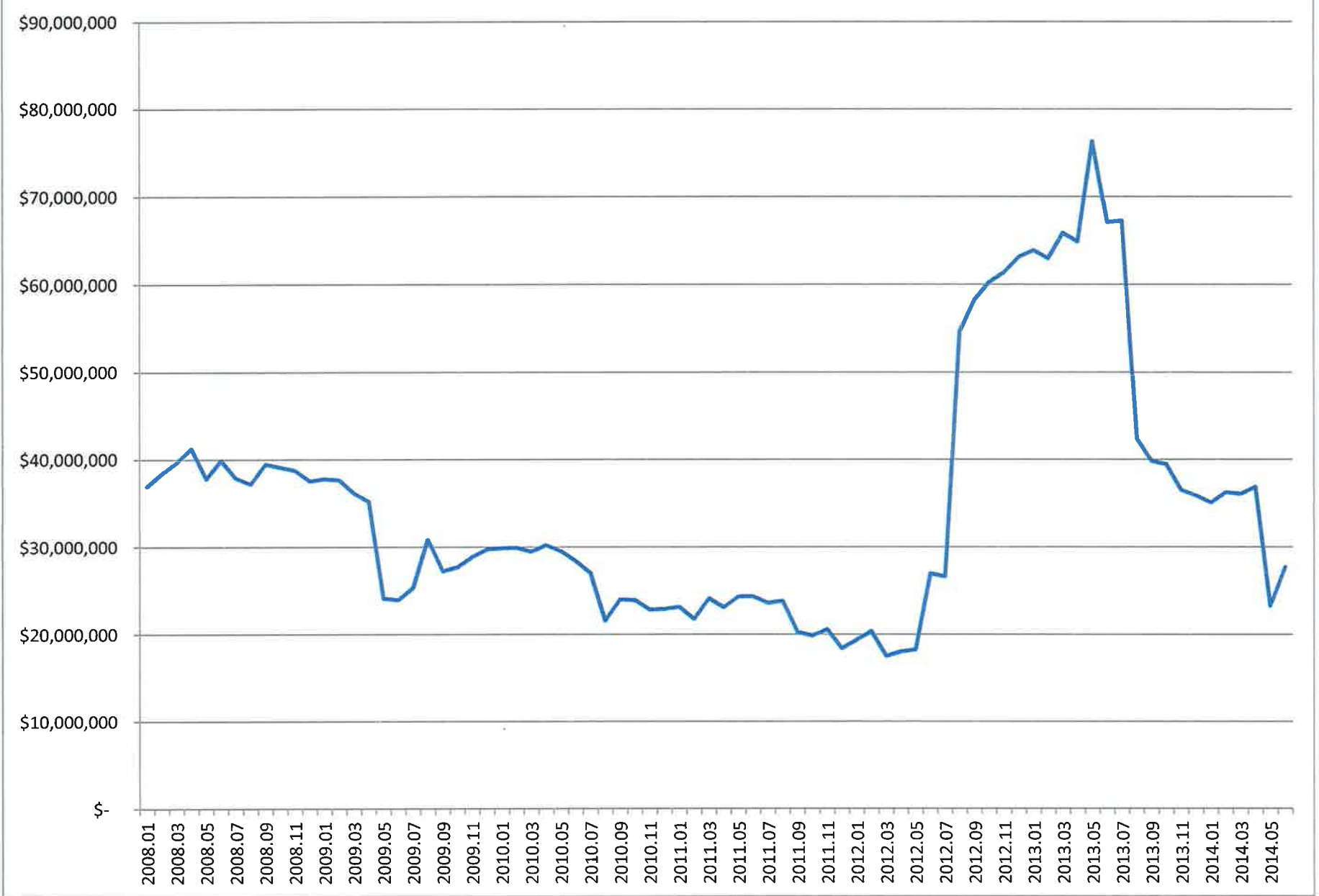


2014 BUILDING REPORT

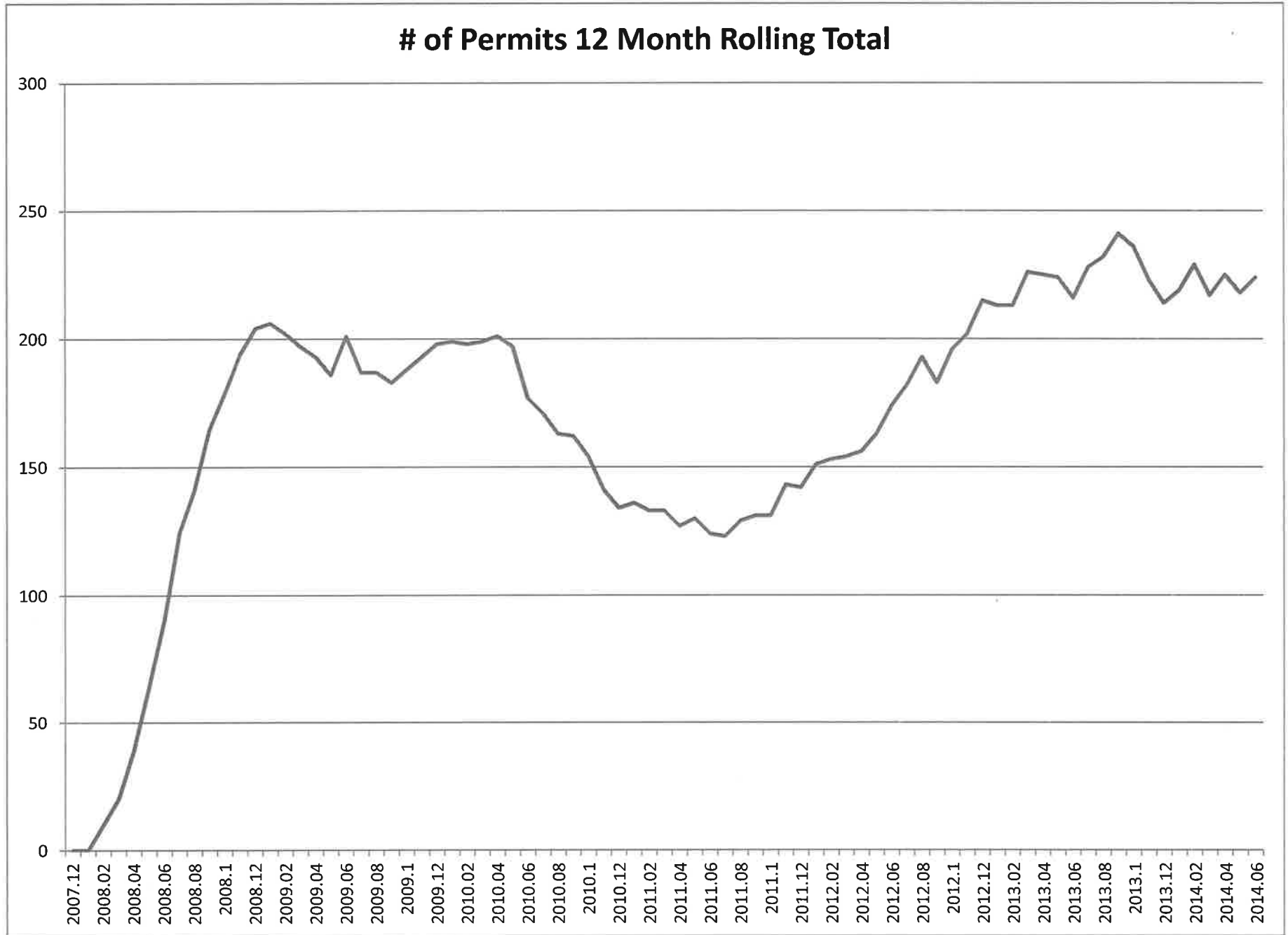
| | <u>VALUE OF CONSTRUCTION</u> | | <u>PERMIT FEES COLLECTED</u> | | <u>%</u> | <u>PERMITS</u> |
|------------------------|------------------------------|-----------------|------------------------------|--------------|---------------|----------------|
| | <u>2013</u> | <u>2014</u> | <u>2013</u> | <u>2014</u> | <u>CHANGE</u> | <u>ISSUED</u> |
| January | \$2,323,300.00 | \$1,527,500.00 | \$30,628.95 | \$17,727.00 | 66% | 17 |
| February | \$398,000.00 | \$1,574,900.00 | \$2,000.00 | \$16,728.10 | 396% | 14 |
| March | \$2,937,000.00 | \$2,755,000.00 | \$38,663.85 | \$31,787.85 | 94% | 8 |
| April | \$855,500.00 | \$1,645,500.00 | \$12,814.00 | \$20,197.10 | 192% | 20 |
| May | \$14,369,150.00 | \$791,700.00 | \$120,059.00 | \$10,088.50 | 6% | 16 |
| June | \$1,507,375.00 | \$5,932,650.00 | \$21,518.00 | \$59,978.50 | 394% | 24 |
| July | | \$0.00 | | \$0.00 | | |
| August | | \$0.00 | | \$0.00 | | |
| September | | \$0.00 | | \$0.00 | | |
| October | | \$0.00 | | \$0.00 | | |
| November | | \$0.00 | | \$0.00 | | |
| December | | \$0.00 | | \$0.00 | | |
| TOTALS TO DATE | | \$14,227,250.00 | | \$156,507.05 | | 99 |
| 2013 COMPARISON | | \$22,390,325.00 | | \$225,683.80 | | 89 |
| Total % CHANGE | | 64% | | 69% | | 111% |

Note: The Graphs Below only Include Septic Permits in 2012 and beyond

Total Value of Permits 12 Month Rolling Total

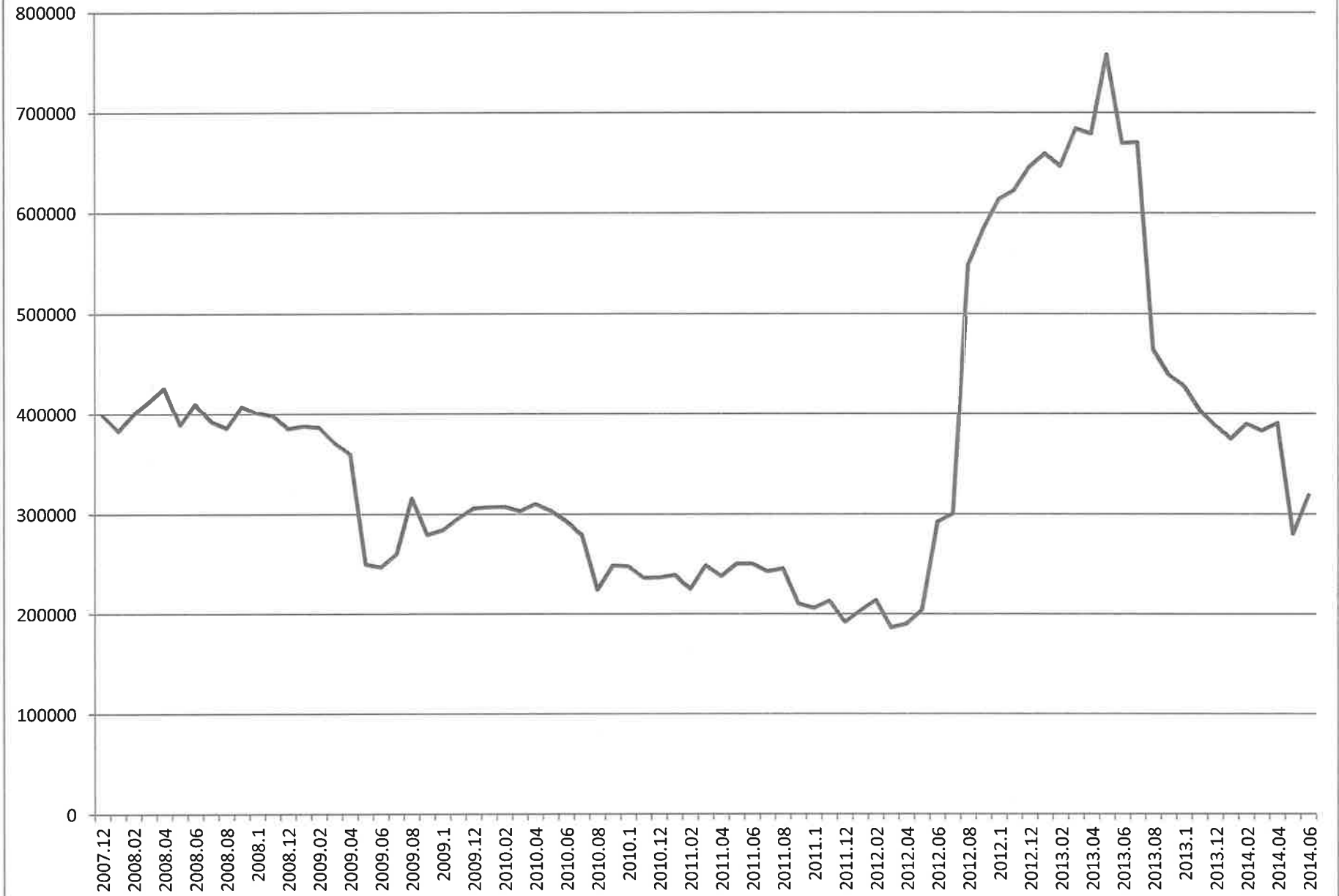


Note: The Graphs Below only Include Septic Permits in 2012 and beyond



Note: The Graphs Below only Include Septic Permits in 2012 and beyond

Permit Fees Collected 12 Month Rolling Total





July 9, 2014
Our File: 114006

Township of Puslinch
RR3, 7404 Wellington Road 34
Guelph, ON N1H 6H9

Attention: Ms. Karen Landry
CAO/Clerk

Re: Asset Maintenance Trust Funds

Dear Ms. Landry:

Further to your request, we have completed a review of the use of asset maintenance trust funds as a means to ensure sufficient funds are available to the Municipality to undertake perpetual maintenance of particular assets constructed through new development and assumed by the Township. Asset maintenance trust funds are initiated through a lump sum contribution made by the Owner or Developer at the time of the development agreement. A 'present value' calculation is undertaken to determine the amount of funds, at a prescribed interest rate and service life, which must be contributed 'today' to cover inspection and maintenance costs over the asset life. The funds typically do not consider replacement value of the asset at the end of its useful life or maintenance costs beyond the prescribed service life.

In particular, this type of program is useful when applied to assets which are considered to be maintenance intensive but are not funded through user rates. In the Township of Puslinch, this could be applied to stormwater management facilities and fire reservoirs. Maintenance of road infrastructure assets is typically funded through Municipal taxation.

Inspection and maintenance requirements for stormwater management facilities are site specific. An Inspection and Maintenance plan for new stormwater management facilities is typically included in the Stormwater Management Report prepared to support the development process. To determine the value of the initial contribution to the trust fund, the Owner or Developer's Consulting Engineer would complete the 'present value' calculation for all inspection and maintenance activities prescribed by the inspection and maintenance plan and submit to the Township for review and approval.

It would be beneficial for the Township to develop a standard list of inspection and maintenance tasks for stormwater management facilities with associated unit rates to ensure contribution rates are equitable for all parties required to contribute. Inspection and maintenance of fire reservoirs is 'routine' therefore the Township could calculate a lump sum value to be contributed for all standard fire reservoir installations.

If the Township decides to proceed with implementation of an asset maintenance trust program, it is recommended that the Township's Municipal Servicing Standards be updated to document the procedure for determining the value of the required contribution and overall process. GM BluePlan can assist the Township with determining standard rates and updating the Municipal Servicing Standards.

It is noted that many municipalities have or are working towards establishing stormwater user rates as an alternative financing mechanism. User rates are applied to every user based on their contributing runoff. This user fee is considered to offer a fair and equitable method to secure stable funding for maintenance as well as capital renewal costs of municipal stormwater management services. If this is a process which the Township wishes to give further consideration, a Stormwater Rate Feasibility Study would need to be completed. GM BluePlan's infrastructure planning group, strengthened through our recent corporate merger, have completed similar stormwater rate studies for other Municipalities in close partnership with Watson and Associates. Our infrastructure planners would be pleased to further discuss a stormwater user rate model with Township staff and Council, if requested.

We trust this is sufficient for your requirements. If you have any questions please call.

Yours truly,

GM BLUEPLAN ENGINEERING

Per:



Amanda Pepping, P.Eng.

API



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
 GARY A. COUSINS, M.C.I.P., DIRECTOR
 T 519.837.2600
 F 519.823.1694
 1.800.663.0750

ADMINISTRATION CENTRE
 74 WOOLWICH STREET
 GUELPH ON N1H 3T9

July 10, 2014

BY E-MAIL klandry@puslinch.ca

Ms. Karen Landry, C.A.O/ Clerk
 Township of Puslinch
 R. R. 3 (Aberfoyle)
 Guelph, Ontario N1H 6H9

Dear Ms. Landry:

**Re: Proposed Zoning By-law Amendment D14/SLA
 Ruth Louis Slater
 Part Lot 18 & 19, Concession 8, Township of Puslinch**

Background

This zoning by-law amendment has been filed to satisfy conditions of consent applications B57/13 & B58/13. These applications created both a vacant 0.42ha (1.04 ac) parcel and a 0.62 ha (1.53 ac) parcel with an existing dwelling in a Country Residential area. These lots were granted provisional consent by the County Land Division Committee July, 25th 2013. The purpose of this application is to rezone the subject properties to appropriate Estate Residential zone categories to create consistency with surrounding properties in the Fox Run subdivision.

County Official Plan

According to Schedule A7 (Puslinch) of the Official Plan, the property is designated COUNTRY RESIDENTIAL and falls within a mineral aggregate overlay. Section 10.5.6 of the Official Plan allows for the creation of new lots in the Country Residential Areas provided the lands will be appropriately zoned.

Township Zoning By-law

According to Schedule 'A' of Zoning By-law 19/85, the subject properties are zoned Agricultural (A). This application would rezone the proposed severed parcels to Estate Residential zone (ER2) from Agricultural (A) zone.

Summary

In our opinion, the proposed rezoning of the subject lands to appropriate Estate Residential zone categories is consistent with the provincial Policies and conforms to the County Official Plan. We are satisfied that the amending by-law when executed is appropriate and represents good planning.
 Yours truly,

Jameson Pickard
 Junior Planner

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER _____

**A BY-LAW TO AMEND BY-LAW NUMBER 19/85, AS AMENDED,
BEING THE ZONING BY-LAW OF THE TOWNSHIP OF PUSLINCH**

WHEREAS, the Council of the Corporation of the Township of Puslinch deems it appropriate and in the public interest to amend By-Law Number 19/85 pursuant to Section 34 of the Planning Act, R.S.O. 1990, as amended:

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF PUSLINCH ENACTS AS FOLLOWS:

1. That Schedule "A" to By-law 19/85, is hereby amended by rezoning Part of Lot 18 & 19, Concession 8, from the AGRICULTURAL (A) to Estate Residential Zone (ER2) as illustrated on Schedule "A" to this By-Law.
2. That the subject land as shown on Schedule 'A' to this By-Law shall be subject to all applicable regulations of Zoning By-Law 19/85, as amended.
3. That this By-Law shall come into force and take effect upon the final passing thereof pursuant to the provisions of the Planning Act, R.S.O. 1990, as amended.

READ A FIRST AND SECOND TIME THIS _____ DAY OF _____, 2014.

MAYOR

CLERK

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2014.

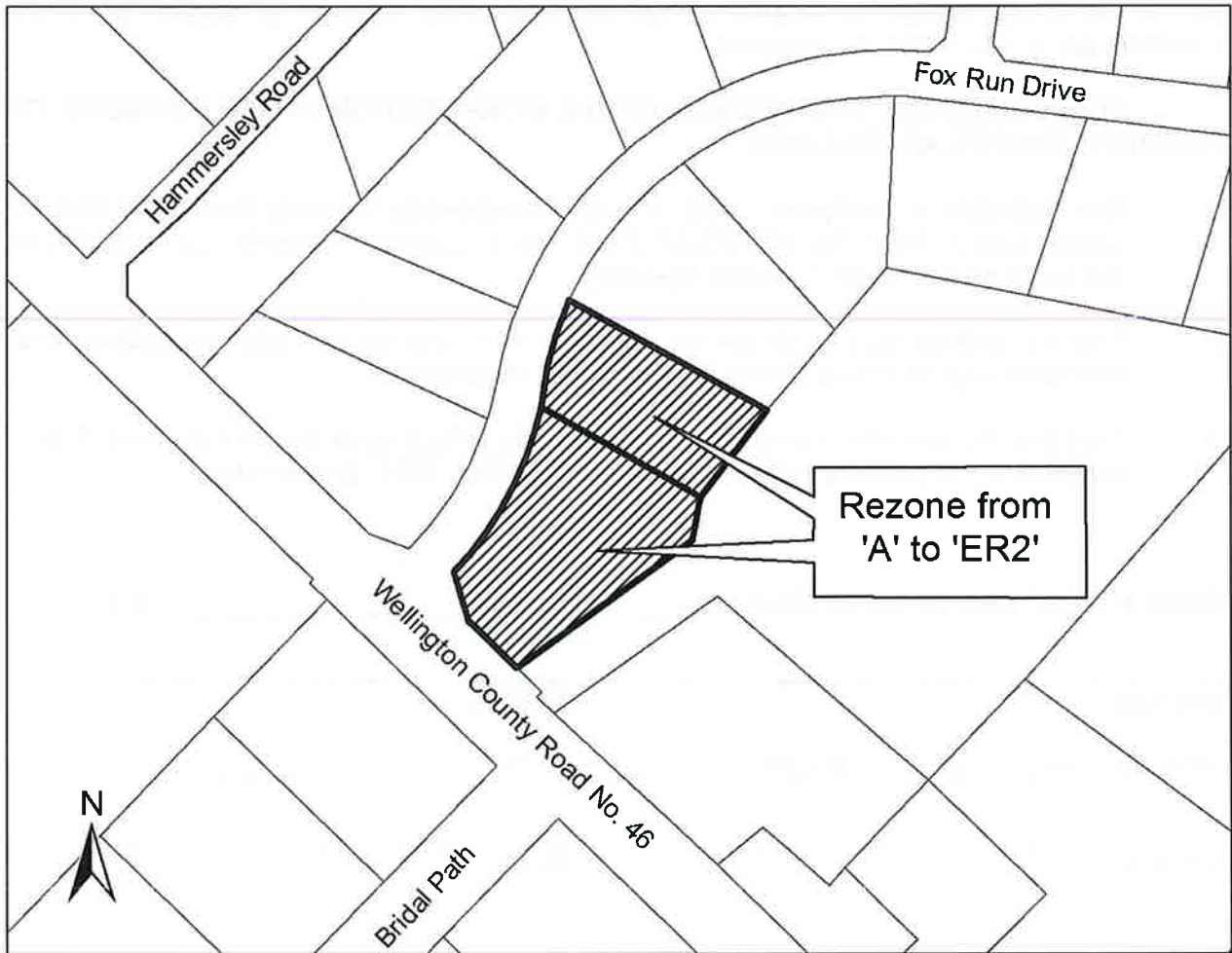
MAYOR

CLERK

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER _____

SCHEDULE "A"



This is Schedule "A" to By-law No. _____
Passed this ___ day of _____, 2014.

CLERK

MAYOR

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

EXPLANATION OF BY-LAW NO. _____

By-law Number _____ amends the Township of Puslinch Zoning By-law 19/85 by rezoning Part of Lot 18 & 19, Concession 8, from an AGRICULTURAL (A) ZONE to a Estate Residential (ER2) ZONE.

The purpose of the zone change on the subject property is to provide consistency in zoning with surrounding properties in the Fox Run subdivision.

This zoning by-law amendment has been filed to satisfy conditions of consent applications B57/13 and B58/13. These applications created both a vacant 0.42 ha (1.04 ac) parcel and a 0.62 ha (1.53 ac) parcel with an existing dwelling in the Country Residential area. These lots were granted provisional consent by the County Land Division Committee July, 25th 2013.



REPORT PD-2014-005

TO: Mayor and Members of Council

FROM: Kelly Patzer on behalf of the Planning Advisory Committee

DATE: July 9, 2014

SUBJECT: Public Meeting - Rezoning Application File D14/PER – Persian Investments Ltd. - Part Lot 16, Concession 7, municipally known as 424 Maltby Road

RECOMMENDATION

That Report PD-2014-005 regarding 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 August 27, 2014 at 7:00 pm in the Council Chambers, Municipal Complex.

DISCUSSION

Purpose

The purpose of this report is to obtain direction from Council to schedule the Statutory Public Meeting for Persian Investments Ltd – Rezoning Application.

Planning Advisory Committee

The Planning Advisory Committee at its meeting held on June 23, 2014 reviewed Zoning By-law Amendment Application #D14/PER as filed by GSP Group Inc. on behalf of Persian Investments Ltd. and passed a recommendation to forward the matter to Council for further consideration.

Notice

Notice regarding the Public Meeting will be given in accordance with the Planning Act.

Financial Implications

None

Applicable Legislation and Requirements

Planning Act