursuant to this agreement shall comply with the terms of such Order, within the time set out therein.

Where an Owner of land to whom a Work Order is issued fails to perform the work required by the Order, the Township, in addition to any other remedy, may perform such work at the Owner's expense and may recover the cost incurred by adding the costs to the tax roll and collecting them in the same manner as property taxes.

ENFORCEMENT

The administration and enforcement of this agreement, shall be performed by the Chief Building Official and by those Persons designated as By-Law Officers of the Township, as may be amended from time to time.

1. The Chief Building Official and Officers may, at any reasonable time, enter and inspect any land to determine whether this agreement, a Cease and Desist Order, a Work Order or an Order for Removal, a condition to a Permit issued pursuant to this agreement, or a Court Order relating to this agreement is being complied with.
2. For purposes of an inspection under (1), the Chief Building Official and Officer may;
 - a. require the production for inspection of documents or things relevant to the inspection;
 - b. inspection and remove documents or things relevant to the inspection for the purpose of making copies or extracts;
 - c. require information from any Person concerning a matter related to the inspection; and
 - d. alone or in conjunction with a Person possessing special or expert knowledge, make examinations or take tests, samples or photographs necessary for the purpose of the inspection.
3. No Person shall obstruct the Chief Building Official or an Officer in carrying out an

inspection or exercising his or her powers or duties under this by-law.

4. No Person shall fail to produce any information required by the Chief Building Official or an Officer pursuant to clause 29(2) of this by-law.

SERVICE

Any service required to be given under this agreement is sufficiently given if delivered personally or sent by registered mail to the Owner at the last known address of the Owner of the land.

Where service is effected by registered mail, it shall be deemed to be made on the fifth (5) day after the date of mailing.

PERMIT CONDITIONS

All Permit Holders shall:

1. Notify the Chief Building Official in writing within 48 hours of commencing any Land Disturbance;
2. Notify the Chief Building Official in writing of the completion of any control measures within fourteen (14) days after their installations;
3. Obtain permission in writing from the Chief Building Official prior to modifying the Control Plan;
4. Install all control measures as identified in the approved Control Plan;
5. Maintain all road Drainage systems, stormwater Drainage systems, control measures and other facilities identified in the Control Plan;
6. Repair any siltation or Erosion damage to adjoining surfaces and Drainage ways resulting from land developing or disturbing activities;
7. Inspect the construction control measures at least once per week and after each rainfall of at least 1 centimetre and make needed repairs;
8. Allow employees of the Township to enter the Site for the purpose of inspecting for compliance with the Control Plan or for performing any work necessary to bring the Site into compliance with the Control Plan; and
9. Maintain a copy of the Control Plan and Operational Procedures Manual on the Site.

The Township shall:

1. Upon the failure by the Permit Holder to complete all or part of the works in the time stipulated in the Control Plan, may draw the appropriate amount from the securities posted and use the funds to arrange for the completion of the said works, or any part thereof;
2. Upon the failure by the permit Holder to repair or maintain a specific part of the works as required by the Township, and in the time requested, the Township may at any time authorize the use of all or part of the securities to pay the cost of any part of the works it may in its absolute discretion deem necessary; or
3. In the case of emergency repairs or clean-up, the Township may undertake the necessary works at the expense of the Permit Holder and reimburse itself out of securities posted by the applicant or to add to the cost of the works to the real property tax roll to be collected in like manner as taxes.

ENVIRONMENTAL CONTROL PROGRAM

Operational Standards

The following criteria are standards for the maintenance and operation of the fill area:

1. Site personnel will receive specialized training for their specific work tasks.
2. The cut/fill operations at the site will be adequately and continually supervised.
3. Clean material will be placed in an orderly manner at the fill area.
4. Procedures will be established, signs posted, and safeguards maintained for the prevention of on-site accidents.
5. Drainage passing over or through the site will not adversely affect adjoining property. Natural drainage will not be obstructed.

6. When the fill area has reached its limit of fill, a final cover of soil will be designed and constructed to a grade capable of supporting vegetation and that minimizes erosion. All slopes will be designed to drain runoff away from the cover and to prevent water from ponding. No standing water will be allowed anywhere in or on the completed fill area. The fill area will then be seeded with vegetation to minimize wind and water erosion. The vegetation used will be compatible with (i.e., grow and survive under) the local climatic conditions and may include a diverse mix of native and introduced species consistent with the post closure land use. However, highly invasive alien plants are not acceptable for planting on fill sites. Temporary erosion control measures will be undertaken while vegetation is being established.

Fill Screening Procedures

A visual inspection of all fill removed from the cut area should be conducted prior to placing in the fill area. The following are signs of potential contamination:

- odours
- usual clumping
- hazardous materials (biomedical, flammable etc.)
- food, household waste
- discoloration
- viscosity (liquids and sludge)
- putrescible wastes
- any other unauthorized materials

If any evidence of soil contamination is observed the applicant will stop the site alteration work and advise the Township of Puslinch immediately.

SCHEDULE “D” FINANCIAL SECURITIES

1.0 SECURITY FOR SITE ALTERATION MEASURES

Pursuant to Article 5 of this Agreement the Owner is to provide security in the form of an unconditional irrevocable Letter of Credit, for the applicant’s obligations under the By-law and any Permit issued, and such requirements as the Chief Building Official considers necessary to ensure that the work which is the subject of the Permit is completed in accordance with proper engineering standards and practice, this By-law, and the terms and conditions of the Permit. Said agreement may be registered on title. The Mayor and the Township Clerk are hereby authorized to execute any such agreement on behalf of the Township.

- 1.1 The Letter of Credit must remain in effect for the full duration of the Permit. Any Letter of Credit and its subsequent renewal forms shall contain a clause stating that thirty (30) days written notice must be given to the Township prior to its expiry or cancellation.
- 1.2 The Letter of Credit shall contain a clause stating that in the event that the Township receives notice that a Letter of Credit is expiring and will not be renewed and further or additional securities are not provided forthwith, the Township may draw on the current Letter of Credit at the discretion of the Chief Building Official. The Permit Holder agrees that any interest accruing on the realized security shall belong to the Township and not to the Permit Holder.

2.0 GUARANTEE OF SITE WORKS

- 2.1 The applicant shall provide the Township with a letter of credit in the amount of \$20,000.00 to guarantee that the works will be completed in accordance with the approved plans and documents.

3.0 PROTECTION OF TOWNSHIP HIGHWAYS

- 3.1 This requirement shall come into effect between the Township of Puslinch and the owner (or its authorized agent) of private lands adjacent to a Township Highway when the owner has initiated an undertaking that may cause injurious effects to Township Highways.
- 3.2 When it is determined by the Township Road Superintendent or designate, that the scope of a private undertaking will foul, damage, obstruct, injure or encumber the Township’s highways; the owner shall provide financial securities to the Township to compensate for all such manners of maintenance and restitution that may result from the owner’s actions on the thoroughfare.
- 3.3 With regards to the security deposit:
 - 3.3.1 The Township Road Superintendent shall determine the value of the financial securities required by the Township.
 - 3.3.2 The valuation of the security deposit will be an estimate based upon the scope of the owner’s undertaking and potential costs to maintain and restore the Township highways to their existing conditions prior to the initiation of the undertaking.
 - 3.3.3 The minimum security deposit shall be \$1,000.00.
 - 3.3.4 At any time during the course of the owner’s undertaking, the Township Road Superintendent may draw upon the securities posted by the owner to clean, maintain, repair or control the effects of the owner’s undertaking on the Township highways.

- 3.3.5 Should the Township Road Superintendent determine that highway maintenance or restitution costs resulting for the owner's undertaking will exceed the estimated security deposit; the owner shall forthwith provide the additional securities as deemed necessary by the Roads Superintendent.
- 3.3.6 Upon the completion of the owner's undertaking, the Township will inspect the adjacent Township highways and refund the balance of the unused security deposit. Similarly, the owner will immediately reimburse the Township upon its demand for any and all additional funds expended to maintain, repair or correct any deficiencies to the Township's highways as a result of the owner's undertaking.
- 3.4 The security deposit to be posted with the Township shall be cash or in the form of a Letter of Credit acceptable to the Township Treasurer.
 - 3.4.1 The deposit must remain in effect for the full duration of the owner's undertaking or until such additional time as the Township Roads Superintendent deems necessary due to the season of the activities.
 - 3.4.2 Any letter of credit and its subsequent renewal forms shall contain a clause stipulating that thirty (30) days written notice must be given to the Township prior to its expiry or cancellation.
 - 3.4.3 The Letter of Credit shall contain a clause stating that in the event that the Township receives notice that the Letter of Credit is expiring and will not be renewed and further or additional securities are not provided forthwith, the Township may draw upon the current Letter of Credit at the discretion of the Township Treasurer.
- 3.5 In the case of emergency repairs or clean-up the Township Road Superintendent may undertake the necessary works at the expense of the owner and draw upon the securities posted by the owner.
- 3.6 All decisions of the Township's Road Superintendent shall be final with respect to any maintenance, cleaning, restoration or repairs to the Township highways resulting from the owner's undertaking.
- 3.7 Nothing within these requirements shall preclude the authority of the Township Roads Superintendent to maintain the standard duty of care on the Township highways, nor limit the abilities of the Superintendent to control or cease the proponent's activities upon the Township highways.

4.0 MUNICIPAL SERVICE FEES

- 4.1 The applicant shall pay to the Township of Puslinch a Municipal Service Fee of \$0.06/Tonne or \$0.10/c.m. of material imported to the fill site.
- 4.2 Payment is to be made to the Township at six (6) month intervals or at the completion of the project whichever occurs first.
- 4.3 This municipal service fee is for recovering expenses incurred in accordance with Section 5.5 of this Agreement.

5.0 IT IS THE RESPONSIBILITY OF THE PERMIT HOLDER:

- 5.1 To obtain the approval of the Chief Building Official that the Site has been adequately reinstated and stabilized in accordance with this by-law, the plans accompanying the Permit and the terms and conditions of the Permit; and,
- 5.2 To request that the Township carry out a final inspection of the Site and to obtain the approval of the Chief Building Official that this by-law and the terms and conditions of the Permit have been complied with the Permit Holder.

- 6.0 When the provisions of sections 4.0 and 5.0 above have fully complied with to the satisfaction of the Chief Building Official, he or she shall release the Permit Holder's security.

SUMMARY OF FINANCIAL SECURITIES

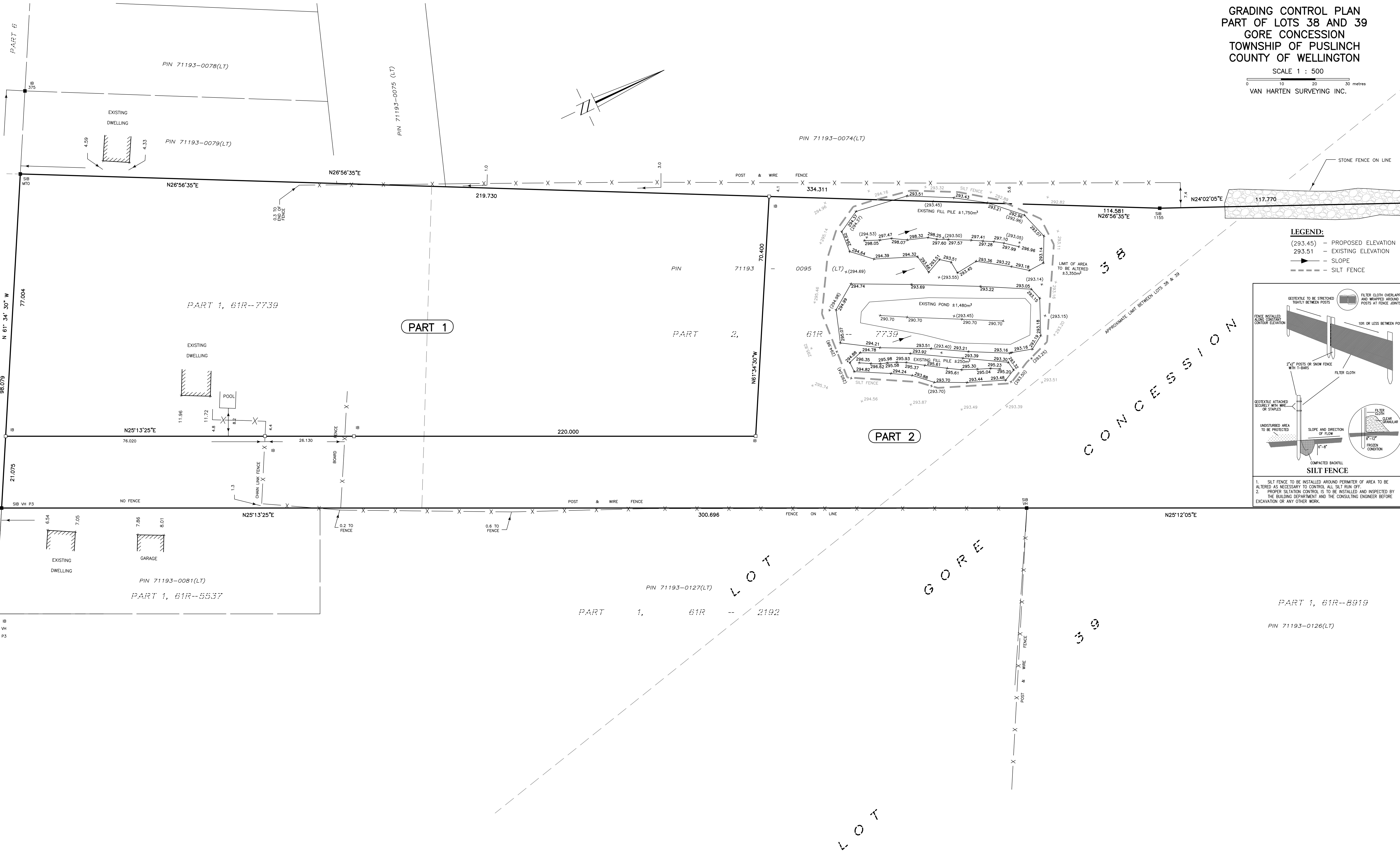
A.	Site Works	\$20,000.00
B.	Township Roadways	<u>\$ N/A</u>
	TOTAL DEPOSIT	\$20,000.00
C.	Municipal Service Fees	
	• Fee based upon quantity of fill material imported.	

Table 1 Application Requirements

Attachment No.	Application Items	Provided Documentation	Required Y/N?	Agency/Consultant Determination
1	Completed Application Form		Y	Puslinch
2	Owners Permission		Y	Puslinch
3	Application Fee		Y	Puslinch
4	External Permits			
5		Land Use Permit (MTO)	N	MTO
6		Entrance Permit	Y	MTO/County/Township
7		Conservation Authority Permit	N	GRCA/HCA/HRCA
8	External Reports			
9		Chemical Soil Analysis	N	Harden Environmental
10		Chemical Groundwater Analysis	N	Harden Environmental
11		Geotechnical Report	N	GM Blueplan
12		Hydrogeological Reports	N	Harden Environmental
13		Traffic Report	N	Roads/County
14		Noise Study	N	Subject to Noise By-law
15		Environmental Impact Assessment	N	HRCA
16		Rehabilitation Plan	N	MNR (Pit Rehabilitation)
17		Vegetation Report	N	GWS
18		Archaeological Report	N	Puslinch
19	Control Plan		Y	Puslinch
20	Retaining Wall Details		N	Subject to OBC
21	Proof of Table 1 Material		N	Determined After Permit
22	Security For Agreement		Y	Puslinch

Table 2 Control Plan Requirements

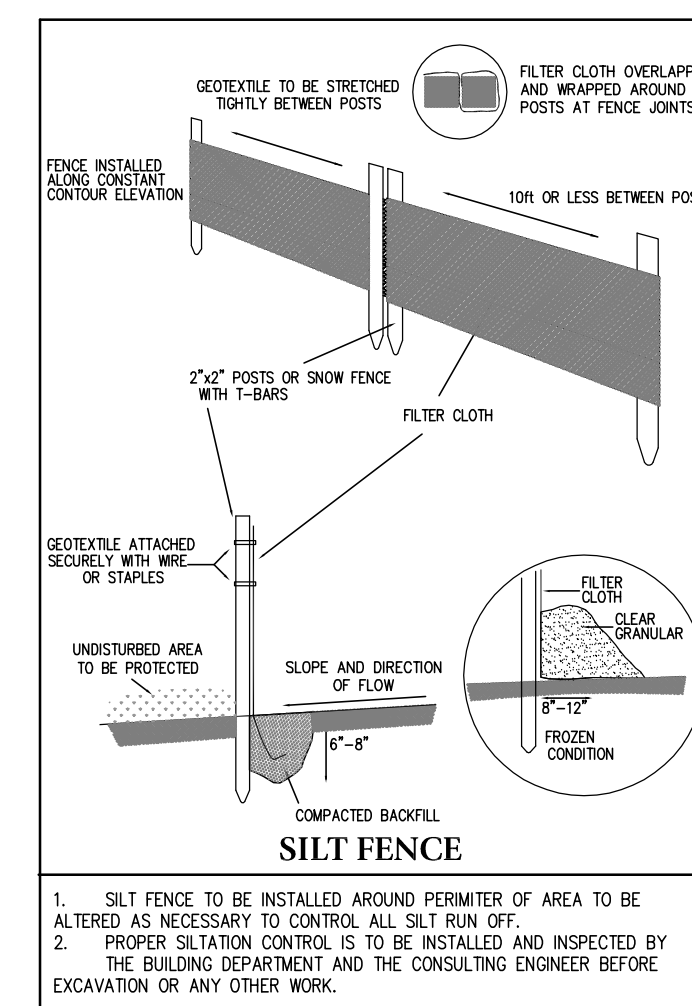
Item No.	Application Items	Provided Documentation	Required Y/N?	Agency/Consultant Determination
	Plan Features			
1		Key Map	N	Puslinch
2		Site Boundaries and Area	Y	Puslinch
3		Adjacent Site Buildings and Use	Y	Puslinch
4		Existing and Proposed Buildings	Y	Puslinch
5		Existing water bodies and Courses	Y	Puslinch
6		Location of Predominant Soil Types	Y	Harden Environmental
7		Location/species of Trees (100mm)	N	GWS
8		Driveways & Easements/ROW	Y	GM Blueplan
9		Storm Water Drainage Sytems/Patterns	Y	GM Blueplan
10		Utilities and Structures & Paving	N	GM Blueplan
11		Existing Grades at 0.5 m Contours	Y	GM Blueplan
12		Proposed Grades and Drainage System	Y	GM Blueplan
13		Location of Proposed Works	Y	Puslinch
14		Location of Fill Stockpiles	Y	Puslinch
15		Siltation Control Measures	Y	GWS
16		Schedule of Proposed Works	N	Puslinch
17		Machinery and Hours of Work	N	Puslinch
18		Site Erosion and Dust Control	N	Puslinch
19		Final Site: trees, plantings, top soil depth	N	GWS
20		Site Access/Haul Routes	N	Puslinch
21		Proposed Fill Description	N	Harden Environmental
22		Drawing Scale (ex: 1:500 or 1:1000)	Y	Puslinch
23		Operation Procedures Manual	N	Puslinch



GRADING CONTROL PLAN
PART OF LOTS 38 AND 39
GORE CONCESSION
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 500
0 10 20 30 metres
VAN HARTEN SURVEYING INC.

LEGEND:
(293.45) — PROPOSED ELEVATION
293.51 — EXISTING ELEVATION
— SLOPE
--- SILT FENCE



METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

	Van Harten SURVEYING INC. LAND SURVEYORS and ENGINEERS
	423 WOOLWICH STREET GUELPH, ONTARIO N1H 3X3 PHONE: (519) 821 - 2763 FAX: 821 - 2770 www.vanharten.com
DRAWN BY: N.C.H. CHECKED BY: J.E.B. PROJECT No. 19393-10	

**Ministry of
Transportation**



Entrance Permit

EN-2014-31L-17

ISSUED Vilmos Kadvanj

TO: 6 - 90 Alderson Drive
Cambridge, ON, N3C 0E4

APPLICANT NAME:

Vilmos Kadvanj
6 - 90 Alderson Drive
Cambridge, ON, N3C 0E4

PURPOSE OF ACCESS:

Residential

PERMIT CONDITIONS:

To construct a 5.0 m wide field entrance. Please refer to the attached OPSD 301.010 standard for entrance details, and the attached Appendix "A" for additional conditions. This permit is issued in accordance with the Ministry of Transportation's comments of July 7, 2010 on severance application B95/10. Property located on the east side of Highway 6, approximately 540 m north of the intersection of Maddaugh Road. Once the property has been sold, the new owner must apply to MTO for an entrance permit to update the ownership and change the use to residential.

(ETR 152-6/6-0 ; Sta 10+510 Rt)

LOT: 38 & 39

CON.: Gore

PT/BLK: 2

PLAN: 61R-11538

NOT CONTROLLED ACCESS

GEOGRAPHIC TOWNSHIP: Puslinch

MUNICIPALITY: Township of Puslinch

APPROVED MATERIAL: Granular & Pipe

COUNTY/DIST/REG: Wellington

SIZE OF PIPE: 500.00 mm X 9.50 m

HWY.: 6

TYPE: Field

STANDARD: OPSD-301.010

WIDTH: 5.00 m

EXPIRY DATE:

FEE: \$ 230.00

* Construction must be started within six(6) months of date of issue or this permit shall be void.

Such permit shall not be used as a means of access to any type of establishment other than described herein.

THIS PERMIT IS ISSUED UNDER THE AUTHORITY VESTED IN THE MINISTER BY THE PUBLIC TRANSPORTATION AND HIGHWAY IMPROVEMENT ACT AND THE REGULATIONS PURSUANT THERETO AND IS SUBJECT TO THE CONDITIONS ON THE BACK HEREOF.

DATED AT: London

ON:* June 10, 2014


Head, Corridor Management/Operational Services

Ministry of
Transportation
Engineering Office
Corridor Management Section
659 Exeter Road
London, Ontario, N6E 1L3
Telephone: (519) 873-4209
Facsimile: (519) 873-4228

Ministère des
Transports
Bureau du génie
Section de gestion des couloirs
routiers
659 Exeter Road
London (Ontario) N6E 1L3
Téléphone : (519) 873-4209
Télécopieur : (519) 873-4228



June 10, 2014

Vilmos Kadvanj
6 - 90 Alderson Drive
Cambridge, ON
N3C 0E4

Dear Sir or Madam:

**Re: Field
Entrance Permit No. EN-2014-31L-17
Lot 38 & 39, Con. Gore, Township of Puslinch, Wellington County, Highway 6**

Please find attached your Entrance Permit, which has been issued in accordance with the **PUBLIC TRANSPORTATION AND HIGHWAY IMPROVEMENT ACT, R.S.O. 1990, P. 50**. Please note the conditions on the front and back of the Permit. In addition to the conditions of this permit, the property owner and/or permit holder must meet all of the requirements of the local municipality and any other agencies having jurisdiction, and obtain any additional permits and/or approvals as required.

The new field entrance must meet permit conditions, and the entrance side slopes must be properly top soiled and grass seeded. All work must be completed to the satisfaction of the ministry.

Once you are ready to proceed with your work, please contact our Patrol Supervisor Wayne Albrecht, Carillion at (519) 635-0387 at least 48 hours prior to beginning the work. This will ensure he is aware of your intentions. An inspection will be made prior to the work to avoid any problems. He may be able to assist you with specific problems on the highway right-of-way.

Finally, please note that this permit will automatically expire six (6) months from issue if the works you have proposed have not begun. A new Permit and Fee will then be required.

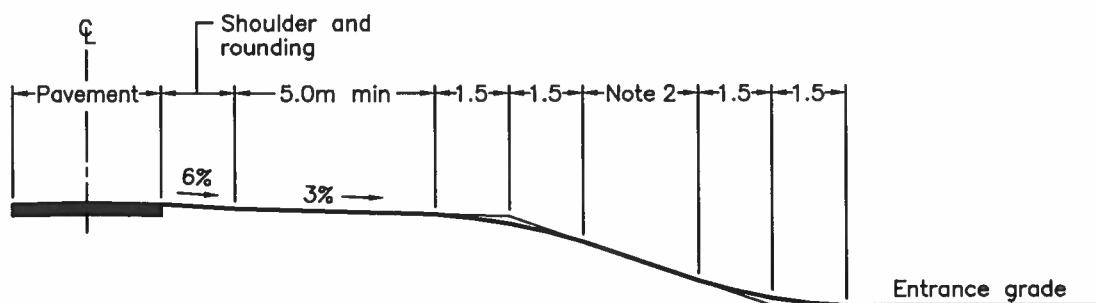
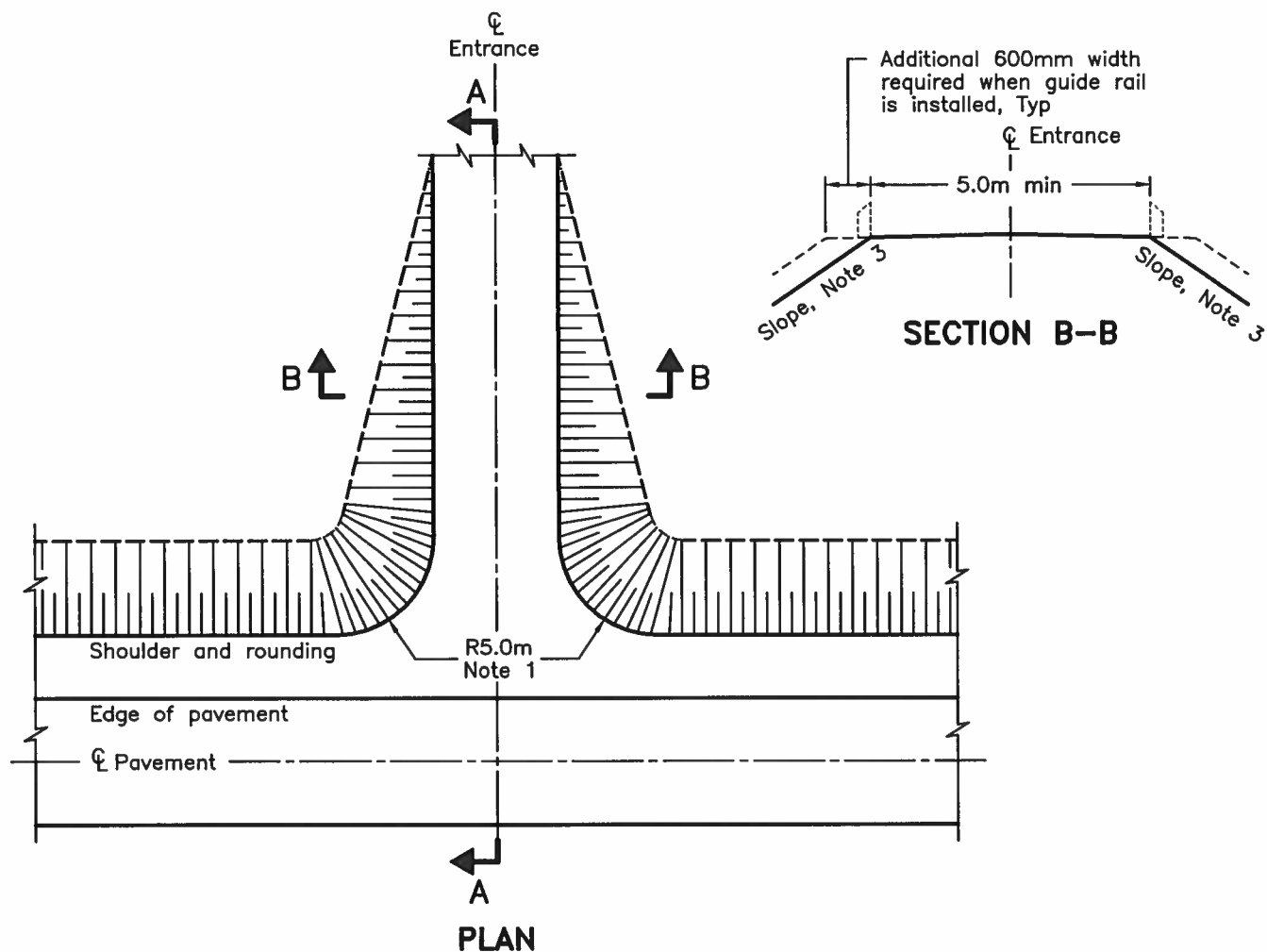
If you have any questions or require further assistance, please contact the undersigned.

Yours truly

A handwritten signature in black ink, appearing to read "Tracy Pastor".

Tracy Pastor
Corridor Management Officer
Corridor Management Section
West Region

c: Wes Knowlton, TWD
Derek Amiss, MTO



NOTES:

- 1 Radius shall be 8.0m when entrance is used for farm equipment.
 - 2 Maximum gradient: 6% for residential entrances and 10% for farm and field entrances.
 - 3 Slope shall be 3H:1V or flatter when specified.
- A All dimensions are in metres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING

Nov 2010

Rev 2

**RURAL ENTRANCES
TO ROADS ON FILL**

OPSD 301.010



Entrance Permit Appendix "A"

The Ministry of Transportation ("MTO") requires the property owner and their contractor who is carrying out the construction of the entrance to be aware of the following conditions, as well as the standard conditions on the reverse side of the Entrance Permit. The contractor is to have a copy of both this appendix as well as a copy of the Entrance Permit on site during construction of the entrance.

THIS APPENDIX 'A' FORMS PART OF THE CONDITIONS OF YOUR PERMIT. THESE ARE GENERAL CONDITIONS ONLY. PLEASE NOTE ANY SPECIFIC INSTRUCTIONS AND/OR CONDITIONS ON THE FRONT OF YOUR PERMIT.

- Prior to commencing the construction of the entrance within MTO's right-of-way, MTO's Maintenance Coordinator and MTO's Area Maintenance Contractor (identified in the Entrance Permit cover letter) shall be notified 48 hours prior to the commencement of the work. The contractor or property owner shall also notify MTO when the work is complete.
- MTO's West Region Traffic Operations Centre is to be notified of any lane closures as well as any work within the MTO right-of-way by submitting the Notification of Field Work Operations form attached. Notification shall be by fax (519) 873-4443 or by e-mail at WestRegion.TOC@ontario.ca. Notification must be received by 1600 hrs one day prior to the work taking place.
- The property owner and/or their contractor are responsible for all measures required to ensure the safety of the travelling public and controlling traffic by utilizing adequate flagmen, signs or lighting necessary. All work within highway right-of-way shall conform to the Ontario Traffic Manual, Book 7, Temporary Conditions. Depending on the complexity of the work, a Traffic Control Plan may be required and presented to MTO for approval. Where at all possible, vehicles and equipment shall be parked clear of the shoulders of the highway. Prolonged parking on the shoulders shall not be permitted. Vehicles and equipment shall not be parked on the shoulders at night except in an emergency and shall be suitably illuminated. Failure to do so may result in the cancellation of the Entrance Permit.
- The property owner and/or their contractor shall also notify MTO when the work is completed.
- Any drainage or settlement problems resulting from the installation of the entrance shall be the responsibility of the property owner to remedy upon notification by MTO.
- Backfill material and compaction requirements shall be to MTO specifications.
 - Backfill: Minimum of 150 mm of granular "A" material for the top of the entrance, with the balance to be suitable granular "B" material.
- Culvert shall be new and placed 75 mm below the bottom of the ditch line.

- No headwalls shall be erected at the ends of the culvert. Typically, the entrance is to be constructed with side slopes of 2:1, unless otherwise indicated on the Entrance Permit.
- The property owner will be required to correct an improperly constructed entrance which does not conform to the conditions of the Entrance Permit and/or this appendix.
- To prevent breakage resulting from snow plowing, paving stones or concrete pavement are not permitted within 5 m of the edge of pavement for either commercial or residential entrances.
- It will be the land owner's responsibility to establish the location of all existing utilities located within the highway right-of-way. Any alterations or relocations will be at the property owner's expense.
- All highway road signs that require removal for a temporary period shall not be damaged and shall be replaced in their original condition and location following the completion of the works. Damaged highway signs shall be replaced at the property owner's expense.
- Any damage to existing pipes, or other drainage facilities, shall be repaired to original condition or better.
- Drainage shall be maintained at all times. Any contaminated shoulder material shall be removed and same replaced with granular "A" to MTO specifications.
- Stockpiling of material adjacent to the travelled portion of the highway shall not be permitted after working hours.
- Notwithstanding the permission granted herein, the property owner shall not cut, trim or interfere with any trees within the highway without the written approval of MTO. All mature trees are to be bored from drip line to drip line, as to not destroy their root system.
- Excavations shall be protected by concrete barriers and fully enclosed when unattended.
- All excess material to be disposed of outside of the MTO right-of-way.
- Permission to undertake the subject works may be temporarily revoked as a result of MTO wishing to carry out construction or other works in the area or for any other reasons, at the discretion of the MTO.
- In built-up areas where neighbouring grass has been removed or damaged, these areas shall be repaired/replaced with topsoil and sod, as directed by MTO, and maintained until rooting has occurred to the satisfaction of MTO.

- The right-of-way area beyond the entrance which may have been disrupted should be top-soiled and seeded with the following standard roadside mixture unless otherwise specified by MTO:

- Creeping Red Fescue – 55%
- Kentucky Bluegrass – 27%
- Perennial Ryegrass – 15%
- White Clover – 3%

Seed shall be applied at a rate of 0.01 kg./M². Where conditions exist, area will be protected to prevent erosion until vegetation has been established.

- For further information, contact the Corridor Management Officer in your area.

London	<p>Corridor Management Section Engineering Office Ministry of Transportation 659 Exeter Road London, ON N6E 1L3 1-800-265-6072 toll free + last 4 digits of ph #</p> <p>Sylvie Lauzon, CMO (519)873-4206 ph Tracy Pastor, CMO (519)873-4209 ph Tim Burns, CMO (519)873-4210 ph Liz Urdaneta, CMO(A) (519)873-4583 ph Ryan Mentley, CMO(A) (519)873-4543 ph Michele Carnerie, Admin (519)873-4203 ph London Fax: (519)873-4228</p>
--------	---

NOTIFICATION OF FIELD WORK OPERATIONS

Sent by and phone #	MTO Contact and phone #:	Sent Date:	
Contract #	24 Hr Contact and phone:	Highway #:	
Location From: (Km or Interchange or nearest Community)	Location To: (Km or Interchange or nearest Community)		
Ramp Closure (If applicable) Interchange # / Road Name			Times:
	<input type="checkbox"/> Eastbound	<input type="checkbox"/> Off Ramp	<input type="checkbox"/> On Ramp
	<input type="checkbox"/> Westbound	<input type="checkbox"/> Off Ramp	<input type="checkbox"/> On Ramp
	<input type="checkbox"/> Northbound	<input type="checkbox"/> Off Ramp	<input type="checkbox"/> On Ramp
	<input type="checkbox"/> Southbound	<input type="checkbox"/> Off Ramp	<input type="checkbox"/> On Ramp
Lane Closures (indicate date and hours)			
<input type="checkbox"/> Eastbound-	Left <input type="checkbox"/>	Centre <input type="checkbox"/>	Right <input type="checkbox"/>
<input type="checkbox"/> Westbound-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Northbound-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Southbound-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Work to be Performed:			
Equipment:			
General Information	yes	no	Comments / Extra Info:
Weather permitting	<input type="checkbox"/>	<input type="checkbox"/>	
Reduced speed	<input type="checkbox"/>	<input type="checkbox"/>	
Advanced signing to be erected	<input type="checkbox"/>	<input type="checkbox"/>	
Mobile operation	<input type="checkbox"/>	<input type="checkbox"/>	
Flagging operation	<input type="checkbox"/>	<input type="checkbox"/>	
Signature:			
<p>Please remember the information supplied is required for public and Emergency Services information via media advisories. Keep all details clear, concise and correct.</p> <p>E-Mail to WestRegion.TOC@ontario.ca or fax to West Region TOC (519)873-4443 or no later than 1600hrs the day before the closure is to occur. TOC phone number is 519-873-4223</p>			

OFFICIAL RECEIPT

LOCATION: Corridor Management Section, 659 Exeter Road, London, N6E 1L3

DATE: Jun 09, 2014

RECEIVED FROM: Vilmos Kadvanj

ADDRESS: 6 - 90 Alderson Drive

Cambridge, ON, N3C 0E4

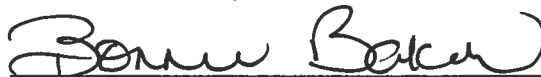
COMMENTS:

CASH CH, UNMARKED CHEQUE UC, CERTIFIED CHEQUE CC, CREDIT CARD CD

	PARTICULARS	PAYMENT	AMOUNT RECEIVED
	FIEL EN-2014-31L-00000017	CD	230 00

Totals: 230. 00

RECEIVED BY



RECEIPT NO: 31L-94266

MEMORANDUM

To: Kelly Patzer, Development Coordinator, Township of Puslinch
Copy: Karen Landry, CAO/Clerk, Township of Puslinch
From: Nancy Reid and Jennifer Maestre, Meridian Planning
Date: June 9, 2015
**Re: Township of Puslinch Community Improvement Plan Project
PHASE ONE OPTIONS MEMO**

1.0 PURPOSE OF THIS MEMO

In March 2015, the Township of Puslinch retained Meridian Planning Consultants to prepare a Community Improvement Plan (CIP), which is intended to:

1. Assist with main street revitalization and beautification efforts;
2. Support renewal within the urban centres and industrial/mixed-use corridor;
3. Support new and existing business opportunities; and
4. Promote the unique advantages of Puslinch.

The project is to be completed in accordance with Section 28 of the Planning Act as (discussed in Section 3.0) and will result in a comprehensive, strategic, and flexible framework for local improvements to public and private properties in key areas of the Township.

Township staff and the project consulting team are nearing Phase One of the CIP project. The purpose of this Phase One Options Memo is to document the results of Phase One of the CIP project by:

1. **Providing an overview of the approach, process, and legislative/policy framework for preparing a CIP;**
2. **Presenting the findings from tasks completed as part of Phase One, including a study area assessment and summary of consultation with local stakeholders/ members of the community;**
3. **Determining where community improvement tools could be applied in Puslinch based on needs and opportunities; and,**
4. **Introducing options for consideration in terms of the key elements of a CIP.**

2.0 STUDY OVERVIEW

The following explains what a CIP is, introduces some of the key elements of a CIP, and provides background and a process overview for the Township's CIP project.

2.1 What is a Community Improvement Plan?

A CIP is a municipal planning tool under the Ontario Planning Act. Many municipalities across Ontario have prepared CIPs in order to achieve community goals, such as:

- Facilitating and coordinating transition;
- Stimulating economic growth and development;
- Assisting businesses/property owners with repair, rehabilitation, and redevelopment projects; and
- Raising awareness to local needs and priorities.

Simply put, a CIP is a plan or framework that sets out tools and strategies for improving the built, economic, and social environment in a designated area of a municipality.

Normally, under Section 106 of the Municipal Act, municipalities are prohibited from directly or indirectly assisting local businesses by giving or lending money. However, having a CIP in place allows the municipality to assist financially with improvements to private properties. Financial assistance may be available through incentive-based programs, such as grants and loans; reductions (or the cancellation of) certain fees required by the municipality; and tax assistance.

Typically, a CIP includes the following key elements:

- **Goals and Objectives**, which set out specifically what the CIP will aim to achieve;
- **A Community Improvement Project Area**, which designates the area to which the CIP will apply;
- **Municipal Leadership Programs**, which the Township may undertake to demonstrate leadership and an overall commitment to improving Puslinch;
- **Financial Incentive Programs**, which may be provided to local business and land owners to assist with improvements to public property;
- **A Marketing Plan**, which helps the Township “get the word out” about the CIP;
- **A Monitoring Plan**, which helps measure the extent to which the CIP is a success; and
- **An Implementation Plan**, which will set out a process for reviewing applications for financial incentives.



Figure 1:
Elements of a CIP.

2.2 Background

In April 2014, the Township completed a Business Retention and Expansion (BR&E) Project, which aimed to develop the Township's understanding of local business needs and identify ways to encourage businesses to stay, grow, and become more committed to the community. The following are some key findings of the BR&E Project:

- *There is little awareness of local economic development services;*
- *Businesses have little to no contact with local planning departments;*
- *Approximately 10% of businesses plan to expand in the near future; and*
- *Local businesses are very positive about the following advantages of Puslinch:*
 - *Terrific access to the 401;*
 - *Good cluster of business;*
 - *Thriving and diverse township;*
 - *Quality of life; and*
 - *Rural Feel.*

In addition, as a key Action Item, it was identified that a Community Improvement Plan should be prepared to assist with business retention and expansion and generally promote local economic development. In response, the Township of Puslinch has initiated the CIP project, with a specific focus on supporting revitalization, beautification, renewal, and economic activity in the following areas:

- a) Aberfoyle;
- b) Morriston;
- c) The Brock Road mixed-use/industrial corridor.

2.3 Work Program

The Township is undertaking the CIP project, with assistance from the consulting team, in accordance with the following work plan:

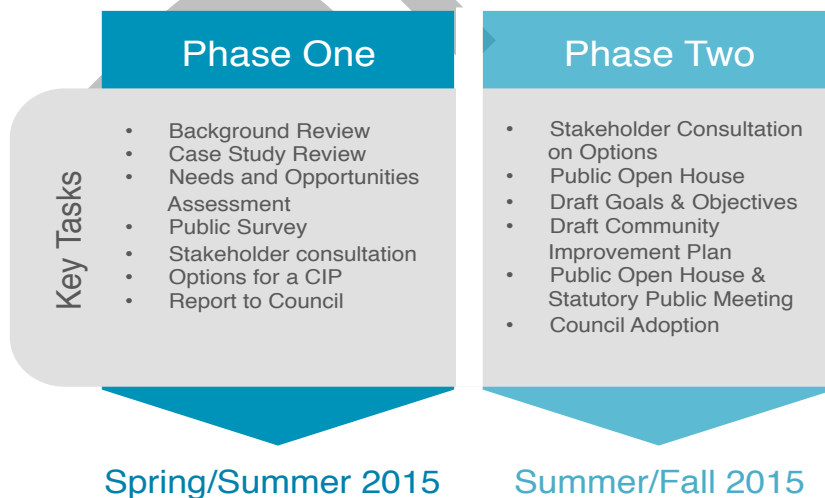


Figure 2: Work plan for the Puslinch CIP project.

3.0 LEGISLATION AND TOOLS

This Section provides an overview of the key legislation that enables the development of CIPs in Ontario, and establishes tools for local community improvement, such as the ability to provide grant and loans to landowners.

3.1 The Planning Act

The Planning Act is the primary piece of legislation that provides for the preparation of CIPs. As described in greater detail below, the Planning Act sets out:

1. Types of projects/activities/works that are considered ‘community improvement’;
2. A process by which a municipality can identify a ‘community improvement project area’ and prepare a ‘community improvement plan’;
3. Tools that can be implemented once a ‘community improvement plan’ is prepared; and,
4. Eligible costs for which a municipality can provide incentives.

Community Improvement

Section 28(1) of the Planning Act defines ‘community improvement’ as *“the planning or replanning, design or redesign, resubdivision, clearance, development or redevelopment, construction, reconstruction and rehabilitation, improvement of energy efficiency, or any of them, of a Community Improvement Project Area, and the provision of such residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses, buildings, structures, works, improvements or facilities, or spaces therefore, as may be appropriate or necessary”*.

Section 28(2) states that where there is an official plan in effect in a local Municipality or in a prescribed upper-tier Municipality that contains provisions relating to ‘community improvement’, the Council may, by By-law, designate the whole or any part of an area covered by such an official plan as a ‘community improvement project area’.

Community Improvement Project Areas

Section 28(1) of the Planning Act defines the term ‘community improvement project area’ as *“a Municipality or an area within a Municipality, the Community Improvement of which in the opinion of the Council is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason”*.

Community Improvement Plan

Section 28(4) of the Planning Act states that once a ‘community improvement project area’ has been designated by By-law, *“the Council may provide for the preparation of a plan suitable for adoption as a Community Improvement Plan for the Community Improvement Project Area”*.

Tools

The Municipality may then prepare and use a ‘community improvement plan’ to:

- Acquire, hold, clear, grade or otherwise prepare land (Section 28(3));
- Construct, repair, rehabilitate or improve buildings on land acquired or held by the Municipality (Section 28(6));
- Sell, lease or dispose of any land and buildings acquired or held by the Municipality (Section 28(6)); and,
- Make grants or loans to owners and tenants of land and buildings within the community improvement project area to pay for the whole or any part of ‘eligible costs’ related to community improvement (Section 28(7)).

Eligible Costs

‘Eligible costs’ are specified in Section 28 (7.1) of the Planning Act, and include costs related to *“environmental site assessment, environmental remediation, development, redevelopment, construction and reconstruction of lands and buildings for rehabilitation purposes or for the provision of energy efficient uses, buildings, structures, works, improvements or facilities.”*

Finally, Section 28 (7.3) states that the total of the grants and loans that is provided in respect of the lands and buildings shall not exceed the eligible cost of the community improvement project with respect to those lands and buildings.

Upper-tier Participation

An upper-tier municipality has the ability to contribute financially to CIP programs adopted by the local municipalities. Section 28 (7.2) of the Planning Act states that *“The council of an upper-tier municipality may make grants or loans to the council of a lower-tier municipality and the council of a lower-tier municipality may make grants or loans to the council of the upper-tier municipality, for the purpose of carrying out a community improvement plan that has come into effect, on such terms as to security and otherwise as the council considers appropriate, but only if the official plan of the municipality making the grant or loan contains provisions relating to the making of such grants or loans.”*

This means that Wellington County can participate financially in a CIP adopted and implemented by one or more of its local municipalities, including Puslinch, subject to having required Official Plan policies in place. The County’s policies are discussed in Section 4.2 below of this memo.

3.2 Additional Legislative Tools

Outside of Section 28, municipalities also use provisions from Section 69 of the Planning Act (related to establishing tariffs of fees in respect to planning and building) as part of community improvement plans. Under Section 69(2), Municipalities are permitted to *reduce the amount of, or waive entirely*, the requirement for the payment of a fee in respect of an application where the Council, planning board or committee is satisfied that it

would be unreasonable to require payment; however, it is noted that a CIP is not required as a basis for implementing this tool. Alternatively, a municipality can collect fees and then provide a *partial or total rebate of fees in the form of a grant*, but this must be done through a CIP.

In addition to the range of community improvement tools established by the Planning Act, Section 5 of the Development Charges Act allows a Municipality (through its development charge by-law) to provide for full or partial development charge exemptions for certain types of development. This tool is often incorporated into municipal CIPs; however, again, a CIP is not required in order to use it.

Finally, Section 365.2 of the Municipal Act enables municipalities to implement the Heritage Property Tax Relief Program. The program encourages the maintenance and conservation of locally designated heritage properties by allowing Municipalities to pass a by-law to provide tax relief (10 to 40 per cent) to owners of eligible heritage properties, subject to agreement to protect the heritage features of their property. The Province shares in the cost of the program by funding the education portion of the property tax relief. It is noted that a CIP is not required in order to implement this tax relief program; however, it is only available to heritage properties that are designated under the Ontario Heritage Act. However, grants and loans for heritage restoration and improvement can also be provided to properties that are not designated through a CIP.

4.0 PLANNING AND ECONOMIC DEVELOPMENT CONTEXT

The local context for preparing a CIP in the Township of Puslinch is addressed below, and an overview of applicable planning and economic development policies and initiatives is provided.

4.1 2014 Provincial Policy Statement

As a key part of Ontario's policy-led planning system, the 2014 Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development and sets the foundation for regulating the development and use of land. There are a number of PPS policies that support the Township's goals for community improvement. These policies are summarized in Table 1 below.

Table 1: PPS Policies and their Support/Implications for a CIP in Puslinch

PPS Policy	Comments
1.1.3.1 Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.	<ul style="list-style-type: none"> • The PPS supports initiatives that promote the vitality and regeneration of settlement areas. • The development of a CIP for the Urban Centres of Aberfoyle and Morriston will focus on regeneration in these areas.

PPS Policy	Comments
<p>1.7.1 Long-term economic prosperity should be supported by:</p> <p>a) promoting opportunities for economic development and community investment-readiness;</p> <p>c) maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets;</p>	<ul style="list-style-type: none"> • Puslinch's approach to community improvement focuses on facilitating economic growth, and enhancing its key commercial main street areas. • These overall goals are supported to a great extent by Policy 1.7.1 of the PPS.
<p>1.2.1 A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies and boards including:</p> <p>b) economic development strategies;</p>	<ul style="list-style-type: none"> • There is an opportunity to coordinate community improvement efforts with the County, and to align the Township's CIP with the County's economic development goals.
<p>1.3.1 Planning authorities shall promote economic development and competitiveness by:</p> <p>b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;</p>	<ul style="list-style-type: none"> • There may also be an opportunity for the CIP to promote economic development and competitiveness in the mixed-use/industrial corridor located between Aberfoyle and Morriston, along Highway 401.

4.2 Wellington County Official Plan

The Wellington County Official Plan provides direction and a policy framework for managing growth and land use decisions throughout the County over the planning period to 2031. Since the Township of Puslinch does not have its own local Official Plan in place, it relies on Wellington County's Official Plan to set out land use policies and designations for the entire Township.

Section 4.12 of the County's Official Plan establishes policies related specifically to community improvement planning, as required by the Planning Act. These policies are summarized and discussed in Table 3 below.

Table 3: Current Community Improvement Policies in the County Official Plan

Community Improvement Policy	Comments
<p>4.12.2 Objectives</p> <p>Community Improvement Policies are intended to accomplish the following objectives:</p> <p>a. identify areas that exhibit problems of instability, building deterioration, inadequate municipal services and facilities or inappropriate arrangements of land uses;</p> <p>b. promote the long term stability and viability of identified Community Improvement Areas by reducing land use conflicts and upgrading</p>	<ul style="list-style-type: none"> • The County's overall objectives for community improvement have a focus on repair, renewal revitalization, and beautification within identified Community Improvement Areas. This is consistent with the Township's intention for the development of a CIP.

Community Improvement Policy

Comments

- municipal services;
- c. encourage coordinated municipal expenditures, planning and development activities within identified Community Improvement Areas;
- d. stimulate the maintenance and renewal of private property;
- e. enhance the visual quality of the community.

4.12.3 Identifying Areas

Council shall consider the following criteria in the designation of community improvement areas:

- a. a significant portion of the housing stock and other buildings are in need of maintenance, rehabilitation or redevelopment;
- b. municipal services including sanitary sewer, storm sewer, water supply systems, roads, sidewalks, curbs, gutters, street lighting or parking facilities are inadequate and in need of repair;
- c. the supply of public open space or recreation facilities is deficient;
- d. there are conflicting land uses in the area;
- e. within commercial areas, deterioration in the appearance of building facades, inadequate parking facilities or inadequate pedestrian access;
- f. a significant portion of the buildings are considered heritage resources.

- As noted in Section 3.1 of this memo, the Planning Act requires that a community improvement project area be designated for the purposes of preparing a CIP. These policies are the County's criteria for the identification of a Community Improvement Project Area in the County, including the Township of Puslinch.

4.12.4 Community Improvement Area

Community Improvement areas are identified on Schedule "A" to the Plan. The boundaries of the community improvement area are considered approximate and minor adjustments may be made without amendment to this Plan provided that the overall intent is maintained.

- The County has already designated community improvement project areas throughout the County and these are identified on Schedule A. For Puslinch specifically, community improvement project areas are designated on Schedule A7-1 and A7-2 (see Figures 3 and 4 below).
- It is noted that a community improvement area has not been identified for the Brock Road mixed-use/industrial corridor.
- Minor adjustments can be made to these Community Improvement Areas if required.

Community Improvement Policy

Comments

4.12.5 Implementation

In order to accomplish the community improvement objectives set out in the Plan, a local Council may:

- prepare and carry out a community improvement program under the authority provided by the Planning Act;
- take advantage of federal and provincial funding programs which would benefit the community;
- prepare and adopt a property standards by-laws;
- co-operate with groups and organizations whose objectives include community improvement.

- Since the Township of Puslinch does not have its own local Official Plan, these County Official Plan policies enable the Township of Puslinch to adopt and implement a local CIP in accordance with the Planning Act.

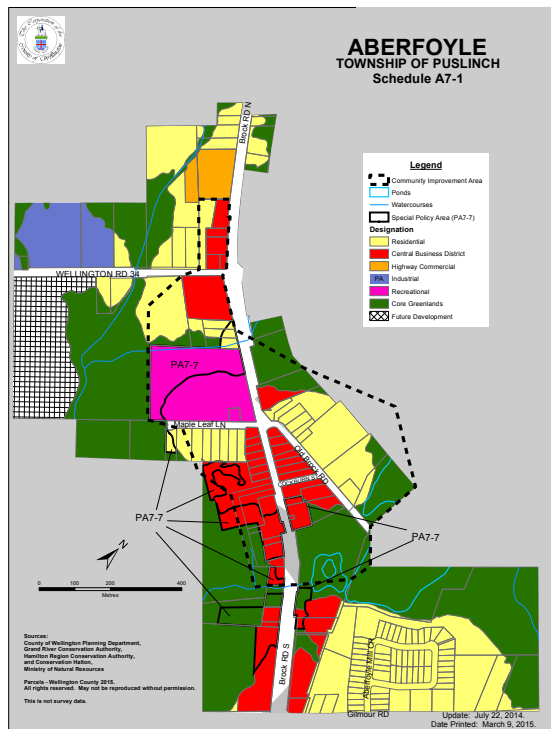


Figure 3: An existing Community Improvement Project Area for Aberfoyle has been designated by the County's Official Plan, as shown in the dashed black line.

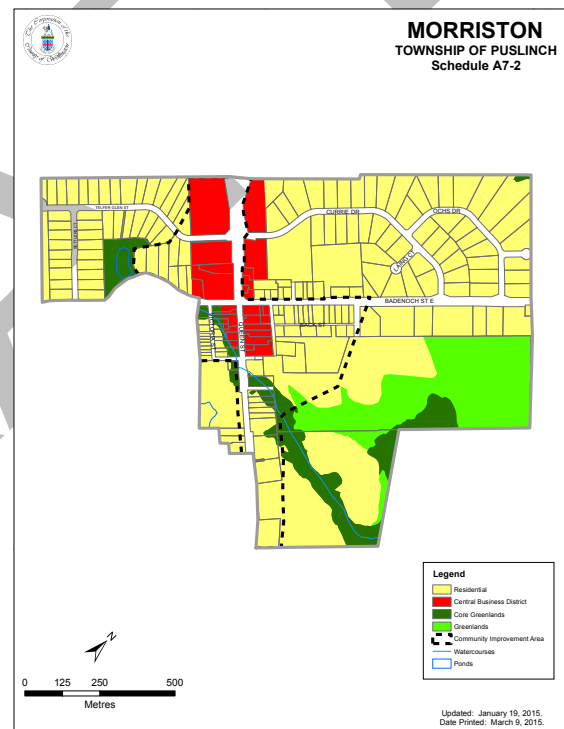


Figure 4: An existing Community Improvement Project Area for Morriston has also been designated by the County's Official Plan, as shown in the dashed black line.

In addition to the community improvement policies in Section 4.12, there are a number of long term/strategic planning policies in the County Official Plan that support the Township's goals for community improvement. Some of these policies apply to the County as a whole, while others focus specifically on the Urban Centres. They are summarized in Table 4 below.

Table 4: County OP Policies and their Support/Implications for a CIP in Puslinch

County Official Plan Policy	Comments
<p>2.2 Our Commitment to Our Future Over the next twenty years County Council commits to pursue planning policies which achieve the following objectives: 2.2.2 Direct growth to urban areas and in particular to those with municipal sewer and water services; 2.2.3 Provide opportunities for jobs, commerce and services that are based on population growth; 2.2.5 Ensure that County residents have convenient access to commercial uses and services; 2.2.6 Maintain strong main streets in towns and villages as a focus for commerce and services; 2.2.9 Maintain the small town and rural character of the County; 2.2.20 Develop a safe and efficient transportation system for people, goods and services; 2.2.21 Broaden recreational and leisure opportunities; 2.2.22 Promote energy efficient land use and servicing decisions;</p>	<ul style="list-style-type: none"> • There is an opportunity for the Township's CIP to help achieve these County-wide objectives for growth over the next 20 years.
<p>8.1.3 Vision Statement By the end of the planning period, it is expected that the urban centres in Wellington County will have the following characteristics:</p> <ul style="list-style-type: none"> a) that traditional community values will be maintained and the small town character will be enhanced; c) that the central business district will remain the primary focus of commercial, cultural and civic functions for the municipality; d) that well planned industrial areas will continue to provide new job opportunities and municipal tax revenues; e) that the quality of life for the residents will be enhanced by the protection of natural and cultural environment, the enhancement of new recreational opportunities, and the preservation of heritage resources; f) that infrastructure such as roads, water, utilities, fire protection and administration will be improved and, where feasible, expanded to meet the needs of a growing community; 	<ul style="list-style-type: none"> • There is also an opportunity for the Township's CIP to help achieve these characteristics in the urban centres of Morriston and Aberfoyle, in addition to the mixed-use/industrial corridor that links them.

County Official Plan Policy	Comments
<p>8.1.4 Major Objectives</p> <p>The major objectives of all urban centres are:</p> <ul style="list-style-type: none"> a) to ensure that adequate lands, infrastructure and community facilities are available to serve the existing and future needs of the community; c) to provide the opportunity for an adequate supply and diversity of commerce and industry to serve the needs of a growing community; d) to ensure that development and development-related activity proceeds in an environmentally responsible manner; e) to encourage steady, economic growth in a carefully controlled manner to provide employment; f) to encourage economically viable and physically attractive central business district; g) to utilize urban design principles that ensure public safety and security for local residents and visitors; h) to maintain appropriate standards for development and redevelopment which encourage controlled growth and represent a long term benefit to the community; i) to ensure that adequate parkland, open space, and recreational opportunities are available to meet the recreational needs of every citizen; j) to protect, preserve and where practical enhance, the unique natural and cultural heritage resources of the community; and k) to provide for a safe and efficient vehicular and pedestrian transportation system in the community. 	<ul style="list-style-type: none"> • The County’s objectives for urban centres can be supported by a CIP.

4.3 2012 Wellington County Economic Development Strategic Plan

In 2012, the County implemented an Economic Development Strategic Plan (EDS), with the primary objective to foster a more collaborative approach to economic development throughout Wellington County. The EDS also provides the following vision for economic development in the County:

“Wellington County will be a collaborative community that protects and enhances its natural and cultural heritage assets while supporting the longer term economic and social prosperity of its residents and business community.”

In order to achieve this vision, the EDS set out the following 4 goals:

- Goal 1: Increase the Competitiveness and Success of Wellington Businesses.
- Goal 2: Build a Strong Regional Profile and Brand.
- Goal 3: Create a Community Where People Want to Live and Entrepreneurs Want to do Business.
- Goal 4: Develop Lasting Partnerships that Advance the Economic Sustainability of the County.

As noted earlier, there is an opportunity to coordinate community improvement efforts with the County, and to align the Township's CIP with the County's economic development goals. Notably, the County's EDS recognizes that there is an opportunity for CIPs to assist with local economic development effort and the Wellington County can be involved by providing financial support to CIP incentive programs.

4.4 Other County and Local Planning Initiatives

There are a number of additional recent or on-going planning initiatives at both the County and Township level that are related to the community improvement initiative in Puslinch and can provide further opportunities to align the CIP with local planning goals and priorities. These are briefly summarized below.

Morrison Highway 6 Streetscape Strategy (on-going) and other Future Transportation Planning Initiatives

There is an on-going Morrison Highway 6 Streetscape Strategy being implemented in Puslinch, which is intended to help mitigate traffic concerns and improve the pedestrian environment. The Strategy identifies a number of locations in Morrison that might be appropriate for new plantings and signage to improve the overall streetscape, subject to approval by the Ministry of Transportation. This strategy builds upon other recent initiatives in Morrison, which include larger speed signs, zebra striping of the main intersection off Highway 6 and Badenoch Street, and the community safety zone.

It is also noted that there are other significant Provincial and County transportation planning/road improvement initiatives, either planned or in the planning process along Highway 6, Highway 401 and Wellington Road 46.

Wellington County Active Transportation Plan (2012)

In 2012, Wellington County in association with the seven local area municipalities and Wellington-Dufferin Guelph *in motion* developed a county-wide active transportation plan. The plan provides a long-term strategy to support pedestrian and cyclist movements throughout the County for both utilitarian and recreation modes of travel. The plan provides a blueprint to guide decisions and identifies potential on and off-road trail corridors throughout the County. A number of active transportation routes were proposed for the Township, including shared roadways, signed bicycle routes, paved shoulders along County roads, and off-road walking routes. Some of the key recommended trail routes in

the Township of Puslinch (as shown in Figure 5 below) included:

- Developing an off-road trail loop at the Puslinch Community Centre in Aberfoyle and connecting Aberfoyle Public School to the Community Centre.
- Completing the connection along Downey Road/Wellington Road 35 to Concession 4 and west to Townline road to connect south Guelph with Hespeler.
- Creating a signed route connection in Morriston along Wellington Road 36.
- Investigating the potential to develop an off-road trail loop on public lands in northeast Morriston.



Figure 5: Proposed active transportation trails and networks for Puslinch are identified in the above map from the County's Active Transportation Plan.

Puslinch Design Guidelines (2010)

In February 2010, a set of Urban Design Guidelines were prepared for the Township of Puslinch, which identify priority geographic areas, including Brock Road from Morriston to Aberfoyle, including the industrial/mixed use corridor between the two urban centres. The guidelines are intended to be applied to commercial, industrial and institution development and redevelopment proposed to develop an enhanced streetscape along Brock Road, to improve the quality of site and building design, and to protect what makes Puslinch unique. There are three categories of guidelines set out, as well as specific goals for each, as shown in Figure 6, below. The following are some examples of key guidelines that apply to key areas of Morriston and Aberfoyle, as well as the connecting Brock Road mixed-use/industrial corridor:

- *Provide enhanced building design where fronting or visible from Brock Road, incorporating materials, building elements, and architectural character which complement the rural setting.*
- *Building facades should be strongly articulated through architectural detailing and changes in building materials, wall projections, and windows.*
- *Blank or single material facades are not permitted parallel to the public street or in other locations visible to the public.*
- *Outdoor storage shall not be permitted on sites with highway visibility, shall be screened with a combination of berms, landscaping and fencing from County Roads, and shall otherwise be screened from off-site view.*
- *Awnings and other elements that provide shade and animate the streetscape are encouraged.*
- *Incorporate accessible walkways to building entrances and within parking areas.*
- *Provide bicycle parking facilities for customers and staff.*
- *Provide continuous barrier curb, sidewalks, boulevards, and pedestrian/street lighting. Incorporate street trees and/or landscaping where right-of-way width is sufficient.*
- *Identify entries with primary and secondary gateway signage.*

Categories		Goals
A	Enhancing the Streetscape	To provide an appropriate relationship between new and existing development in Central Business Districts (commercial areas designated by County Official Plan) in Aberfoyle and Morriston.
		To provide for a safe and efficient transportation system that also contributes to the livability of Puslinch.
		To provide for a safe, efficient and pleasant pedestrian environment in Aberfoyle and Morriston.
		To provide effective identification for Aberfoyle and Morriston, and for the Highway 6 N (Hanlon) industrial area.
B	Promoting Quality Development	To provide a high level of architectural design for commercial and institutional developments, and for industrial developments visible from highways and arterial roads.
		To maintain strong main streets in Aberfoyle and Morriston.
C	Respecting Established Character	To conserve heritage assets within Puslinch.
		To preserve, enhance and integrate natural heritage resources.

Figure 6: Categories and goals for urban design, as set out in the 2010 Urban Design Guidelines for Puslinch.

5.0 EXAMPLES OF OTHER CIP PROGRAMS

To demonstrate how CIP tools are implemented in other Ontario municipalities that belong to a similar planning and economic development context, 3 case studies are provided below.

5.1 Township of Wellington North CIP

The Township of Wellington North adopted a CIP in 2011 for the main streets of Arthur and Mount Forest. In 2014, the CIP was amended to include the main street of Kenilworth. This Downtown CIP attempts to align community improvement with broader economic development goals identified by the Wellington North Economic Development Committee. The CIP program identifies the following specific goals:

1. To provide incentives for businesses to enhance their building presentation to the public;
2. To stimulate pride in Mount Forest and Arthur downtowns;
3. To contribute to the overall enhancement of downtown Mount Forest and Arthur as a place for family friendly business;
4. To encourage the revitalization of vacant, underutilized and/or contaminated properties and buildings;
5. To provide a commitment to applicants with a program timeframe of Jan 1, 2012 to 2021.

Table 5 provides a summary of the structure and programs of the Wellington North CIP.

Table 5: Overview of the Wellington North CIP

Wellington North CIP Summary Table	
Designated CIPA	Downtown areas of Arthur, Mount Forest and Kenilworth
Municipal Leadership Programs	<ul style="list-style-type: none">• Community Improvement Advisory Committee• Urban Design Guidelines• Marketing Communication and Promotion Strategy• Streetscape, Pedestrian Crossing and Roadway Improvements• Open Space Improvement• Gateway Signage and Signage Improvement
Financial Incentive Programs	<ul style="list-style-type: none">• Façade Improvement Loan and Grant Program (Interest free loan of \$2,500 repayable with a maximum amortization of five years or grants of \$2,500 following the completion of the project)• Tax Increment Equivalent for Rehabilitation and Redevelopment (TIERR) Grant Program (100% of the increase in municipal realty taxes for a period of three consecutive years)• Application Fees and Development Charges Grant (100% of the application fees and development charges up to \$1,500)• Public Art Grant (100% of public art project up to a maximum of \$2,500)

5.2 Township of Centre Wellington Urban Centre CIP

The Township of Centre Wellington's Urban Centre Community Improvement Plan focuses on downtown areas and key commercial, employment and mixed-used areas of the Township. This CIP provides two different levels of financial incentives, which help to prioritize community improvement projects and distribute available funding. Level one incentives are available for eligible downtown, commercial, employment and mixed use

properties and Level two incentives are available for 'Priority Sites' that have been identified by Council subject to a set of criteria. The Urban Centre Community Improvement Plan identifies the following goals:

1. Pride in Place through the beautification and revitalization of public and private property;
2. Attraction and Expansion through the enhancement of investment opportunities and attraction of new/expanding businesses;
3. Growth and Intensification which support opportunities for new development;
4. Remediation and Redevelopment which support opportunities for remediation and redevelopment of properties;
5. Preservation and Promotion of the Township's key community assets and advantages; and
6. Successful Implementation of the Plan will be championed by Township staff, with support from other levels of government.

Table 6 below provides a summary of the structure and programs of the Township of Centre Wellington Urban Centre CIP.

Table 6: Overview of the Township of Centre Wellington CIP

Urban Centre CIP Summary Table	
Designated CIPA	<ul style="list-style-type: none"> All lands within the Elora-Salem Urban Centre, Fergus Urban Centre lands designated Central Business District, Industrial, Commercial, Highway Commercial, Residential Transition and Mixed Use
Municipal Strategies	<ul style="list-style-type: none"> Strategy for County Participation Township Marketing and Banding Initiative Identification of 'Priority Sites' Implementation of a Heritage Property Tax Relief Program Streetscape Improvement Plan/Strategy Zoning Review Parking Strategy Establishment of a Business Incubator/Small Business Centre
Level One Financial Incentive Programs for the Urban Centre CIP (for all eligible sites)	<ol style="list-style-type: none"> Housing Rehabilitation and Conversion Grant/Loan (50% of construction costs up to a maximum of \$4,000 per unit) Façade Improvement Grant/Loan (50% of construction costs by providing an interest free loan and/or grant to a maximum of \$10,000) Contamination Assessment Study Grant (50% of the cost to complete one or more eligible contamination assessment study, to a maximum of \$10,000 per property)
Level Two Financial Incentive Program for the Urban Centre CIP (for priority sites)	<ol style="list-style-type: none"> Tax Increment Equivalent Grant (Grants will be equal to 80% of the Township portion of the tax increase for 10 year period) Brownfield Financial Tax Assistance (the value of the Township portion of the tax cancellation will be determined by the Township upon approval of a financial incentive application) Façade, Building and Property Improvement Grant/Loan (Grant and/or Loan for façade improvement would be equal to a maximum of \$15,000)

5.3 City of Guelph CIPs

The City of Guelph has a CIP for both the Downtown area and Brownfield sites. The entire municipality is designated as a community improvement plan area in the City of Guelph's Official Plan. The Downtown Guelph CIP is intended to stimulate revitalization and investment in the downtown area by attracting public and private sector investment to assist with the long term economic, social and cultural vitality of Downtown Guelph. The Brownfield CIP aims to promote remediation, rehabilitation, and adaptive re-use of brownfield sites throughout the City. Table 7 outlines the financial incentive programs identified in both the Downtown Guelph CIP and the Brownfield CIP.

Table 7: Overview of City of Guelph CIP

Guelph CIP Summary Table	
Designated CIPA	Entire City of Guelph
Financial Incentive Programs for the Downtown Guelph CIP	<ul style="list-style-type: none">• Façade Improvement Grant Program (50% of the cost of façade improvements up to a maximum of \$10,000 per property)• Feasibility Study Grant Program (50% of the cost of an eligible feasibility study to a maximum grant of \$5,000 per building)• Minor Downtown Activation Grant Program (30% of the capital costs of the redevelopment or rehabilitation of an under-utilized or vacant property to a maximum of \$120,000 per municipal address)• Major Downtown Activation Grant Program (the City will pay the agreed tax increment for each year following the completion of the agreement until the upset limit of the eligible cost are achieved)
Financial Incentive Programs for the Brownfield CIP	<ul style="list-style-type: none">• Environmental Study Grant (ESG) Program (50 % of the cost of an environmental study, a maximum of \$15,000 per environmental study with a maximum of 2 studies per property/project)• Tax Assistance (TA) Program (Cancellation of part of all of the municipal property taxes for up to 3 years)• Tax Increment Based Grant (TIBG) Program (Grant equivalent to 80% of the municipal property tax increase for up to 10 years after project completion)

6.0 STUDY AREA ASSESSMENT

The following is a summary of the results of an assessment of the existing conditions in the following areas of focus:

- a) Aberfoyle;
- b) Morriston;
- c) The Brock Road mixed-use/industrial corridor.

The assessment is based on a review of background documents as well as observations made during site visits.

6.1 Aberfoyle Assessment

History (as described in the Township's 2008 Urban Design Study)

- Aberfoyle (originally known as Shatzville) was first settled in the 1840s.
- The village was known for its mill, which operated for almost 100 years under various owners to manufacture oatmeal and flour.
- In addition to the mill, the village also housed a number of small agricultural industries such as a sawmill, foundry, tannery, blacksmith shop and wagon shop.

Official Plan

- The Urban Centre of Aberfoyle is subject to a number of land use designations including Residential, Central Business District, Highway Commercial, Industrial, Recreational, and Core Greenlands, as per the County's Official Plan.
- The primary designations located within the Community Improvement Area (as identified on Schedule A7-1 of the County's Official Plan and provided in Figure 5 of this memo) are: Residential and Central Business District.
- The Residential designation permits low rise residential, a bed and breakfast, group homes, nursing homes, schools, churches, clinics, local convenience stores and home occupations. Lands designated Residential are mostly located off Wellington Road 46.
- The Central Business District designation permits a wide variety of retail, office, service, administrative, religious, cultural and entertainment uses. Lands designated Central Business District are generally located along Wellington Road 46, and represents the 'main street' of Aberfoyle.
- A number of properties are located within the Aberfoyle Floodplain Area and subject to the Floodplain policies of the County's Official Plan.

Zoning

- Aberfoyle is generally zoned Highway Commercial (C2), Hamlet Commercial (C1), Hamlet Residential (HR), Agriculture (A), and Open Space (OS), as shown on Figure 7.
- In some cases, the current zoning that applies to lands within Aberfoyle does not appear to conform to the overall policy direction of the County's Official Plan.
- For example, lands that are designated Central Business District by the Official Plan are intended to permit a wide variety of retail, office, service, administrative, religious, cultural and entertainment uses; however, in some instances, the Hamlet Residential or Agricultural Zone applies.
- There are a number of site specific exception zones that have been applied to lands designated Central Business District by the Official Plan, in order to permit uses such as a clinic or professional office, commercial mall, antiques and home furnishing retail store, storage and sales of antiques arts and crafts and flea market.

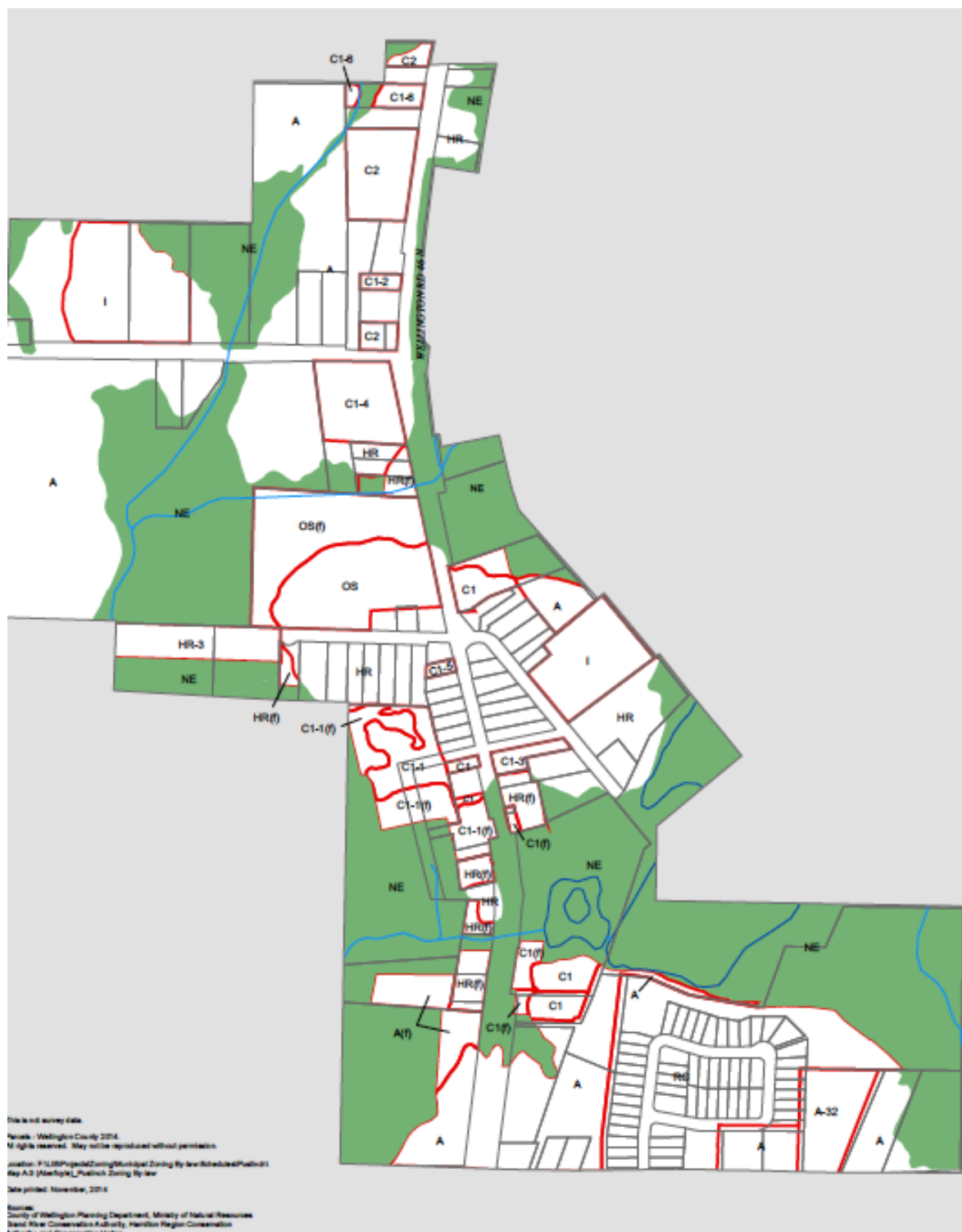


Figure 7: Map A-3 – Township of Puslinch Zoning By-law No 19/85 (Aberfoyle).

Land Use and Built Form

- There is a mix of commercial, residential, and recreational uses located along Wellington Road 46. The Township's civic buildings are located on Wellington Road 34.
- There does not appear to be a significant number of vacant buildings or properties.
- No on-street parking is permitted along Wellington Road 46.
- Off-street parking is associated with individual properties.
- Buildings are generally one to two-storey buildings with very small/no front yard setbacks.
- The physical condition of buildings throughout the area varies, but a number of these buildings (including those designated commercial) are in need of maintenance and improvement and exhibit poor visual quality.
- Building façades throughout the area vary in nature, including the condition, materials, and scale, but a number of these building facades are in need of improvement.
- The landscaping on some private properties is in need of improvement.
- There are a number of natural features in the area.
- There are five properties included in the Township's Heritage Inventory.



Figure 8: Some properties located along Wellington Road 46 are in need of maintenance and improvement and exhibit poor visual quality.



Figure 9: There are five properties in Aberfoyle that are included in the Township's Heritage Inventory.

Public Realm

- The Wellington Road 46 streetscape through Aberfoyle is a car and truck-dominated environment.
- There is a sidewalk from Wellington Road 34 to just past the Antique Market on the west side of the road and a section across the Aberfoyle Mill property.
- There are very few pedestrian amenities such as landscaping and street furniture along the sidewalk.

- There are no bicycle parking facilities.
- There are no consistent street trees or plantings along the streetscape.
- There is no entrance signage or associated landscaping.
- There is no wayfinding provided.
- The speed limit of 50 km/h is posted with five signs for southbound traffic and three signs for northbound traffic.
- The speed and volume of traffic along this four-lane road creates an uncomfortable environment for pedestrians.

Economic Activity

- A limited range of specialized commercial uses is provided, with a niche antique and décor focus.
- Commercial uses cater principally to the travelling public.
- The Aberfoyle Mill restaurant and scenic grounds remain a landmark for residents and tourists/visitors.
- A number of existing commercial businesses have invested in expansions over the past few years, including Accents for Living (west side of Wellington Road 46, north of Wellington Road 34), Kerfoot Antiques (northeast corner of Wellington Road 46 and Cockburn Road) and, most recently, Ren's Pet Food Depot (north of Accents for Living) and the Antique Market.



Figure 10: There are a number of landscaping and building improvements that have been undertaken at the Aberfoyle Antique Market in recent years, and the property owner has a ten year plan for future property improvements.



Figure 11: The Aberfoyle mill restaurant and scenic grounds remain a landmark for residents and tourists/visitors..

5.2 Morryston Assessment

History (as described in the Township's 2008 Urban Design Study)

- Originally known as the Village of Elgin, Morryston was first settled in the late 1820s.
- At that time the village featured stores, a tailor, blacksmith, sawmill, oatmeal and grist mill and churches.
- Like Aberfoyle, the settlement of Morryston was influenced by the presence of Brock Road (Highway 6). In 1960, the Milton-Preston section of Highway 401 officially opened, crossing several Puslinch communities, including the area just north of Morryston.

Official Plan

- The Urban Centre of Morryston is subject to a number of land use designations including Residential, Central Business District, Core Greenlands, and Greenlands, as per the County's Official Plan.
- The primary designations located within the Community Improvement Area (as identified on Schedule A7-2 of the County's Official Plan and provided in Figure 6 of this memo) are: Residential and Central Business District.
- The Central Business District designation is concentrated along Brock Road (Queen Street).
- It is noted that there are several properties that are designated Central Business District that are located outside of the Community Improvement Area identified on Schedule A7-2.
- The majority of the Residential designations are located on the surrounding side streets, however, there are some Residential designations along Queen Street in the southern half of Morryston. Many of these residential designations are located within the Community Improvement Area identified on Schedule A7-2.

Zoning

- Morryston is generally zoned Highway Commercial (C2), Hamlet Commercial (C1), Hamlet Residential (HR), Agriculture (A), as shown on Figure 12.
- In some cases, the current zoning that applies to lands within Morryston does not appear to conform to the overall policy direction of the County's Official Plan.
- For example, lands that are designated Central Business District by the Official Plan are intended to permit a wide variety of retail, office, service, administrative, religious, cultural and entertainment uses; however, in some instances, the Hamlet Residential Zone applies. In addition, some lands that are currently designated Hamlet Residential are zoned Agriculture.

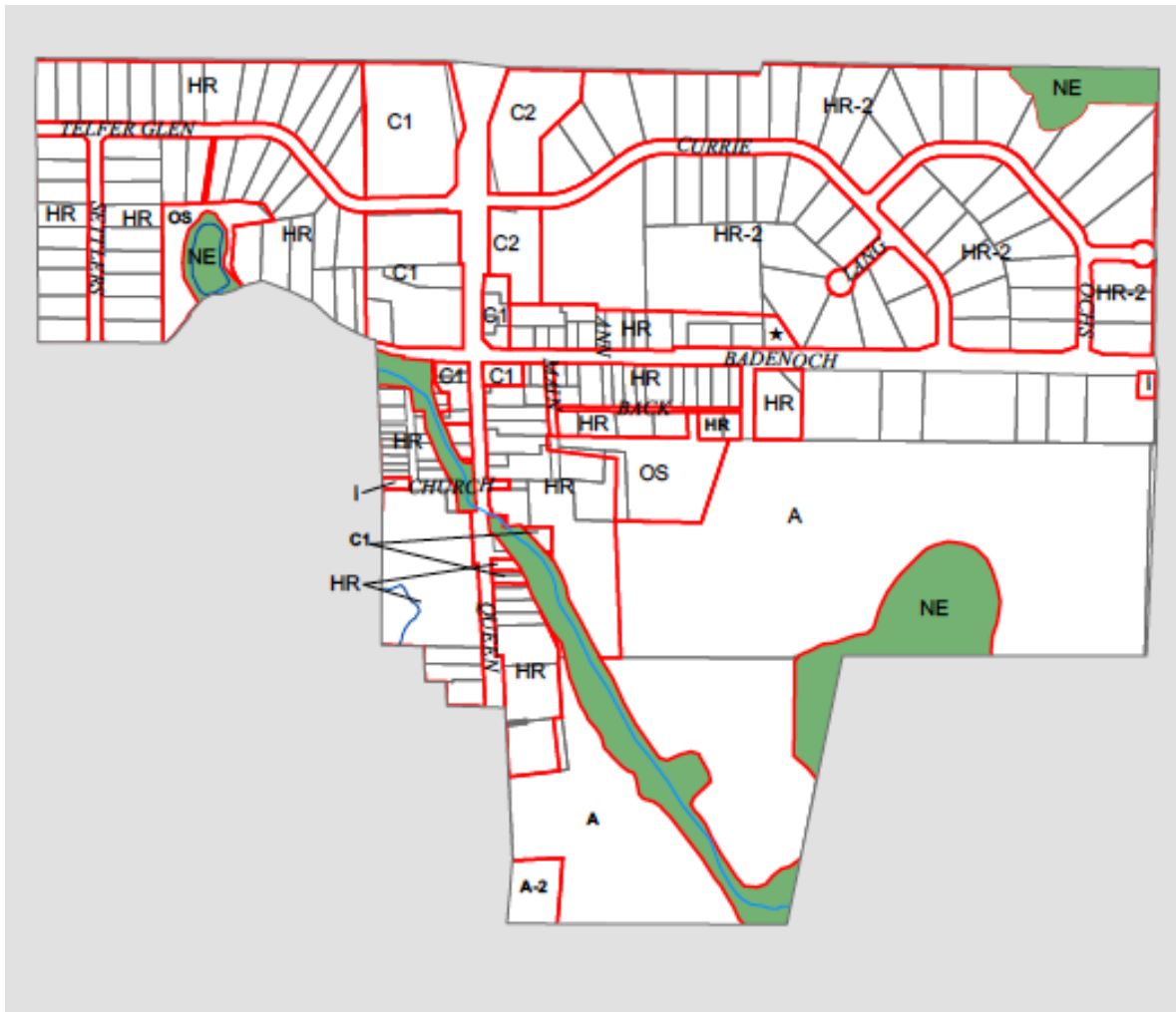


Figure 12: Map A-5 – Township of Puslinch Zoning By-law No 19/85 (Morrison).

Land Use and Built Form

- Commercial businesses are primarily found at the main intersection of Morrison at Queen Street (Highway 6) and Badenoch/Calfass Roads.
- Natural features in the area include a large wooded tract owned by the Ministry of Transportation south of Highway 401, ponds and associated wetlands, and other private wooded areas.
- There are a number of residential properties on the east and west side of Queen Street.
- There does not appear to be a significant number of vacant buildings or properties.
- No on-street parking is permitted along Queen Street.
- Off-street parking is associated with individual properties.
- Buildings along Queen Street are generally one to two-storey buildings with very small/no front yard setbacks.



Figure 13: Off-street parking in Morriston is associated with individual properties or outside of the main street associated with recreational uses only.



Figure 14: There are a large number of residential uses that have been included in the designated community improvement project area for Morriston, and a number of commercial properties that have been excluded.

- The physical condition of buildings throughout the area varies, and some (including those designated commercial) are in need of maintenance and improvement and exhibit poor visual quality.
- Building façades throughout the area vary in nature, including the condition, materials, and scale, and some are in need of improvement.
- The landscaping on some private properties is in need of improvement.
- There are thirteen properties included in the Township's Heritage Inventory, including a significant concentration located along Victoria Street.

Public Realm

- The Morriston streetscape, while only two lanes wide, carries a high volume of truck and passenger vehicle traffic.
- The sidewalks are narrow and where there is a boulevard, it is paved with asphalt. There are no street trees, landscaping or street furniture.
- The pedestrian environment is unpleasant and uninviting.
- The Historic Corner Block" located at the northwest corner of Queen Street and Church Street. This public park contains a monument with the school bell from the Morriston School
- There are also a number of recreational properties including baseball diamonds off Currie and Back Street.



Figure 15: There are 2 popular restaurants located in Morriston and other specialized commercial uses



Figure 16: There are some vacant buildings in need of maintenance and repair.

Economic Activity

- A limited range of specialized commercial uses is provided, including 2 restaurants, a mennonite handcrafted furniture store, a furniture/décor shop, the Morriston Village Plaza, a natural medicine centre, and Picard's Peanuts.
- Commercial uses cater principally to local residents and the travelling public.

5.3 Brock Road Mixed-Use/Industrial Corridor Assessment

Official Plan

- The Brock Road mixed-use and industrial corridor is designated Rural Industrial on Schedule A7 of the County's Official Plan, with the exception of lands located south of the 401 and north of the Morriston Urban Centre, which are designated Secondary Agriculture.
- The Rural Industrial designation is primarily intended to accomodate dry industrial uses and limited commercial uses which benefit from a rural location.
- The Rural Industrial Area along Brock Road Corridor relies on rural servicing, private water and sewage systems.
- The Rural Industrial designation permits the following industrial and commercial uses:
 - Industrial - Manufacturing, processing, fabrication and assembly of raw materials or repair, servicing and storage of materials
 - Commerical - Service focused with limited accessory retail and may include business or professional offices, farm machinery sales, farm supplies, farm produce sale, small scale motels or inns, small scale restaurants and automobile sales and services.

- The Secondary Agricultural designation applies to lands that are within the Rural System but not prime-agricultural. Permitted uses include agricultural and small scale commercial, industrial, and institutional uses.

Zoning

- The Brock Road corridor is generally zoned Industrial (I) and Highway Commercial (C2), and Agriculture (A), as shown on Figure 17.
- Lands designated Highway Commercial are generally located along Wellington Road 46. Lands designated Industrial are located in the Kerr Industrial Park and Nicholas-Beaver Industrial Park.
- There are site-specific exceptions within the Industrial and Highway Commercial designations which permit uses such as a sale/auction facility, gas bar, transportation terminal, veterinary service and laboratory or research facility.

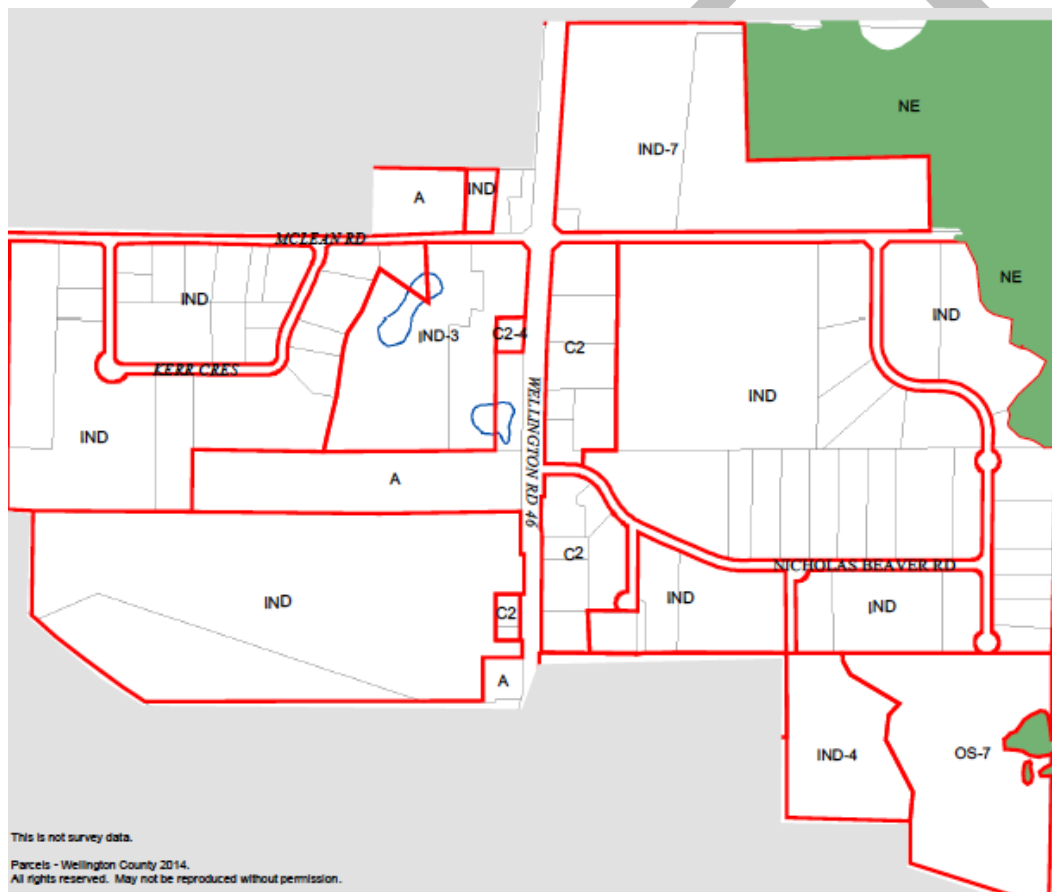


Figure 17: Map A-4 – Township of Puslinch Zoning By-law No 19/85 (Aberfoyle Industrial Area).

Land Use and Built Form

- Most of the industrial uses are located in the Kerr Industrial Park and Nicholas-Beaver Industrial Park, and Highway Commercial Uses are located along Brock Road/Wellington Road 46.
- Two Heritage properties listed in the Heritage Inventory: the Crown Cemetery and Duff's Presbyterian Church.
- Significant natural features are found northwest of Nestle Waters Inc. such as the Aberfoyle Woods Environmentally Sensitive Area (ESA).
- The physical condition and facades of buildings throughout the area varies. Many appear to be in generally good condition and are well maintained.
- There are few industrial eye-sores.
- The landscaping on some private properties could be enhanced.
- There are some examples of properties where outdoor storage could be screened.



Figure 18: There are no vacant, developable highway commercial properties located along the Brock Road mixed-use/industrial corridor.



Figure 19: There are a number of recently developed industrial properties located in the Township's industrial parks, and very few industrial eye sores.

Public Realm

- This mixed-use/industrial corridor is car and truck-dominated.
- The posted speed limit along this four-lane section is 70 km/h, with gravel shoulders north of McLean Road and paved shoulders to the south.
- There is little to no landscaping or street trees. Signage is minimal.

Economic Activity

- Industrial business parks offer a wide range of industrial uses and recent developments in the area include Mammoet and Maple Leaf Food.
- There are a number of gas stations and other service-related uses located in proximity to Highway 401.

- The Go Transit Park n' Ride will eventually be replaced by a permanent GO station.
- There are approximately 245 acres of vacant, developable industrial lands available (according to the County's economic development strategy). However, none of these lands are serviced.
- There are no vacant, developable highway commercial properties.

7.0 CONSULTATION AND SUMMARY OF INPUT

A number of consultation activities and events were completed as part of Phase One of the CIP project, to better understand the local assets and opportunities for community improvement, the findings of which are detailed in this Section.

7.1 Stakeholder Workshop

A Stakeholder Workshop was held on Wednesday May 13, 2015 as part of the Phase One consultation efforts for the CIP project. The workshop was attended by approximately 20 participants made up of local stakeholders and business representatives, County staff, and Council members.

The purpose of the workshop and open house was to:

- Introduce the project, process, and goals;
- Provide an overview of community improvement planning and some of the tools that can be implemented through a CIP;
- Discuss local issues and needs within Aberfoyle, Morriston and the Mixed-use/industrial corridor as well as opportunities for improvement in these areas; and,
- Explore opportunities to apply community improvement tools locally.

The following is a brief summary of the ideas and input obtained during the CIP Workshop.

Identifying Assets

Participants were asked to discuss and record specific assets the CIP could build on within the community. The following key themes/ideas emerged from the workshops:

- *Morriston and Aberfoyle have an eclectic range of local heritage buildings.*
- *Morriston contains good recreation areas and a lot of greenspace.*
- *Go Transit park and ride is a transportation asset within Puslinch.*
- *Victoria Road and its heritage buildings are a gem to Morriston.*
- *The restaurant area in Morriston is attractive and welcoming.*
- *The pond in Morriston is a good feature which the community could highlight.*
- *Large number of travelling public drive through the Brock Road Corridor from Morriston to Aberfoyle.*
- *Stone buildings contribute to the village environment.*
- *Strong antique community within Aberfoyle.*
- *Proximity of the agricultural and rural community is an asset in Puslinch.*

Opportunities for Improvement

Participants were asked to discuss and record specific needs and opportunities for community improvement in each of the areas discussed. The following key themes/ideas emerged from the workshops:

- *There is an opportunity to attract more visitors and tourists to Puslinch as a whole.*
- *There is a need to hold festivals and events, which could assist in attracting visitors.*
- *There is an opportunity to build on the Streetscape Project along Brock Road by providing lighting, signage/banners and flowers along the right-of-way.*
- *It is critical to have traffic calming measures in place.*
- *There is a need to get people out of their cars and to stop for a visit to the urban centres.*
- *There is a need to improve signage and wayfinding.*
- *Improved gateway features are required.*
- *There is a need for façade improvements in the downtowns/mainstreets.*
- *There are a lot of vacancies and empty storefronts.*
- *There is a need to protect/restore heritage buildings to recreate/reclaim what the community used to be.*
- *There is a need for improved trails, linkages, and connections throughout Puslinch.*
- *There is a need to improve the walkability of Morriston and Aberfoyle.*
- *There is a need to provide bicycle infrastructure for the cyclist community.*
- *Parking facilities (on and off-street) are required in Morriston and Aberfoyle.*
- *There is a need to maintain the village nature of Morriston and Aberfoyle.*
- *There is an opportunity to attract more public art to dress up the communities. Things like flower boxes, awnings, improved landscaping, sign boards, etc. could assist with improving private property.*
- *There is an opportunity to link the communities and create a Puslinch brand that features the unique assets of Morriston and Aberfoyle.*
- *Guidelines for development to achieve and maintain the village environment would be beneficial.*

Places of Inspiration

During the Stakeholder Workshop, participants were asked to identify other downtown areas they like to visit, which could represent elements of a long-term vision for the urban centres/corridor of Morriston and Aberfoyle. The following downtown areas were identified as sources of inspiration/a long-term vision:

- | | |
|--------------|----------------|
| • St. Jacobs | • Guelph |
| • Erin | • Campbellford |
| • Elora | • Brookville |
| • Ayr | • Waterdown |
| • Georgetown | • Elmira |



Figures 20 and 21: When asked to identify downtown areas that could be looked to for inspiration or a long-term vision for the CIP project, respondents identified St. Jacobs (left) and Waterdown (right) and others.

Identifying a Community Improvement Project Area (CIPA)

Participants were asked to discuss and record their thoughts with respect to identifying a Community Improvement Project Area for the Puslinch CIP. The following key themes/ideas emerged from the workshops:

- *In regards to the Brock Road mixed-use/industrial corridor, participants were of the opinion that there is an opportunity to link the urban centres and 'main street' areas of Aberfoyle and Morriston by including the Brock Road mixed-use/industrial corridor as part of the Community Improvement Project Area.*
- *However, given that the industrial parks located beyond Brock Road appear to be in generally good condition and developing on their own, it was also noted that only the commercial properties fronting onto Brock Road should be included in the CIPA.*
- *Time and money made available through the CIP should focus on properties located along the corridor, and not on the industrial properties located in industrial parks.*

Identifying Potential CIP Programs

Finally, participants were asked to discuss and record their ideas about the types of municipal and financial incentive programs that should be included in the CIP.

The following comments/potential municipal programs were identified:

- *Streetscaping improvements are required to create a welcoming environment within the Brock Road Corridor connecting Aberfoyle and Morriston.*
- *Urban Design guidelines should be implemented to establish standards for redevelopment and improvements in the urban centres.*

- *Trail improvements are necessary to create safety for active transportation users and to connect Aberfoyle and Morriston.*

The following comments/potential financial incentive programs were identified:

- *Façade Improvements Grants*
- *Landscaping Grants*
- *Grants for public art*
- *Heritage Restoration Grants*

A headline for Puslinch in 2025

As a more creative opportunity to provide input to the CIP project, stakeholders and Council members were also asked to contribute their ideas to a 'graffiti wall.' A large piece of paper was posted in the meeting room, and at the end of the meeting, participants were asked to come up with a newspaper headline that describes the Township of Puslinch in 2025, as a result of having a CIP in place.

The following is a list of the headlines on the 'graffiti wall' at the end of the workshop, as shown on Figure 22 below:

- *Puslinch a balanced, vibrant and diverse community*
- *Enjoy living and working in Puslinch*
- *Welcome to the Township of Puslinch where we care about the past but look to the future*
- *Puslinch holds great festivals*
- *Come back to your Irish and Scottish roots*

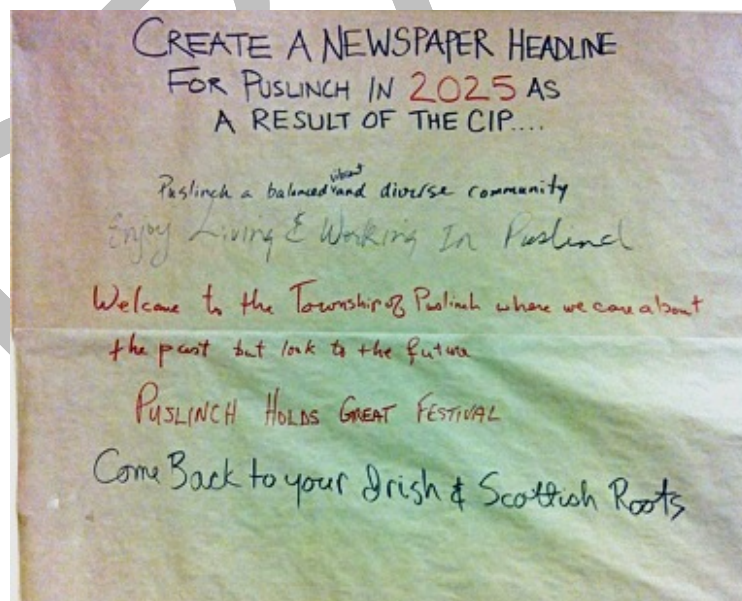


Figure 22: Participants were asked to create a headline for the Township in the year 2025, as a result of having a CIP in place.

7.2 Community Survey

A Community Survey was conducted as part of the consultation events for Phase One of the Township of Puslinch CIP project. The purpose of the survey was to collect information from community members, and downtown/industrial business owners/tenants. The survey was made available on the Township's website, in the local library and in Township's offices from May 1, 2015 to Friday May 29, 2015.

The survey was designed to determine:

- Local needs and opportunities for community improvement within key areas of the Township;
- Information about local businesses in terms of needs and opportunities for improvement, expansion, and business development;
- Familiarity and level of interest in community improvement plans; and
- Types of programs that may be of assistance to the business community.

The following points highlight some general information about the respondents/their businesses:

- Half of the respondents indicated they currently own a business in the Township of Puslinch;
- 75% of respondents live in either Morriston or Aberfoyle.
- 50% of respondents have heard about a CIP before
- 100% of respondents identified the need for streetscape improvements,

Respondents were asked whether or not they own a business in Puslinch and if so, they were also asked to comment on the types of improvements or changes to their businesses they would make in the near future. Of those who responded, most were interested in the following changes or improvements:

- Provide different services;
- Make structural improvements to buildings;
- Make improvements to building façade;
- Make improvements to landscaping;
- Restore heritage features; and
- Improve energy use/efficiency.

Notably, according to the respondents, the main barrier with respect to moving forward with the changes or improvements identified was the cost.

Respondents were asked why they visited downtown/main streets of Aberfoyle and Morriston. The following responses were provided:

- | | |
|---------------------|-------------------------------------|
| - Stores and shops | - I live there |
| - Restaurants/cafes | - I work there/own a business there |
| - Special events | - I avoid this area |
| - Recreation | - Just driving through |

Respondents were asked to identify the key issues and areas of improvements in the downtown/main street of Morriston and Aberfoyle and the Brock Road mixed-use/industrial corridor. The following issues were identified:

- Lack of variety of stores, shops, restaurants/cafes
- Streetscape improvements are required
- Lack of signage
- Lack of services
- No parking
- Not pedestrian friendly
- Highway 6 traffic
- Improvement to infrastructure are required
- Physical improvements to buildings, facades and signage are required
- Heritage buildings need protection
- Other improvements to private property are required such as landscaping and parking

Finally, respondents were asked to comment on the types of financial incentive and municipal leadership programs that they would like to see included in a CIP for Puslinch. The following tables summarize the responses:

Table 8: Financial Incentive Programs Identified that Should be Included in the CIP

Financial Incentive Programs	Responses
Façade and signage improvement grants/loans	60%
Building improvement grants/loans	60%
Space conversion for commercial/ expansion for businesses	40%
Tax assistance	60%
Rebates/cancellations of municipal/county fees	60%

Table 9: Municipal Leadership Programs Identified that Should be Included in the CIP

Municipal Programs	Responses
Streetscape improvements	100%
Infrastructure improvements	60%
Tourism marketing	60%
Community Branding	80%
Special Planning Studies	40%

8.0 OPTIONS FOR A CIP IN PUSLINCH

The following section identifies options for consideration by the Township with respect to key elements of a CIP. These options are to be discussed with Township Council and staff, stakeholders, and members of the community, and are intended to provide the basis for the development of a CIP in Phase Two of the project.

8.1 Summary of Findings

As a result of the background research and consultation completed and documented in previous sections of this memo, a number of specific findings with respect to the need and opportunities for community improvement in each of the areas of focus have emerged. Table 10 below provides a summary of the key findings.

Table 10: Summary of Findings for each of the Areas of Focus

Area	Assets to Build On	Needs/Opportunities for Improvement
Aberfoyle	<ul style="list-style-type: none"> Heritage buildings Natural Features Connection to agricultural and rural surroundings Aberfoyle Mill is a landmark Specialty commercial uses with an existing niche in antiques and décor Recreational and civic uses 	<ul style="list-style-type: none"> Zoning could be updated to be consistent with development objectives More parking opportunities could be provided Some buildings could be improved in terms of their overall physical condition and facades Landscaping on private properties could be enhanced Pedestrian environment could be safer and more welcoming Linkages within and surrounding Aberfoyle and Morriston could be improved to allow for safer and more convenient pedestrian movement Infrastructure for active transportation could be provided Streetscaping could be enhanced and improvements to the public realm could be made
Morriston	<ul style="list-style-type: none"> Heritage buildings Natural Features Connection to agricultural and rural surroundings Specialty commercial uses with 2 popular restaurants Recreational and open space uses 	<ul style="list-style-type: none"> Gateways and signage could be provided A wider range of commercial uses could be provided Some buildings/properties could be expanded or redeveloped or converted to allow for a wider range of commercial uses
Brock Road Mixed-Use/Industrial Corridor	<ul style="list-style-type: none"> Heritage buildings Few industrial eye-sores Go Transit Park n' Ride and future permanent GO station 	<ul style="list-style-type: none"> Landscaping on private properties could be enhanced Outdoor storage on some private properties could be screened from Brock Road Corridor Some buildings could be improved in terms of their overall physical condition and facades Streetscaping could be enhanced and improvements to the public realm could be made Gateways and signage could be provided Linkages to Aberfoyle and Morriston could be improved to allow for safer and more convenient pedestrian movement

On the basis of the above, the findings of Phase One demonstrates the following:

1. There are a number of unique features and assets in each of the areas of focus that should remain distinct and can be highlighted and built upon through improvements to both public and private property.
2. There are also a number of needs with respect to the built, economic, and social environment that are common to all of the areas of focus, and there is an opportunity to address these needs in a coordinated manner and to connect Wellington Road 46 (the main street of Aberfoyle), Brock Road (an existing mixed-use and industrial corridor) and Queen Street or Highway 6 (the main street of Morriston) and promote one economic corridor in Puslinch.

8.2 Community Improvement Vision and Goals

A Potential Vision for the Puslinch CIP

Although it is not necessary for a CIP to set out a Vision for its CIP/Community Improvement Project Area, on the basis of the findings above and the potential for the CIP to help promote/create one economic corridor in Puslinch, the Township could include the following potential Vision in its CIP:

A Vision for 'Our Corridor':

Over the next 10 years 'Our Corridor' will be integrated and transformed into an attractive, prosperous, safe, and distinctive economic corridor. Residents and visitors will come to 'Our Corridor', to shop, eat, socialize, celebrate, play and explore. They will be able to move around through a network of roads, paths, and trails. Our corridor will be a source of inspiration and local pride.

Potential Goals for the Puslinch CIP

As noted in Section 2.1 of this memo, a Community Improvement Plan typically sets out a set of goals, which demonstrate what the CIP is meant to achieve. Based on the findings and possible Vision above, the following possible goals have been identified for the Township to consider:

The Goals of the 'Our Corridor' CIP are to:

1. Promote beautification and restoration of public and private property;
2. Celebrate and restore local built and cultural heritage;
3. Attract new business development;
4. Support and promote existing businesses;
5. Encourage active transportation and enhance recreational opportunities;
and
6. Provide attractive streetscapes and improved pedestrian environments.

As part of Phase 2 of the Community Improvement Plan project, Township staff, elected officials, stakeholders and members of the public should consider the possible Vision and list of possible goals to determine which, if any, are key priorities with respect to community improvement in Puslinch.

Once the vision and key goals are identified, a set of objectives will also be developed for the purpose of monitoring and implementing the CIP. Municipal leadership programs (as discussed below) and financial incentives (also discussed below) will be tailored based on the goals identified by the Township.

8.3 Community Improvement Project Area

As mentioned earlier, in order to prepare a CIP, a municipality is first required to designate a Community Improvement Project area to which the CIP will apply; however, based on the Phase One background work completed for the Township's CIP project, it has been determined that two Community Improvement Project Areas are currently identified by the Wellington County Official Plan for the urban centres of Aberfoyle and Morriston, as shown on Figures 5 and 6 of this memo.

For the purpose of identifying options for a CIP that responds to the current goals, needs, and priorities of the Township of Puslinch, the existing Community Improvement Project Areas have been assessed based on the findings of the Phase One (summarized in Table 10) and the potential Vision and Goals for **'Our Corridor'** (presented in Section 8.2). The following observations have been made:

- a) The existing Community Improvement Project Areas for Morriston and Aberfoyle are very large and currently include a large number of residential properties that are not located along or adjacent to Wellington Road 46 (the main street of Aberfoyle), and Queen Street or Highway 6 (the main street of Morriston);
- b) The existing Community Improvement Project Area for Morriston does not include all commercial properties located along Queen Street or Highway 6 (the main street of Morriston); and
- c) The mixed-use/industrial corridor along Brock Road between the two urban centres is not included in the existing Community Improvement Project Areas.

On this basis, the Township should consider the following options with respect to identifying a Community Improvement Project area as part of Phase 2 of the Community Improvement Project.

Option A – Maintain the Existing Community Improvement Project Areas:

The Township could carry forward the existing Community Improvement Project areas as identified in the County's Official Plan on Schedules A7-1 and A7-2. However, with this option the Township would only be able to offer financial incentive programs and implement Municipal leadership strategies within the urban centres of Aberfoyle and Morriston and would not be able to apply community improvement tools to the connecting industrial mixed-use corridor. The potential Vision presented in Section 8.1 would not

necessarily apply.

Option B – Amend the Existing Community Improvement Project Areas:

The Township could amend the existing Community Improvement Project areas as identified in the County's Official Plan in order to better address the Vision and goals identified above. However, it is noted that should the Township wish to proceed with amending the Community Improvement Project area, an amendment to the County's Official Plan may also be required subject to the extent of the proposed change. The Township would also be required to demonstrate that the area to be included in the Community Improvement Project Area meets the County's Official Plan criteria.

With respect to the specific amendments that could be made, the Township could consider the following:

- a) A more detailed property-by-property review of the existing Community Improvement Project areas could be completed to determine whether or not the residential properties that are currently included should or should not be carried forward, and to identify if any additional commercial (or other designated) properties should be included.
- b) The Township could complete a detailed property-by-property review of the Brock Road corridor (between Aberfoyle and Morriston) to determine which industrial and/or mixed-use properties should be included.

8.3 Municipal Leadership Programs

As discussed, one of the key elements of a CIP is a Municipal Leadership Strategy. These Strategies identify a set of programs, studies, and other initiatives that may be implemented by the Township as part of the implementation of the CIP (subject to the Township's capital budget and the availability of resources) to act as a catalyst for private sector investment, and to demonstrate municipal commitment to addressing the needs and opportunities in the Community Improvement Project Area.

On the basis of the findings of Phase One, and the potential Vision and goals for '**Our Corridor**', the following program options could be identified as part of a Municipal Leadership Strategy to provide coordinated short and long-term support for achieving the goals of the CIP:

Option A - Strategy for County Participation in the CIP

The Township may explore the possibility for participation from Wellington County in the '**Our Corridor**' CIP. A Working Committee made up of Township and County staff may be organized in order to discuss options/develop a strategy for the County's participation, including:

- The County's goals, objectives, and policy framework for participation in local CIP programs;

- Options for County participation in certain Financial Incentives offered through the Plan; and
- Parameters for participation, such as the review/approval of applications, and agreement execution.

Option B - Zoning Review

The Township could undertake a review of zones and zoning provisions that currently apply to the ***'Our Corridor' Community Improvement Project Area*** in order to ensure that the regulatory regime:

- Conforms to the overall policy direction of the County's Official Plan;
- Is consistent with Township development objectives;
- Is supportive of revitalization, renewal and the Township's overall vision for each of the areas;
- Facilitates the development of a particular use or form that is believed to be most beneficial for the community;
- Provides certainty to developers; and
- Implements contemporary zoning tools, such as Form base zoning, bonusing; zoning with conditions; and holding by-laws.

Option C - Marketing Strategy

The Township could develop a marketing strategy to "brand" and market ***'Our Corridor'*** and promote businesses, tourism and recreational activities. This Strategy could convey the message and imaging that ***'Our Corridor'*** unique heritage communities with a high quality of life for residents and a strong appeal for businesses. Tools such as web-based resources could be developed to profile the attributes of the ***'Our Corridor'***. Additional initiatives may include preparing brochures, inserts, and advertisements for local and regional newspapers.

Option D – Heritage Conservation Initiatives

Under the Ontario Heritage Act, the Township could explore the potential to pass by-laws to designate properties of cultural heritage value or interest. The Township could also implement a Heritage Property Tax Relief Program under Section 365.2 of the Municipal Act, which allows the Township to provide tax assistance for owners of designated heritage buildings (as discussed in Section 3.2 of this memo). The program recognizes that historic buildings sometimes have higher maintenance and repair costs and is therefore intended to support owners who choose to protect their buildings through a heritage designation. A Community Improvement Plan is not required to implement this tool. In order to offer this incentive, the Township may develop program parameters (such as amount of relief, funding, and remedial actions) and pass a program by-law to adopt the Heritage Property Tax Relief Program. Consideration may also be made to initiating a study for a Puslinch Heritage Conservation District.

Option E – Development of a Streetscape Strategy

The Township could undertake a Streetscape Improvement Plan initiative that will build upon other recent/on-going initiatives and establish a more comprehensive Vision and conceptual designs for improvements to public landscapes and streetscapes in/leading to **‘Our Corridor’**. The Streetscape Improvement Plan will aim to connect the main streets with other key areas of the Township, support pedestrian and vehicular circulation, improve amenities and public spaces, and promote a design that is generally consistent with the community identity. Specifically, the Streetscape Master Plan could address:

- Enhanced pedestrian routes;
- Traffic calming measures;
- Gateway features;
- Key intersections and crosswalks;
- Street furnishings, such as benches, planters, garbage bins, and planters;
- Public art installations;
- Gathering points;
- Tree planting and planting beds; and
- On-street signage and wayfinding.

Option F – Parking Strategy

The Township may undertake a Parking Strategy for ‘Our Corridor’. The Parking Study would examine the need and options for additional parking, including Municipal, on-street, and private off-street parking spaces. Specifically, the Parking Study would:

- Inventory existing parking supply;
- Determine current demand;
- Project future demand;
- Identify and assess options in the urban centres; and
- Propose a recommended Parking Strategy.

Option G – Festivals and Events Strategy

Since festivals and events can serve as an economic stimulator that attracts people to downtowns and mainstreet areas, the Township could develop a strategy for creating and holding one event per season in **‘Our Corridor’**. Some examples of successful events and festivals that are held elsewhere, which could be explored by the Township include:

- Arts Festivals
- Concerts
- Doors Open Events
- Farmers Markets
- Agricultural Fairs
- Heritage Festivals

Option H – Implementation of the Urban Design Guidelines

The Township could implement its existing 2010 Urban Design Guidelines (where they apply) as part of the review and evaluation of applications for financial incentive programs that will be offered through the 'Our Corridor' CIP to ensure that proposed improvement projects are consistent with desired design approaches.

Option I - Implementation of the County Active Transportation Plan

The Township could also implement active transportation routes proposed by the 2012 **Wellington County Active Transportation Plan**, including shared roadways, signed bicycle routes, paved shoulders along County roads, and off-road walking routes.

8.4 Financial Incentive Programs

The most significant element of a CIP are the financial incentive programs that are offered, which are intended to stimulate private sector investment in buildings and properties. Incentives are usually in the form of tax assistance, grants, and loans and are provided to private landowners/tenants of buildings located in the Community Improvement Project Area, by application, provided that the proposed improvement projects will help achieve the goals and objectives of the CIP.

To further address the potential Vision and goals for the '**Our Corridor**' CIP, the following incentive options have also been identified for consideration:

Option A – Façade, Signage, and Landscaping Improvement Grant Program

The purpose of the program is to assist with the financing of improvements to a building's façade or signage, or to assist with other eligible improvements to private property (i.e., landscaping), which may otherwise be considered cost prohibitive by a property owner or tenant.

Option B - Building Improvement Grant Program

This program would assist with the maintenance and physical improvement of existing buildings that may otherwise be considered cost prohibitive by a property owner or tenant. Projects may be undertaken in order to meet the current Building Code, improve aesthetic quality, upgrade servicing, and to provide for safe and usable eligible uses.

Option C - Building Conversion and Expansion Grant Program

The purpose of the program is to assist in the small-scale conversion of existing vacant space into new commercial, mixed-use and other eligible uses. Additionally, this program will assist with the minor expansion of existing eligible uses to support growing businesses thereby increasing non-residential assessments.

Option D - Major Redevelopment/Revitalization Tax Assistance Program

The Tax Increase Equivalent Grant for Major Projects is intended to stimulate investment by effectively deferring part of the increase in property taxation as a result of the major development, redevelopment, reconstruction, or rehabilitation of lands or building. Grants that are equivalent to a percentage of the resulting municipal property tax increase are provided to a property owner following the reassessment of the property.

Option E - Motor Vehicle and Bicycle Parking Improvement Grant

The motor vehicle and bicycle parking improvement grant is intended to assist property owners and tenants in adding motor vehicle parking and bicycle parking to their property and improving the quality of motor vehicle and bicycle parking.

Option F - Planning and Building Permit Fees Rebate

The purpose of this program is to provide a rebate for a portion of the fees required for planning applications or building permits in relation to an improvement project. This program is intended to reduce the costs of making improvements to properties by assisting with the planning and building permit fees that may be incurred in association with an improvement.

9.0 NEXT STEPS

The completion of this Memo brings the Township and consulting team to the end of Phase One of the CIP Project.

This Report will serve as the basis of and background to the development of a CIP in Phase 2 of the project. The following is a brief overview of the next steps in the CIP project process:

- Discussion options and recommendations contained in this Report with Township staff;
- Present the strategy to Township Council;
- Consult with Stakeholders on the options and recommendations; and
- Prepare a draft CIP document.



MINUTES

MEMBERS PRESENT:

John Sepulis, Chair
Dianne Paron
Councilor Ken Roth
Robin Wayne
Dennis O'Connor

OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator
Sarah Wilhelm – County of Wellington
Kathy White

1. - 4. COMMITTEE OF ADJUSTMENT

- See May 12, 2015 Committee of Adjustment Minutes

DEVELOPMENT APPLICATIONS

5. OPENING REMARKS

- The meeting was called to order at 7:00 pm.

6. DISCLOSURE OF PECUNIARY INTEREST

- John Sepulis declared pecuniary interest on Severance Application B35/15 (D10/WEN), as he owns property within the statutory 60 metre circulation distance of the subject property
- Dianne Paron was Chair for item 9(d)

7. APPROVAL OF MINUTES

- Moved by Dennis O'Connor, Seconded by Robin Wayne
- That the minutes of the Tuesday May 12, 2015 Planning & Development Advisory Committee Meeting are hereby adopted.

CARRIED

8. ZONING BY-LAW AMENDMENTS

8(a) D14/DEM – Demmers – 4855 Pioneer Trail Zoning Amendment related to severance file B18/13 to remove the A-2 Kennel Zoning from a parcel and to establish a 45.7 metre rear yard setback from a property that abuts the City of Guelph, and 14.7 metre frontage on a proposed parcel.

- Kelly Patzer explained that the A-2 Zone which permits a kennel on the property is being removed by Zoning Amendment because when the property is severed, neither the retained parcel or the severed parcel would meet the minimum lot size to permit a kennel.
- Moved by Ken Roth, Seconded by Dianne Paron
- No comments

CARRIED

8(b) D14/DRS – DRS – 66 Queen Street, Morriston - Zoning Amendment related to County of Wellington Subdivision File 23T-10004 to establish a Natural Environment Zone on a portion of the subject Parcel

- Kelly Patzer confirmed that the Natural Environment Zone would not increase the number of proposed lots on the subject lands.
- Moved by Dennis O'Connor, Seconded by Robin Wayne
- No comments

CARRIED

9. LAND DIVISION

9(a) Severance Application B28/15 (D10/FAT) – Kenneth Fatt. Property described as Part Lot 11, Concession 11, municipally known as 4735 Concession 11

Proposed severance is 46.2m x 131.37m = 0.607 hectares, existing vacant land for proposed rural residential use.

Retained parcel is 1.9 hectares with 49.4m frontage, existing and proposed rural residential use with existing house and 2 outbuildings

- Moved by Dianne Paron, Seconded by Ken Roth that the following comments be forwarded to County of Wellington Land Division Committee:
- No Comments

CARRIED

9(b) Severance Application B31/15 (D10/MCA) –Roy McAllister, Property described as Part Lot 26, Concession 1, municipally known as 7176 Concession 1 Road

Proposed severance is 75 m frontage x 75 m = 0.56 hectares, vacant land for proposed rural residential use.

Retained parcel is 39 hectares with 328 m frontage on Concession 1 Road and 619 m frontage on Sideroad 25, existing and proposed residential and agricultural use with existing dwelling and barn.

- Moved by Robin Wayne, Seconded by Dennis O'Connor that the following comments be forwarded to the County of Wellington land Division Committee:
- No Comments

CARRIED

9(c) Severance Application B32/15 (D10/FRO) – Glenn & Yvonne Frosch, Property described as Part Lots 1, 2, 3, Concession Gore, municipally known as 6525 Concession 1 Road

Proposed severance is 94m frontage x 67 metres = 0.71 hectares, existing and proposed rural residential use with existing house.

Retained parcel is 72.6 hectares with 627 m frontage, existing and proposed agricultural and residential use with existing dwelling, shed and barn

- Ken Roth noted that severing a parcel off the property restricts the use of the barn for livestock due to MDS requirements and that will limit the use of the agricultural operations on the property
- Moved by Dianne Paron, Seconded by Ken Roth that the following comments be forwarded to the County of Wellington land Division Committee:
- Severing the property may restrict the use of any agricultural operation on the retained lands as the existing barn will not be able to be used for livestock
- Ensure there are adequate locations for a well and septic bed on the property.

CARRIED

9(d) Severance Application B35/15 (D10/WEN) – Richard & Elizabeth Wentzell,
Property described as Part Lot 20, Concession 2, municipally known as 7007
Wellington Rd 34

Proposed severance is 1.4 hectares with 102 m frontage on Wellington Rd 34 and
125 m frontage on Sideroad 20 N, vacant land for proposed rural residential use.

Retained parcel is 2.1 hectares with 62 m frontage, existing and proposed rural
residential use with existing dwelling, shed and storage building.

- Robin Wayne noted that a barn is labeled on the property as not structurally
sound for livestock, therefore the barn should be removed as it would not be
suitable for any type of occupancy.
- Moved by Robin Wayne, Seconded by Dennis O'Connor that the following
comments be forwarded to the County of Wellington Land Division Committee:
- Request a condition to remove the existing barn to the satisfaction of the
Chief Building Official prior to final severance approval

CARRIED

10. SITE ALTERATION APPLICATIONS - none

11. OTHER MATTERS

- PDAC requests County of Wellington staff to advise on timing of secondary unit
policy review and secondary dwellings for farm help
- Kelly Patzer informed the PDAC of the Community Improvement Plan, related
stakeholder and open house meetings and requested members to complete the CIP
survey
- Reminded Committee members of any required training that is to be completed

12. CLOSED MEETING

- No matters

12. FUTURE MEETINGS

- June 9, 2015, 7:00 p.m.

13. AJOURNMENT

- Moved by Ken Roth and Seconded by Robin Wayne.
- The meeting adjourned at 7:54 p.m.

CARRIED

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER XX/15

Being a by-law to authorize the
entering into an Agreement with
YMCA-YWCA of Guelph –2015
Summer Camp

WHEREAS the *Municipal Act*, S.O. 2001, c.25 authorizes a municipality to enter into Agreements;

AND WHEREAS the Council for the Corporation of the Township of Puslinch deems it appropriate to enter into an Agreement with YMCA-YWCA of Guelph with respect to the provision of the Puslinch Power Camp;

NOW THEREFORE the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the Corporation of the Township of Puslinch enter into an Agreement with YMCA-YWCA of Guelph for the Puslinch Power Camp from July 6, 2015 to August 21, 2015.
2. THAT the Mayor and Clerk are hereby authorized to execute the Agreement. .

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 17th DAY OF June 2015.

Dennis Lever, Mayor

Karen Landry, CAO/Clerk