



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
FEBRUARY 28, 2024 COUNCIL MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE MUNICIPAL OFFICE –
7404 WELLINGTON RD 34, PUSLINCH

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A G E N D A Addendum

DATE: Wednesday February 28, 2024

CLOSED MEETING: Directly following Section 13 Announcements

REGULAR MEETING: 9:00 A.M.

Addendum

6.9 Letter from the Honourable Paul Calandra, Minister of Municipal Affairs and Housing regarding Get It Done Act, 2024 - Amending the Official Plan Adjustments Act, 2023

7.2.1 Deferred to March 20, 2024 Council Meeting 9:05 A.M. Delegation by Bruce Taylor regarding:

- Delegation on behalf of Jim Sanders, Playchek Services Inc. regarding new information recommended by the Ontario Parks Association as an expert Canadian Certified Playground Inspector, on the problems with any hedge being planted alongside the playground area.
- Conveyance of flow versus infiltration in the drainage ditches as referred to in the GM BluePlan Engineering Ltd "Technical Memo": "Boreham Drive Park Stormwater Management Pond Alteration Options," of October 16, 2023.
- Community suggestions for park and signage.

9.3.1 Report ADM-2024-010 Enbridge Gas Follow-up, as amended

≠ Denotes resolution prepared

1. **Call the Meeting to Order**



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2. **Roll Call**
3. **Moment of Reflection**
4. **Confirmation of the Agenda ≠**
5. **Disclosure of Pecuniary Interest & the General Nature Thereof**
6. **Consent Agenda ≠**
 - 6.1 Adoption and Receipt of the Minutes of the Previous Council and Committee Meetings:
 - 6.1.1 February 7, 2024 Council Meeting Minutes
 - 6.1.2 January 24, 2024 Special Council Meeting Minutes
 - 6.1.3 January 17, 2024 Special Council Meeting Minutes
 - 6.1.4 January 9, 2024 Planning and Development Advisory Committee Minutes
 - 6.1.5 December 12, 2023 Committee of Adjustment Minutes
 - 6.1.6 November 6, 2023 Heritage Advisory Committee Minutes
 - 6.1.7 September 27, 2023 Public Information Meeting Minutes
 - 6.2 Corporation of the Municipality of Calvin resolution regarding Provincial & National Fire Fighting Strategy
 - 6.3 Orangeville Police Services Board resolution regarding Intimate Partner Violence
 - 6.4 City of Brantford resolution regarding Reliable and Accessible Public Rail Transit - CN Rail Letter
 - 6.5 County of Renfrew resolution regarding Water and Wastewater Resolution
 - 6.6 Municipality of Powassan resolution regarding Association of Ontario Roads Supervisors Training
 - 6.7 Town of Petrolia resolution regarding return to combined Rural Ontario Municipal Association and Ontario Good Roads Association conference
 - 6.8 County of Wellington Ontario Provincial Police Commanders Report November 2023-December 2023
 - 6.9 Letter from the Honourable Paul Calandra, Minister of Municipal Affairs and Housing regarding Get It Done Act, 2024 - Amending the Official Plan Adjustments Act, 2023
7. **Delegations ≠**
 - 7.1 Specific Interest (Items Listed on the Meeting Agenda)
 - 7.1.1 **9:15 A.M.** Delegation by Shared Tower Representative regarding Item 9.4.1 Report PD-2024-001 - Telecommunication Tower Proposal



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7.1.2 **10:00 A.M.** Delegation by William Knetsch regarding Item 10.1 Presentation by County of Wellington Economic Development Staff regarding Downtown Aberfoyle and Morriston October 2023 Site Visit

7.2 General Interest (Items Not Previously Listed on the Meeting Agenda)

7.2.1 **Deferred to March 20, 2024 Council Meeting 9:05 A.M.** Delegation by Bruce Taylor regarding:

- Delegation on behalf of Jim Sanders, Playchek Services Inc. regarding new information recommended by the Ontario Parks Association as an expert Canadian Certified Playground Inspector, on the problems with any hedge being planted alongside the playground area.
- Conveyance of flow versus infiltration in the drainage ditches as referred to in the GM BluePlan Engineering Ltd "Technical Memo": "Boreham Drive Park Stormwater Management Pond Alteration Options," of October 16, 2023.
- Community suggestions for park and signage.

8. **Public Meetings**

8.1 None

9. **Reports ≠**

9.1 **Puslinch Fire and Rescue Services**

9.1.1 Report FIR-2024-001 Procurement Options for the Replacement of Pump 31 Truck≠

9.1.2 Report FIR-2024-002 Lightweight Construction Identification By-law≠

9.2 **Finance Department**

9.2.1 None

9.3 **Administration Department**

9.3.1 Report ADM-2024-010 Enbridge Gas Follow-up, as amended≠

9.3.2 Report ADM-2024-011 Drop-in Gym Times at Optimist Recreation Centre≠

9.3.3 Report ADM-2024-012 Radiocommunication Tower and Antenna Protocol Policy Amendment≠

9.4 **Planning and Building Department**

9.4.1 Report PD-2024-001 Telecommunication Tower Proposal≠

9.5 **Roads and Parks Department**

9.5.1 None

9.6 **Recreation Department**

9.6.1 None



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10. **Correspondence ≠**
 - 10.1 **10:10 A.M.** Presentation by County of Wellington Economic Development Staff regarding Downtown Aberfoyle and Morrison October 2023 Site Visit ≠
11. **Council reports ≠**
 - 11.1 Mayor' Updates
 - 11.2 Council Member Reports (verbal or written updates from members who sit on boards/committees)
12. **By-laws ≠**
 - 12.1 First, Second and Third Reading
 - 12.1.1 BL2024-009 Appointment of PDAC, CofA and Property Standards Committee Member
 - 12.1.2 BL2024-013 Lightweight Construction Identification By-law
13. **Announcements**
14. **Closed Session – Pursuant to Section 239 of the Municipal Act, 2001**
 - 14.1 Confidential report prepared by staff personal matters about an identifiable individual, including municipal or local board employees – Volunteer of the Year Award Nominations
15. **Business Arising from Closed Session**
16. **Notice of Motion**
17. **New Business**
18. **Confirmatory By-law ≠**
 - 18.1 BL2024-014 Confirm By-law – February 28, 2024≠
19. **Adjournment ≠**



MINUTES

DATE: February 7, 2024

CLOSED MEETING: Directly following section 13
Announcements

COUNCIL MEETING: 10:00 A.M.

The February 7, 2024 Council Meeting was held on the above date and called to order at 10:00 a.m. via electronic participation and in-person at 7404 Wellington Rd 34, Puslinch.

1. CALL THE MEETING TO ORDER

2. ROLL CALL

ATTENDANCE:

Councillor Sara Bailey
Councillor Russel Hurst
Councillor Jessica Goyda - absent
Councillor John Sepulis
Mayor James Seeley

STAFF IN ATTENDANCE:

1. Glenn Schwendinger, CAO - absent
2. Mike Fowler, Director of Public Works, Parks and Facilities
3. Mary Hasan, Director of Finance/Treasurer
4. Courtenay Hoytfox, Interim CAO
5. Justine Brotherston, Interim Municipal Clerk
6. Sarah Huether, Interim Deputy Clerk

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2024-035:

Moved by Councillor Bailey and
Seconded by Councillor Hurst

That Council approves the February 7, 2024 Agenda and Addendum as circulated; and

That Council approves the additions to the agenda as follows:

Consent Item 6.1.4 Questions received from Council seeking additional information and the corresponding responses provided by staff regarding the February 7, 2024 Council agenda.

CARRIED

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

None

6. CONSENT AGENDA

6.1 Adoption and Receipt of the Minutes of the Previous Council and Committee Meetings:

6.1.1 January 10, 2024 Council Meeting Minutes
(Circulated under separate cover)

6.1.2 January 17, 2024 Public Information Meeting Minutes
(Circulated under separate cover)

6.1.3 November 14, 2023 Planning and Development Advisory Committee Minutes

6.1.4 Council Questions and Staff Responses regarding the February 7, 2024 Council Agenda

6.2 Town of Plympton-Wyoming resolution regarding Prohibition of Criminals from Municipal Council

- 6.3 The Association of Municipalities of Ontario Policy Update regarding Social and Economic Prosperity Review
- 6.4 Municipality of Tweed resolution regarding Licence Plate Renewal
- 6.5 City of Sarnia resolution regarding Carbon Tax
- 6.6 Township of Greater Madawaska Resolution of Support regarding Wawa-Volunteer Firefighters Tax Credit
- 6.7 The County of Prince Edward resolution regarding Expand Life of Fire Apparatus
- 6.8 Town of Orangeville resolution regarding Social and Economic Prosperity Review
- 6.9 Town of Newmarket resolution to include digital publications as an acceptable means for notice requirements
- 6.10 Grand River Conservation Authority Summary of the General Membership Meeting January 26, 2024
- 6.11 Grand River Conservation Authority Confirmation of Completion of Transition Period, and Final Inventory of Programs & Services - O. Reg 687-21
- 6.12 Mill Creek Pit - Dufferin Aggregates - December 2023 Monthly Report

Resolution No. 2024-036:

Moved by Councillor Hurst and
Seconded by Councillor Bailey

That the Consent Agenda items with the exception of item 6.3 listed for February 7, 2024 Council meeting be received for information.

CARRIED

Resolution No. 2024-037:

Moved by Councillor Bailey and
Seconded by Councillor Sepulis

That the Consent Agenda item 6.3 listed for February 7, 2024 Council meeting be received for information; and

WHEREAS current provincial-municipal fiscal arrangements are undermining Ontario's economic prosperity and quality of life; and

WHEREAS nearly a third of municipal spending in Ontario is for services in areas of provincial responsibility and expenditures are outpacing provincial contributions by nearly \$4 billion a year; and

WHEREAS municipal revenues, such as property taxes, do not grow with the economy or inflation; and

WHEREAS unprecedented population and housing growth will require significant investments in municipal infrastructure; and

WHEREAS municipalities are being asked to take on complex health and social challenges – like homelessness, supporting asylum seekers and addressing the mental health and addictions crises; and

WHEREAS inflation, rising interest rates, and provincial policy decisions are sharply constraining municipal fiscal capacity; and

WHEREAS property taxpayers – including people on fixed incomes and small businesses – can't afford to subsidize income re-distribution programs for those most in need; and

WHEREAS the province can, and should, invest more in the prosperity of communities; and

WHEREAS municipalities and the provincial government have a strong history of collaboration; and

THEREFORE, BE IT RESOLVED THAT the Province of Ontario commit to undertaking with the Association of Municipalities of Ontario a comprehensive social and economic prosperity review to promote the stability and sustainability of municipal finances across Ontario; and further

THAT a copy of this motion be sent to the Premier of Ontario (premier@ontario.ca); Minister of Municipal Affairs and Housing (minister.mah@ontario.ca); the Minister of Finance



(minister.fin@ontario.ca); the County Clerk, MPP Arnott, MPP Rae, and to the Association of Municipalities of Ontario (amo@amo.on.ca).

CARRIED

7. **DELEGATIONS:**

(a) Specific Interest (Items Listed on the Meeting Agenda)

7.1.1 **10:15 AM** Delegation by Barclay Nap regarding item 12.3.1 BL2023-057 Site Alteration By-law and to repeal BL31-12, as amended

Resolution No. 2024-038:

Moved by Councillor Bailey and
Seconded by Councillor Sepulis

That Council receives the Delegation by Barclay Nap regarding the proposed Site Alteration By-law for information.

CARRIED

1.1.1 **10:25 AM** Delegation by Barclay Nap regarding item 12.3.2 BL2023-058 Road Activity By-law

Resolution No. 2024-039:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Council receives the Delegation by Barclay Nap regarding the proposed Road Activity By-law for information.

CARRIED

1.2 General Interest (Items Not Previously Listed on the Meeting Agenda)

1.2.1 None

8. **PUBLIC MEETINGS:**

None

9. **REPORTS:**

9.1 Puslinch Fire and Rescue Services

9.1.1 None

9.2 Finance Department

9.2.1 Report FIN-2024-003 - 2023 Completed Capital Projects

Resolution No. 2024-040:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Report FIN-2024-003 entitled 2023 Completed Capital Projects be received for information.

CARRIED

9.2.2 Report FIN-2024-004 - Balances in Discretionary and Restricted Reserves

Resolution No. 2024-041:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Report FIN-2024-004 entitled Balances in Discretionary and Restricted Reserves be Received for information.



CARRIED

9.2.3 Report FIN-2024-005 - Ontario Regulation 284-09 - 2024 Budget

Resolution No. 2024-042: Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That Report FIN-2024-005 entitled Ontario Regulation 284/09 – 2024 Budget be received; and

That Council adopts Report FIN-2024-005 which meets the requirements of Ontario Regulation 284/09 and outlines the preparation of the 2024 Operating and Capital Budgets to a Public Sector Accounting Board compliant format.

CARRIED

9.2.4 Report FIN-2024-006 - 2024 Budget - Final

Resolution No. 2024-043: Moved by Councillor Bailey and
Seconded by Councillor Sepulis

That Report FIN-2024-006 entitled 2024 Budget – Final be received; and

That Council give 3 readings to By-law No. 2024-005 as presented being a by-law to adopt the Budget for the Corporation of the Township of Puslinch for the year 2024; and

That Council direct staff to incorporate 0.5% tax levy increase contribution to the Asset Management Discretionary Reserve in the 2025 budget.

CARRIED

Council recessed from 12:00 pm to 12:30 pm

Roll Call

Councillor Goyda – absent

Councillor Sepulis

Councillor Bailey

Councillor Hurst

Mayor Seeley

9.3 Administration Department

9.3.1 Report ADM-2024-003 2024 Youth Advisory Committee Goals and Objectives

Resolution No. 2024-044: Moved by Councillor Bailey and
Seconded by Councillor Hurst

That Report ADM-2024-003 entitled 2024 Youth Advisory Committee Goals and Objectives be received for information; and,

That Council approve the goals and objectives as outlined in this report for the 2024 year.

CARRIED



9.3.2 Report ADM-2024-004 Progress Report 2022-2026 Heritage Advisory Committee Goals and Objectives

Resolution No. 2024-045:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Report ADM-2024-004 entitled Progress Report 2022-2026 Heritage Advisory Committee Goals and Objectives be received for information.

CARRIED

9.3.3 Report ADM-2024-005 - Progress Report 2022-2026 Recreation Advisory Committee Goals and Objectives

Resolution No. 2024-046:

Moved by Councillor Bailey and
Seconded by Councillor Sepulis

That Report ADM-2024-005 entitled Progress Report 2022-2026 Recreation Advisory Committee Goals and Objectives be received for information.

CARRIED

9.3.4 Report ADM-2024-006 2023 Annual Water Report

Resolution No. 2024-047:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Report ADM-2024-006 regarding the 2023 Annual Water Report – Drinking Water System Number 260021034 be received; and

That the 2023 Annual Water Report be submitted to the Ministry and the applicable agencies as outlined in Report ADM-2024-007.

CARRIED

9.3.4 Report ADM-2024-007 Enbridge Gas Franchise Agreement Renewal

Resolution No. 2024-048:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Report ADM-2024-010 entitled Enbridge Gas Franchise Agreement Renewal be received; and

That Puslinch Council approves the form of the draft by-law and franchise agreement attached hereto and authorizes the submission thereof to the Ontario Energy Board for approval pursuant to the provisions of Section 9 of the Municipal Franchises Act; and

That Puslinch Council requests that the Ontario Energy Board make an Order declaring and directing that the assent of the municipal electors to the attached draft by-law and franchise agreement pertaining to the Corporation of the Township of Puslinch is not necessary pursuant to the provisions of Section 9(4) of the Municipal Franchises Act; and further,

That Council give a first and second reading to By-law 2024-006 being a By-law to authorize a Franchise Agreement between the Corporation of the Township of Puslinch and Enbridge Gas Inc.

CARRIED



9.3.4 Report ADM-2024-008 Third Reading of Proposed Site Alteration By-law & Road Activity By-law

Resolution No. 2024-049:

Moved by Councillor Bailey and
Seconded by Councillor Sepulis

That Report ADM-2024-008 Third Reading of Proposed Site Alteration By-law & Road Activity By-law be received; and

That Council give third reading to By-law 2023-057 being the Township Site Alteration By-law, as amended, and By-law 2023-058 being the Township Road Activity By-law.

CARRIED

9.4 Planning and Building Department

9.4.1 Report BDL-2024-001 Building Department Fourth Quarter Update – October to December 2023

Resolution No. 2024-050:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Report BLD-2024-001 entitled Building Department Fourth Quarter Update – October to December 2023 be received for information.

CARRIED

9.4.1 Report PW-2024-001 - Conveyance of Rd Widenings - Watson Rd. S.

Resolution No. 2024-051:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Report PW-2024-001 regarding the acceptance of a conveyance of road widenings designated as Parts 1 and 2 on Reference Plan 61R- 22658 (the “subject lands”) from the owners of the property municipally known as 935 Watson Rd. S. (the “Transferor”) and to dedicate them as public highways to be known as and to form part of Watson Rd. S., be received; and

That Council authorize the Mayor and Clerk to execute the Transfer/Deed of Land; and

That Council give three readings to By-law 2024-008 to authorize the dedication of the subject lands as part of the Township’s public highway system.

CARRIED

9.5 Emergency Management

9.5.1 None

9.6 Roads and Parks Department

9.6.1 None

9.7 Recreation Department

9.7.1 None

10. CORRESPONDENCE:

10.1 Enbridge Gas Inc. Representative Presentation regarding Enbridge Gas Community Expansion



Resolution No. 2024-052:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Council receive Correspondence item 10.1 regarding Enbridge Gas Inc. Representative Presentation regarding Enbridge Gas Community Expansion for information; and

That staff bring back a recommended resolution for Council's consideration at a future meeting.

CARRIED

11. COUNCIL REPORTS:

11.1 Mayor' Updates

11.1.1 Mayor Seeley provided an update of the ROMA conference and the TAPMO annual general meeting.

11.2 Council Member Reports

11.2. None

Resolution No. 2024-053:

Moved by Councillor Bailey and
Seconded by Councillor Hurst

That Council receive the Mayors updates for information.

CARRIED

12. BY-LAWS:

First and Second Reading:

12.1.1 BL2024-006- Being a By-Law To Authorize A Franchise Agreement Between The Corporation Of The Township Of Puslinch And Enbridge Gas Inc.

Resolution No. 2024-054:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That the following By-laws be taken as read for a first and second reading in open Council:

BL2024-006- Being a By-Law To Authorize A Franchise Agreement Between The Corporation Of The Township Of Puslinch And Enbridge Gas Inc.

CARRIED

First, Second, and Third Reading:

12.2.1 BL2024-001 Being a By-law to provide for an interim tax levy for 2024 and the collection thereof.

12.2.2 BL2024-007- Being a By-law to appoint a Road Activity By-law Enforcement Officers

12.2.3 BL2024-008 Being a By-law to aquire and dedicate Dedicate Watson Rd S

Resolution No. 2024-055:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

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

BL2024-005 - 2024 Budget By-law being a by-law to adopt the Budget for the Corporation of the Township of Puslinch for the year 2024.

BL2024-007- Being a By-law to appoint a Road Activity By-law Enforcement Officers

BL2024-008 Being a By-law to aquire and dedicate Dedicate Watson Rd S

CARRIED

Third Reading:

12.1.1 BL2023-057 Being a By-law to prohibit and regulate the alteration of property and movement of fill within the Township of Puslinch.

12.1.2 BL2023-058 Being a By-law to regulate Road Activity within the Township of Puslinch.

Resolution No. 2024-056:

Moved by Councillor Bailey and
Seconded by Councillor Hurst

That the following By-law be taken as read for a third time and finally passed in open Council:

BL2023-057 Being a By-law to prohibit and regulate the alteration of property and movement of fill within the Township of Puslinch.

BL2023-058 Being a By-law to regulate Road Activity within the Township of Puslinch.

CARRIED

13. ANNOUNCEMENTS:

13.1 Councillor Bailey remarked on the upcoming Family Day Events in the Township.

14. CLOSED SESSION:

Council was in closed session from 11:49 a.m. to 1:24 p.m.

The Clerk stopped the recording and removed all public attendees from the webinar. The webinar was then 'locked' so no new participants are able to join.

Resolution No. 2024-057:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

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

14.1 Confidential report prepared by staff regarding a proposed or pending acquisition or disposition of land by the municipality – proposed disposition of Township road allowances;

14.2 Confidential report regarding personal matters about an identifiable individual, including municipal or local board employees – Committee of Adjustment and Planning Development Advisory Committee appointment

14.3 Confidential minutes from previous closed meetings:

14.3.1 September 6, 2023 Closed Meeting Minutes

14.3.2 October 18, 2023 Closed Meeting Minutes

CARRIED

Resolution No. 2024-058:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

THAT Council moves into open session at 1:24 pm

CARRIED



Council resumed into open session at 1:24 p.m.

Resolution No. 2024-059:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Council receives the:

14.1 Confidential report prepared by staff regarding a proposed or pending acquisition or disposition of land by the municipality – proposed disposition of Township road allowances;

14.2 Confidential report regarding personal matters about an identifiable individual, including municipal or local board employees – Committee of Adjustment and Planning Development Advisory Committee appointment

14.3 Confidential minutes from previous closed meetings:

14.3.1 September 6, 2023 Closed Meeting Minutes

14.3.2 October 18, 2023 Closed Meeting Minutes

That staff proceed as directed.

CARRIED

15. BUSINESS ARISING FROM CLOSED SESSION:

None

16. NOTICE OF MOTION:

None

Resolution No. 2024-060:

Moved by Councillor Bailey and
Seconded by Councillor Sepulis

That Council approve the change to the order of business to advance section 17 New Business to directly before the closed session.

CARRIED

17. NEW BUSINESS:

17.1 Township Gravel Roads

17.2 Curtains at the ORC

Resolution No. 2024-061:

Moved by Councillor Bailey and
Seconded by Councillor Sepulis

That Council direct staff to report back on the funding options (parkland dedication fees) for the addition of curtains at the ORC to full enclose all sides of the ORC rink, and provide an update on the condition of the current curtains.

CARRIED

18. CONFIRMATORY BY-LAW:

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

Resolution No. 2024-062:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey



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

By-Law 2024-010 being a by-law to confirm the proceedings of Council for the Corporation of the Township of Puslinch at its meeting held on the 7 day of February 2024.

CARRIED

19. ADJOURNMENT:

Resolution No. 2024-063:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That Council hereby adjourns at 2:13 p.m.

CARRIED

James Seeley, Mayor

Courtenay Hoytfox, Clerk



MINUTES

DATE: January 24, 2024

CLOSED MEETING: Directly following Section 5 Disclosures of Pecuniary Interest

COUNCIL MEETING: 10:00 A.M.

The January 24, 2024 Council Meeting was held on the above date and called to order at 10:00 a.m. via electronic participation and in-person at 7404 Wellington Rd 34, Puslinch.

1. CALL THE MEETING TO ORDER

2. ROLL CALL

ATTENDANCE:

Councillor Sara Bailey
Councillor Russel Hurst - absent
Councillor Jessica Goyda
Councillor John Sepulis
Mayor James Seeley

STAFF IN ATTENDANCE:

1. Courtenay Hoytfox, Interim CAO
2. Sarah Huether, Interim Deputy Clerk

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2024-029:

Moved by Councillor Sepulis and
Seconded by Councillor Goyda

That Council approves the January 24, 2024 Special Council Agenda as circulated.

CARRIED

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

None

6. CLOSED SESSION:

Council was in closed session from 10:05 a.m. to 1:13 p.m.

The Clerk stopped the recording and removed all public attendees from the webinar. The webinar was then 'locked' so no new participants are able to join.

Resolution No. 2024-030:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

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

6.1 Confidential report regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board – Ontario Land Tribunal

6.2 Confidential report personal matters about an identifiable individual, including municipal or local board employees – Human Resource Matter.

CARRIED



Resolution No. 2024-031:

Moved by Councillor Bailey and
Seconded by Councillor Sepulis

THAT Council moves into open session at 1:13 pm

CARRIED

Council resumed into open session at 1:13 p.m.

Resolution No. 2024-032:

Moved by Councillor Goyda and
Seconded by Councillor Sepulis

That Council receives the:

6.1 Confidential report regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board – Ontario Land Tribunal

6.2 Confidential report personal matters about an identifiable individual, including municipal or local board employees – Human Resource Matter; and

That staff proceed as directed.

CARRIED

7. BUSINESS ARISING FROM CLOSED SESSION:

8. CONFIRMATORY BY-LAW:

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

Resolution No. 2024-033:

Moved by Councillor Bailey and
Seconded by Councillor Goyda

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

By-Law 2024-004 being a by-law to confirm the proceedings of Council for the Corporation of the Township of Puslinch at its meeting held on the 24 day of January 2024.

CARRIED

9. ADJOURNMENT:

Resolution No. 2024-034:

Moved by Councillor Goyda and
Seconded by Councillor Sepulis

That Council hereby adjourns at 1:14 p.m.

CARRIED

James Seeley, Mayor

Courtenay Hoytfox, Clerk



MINUTES

DATE: January 17, 2024

CLOSED MEETING: Directly following Section 6 Correspondence

COUNCIL MEETING: 5:00 P.M.

The January 17, 2024 Council Meeting was held on the above date and called to order at 5:00 p.m. via electronic participation and in-person at 7404 Wellington Rd 34, Puslinch.

1. CALL THE MEETING TO ORDER

2. ROLL CALL

ATTENDANCE:

Councillor Sara Bailey
Councillor Russel Hurst
Councillor Jessica Goyda – absent
Councillor John Sepulis
Mayor James Seeley

STAFF IN ATTENDANCE:

1. Glenn Schwendinger, CAO - absent
2. Mike Fowler, Director of Public Works, Parks and Facilities
3. Mary Hasan, Director of Finance/Treasurer
4. Courtenay Hoytfox, Interim CAO
5. Justine Brotherston, Interim Clerk

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2024-022:

Moved by Councillor Hurst and
Seconded by Councillor Bailey

That Council approves the December 21, 2022 Agenda as circulated; and

That Council approves the change to the order of business to move the closed meeting to directly following Disclosure of Pecuniary Interest.

CARRIED

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

None

6. CONSENT AGENDA

6.1 2023 Compliance Assessment Reports:

- 6.1.1 2023 Compliance Assessment Report - 5465 - Pit 1 - Capital Paving Inc.
- 6.1.2 2023 Compliance Assessment Report - 5482 - Glen Christie Company Ltd
- 6.1.3 2023 Compliance Assessment Report - 5483 - Aberfoyle Pit 1 6.1.2 November 30,
- 6.1.4 2023 Compliance Assessment Report - 5497 – McNally
- 6.1.5 2023 Compliance Assessment Report - 5514 - Lafarge Canada Inc.
- 6.1.6 2023 Compliance Assessment Report - 5520 - St. Mary's Cement Inc.
- 6.1.7 2023 Compliance Assessment Report - 5563 - Coburn Pit
- 6.1.8 2023 Compliance Assessment Report - 5609 - Aberfoyle Pit 2
- 6.1.9 2023 Compliance Assessment Report - 5610 - Phillips Pit
- 6.1.10 2023 Compliance Assessment Report - 5631 – Edgington

- 6.1.11 2023 Compliance Assessment Report - 5654 - Martini Pit
- 6.1.12 2023 Compliance Assessment Report - 5709 - Arkell Ridge Development Ltd
- 6.1.13 2023 Compliance Assessment Report - 5710 - Puslinch Pit
- 6.1.14 2023 Compliance Assessment Report - 5737 – McMillan
- 6.1.15 2023 Compliance Assessment Report - 5738 - Mill Creek Pit
- 6.1.16 2023 Compliance Assessment Report - 10671 – McMillan
- 6.1.17 2023 Compliance Assessment Report - 15338 - Arkell Ridge
- 6.1.18 2023 Compliance Assessment Report - 17600 – Mast
- 6.1.19 2023 Compliance Assessment Report - 20085 - Capital Paving Inc.
- 6.1.20 2023 Compliance Assessment Report - 20212 - Cox Construction
- 6.1.21 2023 Compliance Assessment Report - 129817 - Mast Snyder Pit
- 6.1.22 2023 Compliance Assessment Report - 624864 - McNally East
- 6.1.23 2023 Compliance Assessment Report - 624889 - Con Construction
- 6.1.24 2023 Compliance Assessment Report - 624952 - Lanci Pit
- 6.1.25 2023 Compliance Assessment Report - 625189 – Roszell
- 6.1.26 2023 Compliance Assessment Report - 625284 - Neubauer Pit
- 6.1.27 2023 Compliance Assessment Report - 625710 - Cox Construction

Resolution No. 2024-023:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Council receives correspondence item 6.1, 2023 Aggregate Compliance Assessment Reports; and

Whereas the Township of Puslinch continues to be a key stakeholder in the aggregate industry in Ontario as it is host to nearly 30 aggregate license which accounts for approximately 12% of its land mass being dedicated to aggregate extraction and processing aggregate materials; and

Whereas the Township does not have a municipal water supply and, accordingly, is concerned with the protection of its groundwater for well water; and

Whereas the majority of aggregate operations in the Township of Puslinch include below the water table extraction; and

Whereas municipalities have no authority or enforcement abilities within ARA licensed areas and rely on the MNRF to monitor and enforce ARA site licenses; and

Whereas the Province has consistently reduced municipality's and public involvement in the ARA approvals process by creating a framework for self-regulation by the pit operator with limited oversight by the MNRF; and

Whereas the recent Office of the Auditor General of Ontario Management Report - Aggregate Resources, accurately depicts the state of affairs of the aggregate industry, and certainly aligns with the Township's experience in respect to ongoing non-compliance and lack of enforcement by the MNRF. For example, the Township is aware of non-compliance occurring on a site for nearly a decade with no enforcement action taken by the MNRF. In fact, when the non-compliance was finally acknowledged by the MNRF, rather than enforcing the site license, the operator sought to rectify the non-compliance by amending the site license to align with the operators' current practices. As noted in Table 2 attached as Schedule "B", the Township has raised compliance concerns with all 27 Aggregate Compliance Assessment Reports received for 2023; and

Whereas the Township of Puslinch Council dedicates significant time and resources to advocating for responsible and consistent industry standards that represent good land use planning, respect the environment and protect source water, and provide the appropriate consideration to the host municipality, the public, and all other applicable regulatory agencies having jurisdiction;

Therefore, the Township of Puslinch Council submits its comments regarding the 2023 Aggregate Compliance Assessment Reports attached as Schedule "A" and "B" and respectfully requests that the MNRF provide a response to the Township outlining whether each operator is complying with the site



license, and if not, confirm how the non-compliance will be addressed by the MNFR including a reasonable timeline; and

Whereas Council is extremely concerned with the timeliness of a response by the MNRF, that Council direct staff to escalate the matter to MPP Arnott's office if an adequate response is not received by the MNRF within 30 days of receipt of this correspondence; and further

That the Township resolution be forwarded to MPP Ted Arnott, the County of Wellington, Minister of Natural Resources and Forestry, The Office of the Auditor General, and TAPMO or their information and support.

CARRIED

7. CLOSED SESSION:

Council was in closed session from 5:05 p.m. to 6:47 p.m.

The Clerk stopped the recording and removed all public attendees from the webinar. The webinar was then 'locked' so no new participants are able to join.

Resolution No. 2024-024:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

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

7.1 Confidential report regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board – Ontario Land Tribunal

7.2 Confidential report regarding advice that is subject to solicitor-client privilege, including communications necessary for that purpose – Aggregate Resource Matter

CARRIED

Resolution No. 2024-025:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

THAT Council moves into open session at 6:47 pm

CARRIED

Council resumed into open session at 6:47 p.m.

Resolution No. 2024-026:

Moved by Councillor Hurst and
Seconded by Councillor Bailey

That Council receives the:

7.1 Confidential report regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board – Ontario Land Tribunal

7.2 Confidential report regarding advice that is subject to solicitor-client privilege, including communications necessary for that purpose – Aggregate Resource Matter; and

That staff proceed as directed.

CARRIED

8. BUSINESS ARISING FROM CLOSED SESSION:

None

9. CONFIRMATORY BY-LAW:



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

Resolution No. 2024-027:

Moved by Councillor Bailey and
Seconded by Councillor Hurst

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

By-Law 2024-003 being a by-law to confirm the proceedings of Council for the Corporation of the Township of Puslinch at its meeting held on the 17 day of January 2024.

CARRIED

10. ADJOURNMENT:

Resolution No. 2024-028:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Council hereby adjourns at 6:52 p.m.

CARRIED

James Seeley, Mayor

Courtenay Hoytfox, Clerk



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JANUARY 9, 2024 PLANNING AND DEVELOPMENT
ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

MINUTES

DATE: January 9, 2024

MEETING: Following Committee of Adjustment

The January 9, 2024 Planning and Development Advisory Committee Meeting was held on the above date and called to order was held on the above date and called to order at 7:00 p.m. via electronic participation and in-person at 7404 Wellington Road 34, Puslinch.

1. CALL THE MEETING TO ORDER

2. ROLL CALL

ATTENDANCE:

PRESENT:

Councillor John Sepulis, Chair
Chris Pickard
Paul Sadhra
Jeffrey Born

ABSENT:

None

STAFF IN ATTENDANCE:

Lynne Banks, Secretary/Treasurer
Laura Emery, Communications and Committee Coordinator
Mehul Safiwala, Junior Planner
Asavari Jadhav, Planner, County of Wellington

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2024-001:

Moved by Committee Member Chris Pickard and
Seconded by Committee Member Paul Sadhra



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JANUARY 9, 2024 PLANNING AND DEVELOPMENT
ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

That the Committee approves the January 9, 2024 Agenda as circulated.

CARRIED

5. DISCLOSURE OF CONFLICT OF INTEREST:

None

6. DELEGATIONS

None

7. CONSENT AGENDA

7.1 Approval of the Minutes

7.1.1 November 14, 2023

Resolution No. 2023-002:

Moved by Committee Member Jeffrey Born and
Seconded by Committee Member Paul Sadhra

That the Planning and Development Advisory Committee approves the Minutes from the meeting held November 14, 2023.

CARRIED

7.2 Other Consent Items

None

8. NOTICE OF PUBLIC MEETINGS/HEARINGS

None

9. REPORTS

9.1. LAND DIVISION (CONSENTS)

9.1.1 Severance Application

9.1.1 Severance Application B110-22 - REVISED (D10-LAN) – Robert Land – Part Lot 14, Concession 4, municipally known as 6841 Forestell Road, Township of Puslinch. ≠



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JANUARY 9, 2024 PLANNING AND DEVELOPMENT
ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

Proposed severance is 53 metres frontage x 76 metres = 0.4 hectares, vacant land for proposed rural residential use.

Retained parcel is 17.2 hectares with 121 meters frontage, existing and proposed agricultural use with existing dwelling and Quonset hut.

Resolution No. 2023-003:

Moved by Committee Member Paul Sadhra and
Seconded by Committee Member Chris Pickard

That the Committee supports Severance Application B110-22 subject to the following condition(s):

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including taxes paid in full and Consent Review/Condition Clearance fee) which the Township may deem to be necessary at the time of issuance of the Certificate of Consent for the property and orderly development of the subject lands. Any fees incurred by the Township for the review of this application will be the responsibility of the applicant; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
2. That safe access to the proposed severed lands can be accommodated to the satisfaction of the Township; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
3. That the owner implement the recommendations of the Noise Study prepared by SLR Consulting (Canada) Ltd. dated May 25, 2023, as well as the recommendations in the Township's peer review by Valcoustics Canada Ltd. dated August 15, 2023, to the satisfaction of the Township; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JANUARY 9, 2024 PLANNING AND DEVELOPMENT
ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

4. That the owner enter into a Development Agreement with the Township of Puslinch for the purpose of recovery of the Township's third party costs in relation to any of the Township's conditions; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

CARRIED

9.1.2 Severance Application B102-23 (D10) – Lisa & Terrence MacDonald – Part Lot 23, Concession Gore, municipally know as 7094 Gore Road, Township of Puslinch. ≠

Proposed severance is 0.9 hectares with 18 metres frontage, vacant land for propose rural residential use with existing field, driveway and hydro line. Together with a proposed hydro easement over severed parcel in favour of the retained.

Retained parcel is 1.6 hectares with 10 metres frontage, existing and proposed rural residential use with existing dwelling and cell towers.

Resolution No. 2023-004:

Moved by Committee Member Chris Pickard and
Seconded by Committee Member Jeffrey Born

That the Committee supports Severance Application B102-23 subject to the following condition(s):

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including taxes paid in full and Consent Review/Condition Clearance fee) which the Township may deem to be necessary at the time of issuance of the Certificate of Consent for the property and orderly development of the subject lands. Any fees incurred by the Township for the review of this application will be the responsibility of the applicant; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
2. That safe access to the severed parcel can be accommodated to the satisfaction of the Township; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JANUARY 9, 2024 PLANNING AND DEVELOPMENT
ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

3. That the owner enter into a Development Agreement with the Township of Puslinch for the purpose of recovery of the Township's third party costs in relation to any of the Township's conditions; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
4. That the Owner obtain zoning compliance for both the retained and severed parcels to the satisfaction of the Township; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
5. That the Owner enter into an easement agreement for the Hydro pole located on the severed parcel in favour of the retained parcel, and that the easement agreement be registered on title to both parcels to the satisfaction of the Township of Puslinch; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

CARRIED

9.1.3 Severance Application B35-23 (D10-MCQ) – Beverly McQuain – Part Lot 32, Concession 8, 107 Queen Street, Morriston, NOB 2C0. ≠

Proposed lot line adjustment is 4980 square metres with 60 metres frontage, existing and proposed urban residential use with existing dwelling.

Resolution No. 2023-005:

Moved by Committee Member Paul Sadhra and
Seconded by Committee Member Jeffrey Born

That the Committee supports Severance Application B35-23 subject to the following condition(s):

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including taxes paid in full and Consent Review/Condition Clearance fee) which the Township may deem to be necessary at the time of issuance of the Certificate of Consent for the property and orderly development of the subject lands. Any fees incurred by the Township for the review of this application will be the responsibility of the applicant; and further that the



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JANUARY 9, 2024 PLANNING AND DEVELOPMENT
ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

2. That the existing accessory structures located on both the retained and severed parcels be removed to the satisfaction of the Township; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
3. That the owner implement the recommendations of the Hydrogeological Investigation prepared by Chung & Vander Doelen Engineering Ltd. and dated August 28, 2023, as well as the recommendations in the Township's peer review by Harden Environmental Services Ltd. dated November 3, 2023, to the satisfaction of the Township; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
4. That the existing septic system be relocated to within the limits of the retained parcel; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
5. That the owner enter into an agreement related to the relocation of the existing septic system within the limits of the retained parcel; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
6. That the owner enter into a Development Agreement with the Township of Puslinch for the purpose of recovery of the Township's third party costs in relation to any of the Township's conditions; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
7. That the Owner obtain zoning compliance for both the retained and severed parcels to the satisfaction of the Township; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
8. That the Owner provide confirmation to the Township that there is approved



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JANUARY 9, 2024 PLANNING AND DEVELOPMENT
ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

access to the retained parcel; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

CARRIED

9.2 ZONING BY-LAW AMENDMENT APPLICATIONS

None

10. CORRESPONDENCE

None

11. NEW BUSINESS

None

12. ADJOURNMENT

Resolution No. 2023-006

Moved by Committee Member Chris Pickard and
Seconded by Committee Member Jeffrey Born

That the Planning and Development Advisory Committee hereby adjourns at 7:33 p.m.

CARRIED.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
DECEMBER 12, 2023 COMMITTEE OF ADJUSTMENT MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION & IN PERSON
AT 7404 WELLINGTON RD 34, PUSLINCH

MINUTES

DATE: December 12, 2023

MEETING: 7:00 p.m.

The December 12, 2023 Committee of Adjustment Meeting was held on the above date and called to order at 7:00 p.m. via electronic participation and in-person at was held via electronic participation and in-person at 7404 Wellington Road 34, Puslinch.

1. CALL THE MEETING TO ORDER

2. ROLL CALL

ATTENDANCE:

PRESENT:

Councillor John Sepulis, Chair
Dennis O'Connor
Chris Pickard
Jeffrey Born

ABSENT:

Paul Sadhra

STAFF IN ATTENDANCE:

Lynne Banks, Secretary/Treasurer
Laura Emery, Communications & Committee Coordinator
Asavari Jadhav, Planner, County of Wellington

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2023-102:

Moved by Committee Member Chris Pickard and
Seconded by Committee Member Dennis O'Connor



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
DECEMBER 12, 2023 COMMITTEE OF ADJUSTMENT MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION & IN PERSON
AT 7404 WELLINGTON RD 34, PUSLINCH

That the Committee approves the December 12, 2023 Agenda as circulated.

CARRIED.

5. DISCLOSURE OF CONFLICT OF INTEREST:

None

6. APPROVAL OF MINUTES

6.1 Approval of the Minutes

6.1.1 November 14, 2023

Resolution No. 2023-103:

Moved by Committee Member Jeff Born and
Seconded by Committee Member Dennis O'Connor

That the Committee of Adjustment approves the Minutes, as amended, from the meeting held November 14, 2023.

CARRIED.

7. APPLICATIONS FOR MINOR VARIANCE OR PERMISSION under section 45 of the Planning Act to be heard by the Committee this date:

7.1 Minor Variance Application D13-SLA – Mark & Karen Slade – 17 Calfass Road, Concession 7, Rear Part Lot 30, Part old road allowance Calfass Road west of Highway 6, Township of Puslinch. ≠

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 12.4 and 4.17.1 to facilitate the addition of a front porch to an existing single detached dwelling.

- Mark Slade, applicant, provided an overview of the application.
- There were no questions or comments from the public.
- There were no questions or comments from the Committee.

Resolution No. 2023-104:

Moved by Committee Member Chris Pickard and
Seconded by Committee Member Dennis O'Connor

That the Minor Variance Decision as made by the Committee be approved with no conditions.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
DECEMBER 12, 2023 COMMITTEE OF ADJUSTMENT MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION & IN PERSON
AT 7404 WELLINGTON RD 34, PUSLINCH

CARRIED.

7.2 Minor Variance Application D13-COR – Donny Correia – 6840 Gore Road, Part Lot 14 Concession Gore, Township of Puslinch. ≠

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from:

1. Section 4.4.2, Table 4.1 to permit the accessory building to have a maximum lot coverage of 266.67m² instead of 200m², for a lot area less than 1.0ha.
 2. Section 4.4.2, Table 4.1 to permit the accessory building to have a height of 7.67m instead of 5m as permitted.
- Michael Barton, agent for the applicant, provided an overview of the application.
 - There were no questions from the public.
 - Dennis O'Connor asked what will be going in the proposed structure marked as a farm building on the site plan.
 - Michael Barton advised that it will be an accessory structure as per the minor variance request and should be marked as an accessory structure to be used for storage of recreational vehicles and lawn mowers, etc. and noted that there is no agricultural use on the property.
 - John Sepulis noted that he saw two shipping containers on the property and asked if they are the sheds shown on the site plan to be removed or are they containers that will remain on the property.
 - Michael Barton advised that none of the accessory structures will remain on the property and noted that the owner was in attendance at the meeting and will be replaced by the new accessory structure to be erected. And added that the owner might be able to provide confirmation they will be removed and further noted that the intent is that all storage will occur in the new accessory structure
 - John Sepulis asked the owner, Donny Correia, who was in attendance at the meeting to confirm that the containers will be removed.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
DECEMBER 12, 2023 COMMITTEE OF ADJUSTMENT MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION & IN PERSON
AT 7404 WELLINGTON RD 34, PUSLINCH

- Donny Correia, owner of the property, confirmed that the containers will be removed.
- John Sepulis suggested that a condition be added to the Decision that the shipping containers be removed prior to the issuance of building permits, to the satisfaction of the Township.
- There were no further questions or comments from the Committee.

Resolution No. 2023-105:

Moved by Committee Member Jeff Born and
Seconded by Committee Member Dennis O'Connor

That the Minor Variance Decision as made by the Committee be approved with the following condition(s):

That the containers located on the property are removed prior to construction of the new accessory structure, to the satisfaction of the Township.

CARRIED.

8. NEW BUSINESS

John Sepulis noted that this is Dennis O'Connor's last meeting as a Committee member and thanked him for his contributions during his tenure on the Committee.

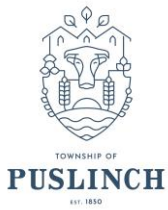
9. ADJOURNMENT

Resolution No. 2023-106:

Moved by Committee Member Dennis O'Connor and
Seconded by Committee Member Chris Pickard

That the Committee of Adjustment hereby adjourns at 7:27 p.m.

CARRIED.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
NOVEMBER 6, 2023 HERITAGE ADVISORY COMMITTEE MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
& IN PERSON AT 7404 WELLINGTON RD 34

MINUTES

DATE: November 6, 2023

MEETING: 1:00 P.M.

The November 6, 2023 Heritage Advisory Committee meeting was held on the above date and called to order at 1:08 p.m. via in person participation at the Municipal Office at 7404 Wellington Rd 34 and via electronic participation.

1. CALL THE MEETING TO ORDER

2. ROLL CALL

Attendance:

Andy Day
Kristine O'Brien
Lily Klammer-Tsuji

Absent:

Russel Hurst
Josh Heller

Staff in Attendance:

Laura Emery, Communications and Committee Coordinator
Justine Brotherston, Interim Municipal Clerk
Sarah Huether, Interim Deputy Clerk

3. MOMENT OF REFLECTION

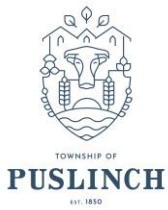
4. CONFIRMATION OF THE AGENDA

Resolution No. 2023-054:

Moved by Kristine O'Brien and
Seconded by Andy Day

That the Heritage Advisory Committee approves the November 6, 2023 Agenda as circulated.

CARRIED.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
NOVEMBER 6, 2023 HERITAGE ADVISORY COMMITTEE MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
& IN PERSON AT 7404 WELLINGTON RD 34

5. DISCLOSURE OF CONFLICT OF INTEREST:

Kristine O'Brien declared a potential conflict of interest related to report HER-2023-022, specifically Schedule D – 4-08900 – 7094 Concession 1 due to her employment with Presbyterian Church of Canada.

6. DELEGATIONS

6.1 Delegation by Marilyn Crow, Puslinch Historical Society, regarding Puslinch Historical Society and its interaction with the Heritage Advisory Committee

Resolution No. 2023-055:

Moved by Andy Day and
Seconded by Kristine O'Brien

That the Heritage Advisory Committee approve the addition of the delegation by Marilyn Crow from the Puslinch Historical Society.

CARRIED.

Resolution No. 2023-056:

Moved by Andy Day and
Seconded by Kristine O'Brien

That the delegation from Marilyn Crow regarding the Puslinch Historical Society and its interaction with the Heritage Advisory Committee be received for information.

CARRIED.

7. CONSENT AGENDA

- 7.1 September 11, 2023 Heritage Advisory Committee Minutes
- 7.2 October 23, 2023 Special Heritage Advisory Committee Minutes
- 7.3 September 2023 edition – Ontario Historical Society Bulletin

Resolution No. 2023-057:

Moved by Kristine O'Brien and
Seconded by Andy Day

That Consent Agenda items listed for the November 6, 2023 Heritage Advisory Committee meeting be received for information.

CARRIED.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
NOVEMBER 6, 2023 HERITAGE ADVISORY COMMITTEE MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
& IN PERSON AT 7404 WELLINGTON RD 34

8. COMMITTEE AND STAFF REPORTS

8.1 Report – HER-2023-021 – Radiocommunications Tower Sub-committee

Resolution No. 2023-058:

Moved by Andy Day and
Seconded by Kristine O'Brien

That staff report HER-2023-021 entitled Radiocommunications Tower Sub-committee be received for information; and,

That the following members be appointed to the Radiocommunications Tower Sub-Committee:

**Councillor Russel Hurst;
Andy Day**

CARRIED.

8.2 Report – HER-2023-022 Properties for Designation 2024

Kristine O'Brien declared a potential conflict of interest related to report HER-2023-022, specifically Schedule D – 4-08900 – 7094 Concession 1, due to her employment with Presbyterian Church of Canada and 7094 Concession 1, was pulled from the staff recommendation.

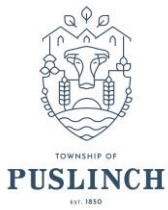
Resolution No. 2023-059:

Moved by Andy Day and
Seconded by Kristine O'Brien

That Report HER-2023-022 regarding the properties for heritage designation in 2024 be received for information; and,

That the Heritage Advisory Committee recommend the following properties for Council's consideration as the priority properties for designation in 2024:

- 1. 4856 Sideroad 10 N**
- 2. 6714 Concession 1**
- 3. 4162 Highway 6**
- 4. 7618 Leslie RD W**
- 5. 8 Brock RD N**



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
NOVEMBER 6, 2023 HERITAGE ADVISORY COMMITTEE MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
& IN PERSON AT 7404 WELLINGTON RD 34

6. 413 Arkell RD
7. 6 Victoria ST
8. 7839 Wellington RD 34
9. 56 Queen ST
10. 4726 Watson RD S
11. 4855 Pioneer TR
12. 4347 Concession 11
13. 4677 Watson RD S
14. 69 Queen ST
15. 6592 Concession 1
16. 7751 Maltby RD E
17. 6981 Concession 4
18. 4556 Sideroad 20 N;

CARRIED.

8.3 Report – HER-2023-023 – Plaque Replacement Update

Resolution No. 2023-060:

Moved by Krstine O'Brien and
Seconded by Andy Day

That Report HER-2023-023 entitled Plaque Replacement Update be received for information; and,

That the Heritage Advisory Committee establish a plaque replacement sub-committee to determine priority plaques for replacement; and,

That the following members be appointed to the Plaque Replacement Sub-committee:

**Lily Klammer-Tsuji;
Krstine O'Brien.**

CARRIED.

8.4 Report – HER-2023-024 – Goals and Objectives

Resolution No. 2023-061:

Moved by Andy Day and
Seconded by Krstine O'Brien

That staff report HER-2023-024 entitled 2022-2026 Goals and Objectives Update be received for information.

CARRIED.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
NOVEMBER 6, 2023 HERITAGE ADVISORY COMMITTEE MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
& IN PERSON AT 7404 WELLINGTON RD 34

9. CORRESPONDENCE

9.1 Introduction to Puslinch Historical Society and 2023 Update

Resolution No. 2023-062:

Moved by Kristine O'Brien and
Seconded by Andy Day

That Correspondence item 9.1 Introduction to Puslinch Historical Society and 2023 Update be received for information.

CARRIED.

10. ANNOUCEMENTS

None

11. NOTICE OF MOTION

None

12. NEW BUSINESS

None

13. ADJOURNMENT

Resolution No. 2023-063:

Moved by Andy Day and
Seconded by Kristine O'Brien

That the Heritage Advisory Committee hereby adjourns at 2:02 p.m.

CARRIED.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
SEPTEMBER 27, 2023 PUBLIC INFORMATION MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
& IN-PERSON AT 7404 WELLINGTON RD 34

MINUTES

DATE: September 27, 2023

TIME: 7:00 P.M.

The September 27, 2023 Public Information Meeting was held on the above date and called to order at 7:00 p.m. via electronic participation and in-person at 7404 Wellington Rd 34, Puslinch.

1. CALL THE MEETING TO ORDER

2. ROLL CALL

ATTENDANCE:

Mayor James Seeley – Chair
Councillor Sara Bailey
Councillor Russel Hurst
Councillor Jessica Goyda
Councillor John Sepulis

STAFF IN ATTENDANCE:

CAO, Glenn Schwendinger – Absent
Interim CAO, Courtenay Hoytfox
Director of Finance/Treasurer, Mary Hasan
Interim Municipal Clerk, Justine Brotherston
Director of Public Works, Mike Fowler
Chief Building Official, Andrew Hartholt
Interim Fire Chief, Brad Churchill
Interim Deputy Clerk, Sarah Huether

3. DISCLOSURE OF CONFLICT OF INTEREST

None

4. PURPOSE OF THE PUBLIC MEETING

The Chair called the meeting to order at 7:00 p.m. and stated the purpose of this Public Meeting is to inform and provide the public with the opportunity to ask questions, or to express views with respect to the proposed User Fees and Charges By-law. The Councillors are here to observe and listen to your comments; however, they will not make any decisions this evening.

The Township requests that you notify by email Mary Hasan at mhasan@puslinch.ca or by phone at 519-763-1226 ext. 222 if you wish to be on record regarding this matter.

Please note the meeting is video and audio recorded and all meetings are uploaded to the municipality's YouTube page. By attending this meeting in person or by registering to participate in the meeting by electronic means, you are consenting to have your likeness and comments recorded and posted on YouTube.

The format of this Public Meeting is as follows:

- Township staff will present the purpose and details of the Public Meeting and any further relevant information.
- Following this, the public can obtain clarification, ask questions and express their views on the proposal.
- Members of the public are permitted 10 minutes each to ask questions and express their views. This time limit is imposed to provide each member of the public an opportunity to speak.

- Council will then have an opportunity to ask any clarification questions

Staff will attempt to answer questions or respond to concerns this evening. If this is not possible, staff will follow up and obtain this information. Responses will be provided when this matter is brought forward and evaluated by Council at a later date.

5. PROPOSED 2024 USER FEES AND CHARGES BY-LAW PRESENTATION

Mary Hasan, Director of Finance/Treasurer for the Township presented the following information:

- Where do Township revenues come from?
- Why do we collect user fees?
- What changes are being proposed for 2024?
- Benching marking analysis
- Engagement opportunities
- Feedback from the public.

The Chair, requested if there was anyone in attendance that wished to express their views on the proposed 2024 User Fees and Charges By-law.

The Chair, requested if there were anyone clarification questions from Council the proposed 2024 User Fees and Charges By-law.

6. ADJOURNMENT

The Chair declared Public Meeting closed and stated Council will take no action on this matter tonight. Staff will be reporting at a later date with a recommendation for Council's consideration.

If you wish to receive further notification on this matter, notify by email Mary Hasan at mhasan@puslinch.ca or by phone at 519-763-1226 ext. 222. Only those persons who leave their names will be provided further notification. If you wish to speak to the matter when it is brought before Council in the future, you must register as a delegation with the Township Clerk prior to the meeting.

The meeting adjourned at 7:18 p.m.



Corporation of the Municipality of Calvin

Council Resolution

Date: January 30, 2024

Resolution Number: 2024-31

Moved By: Councillor Moreton

Seconded By: Councillor Manson

Background: Before Calvin township became a township, it was burned by numerous forest fires. This was before the time of fire towers, water bombers, and municipal fire departments. A 1881 report from Lawrence Tallan, Provincial Land surveyor, states: *"The township of Calvin has been traversed by repeated and severe fires – so well have the flames done their work that with the exception of an insignificant portion, scarcely a vestige of the original timber remains."*

History has a way of repeating itself, and now rural municipalities and remote areas need more than ever to be prepared to respond to forest fires. Invasive pests like the emerald ash borer and the spruce bud worm are killing large numbers of trees, leaving copious amounts of dry kindling in our forests just waiting for a careless human or a lightning strike. Our forests are choked with deadfall and forest fires are becoming increasingly difficult to control. Add to this the effects of rising temperatures and drier seasons, or climate change, and we could be facing increasingly disastrous forest fires. This is not the time to be caught short with limited forest fire-fighting resources.

Jordan Omstead of the Canadian Press recently wrote: "But as Canada's water bombers age – and wildfire seasons are expected to intensify – some wildland

firefighters and emergency preparedness experts say the country needs to prop up its fleet of firefighting aircraft, even though several provinces are playing down concerns about capacity.” He quotes Eric Davidson, president of the Ontario Professional Association of Wildland Firefighters, “We’re really starting to see the effect of the aging fleet.”

The article further states the John Gradek, lecturer at McGill University estimates that almost half of the larger water bombers used to fight Canadian forest fires are nearing the end of their service life.

However, a Canadian company making a large skimmer-style water bomber is backed up with orders from European countries until the end of the decade.

Ontario has its own fleet of aircraft. They have 20 fixed-wing aircraft which includes 9 CL215 and CL415 water bombers that are 24 years old on average. The remaining 11 aircraft are an average of 54 years old. Melissa Candelaria, a spokesperson for Minister Graydon Smith says the MNR can handle Ontario fires with these aircraft, but Jennifer Kamau, communications manager for the Canada Interagency Forest Fire Centre, CIFFC, noted that other provinces contract out firebombers and last year there was a strain in Canada to get the resources to areas in need because there were so many fires across the country at the same time and very few aircraft available.

Peter Zimonjic of the CBC quoted the Canadian Association of Fire Chiefs (CAFC) President Ken McMullen, “It's not often that the fire chiefs sound the alarm. We are very concerned about this impending crisis that the summer of 2024 and beyond is going to bring our sector.”

In 2023 we all smelled the smoke and saw the sky turn brown. Buildings can be replaced, but lives cannot. And once an area is burned it takes more than a lifetime for it to return to its original state.

WHEREAS Forest fires are a very real threat to rural municipalities.

AND WHEREAS smoke from forest fires put people's health at risk. This is especially true of children and the elderly. The David Suzuki Foundation reports that wildfires kill many thousands of people per year and most of the deaths are from smoke inhalation.

AND WHEREAS forest fires are a very real danger to the climate and according to The Guardian, in 2023 they emitted three times as much carbon as the entire carbon footprint of Canada.

AND WHEREAS according to the John Crace interview in The Guardian with William Kurz, a retired scientist with Natural Resources Canada, around two billion tonnes of carbon have been released into the atmosphere from forest fires in 2023.

AND WHEREAS carbon emissions from forest fires are not counted against Canada's Paris agreement commitments, according to Kurz, but they far exceeded all of the emissions tied to Canada's economy (670 mega tonnes, or 0.67 billion tonnes, according to Environment and Climate Change Canada).

AND WHEREAS that standing healthy forest serves as a carbon sink, drawing in carbon, but once destroyed by fire, even though second growth takes its place, it is much less effective for many decades.

AND WHEREAS the federal government owns no water bombers and assists the provinces through the CIFFC, Canadian Interagency Forest Fire Centre, a spokesperson with CIFFC says that last year there were too many requests and not enough inventory to meet the needs of the country.

AND WHEREAS as reported by De Havilland Canada who manufacture the Canadian made water bomber, they have contracts with European countries for the next 22 of its new DHC-515 planes, which will take until 2029 or 2030 to complete and there will be very little production available to replace the aging water bombers in Ontario and the rest of Canada.

NOW THEREFORE BE IT RESOLVED THAT the council of the Corporation of Calvin Township urges and encourages the Federal Government to commit additional funds for cost sharing of provincial firefighting and to consider the development of a national strategy of firefighting. Furthermore, we urge the federal government to consider the measures necessary for acquiring a national fleet of Canadian-made waterbombers, with home bases strategically located to best serve and respond to the needs of rural communities, and a national fire administration to better coordinate and manage efforts across the country. We also encourage the introduction of a program similar to the Joint Emergency Preparedness Program (JEPP) which was ended in 2013.

And we encourage Minister Graydon Smith to step up the on-the-ground firefighting capability and water bomber acquisitions in Ontario.

AND THAT this resolution be forwarded to The Right Honourable Justin Trudeau, Prime Minister of Canada, The Honourable Bill Blair, Minister of National Defence, The Honourable Doug Ford, Premier of Ontario, The Honourable Graydon Smith, Minister of Natural Resources and Forestry of Ontario, The Honourable Vic Fideli, Minister of Economic Development Ontario, the Federation of Canadian Municipalities (FMC) and the Association of Municipalities Ontario (AMO).

AND THAT this resolution be shared with all 444 municipalities in Ontario for their consideration and adoption.

Results: Carried

Recorded Vote:

| <u>Member of Council</u> | <u>In Favour</u> | <u>Opposed</u> |
|--------------------------|--------------------------|--------------------------|
| Mayor Gould | <input type="checkbox"/> | <input type="checkbox"/> |
| Councillor Moreton | <input type="checkbox"/> | <input type="checkbox"/> |
| Councillor Latimer | <input type="checkbox"/> | <input type="checkbox"/> |
| Councillor Grant | <input type="checkbox"/> | <input type="checkbox"/> |
| Councillor Manson | <input type="checkbox"/> | <input type="checkbox"/> |



ORANGEVILLE POLICE SERVICES BOARD

c/o Town of Orangeville – 87 Broadway, Orangeville L9W 1K1 Telephone: (519) 941-5650
Fax: (519) 940-8275

Chair T. Taylor • Vice-Chair I. McSweeney • L. Post • K. Krakar

January 30, 2024

On January 16, 2024, the Orangeville Police Services Board passed the following resolution:

“WHEREAS the safety and well-being of the Orangeville community and its residents are of paramount importance to the Orangeville Police Services Board and;

WHEREAS Intimate Partner Violence (IPV) and Gender-Based Violence (GBV) also known as domestic violence, poses a significant threat to the security and welfare of individuals within our community, involving any use of physical or sexual force, as well as emotional and psychological abuse in intimate relationships and;

WHEREAS on August 16th, 2023, Justice Minister Arif Virani acknowledged gender-based violence as an epidemic and committed to addressing this issue comprehensively at the federal level and;

WHEREAS it is imperative for local law enforcement to actively contribute to community safety and well-being by addressing the rising incidents of Intimate Partner Violence, particularly considering the alarming increase during the COVID-19 pandemic;

NOW, THEREFORE BE IT RESOLVED THAT:

- 1. The Orangeville Police Services Board receives and endorses the resolutions by both Orangeville Council and Dufferin County Council with regards to IPV.*
- 2. The Orangeville Police Services Board recognizes IPV as a significant concern affecting the safety and welfare of Orangeville residents.*
- 3. The Orangeville Police Services Board commits to prioritizing the prevention and response to IPV within the community.*
- 4. The Orangeville Police Services Board will collaborate with relevant stakeholders, including local government, community organizations, and social support services, to ensure that the prevention and response to IPV is prioritized in the Community Safety and Well-Being Plan including specific action steps to address IPV.*
- 5. The Orangeville Police Services Board will actively engage in public awareness campaigns and educational initiatives aimed at preventing IPV and promoting healthy relationships within the community.*

BE IT FURTHER RESOLVED THAT:

The Executive Assistant for the Orangeville Police Services Board be directed to share this resolution with the Town of Orangeville, the County of Dufferin, all Ontario Municipalities, and Police Services Boards.”

Sincerely,

The Orangeville Police Services Board

Cc Orangeville Town Council
Dufferin County Council
Ontario Municipalities
Ontario Police Services Boards



February 2, 2024

Larry Brock, MP Brant
108 St. George Street, Suite #3
Brantford, ON N3R 1V6

Sent via email: larry.brock@parl.gc.ca

Will Bouma, MPP

Sent via email: will.bouma@pc.ola.org

To whom it may concern:

Please be advised that Brantford City Council at its meeting held January 30, 2024 adopted the following:

12.1.10 Reliable and Accessible Public Rail Transit - CN Rail

WHEREAS Canadians deserve access to reliable and efficient passenger rail service; and

WHEREAS in 2021 the Canadian Minister of Transportation announced that the federal government would be pursuing opportunities to enhance passenger rail services in southwestern Ontario; and

WHEREAS passengers continue to experience long delays and disruptions to service, related to interruptions caused by CN Rail's freight systems and refusal to give priority to passenger rail service; and

WHEREAS Metrolinx and VIA, in extending or improving commuter train service from Aldershot through to Brantford, Woodstock, Ingersoll and London, is reliant on access to CN rail lines; and

WHEREAS CN Rail views increased passenger rail service on its lines as being incompatible with its primary business of moving freight and is unlikely to cooperate in extending commuter rail service on its lines in southwestern Ontario without direction from the federal government; and

WHEREAS CN Rail has shown a disregard for Municipal property maintenance standards in respect to the maintenance of their rail lines and blocks municipalities attempts to enforce municipal property standards upon their rail lines; and

WHEREAS CN Rail's consistent failure to provide a timely response to development applications adjacent to rail right of ways imposes inordinate delays and expense for builders and municipalities, further jeopardizing the ability of municipalities to address the housing crisis; and

WHEREAS there is a complete lack of federal regulations providing VIA and Metrolinx with any degree of priority or guaranteed access to rail rights of way or directing CN Rail to work cooperatively with municipalities;

AND WHEREAS The City of Brantford CALLS UPON the Federal Government to assist other levels of government as they take steps address the need for reliable and accessible public rail transit, timely processing of housing developments and the prompt and equitable enforcement of municipal property standards;

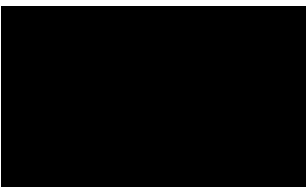
NOW THEREFORE THE COUNCIL OF THE CITY OF BRANTFORD requests that the Federal Government enact the necessary legislative and regulatory provisions:

- i. providing VIA and Metrolinx with priority right of way over freight rail lines, and further;
- ii. directing CN Rail to work positively and cooperatively with municipal and provincial governments in the processing of land development applications, and the prompt and timely enforcement of municipal property standards;

AND THAT a copy of this resolution be forwarded to all Ontario Municipalities; and to the Member of Provincial Parliament Will Bouma, Member of Parliament Larry Brock, Federal Minister of Transport Pablo Rodriguez, Provincial Minister of Transportation Prabmeet Singh Sarkaria, President and CEO at Metrolinx, President and Chief Executive Officer of VIA Rail Canada Inc and President and Chief Executive Officer of CN.

I trust this information is of assistance.

Yours truly,



Chris Gauthier
City Clerk, cgauthier@brantford.ca

cc Ontario Municipalities
Federal Minister of Transport, Pablo Rodriguez
Provincial Minister of Transportation, Prabmeet Singh Sarkaria
President & CEO, Metrolinx

President & CEO, VIA Rail Canada Inc
President & CEO, CN

Office of the
County Warden



9 INTERNATIONAL DRIVE
PEMBROKE, ON, CANADA
K8A 6W5
613-735-7288
FAX: 613-735-2081
www.countyofrenfrew.on.ca

January 31, 2024

The Honourable Doug Ford
Premier of Ontario
premier@ontario.ca

DELIVERED VIA EMAIL

RE: Rural and Small Urban Municipalities – Affordability of Water and Wastewater Systems

Dear Premier Ford,

Please be advised that at the Regular Council Meeting on January 31, 2024, The County of Renfrew passed the following resolution:

WHEREAS the Provincial Policy Statement (PPS) (Section 1.6.6.2) states that municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety and that intensification and redevelopment within these settlement areas should be promoted; and

WHEREAS the PPS (Section 2.2.1 (f)) states that planning authorities shall protect, improve, or restore the quality and quantity of water by implementing the necessary restrictions on development and site alternation to protect all drinking supplies and designated vulnerable areas, and protect, improve, or restore vulnerable surface and ground water, sensitive surface water features and sensitive groundwater features, and their hydrologic functions; and

WHEREAS the PPS (Sections 2.2.1(h) and (i)) states that there is consideration of environmental lake capacity as well as stormwater management practices; and

WHEREAS the Ministry of the Environment, Protection and Conservation (MECP) Procedural Guideline B-1-5 Policy 2 provision states that water quality which presently does not meet the Provincial Water Quality Objectives shall not be further degraded and all practical measures shall be undertaken to upgrade the water quality to the Objectives; and

WHEREAS in 2014 the Township of Whitewater Region authorized Jp2gConsultants Inc. to undertake a Municipal Class Environmental Assessment (EA) for the purpose of evaluating viable options to upgrade the 1979 Cobden Wastewater Treatment Plant. This plant did not meet guidelines for effluent flow into Muskrat Lake and Cobden Wetland being highly sensitive, at-capacity, inland lake, and Provincial Significant Wetland (PSW) and acknowledged as one of

the most eutrophic in the province. The plant had ongoing seasonal overflow events, and was operating at maximum capacity; and

WHEREAS in 2018 the Council of the Township of Whitewater Region approved the construction of a new parallel mechanical system that would meet all provincial environmental and regulatory requirements including accommodating future growth. Federal and provincial contributions only covered 50% of the final construction costs, as there was no ability to renegotiate with federal and provincial partners once real costs were known. As a result, the balance of costs (\$6M) was debentured over 30 years at interest rates that are slightly punitive to rural and small urban municipalities; and

WHEREAS in 2019 the Council of the Township of Whitewater Region conducted a Water and Wastewater Rate Study that demonstrated the need for rate increases of over 100% to fund the new wastewater treatment plant construction debenture and the significantly increased operating costs for a parallel mechanical system. Rural and small urban municipalities experience very limited growth as federal and provincial policies heavily support growth in urban centers. As there are no other sources of available operational funding, rural and small urban municipalities are expected to fund the construction and operation of these state-of-the-art systems from existing property owners and nominal forecasted growth; and

WHEREAS in 2023 the Township of Whitewater Region combined water and wastewater rates have risen to almost \$3,000/year for its five hundred and eleven (511) users and are among the highest in the County of Renfrew and across the Province of Ontario. There are similarly high user rates in the Township of Madawaska Valley as a result of Provincial regulations and a small number of users. Other examples of rapidly increasing rates include the Towns of Deep River, Renfrew, Arnprior, Laurentian Hills, and Petawawa, and the Townships of Bonnechere Valley, Laurentian Valley and Killaloe, Hagarty and Richards, where significant upgrades in short periods of time are making rates unaffordable even with an increased number of users.

NOW, THEREFORE BE IT RESOLVED THAT the Council of the County of Renfrew:

Advocate to the provincial and federal levels of government to make them aware that rural and small urban water and wastewater systems are financially unsustainable; and Advocate to the Association of Municipalities of Ontario (AMO), the Rural Ontario Municipalities Association (ROMA) and the Federation of Canadian Municipalities (FCM) to examine if the unaffordability of water and wastewater system operational costs is systemic provincially and nationally.

AND THAT a copy of this resolution be circulated to The Honourable Doug Ford, Premier of Ontario; the Honourable Kinga Surma, Minister of Infrastructure (Ontario); the Honourable Dominic LeBlanc, Minister of Intergovernmental Affairs, Infrastructure and Communities (Canada); the Honourable Paul Calandra, Minister of Municipal Affairs and Housing, the Honourable Andrea Khanjin, Minister of the Environment, Conservation and Parks (Ontario), Cheryl Gallant, MP, Renfrew-Nipissing-Pembroke, John Yakabuski, MPP, Renfrew-Nipissing-Pembroke and Parliamentary Assistant to the Minister of the Environment, Conservation and Parks; AMO; ROMA; FCM; and all Municipalities in Ontario.

If you have any questions regarding the above resolution, please do not hesitate to contact me.

Sincerely,



Peter Emon, Warden
County of Renfrew
warden@countyofrenfrew.on.ca

cc: Honourable Kinga Surma, Minister of Infrastructure (Ontario)
Honourable Dominic LeBlanc, Minister of Intergovernmental Affairs, Infrastructure and Communities (Canada)
Honourable Paul Calandra, Minister of Municipal Affairs and Housing
Honourable Andrea Khanjin, Minister of the Environment, Conservation and Parks (Ontario), Cheryl Gallant, MP, Renfrew-Nipissing-Pembroke
John Yakabuski, MPP, Renfrew-Nipissing-Pembroke and Parliamentary Assistant to the Minister of the Environment, Conservation and Parks
AMO; ROMA; FCM; and all Municipalities in Ontario.

February 13, 2024

The Honourable David Piccini
Minister of Labour, Immigration, Training and Skills Development
Minister.MLITSD@ontario.ca

DELIVERED VIA EMAIL

RE: Municipal Equipment Operator Course

Dear Minister Piccini,

Please be advised that at the Regular Council Meeting of February 6, 2024, the council of the Municipality of Powassan passed the following resolution:

WHEREAS municipal public works departments from across the Province of Ontario provide invaluable services to our communities ensuring the health and safety of all residents;

AND WHEREAS, if it was not for our municipal public works employees from across the Province of Ontario maintaining our public roads systems, our communities would not be able to function as emergency personnel could not respond to calls, school buses could not get our children to school, residents would not be able to get to work, school or appointments and many more basic functions would not be able to happen;

AND WHEREAS, municipal public works departments are already feeling the impacts of a labour shortage, which will only be exasperated over the next three to five years, which will cause levels of service municipalities are able to provide to ensure the health and safety of our residents to decrease;

AND WHEREAS, there is currently no provincial-wide course that properly trains potential municipal public works employees, specifically relating to municipal heavy equipment.

THEREFORE, IT BE RESOLVED, that the Municipality of Powassan supports the work of the Association of Ontario Road Supervisors to develop a Municipal Equipment Operator Course to address this issue;

AND THAT, the Council of the Municipality of Powassan calls on the Province of Ontario's Ministry of Labour, Training, Immigration and Skilled Trades to fully fund the Municipal Equipment Operator

Course in 2024 through the Skills Development Fund;

AND THAT, a copy of this resolution be sent to the Minister of Labour, Training, Immigration and Skilled Trades David Piccini, Municipality of Powassan's Member of Provincial Parliament Honourable Vic Fedeli, and the Association of Ontario Road Supervisors.

If you have any questions regarding Resolution 2024-43, please feel free to contact me.

Sincerely,



Allison Quinn
Clerk
Municipality of Powassan

Cc: Municipality of Powassan's Member of Provincial Parliament Honourable Vic Fedeli
Association of Ontario Road Supervisors
AMO
All Municipalities in Ontario

February 8, 2024

Rural Ontario Municipal Association
Attn: Board of Directors
Via email roma@roma.on.ca

Ontario Good Roads Association
Attn: Board of Directors
Via email info@goodroads.ca

Via email

RE: return to combined ROMA and OGRA conferences

Dear ROMA & OGRA Board of Directors,

During the February 5, 2024 regular meeting of council, council in response to a notice of motion from Deputy Mayor Joel Field the following resolution passed:

MOVED: Bill Clark

SECONDED: Chad Hyatt

WHEREAS as a past attendee of combined conferences, it makes great sense for the OGRA & ROMA conferences to be returned to a combined conference effort, not only financially for the municipality but also for availability for participation of members of Council and staff; and

WHEREAS these conferences afford a vital opportunity for delegations with members of our provincial parliament, returning to a combined conference provides a better respect to their availability and participation; and

WHEREAS during the 2019 OGRA conference AGM a resolution was passed regarding the re-establishment of an annual combined conference for both OGRA & ROMA; and

WHEREAS it is understandable that little movement has happened since the resolution at the 2019 OGRA conference AGM was passed, due to delays of the COVID-19 pandemic; and

WHEREAS not all persons who wish to attend can do so in person, that a hybrid participation option be considered for the sessions;

NOW THEREFORE BE IT RESOLVED that the Council of the Town of Petrolia call upon both the ROMA & OGRA boards to re-establish a combined OGRA & ROMA annual conference.

FURTHERMORE that this resolution be forwarded to Premier Doug Ford, Minister Paul Calandra, MPP Bob Bailey and be circulated to Municipalities of Ontario; as amended

Carried

Phone: (519)882-2350 • Fax: (519)882-3373 • Theatre: (800)717-7694

411 Greenfield Street, Petrolia, ON, N0N 1R0

www.town.petrolia.on.ca



Kind regards,

Original Signed

Mandi Pearson
Clerk/Operations Clerk

cc:

Premier Doug Ford premier@ontario.ca
Hon. Paul Calandra Paul.Calandra@pc.ola.org
MPP Bob Bailey, Sarnia-Lambton bob.bailey@pc.ola.org
Ontario Municipalities

Phone: (519)882-2350 • Fax: (519)882-3373 • Theatre: (800)717-7694

411 Greenfield Street, Petrolia, ON, N0N 1R0

www.town.petrolia.on.ca





**County of Wellington O.P.P.
Police Services Board Report**

**November & December
2023**

Detachment Commander
Inspector Steve Thomas

From the Detachment Commander

Although winter officially arrived on December 21, 2023, winter seems to have forgotten the snow. I can only assume that come the new year we will see snow, snow accumulation and snowstorms across Wellington County. A reminder to everyone to prepare for winter driving conditions, which means snow tires, slowing down and driving according to the conditions, leave a few minutes earlier. We can all do our part to make winter driving safe for everyone.

Wellington County OPP members focused on the Festive R.I.D.E campaign that kicked off on November 16th, 2023. Officers' setup R.I.D.E programs throughout the County to apprehend anyone suspected of drinking and driving. Details and results from this year's campaign can be found later in this report.

With a new year comes new opportunities. I look forward to working with and cooperating with all our community partners and community members to strength the community within Wellington County. I wish you all a very Happy New Year.



Inspector Steve Thomas
519-846-5930

| | |
|---------------------|----|
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Crime

Crime Unit

Supervisor: Detective Sergeant Jennifer Foley

In the fall of 2023, the Wellington County Crime Unit held a competition for a Detective Constable vacancy. PC D. Farrugia was the successful candidate and started with the unit in October 2023. D/C Farrugia joined the OPP as a Provincial Constable in 2018 and has been working as a uniformed officer in Wellington County. D/C Farrugia was a breath technician, a coach officer and he brings a strong foundation in criminal investigative techniques to the Crime Unit.

In 2020 the Wellington County Crime Unit began investigating several historical sexual assaults perpetrated by the same offender from Wellington County. In 2021 Michael Hurst was charged with multiple counts of sexual assault and indecent act occurring between 2003 and 2020. Once charges have been laid, investigators remain engaged with the victims, witnesses and crown attorney throughout the trial and sentencing. Earlier in 2023, Hurst was convicted in relation to five victims. On November 15, 2023, Hurst was sentenced to 6 months in jail after being convicted in a weeklong trial in relation to two other victims. On December 7, 2023, Hurst was convicted in relation to two additional victims, sentencing is scheduled for early 2024.

Since October 21, 2023, members of the Crime Unit have been engaged in an aggravated assault investigation where a member of the public was stabbed multiple times by a person known to them. A search warrant was executed at the scene of the stabbing and a weapon recovered. An arrest warrant was issued. On December 12, 2023, a 31-year-old female was arrested and charged with aggravated assault and remains in custody.

On October 31, 2023, members of the Crime Unit assisted with a break and enter investigation where the offender forced entry to a residence and assaulted the homeowner. As a result, 2 adult males and one adult female were charged with Break and Enter, Assault and Pointing a Firearm, contrary to the Criminal Code.

In November 2023, Detective Constable Heidi Pautsch of the Crime Unit was presented with a Commissioner's Commendation for her contribution in locating a missing girl who was taken from her home in Perth County in October 2021. D/C Pautsch was commended for her professionalism and dedication to duty.

Members of the Crime Unit continue to work with the OPP Criminal Investigations Bureau to investigate the 2019 kidnapping and homicide of Jason Brown from Kitchener, Ontario. As a result of an extensive investigation, several arrests have been made. On October 19, 2023, a 33-year-old male was arrested in Brantford. On November 8, 2023, OPP investigators travelled to Edmonton, Alberta where a 32-year-old male was arrested with the assistance of Edmonton Police Service. On November 16, 2023, a 34-year-old female was arrested in Listowel. All parties are charged with kidnapping and first-degree murder and remain in custody.

Community Street Crime Unit

Supervisor: Detective Sergeant Jeff Dudley

In November, the Community Street Crime Unit(CSCU) and Crime Unit assisted Frontline members with a break in, in North Wellington. Four accused parties attempted to enter a dwelling because of a dispute over property. Police arrested four accused parties and recovered a loaded sawed off shot gun. The accused were charged with several offences including break and enter, mischief and firearms offences.

In November CSCU executed two warrants in relation to an ongoing cocaine trafficking investigation in Center Wellington. Police seized ounces of cocaine, MDMA, crack cocaine, psilocybin (magic mushrooms), prescription pills, drug trafficking paraphernalia and a firearm with ammunition. As a result, four people were charged with several trafficking and firearm related offences.

CSCU also assisted frontline with a cannabis trafficking investigation. A male was arrested for impaired operation and had approximately 40 kilograms of cannabis marihuana bud, cannabis marihuana oil, cannabis marihuana hash, cannabis marihuana vaping cartridges and over \$40,000.00 in Canadian currency. Further investigation revealed that the accused was also operating a stolen vehicle. The accused has been charged with impaired operation of a motor vehicle, trafficking and stolen property related charges.

The Community Street Crime Unit assisted the Crime Unit with a warrant execution in the Town of Erin. Police seized a firearm, several hundred rounds of ammunition and cocaine. The accused was charged with several firearm related offences.

In December CSCU assisted frontline with a trafficking related occurrence involving someone trying to smuggle drugs into the local prison system. The accused was found in possession of a quantity of drugs destined for inmates at a local prison. The accused has been charged with property and trafficking related offences.

CSCU members assisted with "Shop with a Cop" in North Wellington. Members attended local food stores with students who had to purchase food for the local food bank. The event raised over \$2,400 for local charities.

Wellington CSCU continues to prioritize local crime trends, the opioid crises and targeting local people identified in property thefts. CSCU members are committed to continuous learning and are attending training when time permits. CSCU has developed local training/mentoring initiatives for front line members to promote officer safety and enhance their local knowledge on the current drug and property crimes trends in the area.

Traffic

Traffic Management Unit

Supervisor: Sergeant Adam McGough

Black Cat Speed Monitoring Devices

| | Study Length | Number of Vehicles | Recommended Enhanced Enforcement | Posted Speed Limit | 85 th Percentile | Collision History (5 years) |
|-----------------|---|--------------------|----------------------------------|--------------------|-----------------------------|-----------------------------|
| Location | Wellington Road 19, Centre Wellington <i>At Second Line</i> | | | | | |
| | 9 days | 12,799 | No | 80 | 96 | 2 |
| Location | Jones Base Line, Guelph/Eramosa <i>At Highway 7</i> | | | | | |
| | 6 days | 16,376 | Yes | 50 | 81 | 13 |
| Location | Brock Road North, Puslinch <i>At Wellington Road 34</i> | | | | | |
| | 7 days | 84,724 | Yes | 50 | 76 | 21 |
| Location | Lake Road (Wellington Road 32), Puslinch <i>Within 70 km/h zone</i> | | | | | |
| | 10 days | 26,030 | No | 70 | 79 | 1 |
| Location | Lake Road (Wellington Road 32), Puslinch <i>Within 50 km/h zone</i> | | | | | |
| | 8 days | 34,184 | Yes | 50 | 65 | 29 |
| Location | Wellington Road 7, Mapleton <i>near Wellington Road 11</i> | | | | | |
| | 2 days | 6,595 | Yes | 80 | 100 | 24 |
| County Deployed | | | | | | |
| Location | Wellington Road 10, Mapleton <i>Near Sharon Cr</i> | | | | | |
| | | 11,180 | No | 80 | 101 | 1 |
| Location | Wellington Road 109, Township of Wellington North <i>Between Wellington Road 12 and Highway 6</i> | | | | | |
| | | 55,996 | No | 70 | 67 | 1 |
| Location | Wellington Road 86, Guelph/Eramosa <i>Between Wellington Road 30 and Wellington Road 51</i> | | | | | |
| | | 55,743 | No | 80 | 94 | 10 |
| Location | Wellington Road 32, Puslinch <i>Between Sandy Shores Bv and Traveller Rd</i> | | | | | |
| | | 42,023 | No | 70 | 85 | 0 |
| Location | Wellington Road 32, Puslinch <i>Between Sandy Shores Bv and Traveller Rd</i> | | | | | |
| | | 40,372 | No | 50 | 67 | 0 |

Enhanced Enforcement Program

Enhanced Enforcement is a focused traffic safety initiative which areas of concern are identified through various means and police conduct education and charge drivers who fail to follow the rules of the road. The goal is to reduce safety issues through visibility, presence, and enforcement.

Enhanced Enforcement protocols were rolled out on November 14, 2023. The following locations and charges are from November 14 to December 31, 2023

| Location | Charges |
|--|----------------|
| Wellington Road 22, Town of Erin <i>Between Wellington Rd 24 and 6th Line</i> | 3 |
| Wellington Road 23, Town of Erin <i>Wellington Rd 22 and Sideroad 17</i> | 1 |
| Concession 4, Puslinch <i>Between Sideroad 20 & Wellington Road 35</i> | 0 |
| Concession 7, Puslinch <i>Between Concession 2 & Wellington Road 34</i> | 8 |
| Wellington Rd 51, Guelph/Eramosa <i>Between Highway 6 & Wellington Road 7</i> | 12 |
| Wellington Road 7 <i>Rothsay, between Wellington Rd 10 and Wellington Rd 10</i> | 8 |
| Concession 1, Puslinch <i>Between Highway 6 and Townline Rd</i> | 11 |

Traffic Enforcement & Safety

Traffic Management Unit members participated extensively in our County Festive RIDE campaign to enforce impaired driving laws. Below are the statistics until December 31, 2023 for this year's campaign:

| | |
|--|------|
| # OF VEHICLES CHECKED | 3442 |
| # OF ROADSIDE ASD TESTS | 44 |
| # OF FIRST OCCURRENCE 3 DAY WARN-RANGE SUSPENSIONS | 7 |
| # OF SECOND OCCURRENCES 7-DAY WARN RANGE SUSPENSIONS | 0 |
| # OF THIRD OR SUBSEQUENT OCCURRENCES 30-DAY WARN RANGE SUSPENSIONS | 0 |
| # OF ASD's RESULTING IN BAC OVER 0.8% (90 DAY ADLS) | 2 |
| # OF ASD REFUSALS (90 DAY ADLS) | 1 |
| # OF INTOXYLIZER REFUSALS (90 DAY ADLS) | 0 |
| SUM TOTAL OF ADMINISTRATIVE DRIVER LICENSE SUSPENSIONS | 10 |
| # OF PERSONS CHARGED WITH CRIMINAL CODE OFFENCES | 4 |
| # PERSONS CHARGED WITH LIQUOR LICENSE ACT OFFENCES | 6 |
| # OF PERSONS CHARGED WITH HTA OFFENCES | 24 |
| # OF PERSONS CHARGED WITH OTHER OFFENCES | 14 |
| SUM TOTAL OF PERSONS CHARGED AS A RESULT OF A ROADSIDE CHECK STOP | 48 |

Wellington County Traffic Management Unit has been busy conducting Tow Inspections to facilitate the Provincial Towing Program within Wellington County for 2024. 15 companies have been inspected and passed to provide police and the public towing services for the upcoming year.

Two members have been selected to fill vacancies within the Traffic Management Unit. They will begin their new duties in the first half of January 2024.

Traffic Management members are preparing for off-road patrols, including motorized snow machines, when weather conditions permit.



Community Response

Community Response Unit

Supervisor: Sergeant James Mackenzie

November and December are always busy, and the entire CSS unit has been very busy with community events.

Many communities had remembrance parades, festive events and Santa Claus parades this year that our members attended, either by walking parade routes or leading the parade in cruisers – it was so nice to be involved with our community members again this holiday season.

CSS is working our way around our County with our Coffee with a Cop initiative. Meeting up with our community members to talk about whatever is on their mind and enjoy cup of coffee while doing so.

CSS teamed up with Rockwood Fire, EMS, and Township partners to launch Rockwood's first Safety with Santa event. It was a great afternoon engaging with our youth and their parents under Santa's watchful eye. He even insisted on having his photo taken inside an OPP cruiser.

As a new year rolls around, we look forward to continued community events as the calendar begins to fill up.

Happy New Year from all of us in CSS.

IMPACT (Integrated Mobile Police and Crisis Team)

December 2023

| Individuals Served | Requests for Service | Live Calls with Police | Calls Diverted from Hospital |
|--------------------|----------------------|------------------------|------------------------------|
| 41 | 50 | 21 | 95.2% |

November 2023

| Individuals Served | Requests for Service | Live Calls with Police | Calls Diverted from Hospital |
|--------------------|----------------------|------------------------|------------------------------|
| 55 | 71 | 33 | 87.9% |

Auxiliary Unit

Unit Commander: Auxiliary Staff Sergeant J. SWAN

Liaison: Provincial Constable Kyle Draves

November and December were very busy months for the unit. We had several members attend Remembrance Day ceremonies throughout the county assisting with both ceremonial and traffic duties. Auxiliary members also assisted with traffic duties throughout the county at various Santa Claus parades.

Members of the unit assisted at a Toy Drive in Mount Forest in conjunction with the Canadian Tire in Mount Forest. This was our second year assisting at this event. We also worked with the Centre Wellington Food Bank for their holiday food drive. Members of the unit also assisted at a "Safety with Santa" event in Rockwood. Along with these duties our members undertook several, 'Lock it or Lose it' campaigns focused mainly in South and Centre Wellington. We also had a member working on car seat clinics in various parts of the county, an initiative we hope to continue with car seat training planned for some unit members in the spring. Finally, we had several members attend a funeral for a former member of the unit who passed away in late November.

In personnel news, the unit added two more members in November which brings our current complement up to 18 members. We have been thankful for support from frontline members who volunteer their time to help coach our new members on their first few patrol shifts. Our December meeting featured awards to various current and former members of the unit. Three of our members received 15-year awards for service in the Auxiliary Program. One current and one retired member received 10-year awards for their work in the program. Finally, two retired members received Commissioner Awards for their service with the program. We were fortunate to have several retired members as well as Inspector Thomas attend our December meeting. The Inspector was able to present the awards and provide an update on news from the detachment. I extend my appreciation to those members of the unit who continue to share their experience in this volunteer capacity.

I would like to close by saying thank-you to both the detachment and the Police Services Board for their ongoing support of our Auxiliary Unit. We have a very active unit with several members serving in a variety of capacities both within the county and throughout the organization. This would not be possible without support from the leadership team within the county.

Crime Stoppers

Sarah Bowers-Peter, Program Coordinator CSGW

November was packed with presentations and meetings for Crime Stoppers Guelph Wellington (CSGW).

The Road Sign campaign continues to thrive with the new look and partners renewing their agreements. Volunteers have joined the Board of Directors but with two members on leave and a couple of members anticipated to be leaving the Board, the numbers are still low compared to ideal levels.

School presentations have been in high demand with three Human Trafficking awareness presentations at Centre Wellington District High School, 16 Hate Crime Presentations at Wellington Heights

Secondary School and one Hate Crime and two Crime Stoppers 101 presentations at Centennial Collegiate Vocational Institute.

The 5 Tips, 5 Ideas 5 Signs Cyber Safety/Human Trafficking presentation was held at Aberfoyle Public School the evening of November 16th. Once again parents and guardians were shocked by the messaging and wanted additional presentations to educate other school families.

CSGW made an appearance at the Puslinch Santa Claus Parade, which had remarkable public support.

December will be a slower month with the holiday season decreasing demand for presentations. However, one Human Trafficking presentation was scheduled by the Trafalgar Addiction Residence.

Safe Communities Wellington County

Following the momentum of the Festive R.I.D.E launch by the Wellington County OPP on November 16th, Safe Communities focused on impaired driving on social media and discussed the importance of planning before heading to a holiday gathering on radio stations across Wellington County. The inaugural Safety with Santa was held at Rockmosa Community Centre coordinated by the GET Safe Communities Group. The Mental Health Action Group partnered with the Grove Youth Hubs to bring a presentation from the National Eating Disorders Information Centre and Safe Communities had the privilege to attend the first Mental Health Youth Symposium in Elora to find out more about the effects COVID had on our youth.

Safe Communities Wellington County held its final Leadership Table meeting at the Teviotdale OPP Detachment in November.

Media

Provincial Constable Josh Cunningham

The Wellington County OPP would like to thank Provincial Constable Jacob Unger for his excellent work and dedication to the unit as he was the successful candidate for the Human Trafficking/Hate Crime/Domestic Violence Coordinator position within Wellington County.

Provincial Constable Josh Cunningham was kept quite busy attending and assisting at the following community events over the past two months.

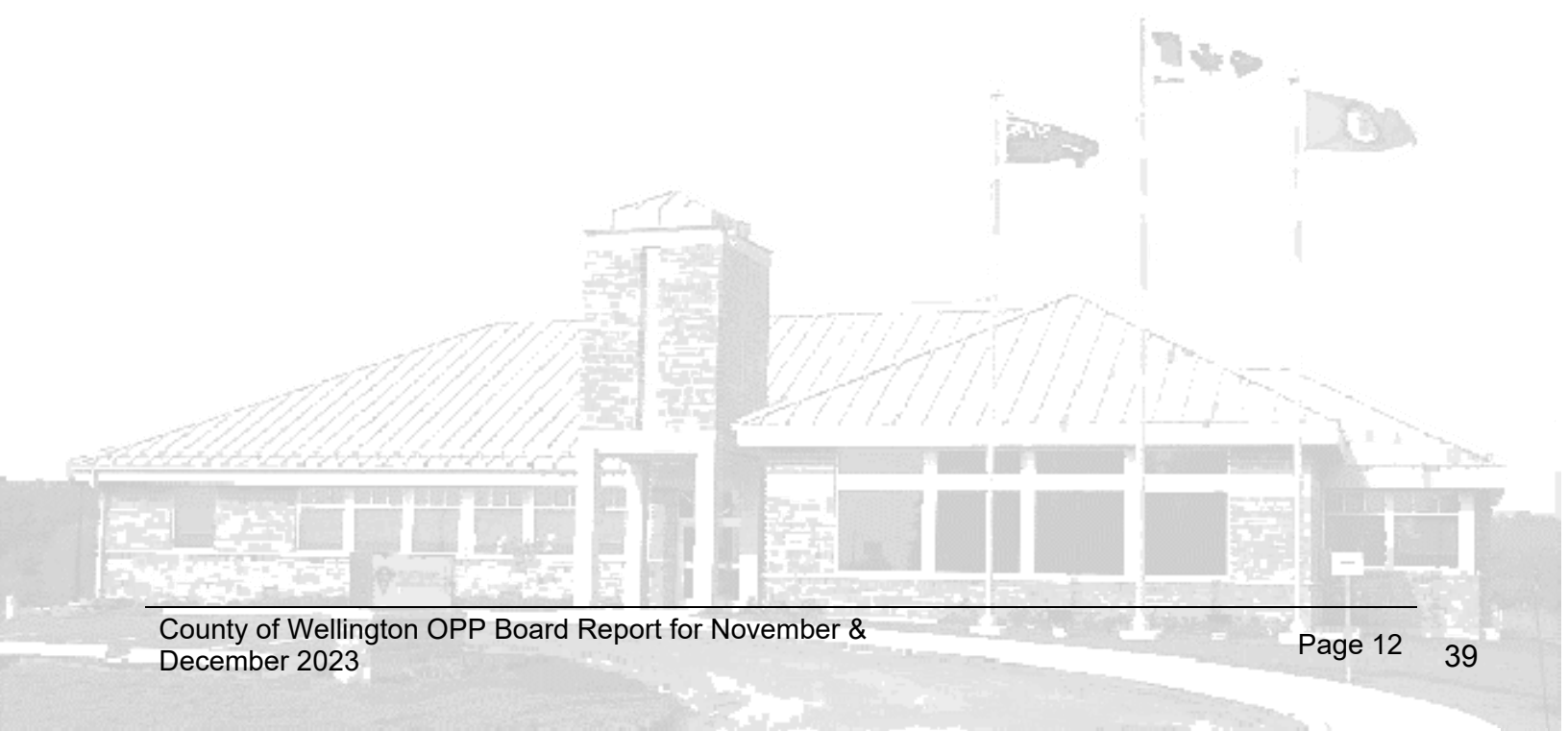
- November 1st – Take your Kids to work day
- November 14th – On Board communications media training
- November 16th – Festive ride kick off
- November 17th – Winter Weather Meeting with county and shareholders
- November 20th – 24th - Criminal Investigations course (London)
- November 29th – Low light shooting qualification
- December 1st – Stewart Husk award presentation
- December 5th – Snow machine alert
- December 7th – Car seat clinic Harriston (Auxiliary)
- December 13th – Coffee with a cop Moorefield
- December 14th – Shop with a cop Moorefield



Court

Supervisor: A/Sergeant Mike DeBoer

| Statistics | Jun | Jul | Aug | Sep | Oct | Nov | Dec | YTD |
|---------------------------------------|-----|-----|-----|-----|-----|-----|-----|------|
| Number of bails at Detachment | 7 | 13 | 11 | 12 | 13 | 34 | 15 | 171 |
| # Arrest Warrants Issued - Endorsed | N/A | N/A | N/A | 13 | 21 | 10 | 13 | 373 |
| # Arrest Warrants Issued - Unendorsed | N/A | N/A | A | 12 | 9 | 8 | 15 | 201 |
| # Arrest Warrants Issued YTD | 40 | 36 | 35 | 41 | 29 | 18 | 28 | 363 |
| # Processes Issued | 116 | 111 | 76 | 75 | 127 | 38 | 117 | 1173 |
| # Processes Served | 55 | 49 | 5 | 9 | 24 | 19 | 36 | 470 |



Personnel & Acknowledgements

Inspector Steve Thomas proudly presented Provincial Constable Erin Calhoun with a Commissioner's Citation for Lifesaving, Provincial Constable Anissa Zacher with the Police Exemplary Service Medal – 20 Years, Detective Constable Dave Telfer with the Police Exemplary Service Medal – 20 Years and Detective Constable Heidi Pautsch with a Commissioner's Commendation.



Statistics Summary

Calls for Service

Year to date calls for service appear to have increased 9% over the same period last year with November showing a 10% increase and December currently showing a 20% decrease compared to 2022.

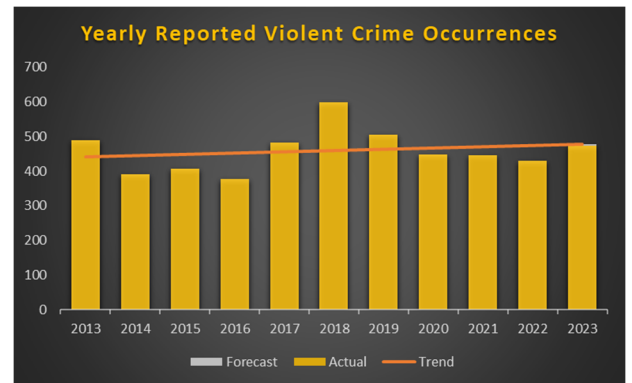
At this time, it remains projected that annual calls for service should remain stable in 2024.



Violent Crime

Violent Crime continues to trend lower since 2018, however there has been an increase in violent crime over last year, as projected.

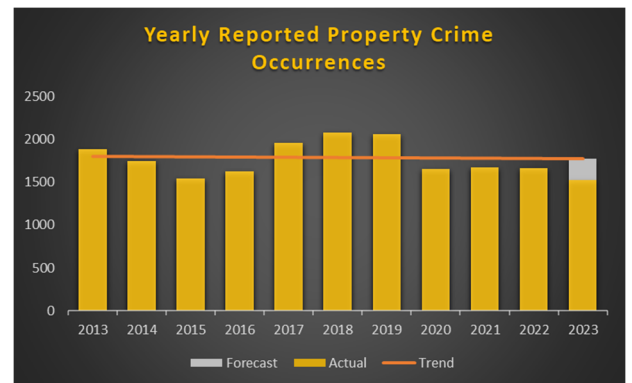
Year to date violent crime has increased 10% over the same period last year with November showing an 11% decrease, and December currently showing a 47% decrease.



Property Crime

Property Crime has continued to trend lower since 2018, however and currently shows a decrease over last year in contrast to a projected increase.

Year to date property crime has decreased 8% over the same period last year with November showing a 3% decrease, and December currently showing a 48% decrease.

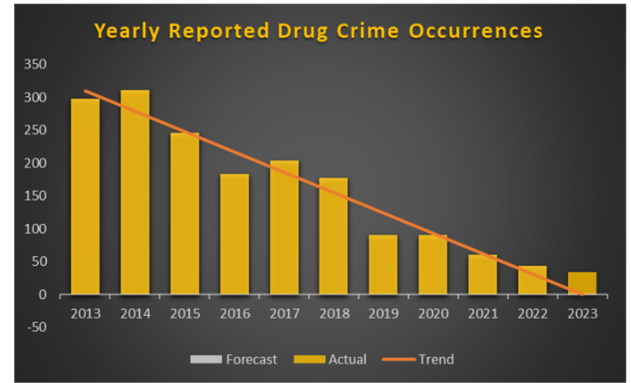


Drug Crime*

Drug Crime continues to trend lower than previous years.

Year to date drug occurrences have decreased by 37% over the same period last year with November showing a 67% decrease, and December currently showing a 100% decrease. The decreases enjoyed over the past year are not significant due to the lower numbers of drug charges processed since decriminalization in 2018.

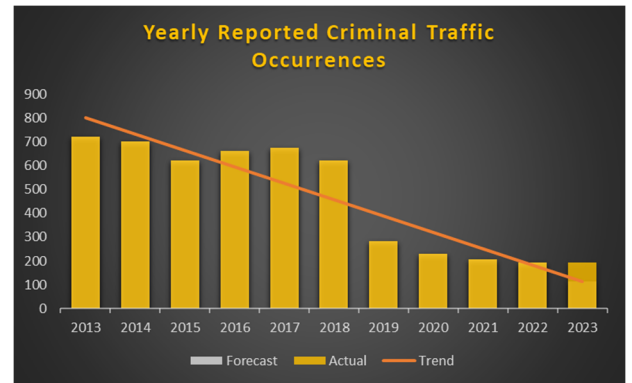
* Note: Recreational use of cannabis was decriminalized on October 17th, 2018



Criminal Traffic Offences

Criminal Traffic occurrences continue to trend lower. The current trend appears to follow the 2022 results and a 1% increase over 2022 has been observed.

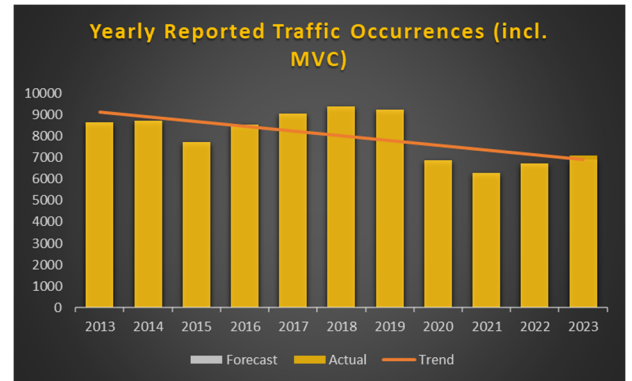
Year to date criminal traffic occurrences have increased by 1% over the same period last year with November showing an increase of 6% and December currently showing an 8% increase.



Traffic Related Occurrences

Although reductions were observed in traffic occurrences in previous years an increase in 2022 was realized. An increase was again forecast in 2023.

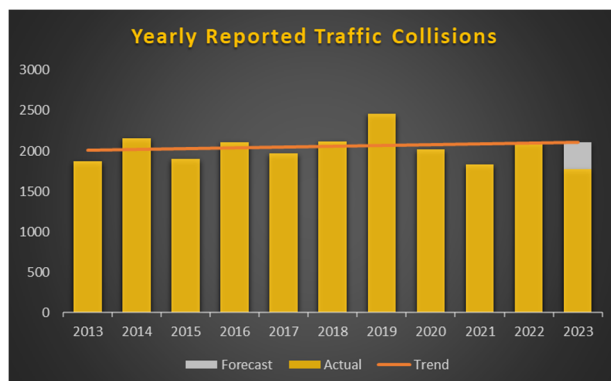
Year to date traffic occurrences have increased 6% over the same period last year with November showing a 3% increase, and December currently showing a 19% decrease.



Motor Vehicle Collisions

Reductions in vehicle collisions were enjoyed during 2020 and 2021 however an increase in 2022 was observed. It was forecast that collisions will remain at 2022 levels in 2023.

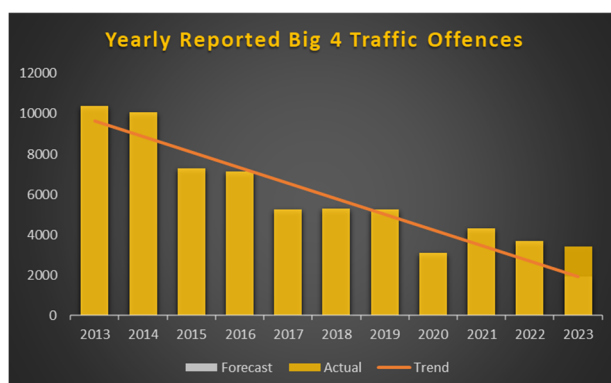
Year to date collisions have decreased 16% over the same period last year with November showing a 26% decrease, and December currently showing a 39% decrease.



Big 4 Traffic (Impaired Operation – Distracted Driving – Seatbelts – Speeding)

Statistically, a decrease in Big 4 Traffic Offences was anticipated.

Year to date Big 4 offences have decreased 1% over the same period last year with September showing a 5% increase, October showing a 10% increase, and November with a 15% decrease. Data for December 2023 was unavailable at the time of this report.



All statistics, graphs and maps are based upon preliminary information supplied by reporting parties and may not have been verified. Preliminary crime classifications may be changed at a later date based upon additional investigation and the possibility of mechanical or human error. There is no warranty, representation or guarantee as to the content, sequence, accuracy, timeliness, or completeness of any of the data provided herein. The data provided is unreliable for comparison purposes over time, or for any other reason. The Ontario Provincial Police explicitly disclaim any representation or warranty, including, without limitation, any merchantability or fitness for a particular purpose. Further, the Ontario Provincial Police shall assume no liability for any errors, omissions, or inaccuracies in the information provided, regardless of how caused. The Ontario Provincial Police will not be responsible for the use of, or the results obtained from the use of this information. The Ontario Provincial Police shall assume no liability for any decision, action, or deferral by anyone made in reliance of any information or data provided. All data visualizations on maps are considered approximate and attempts to derive specific addresses are prohibited.

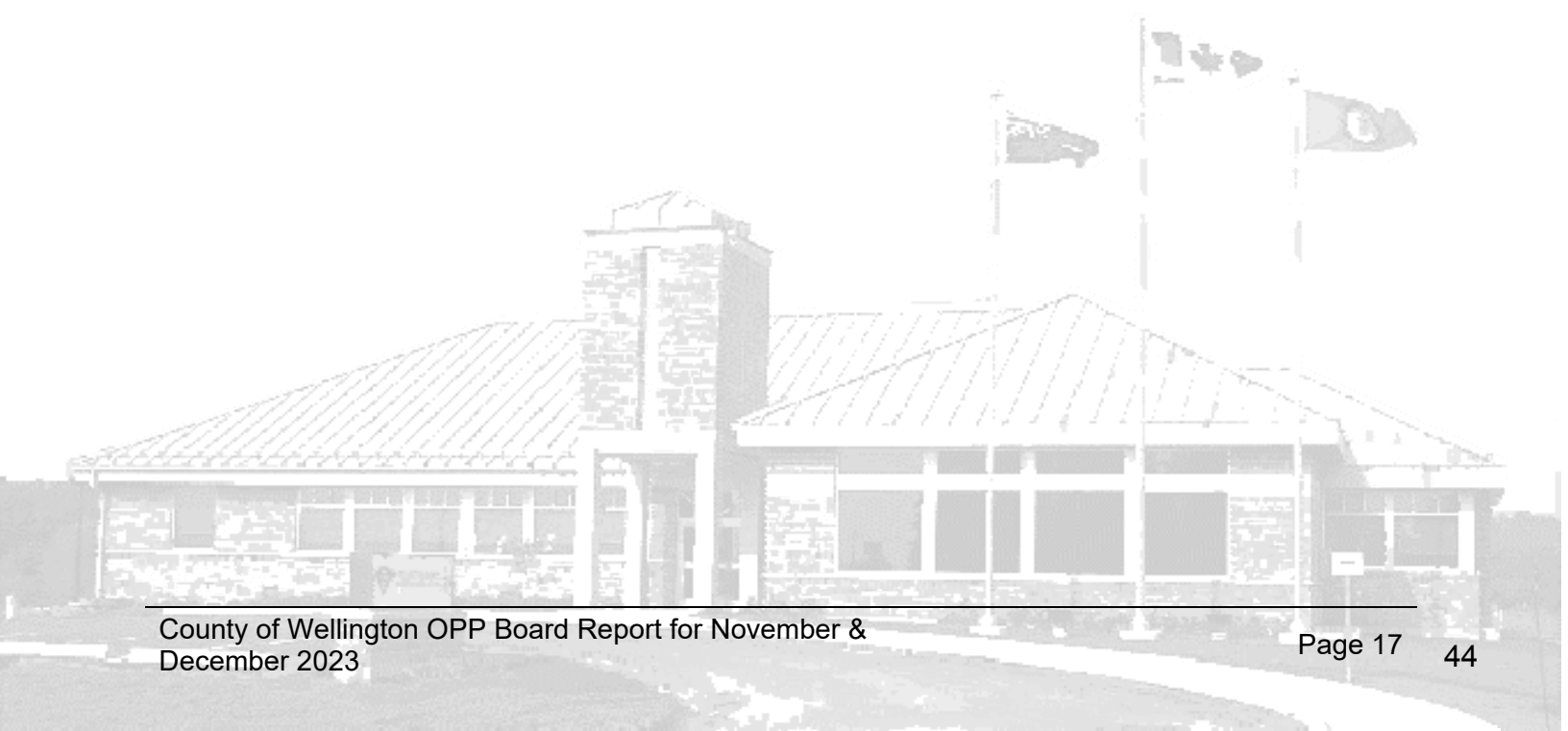
Report Summary

As usual November and December kept the Wellington County OPP detachment on its' toes. From Remembrance Day parades to community events, back to Santa Claus parades and Festive R.I.D.E throughout the entire holiday season our resources were stretched. But, as usual, the people that keep the Wellington County detachment running were up to the task and performed up to expectations. I want to thank all the frontline officers, specialty units, auxiliaries and civilian members for their hard work and dedication not only throughout this holiday season, but throughout the entire year.

Wellington County OPP would like to remind everyone to please slow down and drive according to the weather and road conditions. The roads will get treacherous, and collisions will happen. We can navigate through winter weather without any grave consequences. Your car and property can be replaced, your life cannot be.

I would also like to thank the many community organizations across Wellington County for the countless hours they spend on organizing events, food drives and collecting donations for those less fortunate within our community. Due to your efforts many people within our community were able to celebrate and receive gifts, food and hope for a better 2024.

Happy New Year, wishing a happy and healthy 2024 to you, your family and our community!



Contacts

In an emergency DIAL 911

You can also call
1 888 310 1122
1 888 310 1133 (TTY)
Anywhere in Ontario, 24-hour toll free

Non-emergency calls

Please call
1 888 310 1122
1 888 310 1133 (TTY)
Anywhere in Ontario, 24-hour toll free

County of Wellington OPP Detachments

Centre Wellington Operations Centre

371 Charles Allan Way,
Fergus, ON N1M 2W3
Non-Emergency 519-846-5930
Fax 519-846-5460

South Wellington Operations Centre

5145 Wellington Road 27,
Rockwood, ON N0B 2K0
Non-Emergency 519-856-1506
Fax 519-846-2327

North Wellington Operations Centre

6725 Wellington Road 109,
Palmerston, ON N0G 2P0
Non-Emergency 519-343-5770
Fax 519-343-5780

OPP General Headquarters

Ontario Provincial Police
General Headquarters
Lincoln M. Alexander Building
777 Memorial Avenue
Orillia, ON
L3V 7V3

General inquiries: 705 329-6111
8:00 am to 4:00 pm, Monday to Friday

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**Ministry of
Municipal Affairs
and Housing**

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234-2024-695

February 23, 2024

**Subject: Proposed Amendments to the Official Plan Adjustments Act, 2023 –
Legislation to Reinstate Municipally Requested Modifications to Official
Plans (Bill 162)**

Dear Sir, Madam

Further to my letters in November 2023 regarding proposed legislation to reverse official plan decisions, I am writing to advise you that on February 20, 2024, the government introduced proposed changes to the legislatively approved official plans of some of the province's fastest-growing municipalities to address local needs while continuing to support the government's goal of building at least 1.5 million new homes by 2031.

The proposed Get it Done Act, 2024, introduced on February 20, 2024, includes amendments to the *Official Plan Adjustments Act, 2023*.

Proposed amendments to the *Official Plan Adjustments Act, 2023* would, if passed, update official plans in response to municipal feedback while protecting the Greenbelt, and safeguarding public health and safety.

The proposed amendments follow recent consultation with the affected municipalities, and where appropriate, respond to the feedback from these municipalities, which are the cities of Barrie, Belleville, Guelph, Hamilton, Ottawa, Peterborough, Wellington County and the regions of Halton, Peel, Waterloo and York. Modifications maintained through Bill 150 impacting these municipalities and the Region of Niagara would continue to apply.

Request for Feedback

The ministry is currently seeking feedback on the proposed amendments to the *Official Plans Adjustments Act, 2023* as introduced through the proposed Get It Done Act, 2024. The proposed legislation is posted on the Environment Registry of Ontario and the Regulatory Registry for 30 days, until March 21, 2024.

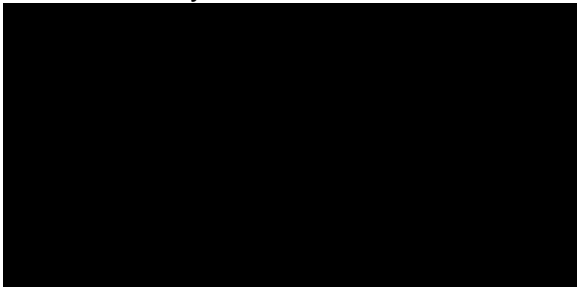
Comments can be sent through the Environmental Registry of Ontario or the Regulatory Registry postings or by email to mmahofficialplans@ontario.ca.

More information on the legislative proposal can be found on the Environmental Registry of Ontario and the Regulatory Registry at:

- [Environmental Registry of Ontario: Bill 1, Get it Done Act, 2024](#)
- [Regulatory Registry: Bill 1, Get it Done Act, 2024](#)

I look forward to receiving your feedback on this proposal.

Sincerely,



Hon. Paul Calandra
Minister of Municipal Affairs and Housing

Get It Done Act, 2024 - Amending the Official Plan Adjustments Act, 2023

| | |
|--|---|
| ERO (Environmental Registry of Ontario) number | 019-8273 |
| Notice type | Act |
| Posted by | Ministry of Municipal Affairs and Housing |
| Notice stage | Proposal |
| Proposal posted | February 20, 2024 |
| Comment period | February 20, 2024 - March 21, 2024 (30 days) Open |
| Last updated | February 20, 2024 |

This consultation closes at 11:59 p.m.

on:

March 21, 2024

Proposal summary

The government is seeking feedback on proposed amendments to the Official Plan Adjustments Act, 2023 to retroactively reinstate municipally requested modifications to official plans for the cities of Barrie, Belleville, Guelph, Hamilton, Ottawa and Peterborough, Wellington County and the regions of Niagara, Peel, Halton, York and Waterloo.

Proposal details

Ontario is proposing changes to the legislatively-approved official plans of some of the province's fastest-growing municipalities to address local needs while continuing to support the government's goal of building at least 1.5 million new homes by 2031.

The proposed Get it Done Act, 2024, introduced on February 20, 2024, includes amendments to the Official Plan Adjustments Act, 2023.

Proposed amendments to the Official Plan Adjustments Act, 2023 would, if passed, update official plans in response to municipal feedback while protecting the Greenbelt, and safeguarding public health and safety.

The proposed amendments follow recent consultation with the affected municipalities, and where appropriate, respond to the feedback from these municipalities, which are the cities of Barrie, Belleville, Guelph, Hamilton, Ottawa, Peterborough, Wellington County and the regions of Halton, Peel, Waterloo and York. Modifications maintained through Bill 150 impacting these municipalities and the Region of Niagara would continue to apply.

Public consultation opportunities

This proposal has been posted for a 30-day public review and comment period starting, February 20, 2024.

Related files

[Region of Waterloo - Map No. 349 \(https://prod-environmental-registry.s3.amazonaws.com/2024-02/Waterloo_ROPA6_Map_349.pdf\)](https://prod-environmental-registry.s3.amazonaws.com/2024-02/Waterloo_ROPA6_Map_349.pdf)
pdf.(Portable.Document.Format.file) 1.59 MB

[Regional Municipality of Halton - Map No. 350 \(https://prod-environmental-registry.s3.amazonaws.com/2024-02/Halton_ROPA49_Map_350.pdf\)](https://prod-environmental-registry.s3.amazonaws.com/2024-02/Halton_ROPA49_Map_350.pdf)
pdf.(Portable.Document.Format.file) 1.14 MB

Related links

[Bill 162, Get it Done Act, 2024 - Schedule 3 \(https://www.ola.org/en/legislative-business/bills/parliament-43/session-1/bill-162\)](https://www.ola.org/en/legislative-business/bills/parliament-43/session-1/bill-162)

Related ERO (Environmental Registry of Ontario) notices

Supporting materials

[Planning Statute Law Amendment Act, 2023 \(/notice/019-7885\)](#)

[City of Barrie - Approval of a municipality's official plan \(/notice/019-5530\)](#)

[City of Peterborough - Approval of a municipality's official plan \(/notice/019-4969\)](#)

[City of Belleville - Approval of a municipality's official plan \(/notice/019-4953\)](#)

[Regional Municipality of Waterloo - Approval to amend a municipality's official plan \(/notice/019-5952\)](#)

[City of Guelph - Approval to amend a municipality's official plan \(/notice/019-5981\)](#)

[County of Wellington - Approval to amend a municipality's official plan \(/notice/019-5635\)](#)

[City of Ottawa - Approval of a municipality's official plan \(/notice/019-4968\)](#)

[The Regional Municipality of Niagara - Approval of a municipality's official plan \(/notice/019-5717\)](#)

[Regional Municipality of Halton - Approval to amend a municipality's official plan \(/notice/019-5684\)](#)

[Regional Municipality of York - Approval of a municipality's official plan \(/notice/019-5865\)](#)

[Regional Municipality of Peel - Approval of a municipality's official plan \(/notice/019-5535\)](#)


[City of Hamilton - Approval to amend a municipality's official plan \(/notice/019-5732\)](#)

View materials in person

Some supporting materials may not be available online. If this is the case, you can request to view the materials in person.

Get in touch with the office listed below to find out if materials are available.

Municipal Services Office - Central Ontario
16th floor
777 Bay Street
Toronto, ON
M7A 2J3
Canada

 [1-800-668-0230](tel:1-800-668-0230)

Comment

Let us know what you think of our proposal.

Have questions? Get in touch with the contact person below. Please include the ERO (Environmental Registry of Ontario) number for this notice in your email or letter to the contact.

[Read our commenting and privacy policies. \(/page/commenting-privacy\)](#)

Submit by mail

mmahofficialplans@ontario.ca

Connect with US

Contact

[mmahofficialplans@ontario.c
a](mailto:mmahofficialplans@ontario.ca)

 mmahofficialplans@ontario.ca

Delegate Request - Entry #10662

Type of Meeting

Council

Meeting Date

February 28, 2024

How many delegates are requesting to make this presentation?

One (1)

Type of Delegation

This is a request to delegate on a topic on the upcoming agenda

Identify which agenda item you are requesting to delegate on?

Morriston corridor improvements and safety measures.

Type of Presentation

This request is to present a verbal delegation

Type of Attendance

In person

Name of Delegate

william knetsch

Mailing Address of Delegate

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Phone Number of Delegate

[REDACTED]

Email Address of Delegate

[REDACTED]

Purpose of delegation (state position taken on issue, if applicable)

To implement and install the remaining items listed in the Highway 6 Morriston streetscape study and installing stoplights at Highway 6 south and Leslie Rd. or Gore Rd.

A formal presentation is being submitted to accompany the delegation

No

File Upload

 [Ministerial-107-2023-2761-2.pdf](#)

The delegation will require the use of audio-visual equipment (power point presentation)

No

Acknowledgement

I (we) have read, understand and acknowledge the Rules and Procedures relating to Delegations as prescribed by the Procedural By-law 2022-046.

[Township of Puslinch](#)

Ministry of Transportation
Office of the Director
West Operations

659 Exeter Road
London, Ontario N6E 1L3
Telephone: (519) 873-4335
Facsimile: (519) 873-4236

Ministère des Transports
Bureau du directeur
Opérations ouest

659, chemin Exeter
London (Ontario) N6E 1L3
Téléphone : (519) 873-4335
Télécopieur : (519) 873-4236



November 28, 2023

107-2023-2761

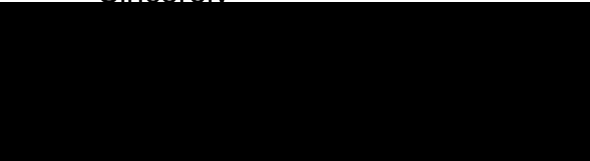
ted.arnottco@pc.ola.org

Dear MPP Ted Arnott,

Thank you for your email to the Honourable Prabmeet Singh Sakaria, Minister of Transportation regarding the Highway 6 Morriston Streetscape strategy. I appreciate the opportunity to respond on behalf of the Minister.

The Ministry of Transportation met with the Township of Puslinch on November 9, 2023, to discuss this initiative. When the municipality is ready to proceed, we are ready to work together.

Sincerely,



Franca Sacchetti
Director, West Operations

- c. William Knetsch, williamknetsch1@gmail.com
James Seeley, jseeley@puslinch.ca
Julia Medeiros, julia.medeiros@ontario.ca

Morrison Highway 6 Streetscape Strategy



Landscaping

Lighting and
Banners

Gateway
Signage

July 2013

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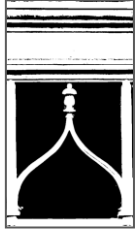
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Morrison Highway 6 Streetscape Strategy

1 Background

This document is part of a series of interim solutions developed to improve the Highway 6 streetscape prior to completion of the Highway 6 by-pass. Improvements completed to date include:

- Enlarged speed limit signage installed by Ministry of Transportation (MTO)
- Identification of pedestrian crossings at main intersection with 'zebra striping' pavement markings by MTO

A Community Safety Zone designation request has also been forwarded to the Ministry of Community Safety and Correctional Services. The request was supported by Township Council, COPS Committee, the Townships Public Works Supervisor, MPP Ted Arnott, MTO, OPP, Police Services Board and County Engineer. No decision has been issued on the request at this time.

2 Streetscape Strategy

This strategy identifies three areas of streetscape improvements:

- Landscaping (trees and planting within existing paved medians at plaza)
- Lighting and Banners (upgraded luminaires and banners on existing poles)
- Gateway Signage (enhanced Morrison identification signage)

These initiatives have been championed by Bill Knetsch, a Morrison business owner. This document has been prepared by the County of Wellington Planning and Development Department. In all cases, MTO approval is required.



3 Landscaping

The landscaping component calls for the creation of five new planting areas along Highway 6 (Appendix 1). These areas were evaluated for general suitability by the Township's consulting ecologist (Greg Schiefele) and selected if there was enough space to accommodate plantings. Mr. Schiefele also recommended species which have been identified in Appendix 1 through 5.

MTO Requirements

All of the proposed planting areas would be located within the Highway 6 right-of-way and would therefore be subject to the evaluation and approval of the Ministry of Transportation (MTO). The MTO requires:

- 1) 4 copies of a Landscape Plan
- 2) An Encroachment Permit Application, once Landscape Plan is approved (Appendix 8)
- 3) Payment in the amount of \$520.00

The Landscape Plan would need to be prepared by a Landscape Architect and identify the location, type and size of plantings proposed within each area. MTO has advised of setback requirements from the traveled portion of the highway to the anticipated drip line of the trees to be planted. The compulsory setback is based on the speed limit of the road alongside which the planting areas will be placed. In this case the planting areas are within a 50km/h zone and the setback required would be a minimum 4.0 m. If the plans are approved, the Ministry will then request a single encroachment permit application be filed and the \$520.00 fee be paid. Once permits have been received installation can proceed.

Phasing of the installation of the planting locations may be an option that the Township can consider. If phased, we would recommend that the first planting areas include the outer limits of the village (planting areas # 1 and # 5), then gradually work towards the central planting area in front of the Morriston Village Plaza (Planting area # 4). This approach would improve areas with the greatest need for enhancements and would also accentuate the proposed gateway signage.

It should be noted that planting area # 3B may be impacted by grading and site improvements as part of the proposed residential subdivision (Bouck). Timing of Landscaping/planting area # 3B should be delayed or coincide with Subdivision/ Storm water management work if subdivision is approved.

Work completed to date includes:

- Identification of proposed planting areas and preparation of base mapping
- Ecological evaluation of each proposed planting area
- Request for quote for the preparation of the required landscape work plan



The following checklist identifies the necessary steps which are required to complete the landscaping improvements:

Figure 1 Landscaping Checklist

| Task | Status |
|--|----------|
| Identification of suitable planting areas and base map preparation | COMPLETE |
| Ecological evaluation of areas (constraint identification and suitable species for plantings) | COMPLETE |
| Preparation of a landscape plan identifying all planting locations and setbacks from anticipated drip lines | |
| Approval by the Township of Puslinch | |
| Submission to MTO: <ul style="list-style-type: none"> • 4 copies of the proposed landscape plan • Once plan is approved submission of one encroachment permit application form; and • Payment in the amount of \$520.00 | |
| Receive permits and MTO approval (work must commence within 6 months of permit issuance) | |
| Hire company to install plantings (tender process) | |
| Request utility locates (valid for 30 days) | |
| Construction of planting areas (phasing) | |
| Maintain areas | |
| If necessary renewal of encroachment permits with the Ministry prior to expiration of current permit. | |



Proposed Planting Areas

PLANTING AREA # 1

This planting area is proposed south of the southern Morriston entrance sign and would continue along the slope between the sidewalk and ditch. The planting area would extend across the front of the residence at 97 Queen Street and end just north of the driveway to the residence at 107 Queen Street. Please refer to Appendix 2 for an aerial view of the proposed locations and for site constraints, planting species and planting directions.

Figure 2 Planting Area 1



View to north along the east side of Highway 6 from the residence at 107 Queen Street.

PLANTING AREA # 2

Planting area # 2 is proposed to be located south of the drive access for the residence at 77 Queen Street. This planting area would continue along the east side of the sidewalk on the crest of the slope, which is present in this area. The planting area would end just before the Morriston entrance sign at the south end of the village. Please refer to Appendix 3 for an aerial view of the proposed location and for site constraints, planting species and planting directions

Figure 3 Planting Area 2



View to north along the east side of Highway 6 from southern Morriston entrance sign.



PLANTING AREA # 3

This planting area would be located immediately south of Church Street, extending south along the west side of Highway 6 for 100 m. Please refer to Appendix 4 for an aerial view of the proposed location and site constraints, planting species and planting directions.

Figure 4 Planting Area 3



View to south along the west side of Highway 6 from Church Street.



PLANTING AREA # 4

Planting area # 4 addresses the raised asphalt medians in front of the Morriston Village Plaza just north of Calfass Road. These locations, given their physical characteristics, would need to have the asphalt excavated and flowerbeds installed or low planting boxes installed on top of the paved surface. Please refer to Appendix 5 for an aerial view of the proposed location and for site constraints, planting species and planting directions.

Figure 5 Planting Area 4



View to north at proposed planting locations in medians in front of Morriston Village Plaza.



PLANTING AREA # 5

There would be two planting sites in this area:

- one lining the North American Construction storage yard located along the east side of Highway 6, south of Hwy 401 and North of Currie Drive;
- the second site is lining the west side of Highway 6 immediately across from the above mentioned planting area south of Highway 401 and north of Telfer Glen Street.

Please refer to Appendix 6 for an aerial view of the proposed locations and for site constraints, planting species and planting directions.

Figure 6 **Planting Area 5**



View to north from Telfer Glen Street.



View to north from Currie Drive.

4 Lighting and Banners

The lighting and banner plan proposes fourteen new street lights and banners on hydro poles throughout Morriston (Appendix 1). The new lighting fixtures and banners would create a consistent streetscape, which would identify Morriston to travelers. The new lights would introduce a heritage character and would be more visually appealing. The banners would provide the opportunity to highlight important local events or holidays.

The proposed location for these new lighting and banner installations were identified based on the availability of space on the existing hydro poles. An inventory of all hydro poles in the village was conducted during which all fixtures attached to the poles were identified (lights, traffic signals and transformers). Poles with transformers and traffic signals were eliminated from consideration due to conflicts which may arise during maintenance and repairs to those fixtures. The poles selected had no conflicting fixtures attached to them and also provided the most consistent spacing from pole to pole.

These proposed fourteen lighting and banner locations would be located within the Highway 6 right-of-way and would be subject to the evaluation and approval of the MTO.

Ministry of Transportation Requirements

The Ministry of Transportation would require:

- 1) 4 copies of the plans for the proposed lighting work
- 2) 4 copies of the plans for the proposed banner work
- 3) Once the lighting plan is approved one encroachment permit application for the proposed lighting can be submitted
- 4) Once the banner plan is approved a separate encroachment permit application for the banners can be submitted; and
- 5) Payment in the amount of \$1,040.00 covering both submissions

Two separate plans would need to be submitted to the MTO for review: a lighting plan and a banner plan. The lighting plan would provide information only pertaining to the light fixtures, and the banner plan would detail the placement of the banners. Each plan would have to include mounting height of the fixtures, fixture dimensions and location of each of the hydro poles to be used within the village. The reason for two separate plans is due to the fact that the light fixtures are viewed to be more permanent than the banner fixtures and would need to be covered by different permit conditions. If the plans are approved, the Ministry will require submission of the necessary encroachment permits for the lighting and banner installations, and payment of \$1040.00. Once permits have been received installation may proceed.



Phasing the installation of the lighting and banners may be an option that the township can consider. It would be recommended that the 8 poles, which run along the east side of Highway 6 from Church Street to just north of the intersection of Highway 6 and Badenoch Street East, and the one pole on the west side of Highway 6 north of Calfass Road be installed first. This is because these poles, given their location, would provide a consistent banner appearance and would be concentrated in the main business area. Next it would be suggested to install the lighting and banner fixtures at the two most northern proposed locations. These poles are located on either side of Highway 6, one north of Currie Drive and the other north of Telfer Glen Street. These installations would introduce banners and more lighting in the northern end of the village. Lastly the two poles located on the west side of Highway 6 south of Church Street should be installed completing the lighting and banner installations.

Work that has been done to date includes:

- Identification of suitable mounting areas preparation of base mapping
- Request for quotes for lighting fixtures and banner mounts
- Request for quotes for banners

Quote Information

Quotes were requested from 3 different companies for the creation of the banners. 1 company was requested to submit quotes for lighting fixtures and banner mounts. The details regarding their submissions are laid out in the charts below.

Figure 7 Banner Quote Information

| Name | Details |
|--|--|
| Sign Art Centre Colleen Craig Guelph 519-767-2250 sales@signartcentre.com http://signartcentre.com/ | Street light mounted banners 5' x 3' double sided with pockets at top and bottom would be - \$225.00 each. Fitting to the street pole would be - \$225.00 each. Final installation would be - \$120.00 each In total Each banner would be- \$570.00 Logo design if needed would be - \$210.00 Noted that the price may vary depending on how many banners would be provided |
| Keltech Signs Ltd Chris Hall Fergus Keltech@bellnet.ca http://www.keltechsigns.com/ | Company has the ability to produce banners but would require more information regarding the dimensions and artwork that is to be placed on them. Logo design would be – \$700.00 |
| Alpha Graphics Jeff Katerberg Fergus info@alphagraphics.ca www.alphagraphics.ca | Requested more information regarding the size and artwork to go on the banners to provide a more accurate estimate. |



Figure 8 Lighting and Banner Quote Information

| Name | Details |
|--|--|
| Getty and Associates Jim Campbell Kitchener/ Waterloo www.gettyassociates.ca 519.577.8172 | Getty and Associates provided quotes which included prices for lighting and banner mounting assembly. The estimate which was provided was very detailed and is better suited to be read as submitted and can be found in (Appendix # 7) |

The following checklist will organize the necessary steps, which are required for the completion of the plan:

Figure 9 Lighting and Banner Checklist

| Task | Status |
|---|----------|
| Identification of suitable installation areas | COMPLETE |
| Request pricing information for illumination and banners | COMPLETE |
| Design of banners and lighting | |
| Development of a detailed Lighting plan and Banner plan | |
| Approval by the Township of Puslinch | |
| Submission to MTO: <ol style="list-style-type: none"> 1) 4 copies of the plans for the proposed lighting work 2) 4 copies of the plans for the proposed banner Work 3) Once lighting plan is approved one encroachment permit application for the proposed lighting can be submitted 4) Once the banner plan is approved one encroachment permit application for the proposed banners can be submitted; and 5) Payment in the amount of \$1,040.00 covering both submissions | |
| Receive Permits and MTO approval (work must commence within 6 months of permit issuance) | |
| Hire company to install lighting and banner fixtures (tender process) | |
| Notify Ministry 48 hours prior to Installation beginning | |
| Maintain areas | |
| If necessary renewal of encroachment permits with the Ministry prior to expiration of current permits. | |



5 Gateway Signage

The plan for gateway signage would introduce two new entrance signs for the village. As recommended in the Puslinch Design Guidelines these signs would be more decorative in nature than the current blue and white signs in place today. With the installation of the new entrance signs it would prominently identify Morriston to those entering the community and signify that they are passing through a residential and commercial community.

The proposed locations for each of these entrance signs were determined based on several factors. Each location was evaluated based on the areas ability to accommodate the sign, the presence of other regulatory signs and the visibility of the entrance sign for travelers. The northern Morriston sign is proposed to be relocated south of its current location to an area north of Telfer Glen Street (Appendix 1). The new proposed location provides ample room for the new display sign and offers a better vantage point for travelers to see it when coming down the hill into the village. The sign located at the south end of Morriston greeting northbound traffic would not be moved but would be replaced with a new decorative sign (Appendix 2).

The proposed locations for the new entrance signs would be located within the Highway 6 right-of-way and would be subject to evaluation and approval of the MTO.

Ministry of Transportation Requirements

The Ministry of Transportation would require:

- 1) 4 copies of the plans for the proposed work
- 2) Once plan is approved one encroachment permit application can be submitted (Appendix # 8)
- 3) Payment in the amount of \$520.00

The necessary plan would need to be prepared and provided to the MTO for approval would need to include details about the location of each entrance sign as well as required setbacks. The required setback is from the traveled portion of the highway to the anticipated edge of the sign support. The compulsory setback is based on the speed limit of the road alongside which the planting areas will be placed. In this case the sign proposed to be relocated is within a 50km/h zone and the setback required would be a minimum 4.0 m. If the plans are approved, the Ministry will then request a single encroachment permit application be filed and the \$520.00 fee be paid. Once permits have been received installation can proceed. No sign permit application would be necessary upon submission to the MTO. The sign permit is only required if the proposed sign location was to be outside of the Highway 6 Right-of-way.

Work that has been done to date includes the identification of suitable sign locations, and requests for quotes regarding the manufacturing of new entrance signs.



Quote Information

Quotes were requested from 5 different Companies for the creation of the entrance signs. We used the Town of Erin and Centre Wellington Gateways signs as illustrated in the Puslinch Design Guidelines as a comparables to give a rough idea of cost. The details regarding their submissions are as follows:

Figure 10 Signage Quote Information

| Name | Details |
|--|---|
| <p>Lasko 3D Signs Myron Lasko East Garafraxa Ontario 519-843-4994 myron@lasko.ca http://www.lasko3dsigns.com/</p> | <p>Lasko 3D signs was responsible for the creation of the Town of Erin Signs. Quoted a 60" x 80" sign made of western red cedar at - \$3,600 per sign. For a sign smaller than 60" x 80" an average price of \$2,500 can be expected. For a sign larger than 60" x 80" an average price of \$4,000 can be expected. Recommends staying with the 4' x 8' sheet to avoid seems.</p> |
| <p>Sign Art Centre Colleen Craig Guelph 519-767-2250 sales@signartcentre.com http://signartcentre.com/</p> | <p>Provided a quote to replicate the Town of Erin sign at- \$6,899 per sign Installation would be- \$600.00 per sign. Suggested to provide a more accurate estimate for the new Morriston sign, artwork would need to be determined. Logo design would be - \$ 210.00</p> |
| <p>Scutt Signs Jim Luesink, Sales & Design Guelph 519-821-2756 Info@scuttsigns.com http://www.scuttsigns.com/index.html</p> | <p>Requested more information regarding the proposed size and artwork of the sign. Company is capable of producing signs similar to that of Erin's and Centre Wellington's.</p> |
| <p>Keltech Signs Ltd Chris Hall Fergus Keltech@bellnet.ca http://www.keltechsigns.com/</p> | <p>Requested more information regarding the size and type of materials to be used in the sign. Company is able to provide logo design for approximately \$700.00 depending on detail and possible revisions.</p> |
| <p>Alpha Graphics Jeff Katerberg Fergus info@alphagraphics.ca www.alphagraphics.ca</p> | <p>Requested more information regarding the size and artwork to go on the sign to create an accurate quote.</p> |

The following checklist will organize the necessary steps in the order that they must occur for easy tracking of the project:

Figure 11 Gateway Signage Checklist

| Task | Status |
|---|---------------|
| Identification of suitable installation areas | COMPLETE |
| Requests for quotes on manufacturing | COMPLETE |
| Design of sign and Logo | |
| Creation of Detailed Sign plan | |
| Approval of sign and location by the Township of Puslinch | |
| Submission to MTO: <ul style="list-style-type: none"> • Encroachment Permit form • 4 copies of the plans for the proposed work • Payment of Fee \$23.00/m² (depending on sign size) | |
| Receive permits and MTO approval (work must commence within 6 months of permit issuance) | |
| Have signs made | |
| Request utility locates (valid for 30 days) | |
| Notify the Ministry prior to installation beginning | |
| If necessary renewal of encroachment permits with the Ministry prior to expiration of current permits. | |

6 Next Steps

We would recommend that the Township implement this strategy starting with the following next steps:

Landscaping

- Secure funding for Landscape Plan preparation
- Hire consultant to prepare Landscape Plan
- Finalize and approval plan
- Secure funding for landscape installation
- Seek MTO approvals

Lighting and Banners

- Secure funding for lighting and banners
- Finalize number and location of fixtures
- Request Lighting and Banner Location Plan to be prepared by County
- Seek MTO approvals

Gateway Signage

- Secure funding for gateway signage design and fabrication
- Request Sign Location Plan to be prepared by County
- Seek MTO approvals

Ongoing coordination with Bill Knetsch and other community stakeholders should continue.



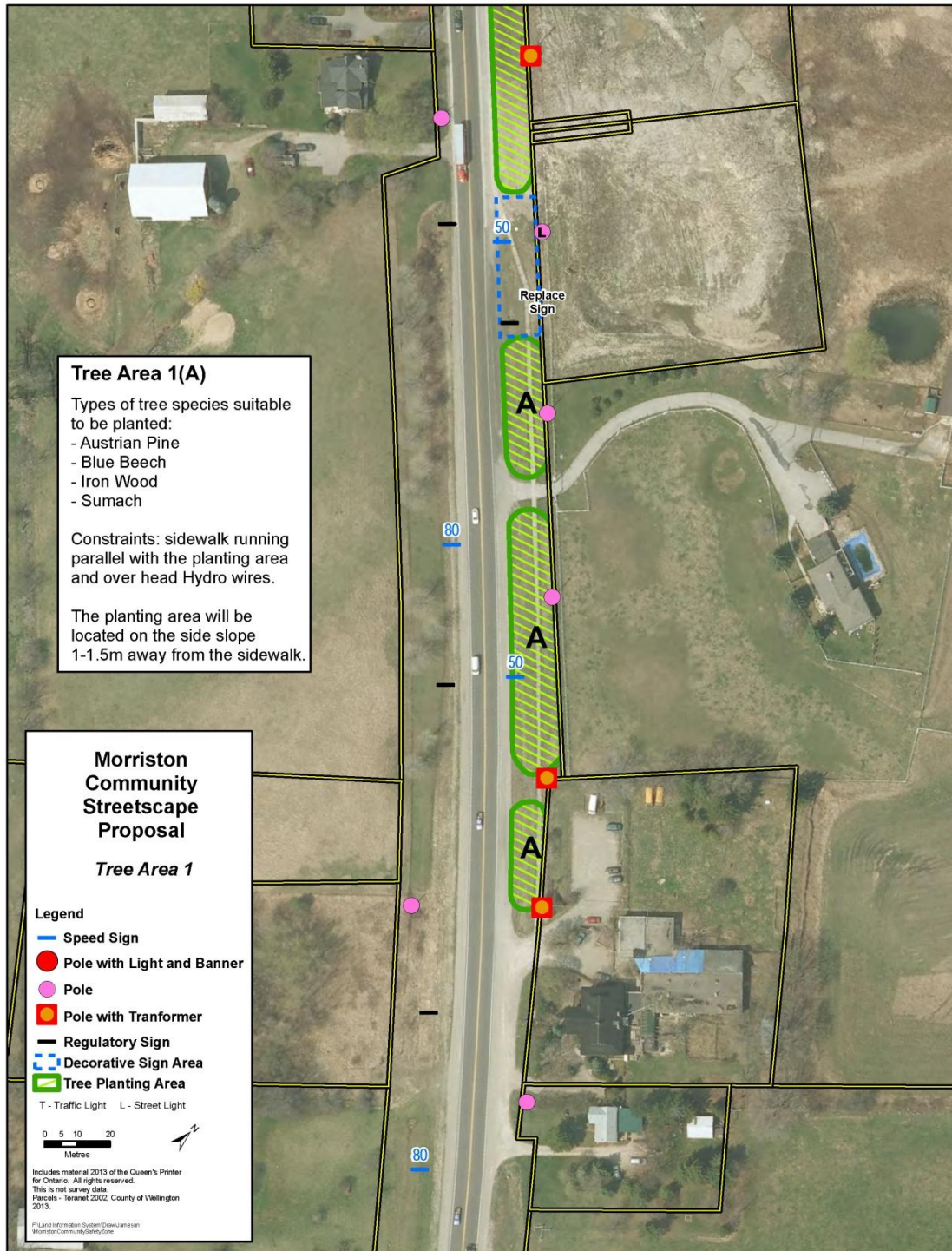
APPENDIX 1 Overall Map of Streetscape Components

➤ Depicts all of the proposed streetscape components in their proposed locations



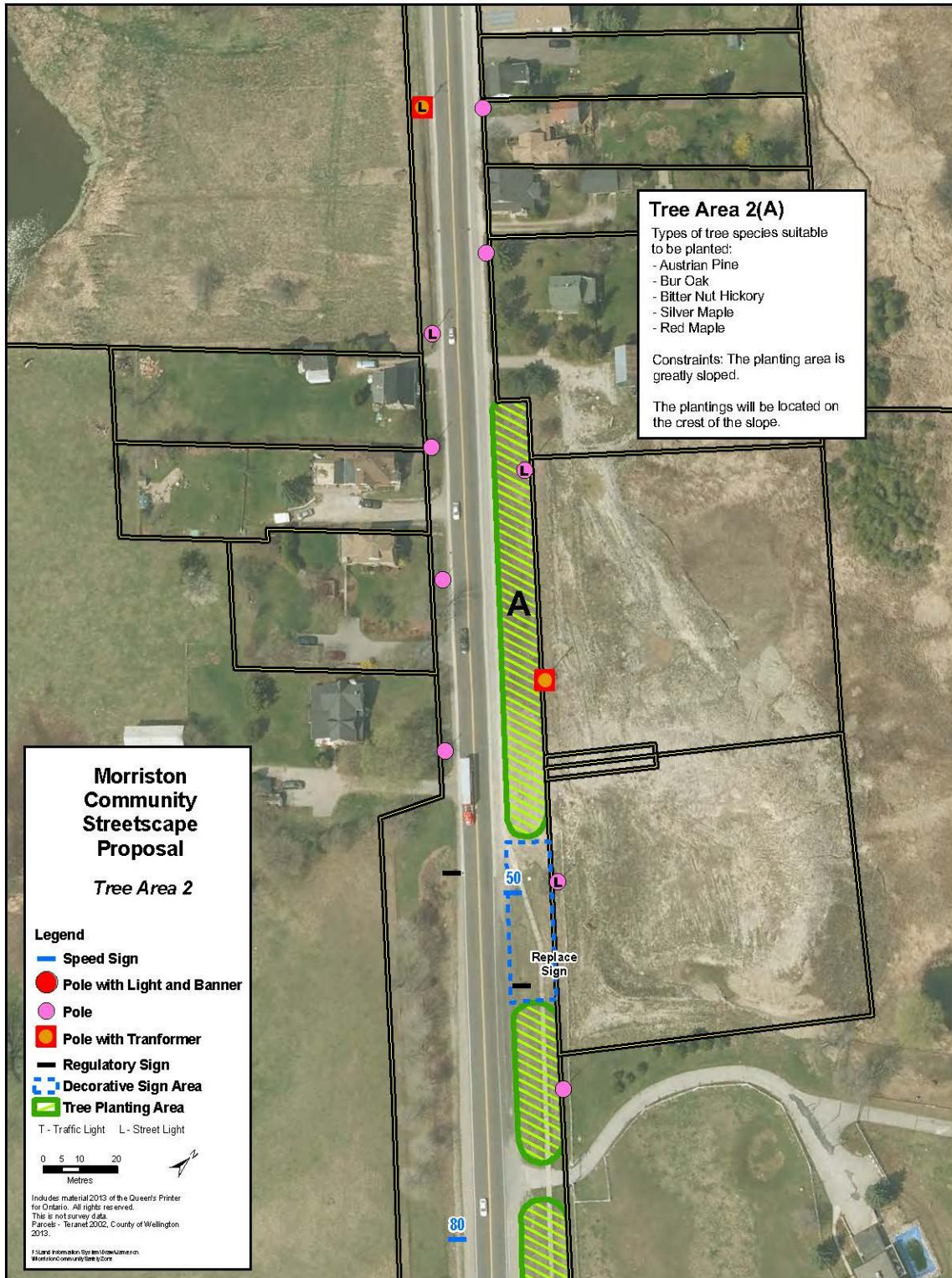
APPENDIX 2 Planting Area #1 & Gateway Sign

- Depicts planting area # 1 as well as site constraints, planting species and planting directions.
- Depicts location of proposed/ current entrance sign area at south end of Morriston.



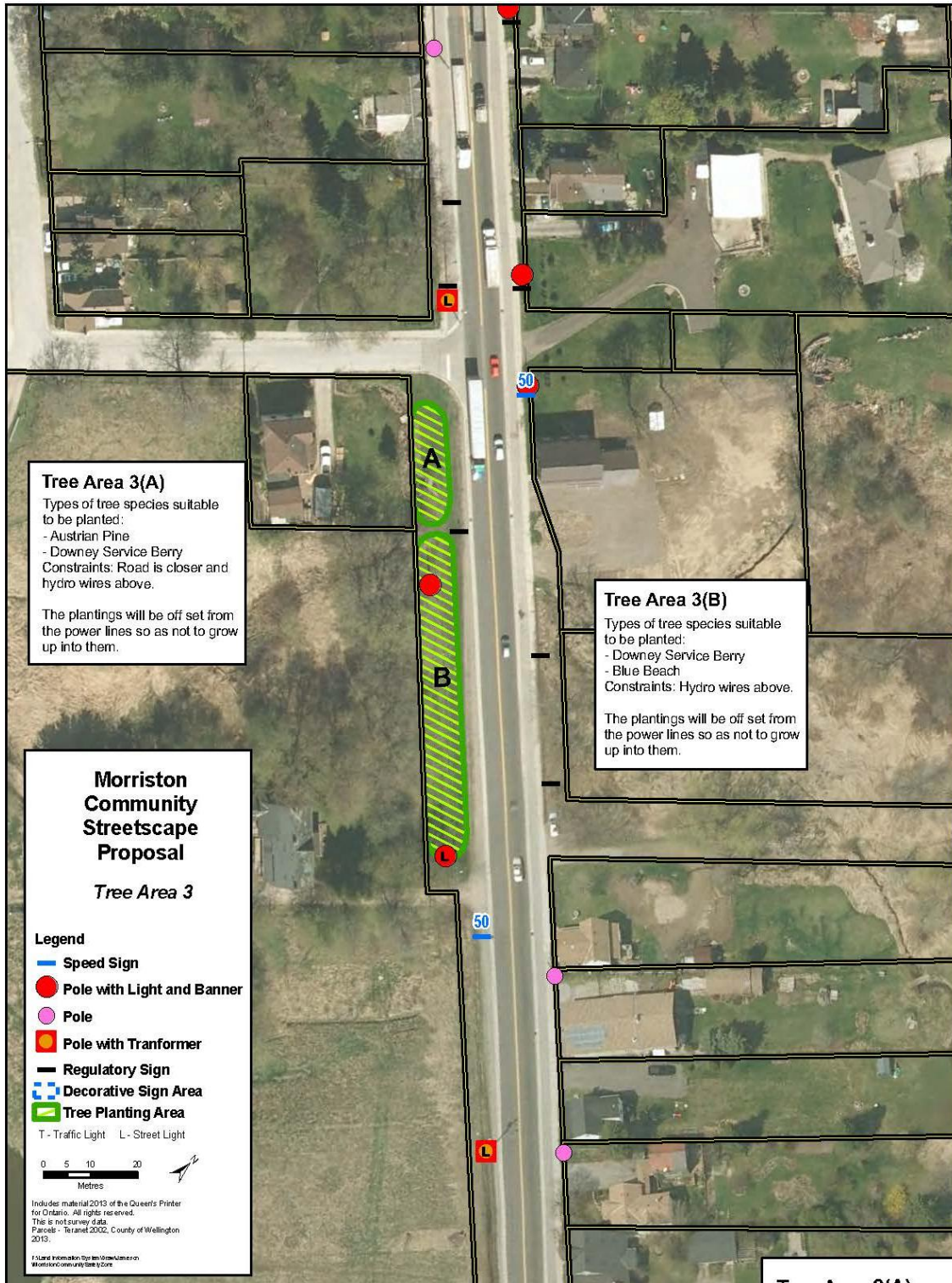
APPENDIX 3 Planting Area #2

- Depicts planting area # 2 as well as site constraints, planting species and planting directions.



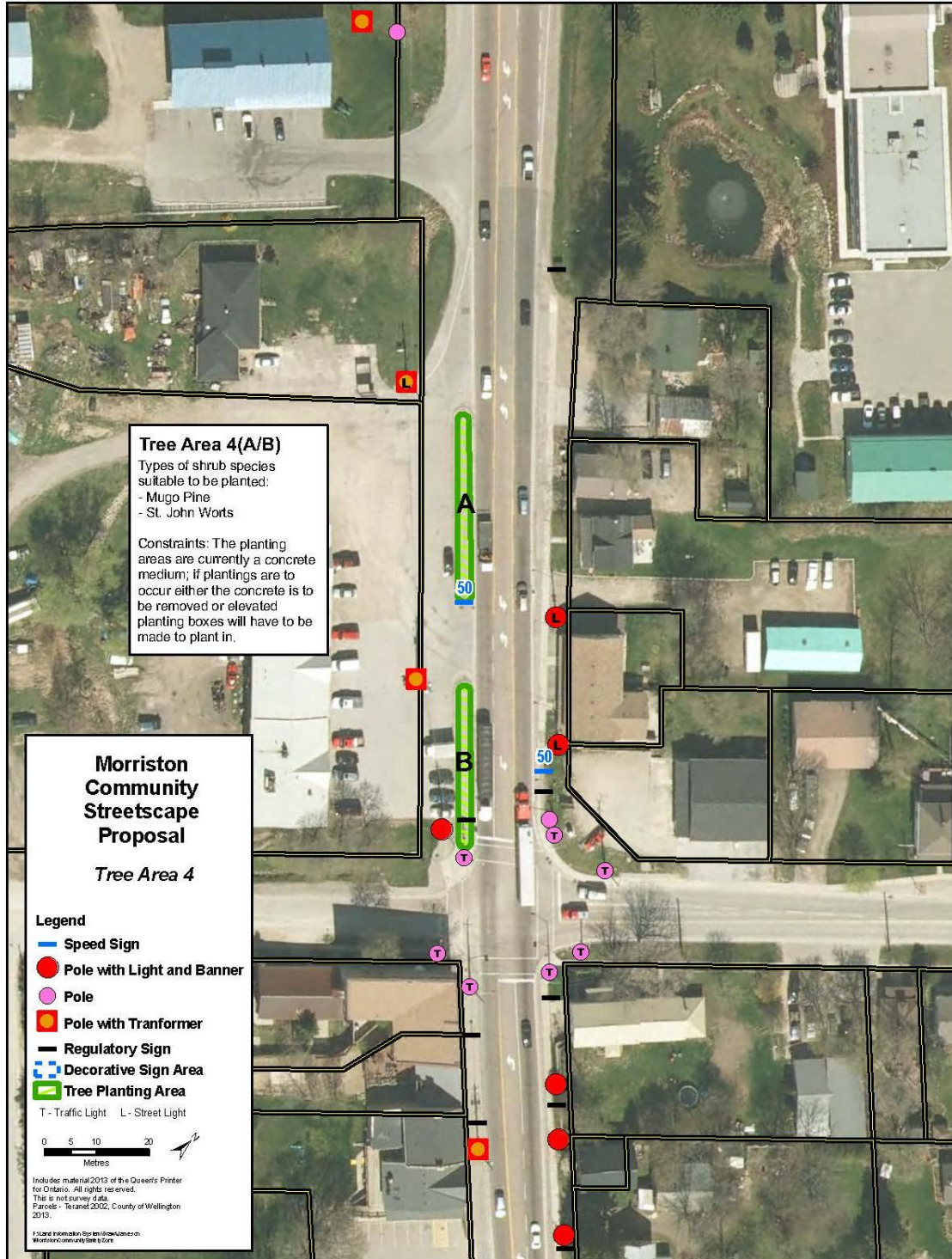
APPENDIX 4 Planting Area #3, Lighting & Banners

- Depicts planting area # 3 as well as site constraints, planting species and planting directions.
- Depicts part of the proposed lighting and banner proposed locations.



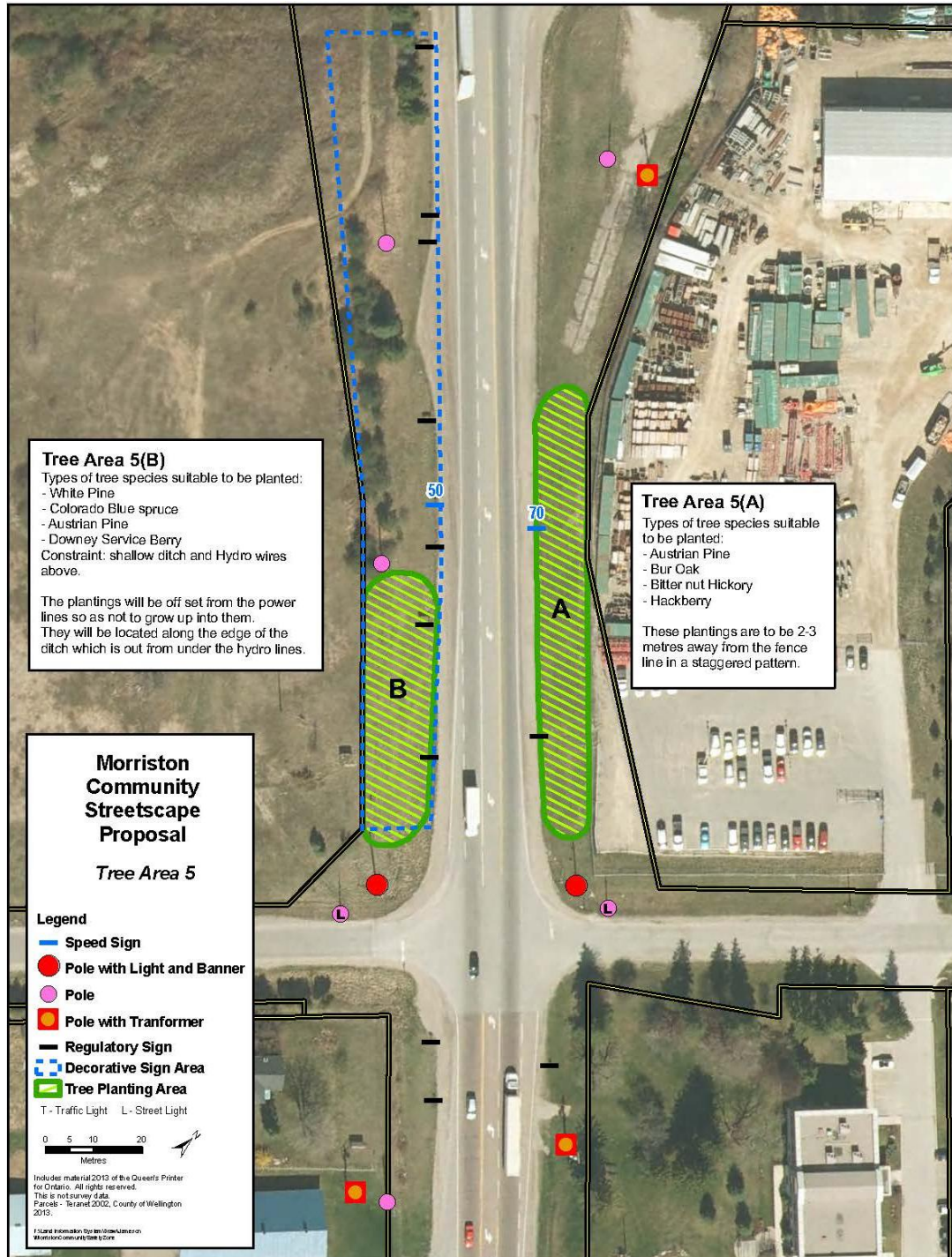
APPENDIX 5 Planting Area #4, Lighting & Banners

- Depicts planting area # 4 as well as site constraints, planting species and planting directions.
- Depicts part of the proposed lighting and banner proposed locations.



APPENDIX 6 Planting Area #5, Gateway Sign, Lighting & Banners

- Depicts planting area # 5 as well as site constraints, planting species and planting directions.
- Depicts part of the proposed lighting and banner proposed locations.
- Depicts proposed location for Entrance sign at the north end of Morrision Village.



APPENDIX 7 Landscape Plan Quote

Quote information from MacKinnon and Associates about preparing a landscape plan for the proposed planting areas.



Providing Solutions in Urban, Landscape and Environmental Planning

G:\Proposals\2013\County of Wellington\Morrison rev 1.doc
File: Proposal
By E-mail: jamesonp@wellington.ca

July 19, 2013

County of Wellington
Planning and Development Department
74 Woolwich Street
Guelph, ON N1H 3T9

Attention: Mr. Jameson Pickard, Junior Planner

Dear Mr. Pickard,

**Re: Morriston Streetscape Planting
Revised Landscape Architectural Fee Estimate**

Further to our telephone discussion, we are pleased to provide the following revised estimate of fees to provide landscape architectural services for the preparation of landscape plans for certain streetscape improvements proposed in Morriston.

Based on a review of the planting areas drawings provided, our scope of work is proposed as follows:

Part A – Total Station Field Pickup of existing conditions

- Conduct total station topographic pickup of planting areas proposed for improvements. Information to be picked up includes surface and marked utilities, swales, ditches, top and bottom of banks, edge of pavement and existing trees. No allowance for private locates for underground services is made in this estimate.
- Obtain underground base information where available (gas lines, telephone etc.)
- Assemble AutoCAD base plan from survey points and available base information.

Part B - Landscape Design

- Prepare preliminary landscape plans for 5 identified planting areas. Design will accommodate recommended species as per Mr. Greg Schiefele, as well as MTO requirements. Design is anticipated to include planting design and layout, planting bed preparation recommendations, removals and rootzone improvements where necessary. We understand the County is able to provide base drawings illustrating relevant property fabric and current aerial photography. Note this estimate does not allow for the design of signage that may be considered within the "Decorative Sign Areas" noted on the sketches provided.
- Provide final OALA stamped Landscape Plans for presentation to Township Council, and for use in securing the necessary encroachment permits. No allowance is made for attendance or presentation to Council.
- Provide preliminary construction cost estimate.

Part A – Total Field Pickup Fees \$2,000 + HST and Disbursements
Part B - Total Design Fees \$3,300 + HST and Disbursements

550 Parkside Drive, Unit A21, Waterloo, Ontario, N2L 5V4 Tel. (519) 725-5140 Fax (519) 725-5144 general@mackinnonassociates.ca



Morrison | Highway 6 Streetscape Strategy
Township of Puslinch
July 2013

Mr. Jameson Pickard
July 19, 2013
Page 2 of 2

Additional services, such as rendered copies of the plans for presentation to council, tender documents and contract administration services are not included in the above estimate. In the event these, or other additional services are required, we would be please to provide an updated scope of work for your review.

We trust that the above is consistent with your request, and would ask that if acceptable, please endorse below and return to our office by fax or e-mail as authorization to proceed. Should you have any questions or concerns, please contact me directly.

Yours truly,
MacKinnon & Associates



Aaron Hill, OALA, CSLA
Landscape Architect

Client Authorization and Date
Morrison Streetscape Planting
Part A – Field Pickup \$2,000 + HST and Disbursements
Part B – Design - \$3,300 + HST and Disbursements



APPENDIX 8 Lighting and Banner Quote

- Quote information from Getty and Associates about the lighting fixtures and banner mounting assembly.



Philips Lumec div. PEL
640 Curé-Boivin
Boisbriand (Québec) Canada J7G 2A7
Tél.: 450-430-7040 / Fax: 450-430-1453
www.lumec.com

Quoter:

Jim Campbell
Getty Associates

Unknown

QUOTATION

| | |
|-------------------------|------------------|
| Date: 07/03/13 09:58:31 | Project: 9692- 1 |
| Morriston | |
| Bidding Date: 04/28/93 | |

| Item | Qty | Description | Unit Price |
|------|-----|---|-------------|
| Lum | 14 | S41-65W49LED4K-ES-ACDR-C-LE3-120-SF41-HS-BKTX | 1,705.00 \$ |

| | | |
|---------------------|------------|--|
| Series | S41 | 4 Sided Lantern |
| Lamp | 65W49LED4K | Light-emitting diodes (LED) . Lumen output available through ies file.49 LED package. |
| Lamp Type | ES | Lamp type Philips Lumileds Rebel ES. |
| Globe/Lens Material | ACDR | impact-resistant (DR) acrylic |
| Globe/Lens Finish | C | clear |
| Optical System | LE3 | IES type III (asymmetrical) |
| Ballast | 120 | 120 volts |
| Adaptor | SF41 | Top Adaptor Slip Fitter For 4" Round Or 4" x 4" Round Pole High Tenon (L40) |
| Luminaire Options | HS | House side shield. |
| Bracket | CRA | Retro Type "A" Rectangular Tube, Anchor Plate, Decorative Scroll |
| Configuration | WPBB | Wood Pole Bracket With Ballast Box. Accept pole from 8"(203mm) to 12"(305mm) diameter. |
| Color | BKTX | black textured RAL9005TX |

| Bra | Qty | Description | Unit Price |
|-----|-----|---------------|------------|
| Bra | 14 | CRA-WPBB-BKTX | 500.00 \$ |

| | | |
|---------------------|------------|---|
| Series | S41 | 4 Sided Lantern |
| Lamp | 65W49LED4K | Light-emitting diodes (LED) . Lumen output available through ies file.49 LED package. |
| Lamp Type | ES | Lamp type Philips Lumileds Rebel ES. |
| Globe/Lens Material | ACDR | impact-resistant (DR) acrylic |
| Globe/Lens Finish | C | clear |
| Optical System | LE3 | IES type III (asymmetrical) |
| Ballast | 120 | 120 volts |
| Adaptor | SF41 | Top Adaptor Slip Fitter For 4" Round Or 4" x 4" Round Pole High Tenon (L40) |
| Luminaire Options | HS | House side shield. |
| Bracket | CRA | Retro Type "A" Rectangular Tube, Anchor Plate, Decorative Scroll |

(Re: VD-03)



Quoter:

Jim Campbell
Getty Associates

Unknown

QUOTATION

| | |
|-------------------------|------------------|
| Date: 07/03/13 09:58:31 | Project: 9692- 1 |
| Morrison | |
| Bidding Date: 04/28/93 | |

| Item | Qty | Description | Unit Price |
|------|-----|--------------------|------------|
| Pol | 14 | BACS30-BKTX | 227.50 \$ |

| | | |
|---------------|------|---|
| Configuration | WPBB | Wood Pole Bracket With Ballast Box. Accept pole from 8"(203mm) to 12"(305mm) diameter. |
| Color | BKTX | black textured RAL9005TX |
| Pole Options | BA | Banner arm, mechanically assembled to the pole. Banner Arm Type: clamp-on type, made of steel tubing, 1 1/16" (27mm) outside diameter / Configuration: Single / Banner Arm Length: 30" / Mounting: single arm(s) (1) / Tip: standard cast aluminum decorative ball |
| Color | BKTX | black textured RAL9005TX |

Approx lead time should be 8 to 10 weeks after order is released and / or final approval of shop drawings.

Melany Kertland



All Federal, Local, State and Provincial taxes are not included.

Standard Philips Lumec div. PEL colors, if custom color add 1040\$ D/N lot, per color / per order.

Lamps are not included with exceptions to LED, induction and Cosmopolis lamps. Prices are valid for 30 days. Minimum order of 100.00\$.

Freight Allowed. (for more than 6000\$).

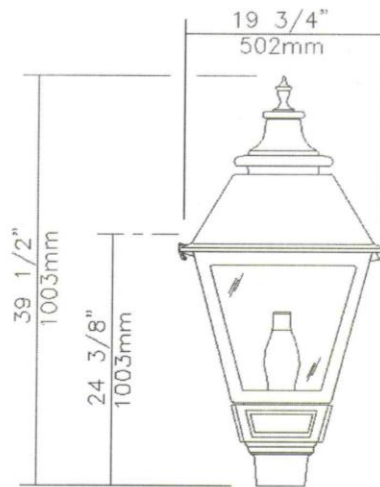
Mode of transportation will be determined by Philips Lumec div. PEL, unless otherwise specified and requested by the purchaser, in which case the purchaser assumes any or all additional charges.

Pricing based on one shipment, one delivery date.

All sales of Philips Lumec div. PEL products shall be made pursuant to Philips Lumec div. PEL's Standard Terms and Conditions of Sale. Consult www.lumec.com to review Philips Lumec div. PEL's Standard Terms.

The bidder hereby certifies that it cannot comply with the requirements of section 165(a) of the Surface Transportation Assistance Act of 1982, as amended, but it may qualify for an exception to the requirement pursuant to section 165(b)(2) or (b)(4) of the Surface Transportation Assistance Act of 1982 and regulations in 49 CFR 661.7.





EPA: 3.25 sq ft / weight: 61 lb (27.7 kg)
Note: 3D image may not represent color or option selected.
Logos above include link, click to access.

| | | | | |
|---|-----|----|-----------|---|
|  | Qty | 14 | Luminaire | S41-65W49LED4K-ES-ACDR-C-LE3-120-SF41-HS-BKTX |
|---|-----|----|-----------|---|

Description of Components:

Finial: Decorative cast 356 aluminum, mechanically assembled.

Cupola: Decorative cast 356 aluminum, mechanically mounted on hood.

Hood: In a square tapered shape, the hood is made of a one-piece die cast injection moulded A360 aluminium. Mechanically assembled to the guard.

Guard: In a square tapered shape, the guard is made of one-piece die cast injection moulded A360 aluminium.

Access-Mechanism: Two integrated hinges on the hood with a stopper and a latch shall offer a tool-free access to the inside of the luminaire. An embedded memory-retentive gasket shall ensure weatherproofing.

Light Engine: LifeLED™ composed of 5 main components: **Globe / LED lamp / Optical System / Heat Sink / Driver**
Electrical components are RoHS compliant.

Globe: (ACDR-C), Made of one-piece seamless injected-moulded clear impact-resistant (DR) acrylic. The globe is assembled on the access-mechanism.

Lamp: (Included), Lamp type Philips Lumileds Rebel ES. Composed of 49 high-performance white LEDs, 65w lamp wattage. Color temperature of 4000 Kelvin nominal, 70 CRI. Operating lifespan after which the system emits 70% of its original lumen output, all of those parameters are tested for 100% of light engines. Use of a metal core board insures greater heat transfer and longer lifespan of the light engine.

Optical System: (LE3), IES type III (asymmetrical). Composed of high-performance acrylic collimators, optimized with

Morrison (9692)

varying beam angles to achieve desired distribution. System is rated IP66. Performance shall be tested per LM63 and LM79 (IESNA) certifying its photometric performance. Street-side indicated. **Complete with a (HS) House side shield.**

Heat Sink: Made of cast aluminum optimising the LEDs efficiency and life. Product does not use any cooling device with moving parts (only passive cooling device)

Driver: High power factor of 90%. Electronic driver, operating range 50/60 Hz. **Auto-adjusting to a voltage between 120 and 277 volt AC rated for both application line to line or line to neutral, Class II**, THD of 20% max. Maximum ambient operating temperature from -40F(-40C) to 130F(55C) degrees. Certified in compliance to cULus requirement. Dry and damp location. Assembled on a unitized removable tray with Tyco quick disconnect plug resisting to 221F(105C) degrees.

The current supplying the LEDs will be reduced by the driver if the internal driver temperature exceeds 185F(85C), as a protection to the LEDs and the electrical components. Output is protected from short circuits, voltage overload and current overload. Automatic recovery after correction.

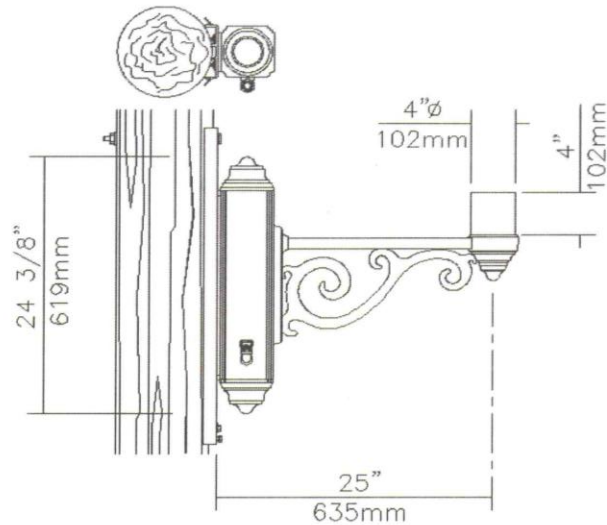
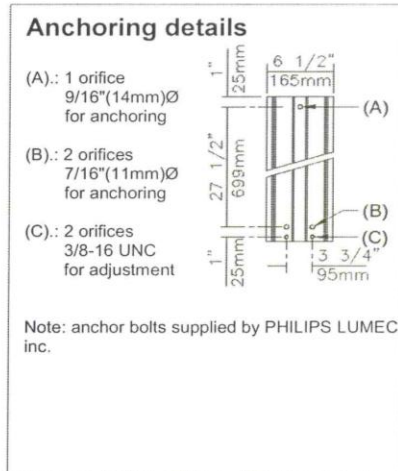
REMOTE BALLAST: Located inside ballast box.

Surge Protector: LED Driver 3 poles 10KV surge Protectors that protect Line-Ground, Line-Neutral, and Neutral-Ground in accordance with IEEE / ANSI C62.41.2 guidelines.

Fitter: (SF41), Cast 356 aluminum c/w 3 set screws 3/8-16. Slip-fits on a 4"(102mm) outside diameter x 4" (102mm) long tenon.



Morrison (9692)



| | |
|--|---------------------------------------|
| | Qty 14 Bracket CRA-WPBB-BKTX |
|--|---------------------------------------|

Description of Components:

Arm: Shall be made from cast 356 aluminum complete with a 1" x 2" (25mm x 51mm) aluminum section and an anchor plate, mechanically assembled.

Wall Mount Box: (WPBB), Made of aluminum tubing 6063-T5, in a square shape complete with decorative grooves and a removable cover giving access to the wiring and ground connection. Also complete with a watertight connector 90 degrees, for 1/2" flexible conduit (TECK). (Conduit not included).

Mounting Plate: Made of aluminum 6061-T6, 1/4" (6mm) thick, complete with a ground connection and a galvanized steel bolt 1/2-13 UNC x 14" (356mm) threaded on 6 1/2" (165mm). Also complete with two galvanized wood screws 3/8" (10mm) outside diameter x 6" (152mm), two galvanized adjusting bolts 3/8-16 UNC x 2 1/2" (65mm) and nuts, mechanically fastened.
Note: Can accept a wood pole from 8" (203mm) to 12" (302mm) diameter.

Miscellaneous

Description of Components:

Wiring: Gauge (#14) TEW/AWM 1015 or 1230 wires, 15'-0" (4.5m) minimum exceeding the mounting box.

Hardware: All exposed screws shall be stainless steel with Ceramic primer-seal basecoat to reduce seizing of the parts. All seals and sealing devices are made and/or lined with EPDM and/or silicone and/or rubber.

Finish: Color to be **black textured RAL9005TX (BKTX)** and in accordance with the AAMA 2603 standard. Application of a polyester powdercoat paint (4 mils/100 microns) with ± 1 mils/24 microns of tolerance. The Thermosetting resins provides a discoloration resistant finish in accordance with the ASTM D 2244 standard, as well as luster retention in keeping with the ASTM D 523 standard and humidity proof in accordance with the ASTM-D2247 standard.

The surface treatment achieves a minimum of 2000 hours for salt spray resistant finish in accordance with testing performed and per ASTM-B117 standard.

LED products manufacturing standard: The electronic components sensitive to electrostatic discharge (ESD) such as light emitting diodes (LEDs) are assembled in compliance with IEC61340-5-1 and ANSI/ESD S20.20 standards so as to eliminate ESD events that could decrease the useful life of the product.

Quality Control: The manufacturer must provide a written confirmation of its ISO 9001-2008 and ISO 14001-2004 International Quality Standards Certification.

Web site information details: Click on any specific information details you need:

[Paint finish](#) / [Warranties](#) / [Installation pictures](#) / [Driver Specification](#) / [ISO 9001-2008 Certification](#) / [ISO 14001-2004 Certification](#)

| Lamp technical information for S26 S40 L40U | | | | | | | | | |
|--|---------------------------------------|--------------------------|---|-----------------------------|-----------------------------|-----------------------------|------------------|-----------------------------|----------------------------------|
| LED = Philips Lumileds Rebel ES, CRI = 70, CCT = 4000K (+/- 350K) | | | | | | | | | |
| LED rated life = 100,000 hrs ¹ ; Driver rated life = 50,000 hrs | | | | | | | | | |
| Lamp | Typical delivered lumens ² | Typical lamp wattage (W) | Typical system wattage ³ (W) | Typical current @ 120 V (A) | Typical current @ 240 V (A) | Typical current @ 277 V (A) | LED current (mA) | HPS equivalent ⁴ | Luminaire Efficacy Rating (lm/W) |
| 40W49LED4K-ES | 3150 | 42 | 47 | 0.39 | 0.20 | 0.17 | 285 | 70 W | 57 |
| 65W49LED4K-ES | 4200 | 65 | 72 | 0.60 | 0.30 | 0.26 | 428 | 100 W | 58 |
| 90W49LED4K-ES | 5040 | 90 | 102 | 0.85 | 0.43 | 0.37 | 571 | 150 W | 49 |

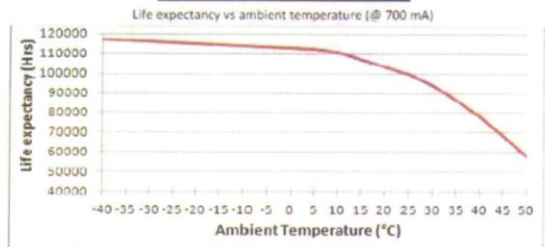
¹ L70 = 100,000 hrs (at ambient temperature = 25°C and forward current = 700 mA)
² May vary depending on the optical distribution used
³ System wattage includes the lamp and the LED driver
⁴ Compared to Square lantern (equivalence should always be confirmed by a photometric layout)

Photometric tests are done at 25°C ambient (as requested by LM-79). If our product is used at a different ambient temperature (nighttime average), you can multiply the lumens by the percentage below.

| Ambient (°C) | -20 | -10 | 0 | 5 | 10 | 15 | 20 | 25 |
|--------------|-------|-------|-------|-------|-------|-------|-----|-----|
| % Flux | 105.8 | 105.1 | 104.2 | 103.8 | 102.8 | 101.9 | 101 | 100 |

As 4000K is our standard, photometric tests are only done with this CCT. If you want to use another CCT (6000K or 3000K) you can multiply the lumens by the percentage below

| CCT (K) | 6000 | 4000 | 3000 |
|---------|------|------|-------|
| % Flux | 100 | 100 | 59.28 |



Note Due to rapid and continuous advances in LED technology, LED luminaire data is subject to change without notice and at the discretion of Philips.

APPENDIX 8

MTO Encroachment Permit Form



Ministry of
Transportation

Application for Encroachment Permit

Private/Commercial Municipal To: Construct Maintain Repair Alter Remove

The following works _____

Within the limits of a highway, the works will be in place until removal or relocation is requested by M.T.O.

| Location | | |
|---------------------------------|---------------------------------------|---------------------------------------|
| Highway No. (or Name) | On the (N.S.E.W.) | Side about [distance (km./miles)] |
| N.S.E.W. | Nearest Town, Village or Intersection | Adjoining or adjacent to Lot No. |
| Concession, Plan No. or Section | Township/City | County/District/Regional Municipality |

Description of Work

Crossing: Over the Highway Under the Highway The Highway at Grade Level Not Applicable

On the right-of-way for a distance of _____ as shown on the attached plan.

Distance of works from centre line _____ feet/metres From property line _____ feet/metres

Depth of works below grade of highway centre line _____ feet/metres

Length and diameter of pipe/culvert, if any _____ feet/metres

Environmental

If application is for a water line or sewer approved by or subject to the approval of the Ministry of the Environment or for a water pipe line or sewer in which that ministry is involved in any way.

Approval received Yes No Attach copy of approval Not Applicable

Indicate which, if any, of the following will be affected:

NIL Highway Drainage Trees, Shrubs, Plantings Guide Rail Signs Wetland

Four (4) copies of detailed plan and profile, drawn to scale and the specifications of the encroachment showing type, design and material must accompany each application.

For Private/Commercial & Municipal Applicants

In consideration of any permit issued in respect to this application, the applicant and all successors and assigns hereby agree to observe, keep, and perform and be subject to the regulations and conditions of the said permit and to indemnify and save harmless, Her Majesty the Queen, represented by the Minister of Transportation from and against all loss, cost, charges, damages, expenses, claims and demands whatsoever to which Her Majesty may be put or which She may suffer or sustain or for which She may be liable by reason of anything done or omitted to be done in the construction, maintenance, alteration or operation of works authorized.

Permittees shall give notification to the ministry 96 hours before commencement of the authorized works.

For Private & Commercial Applicants

It is understood that all works will be constructed, altered, maintained or operated at the expense of the applicant; that work must not be begun before a permit has been issued by the ministry, and that the issue of a permit by the ministry does not relieve the applicant of the responsibility of complying with relevant municipal by-laws.

A fee in the amount of \$ _____ is enclosed. Please make cheques or money orders payable to the Minister of Finance.

| | | | |
|--|-------------------|---------------|-------------------|
| Name of applicant/firm or municipality | | Telephone No. | |
| Address | City/Town/Village | Province | Postal Code |
| Signature | | | Date (yyyy/mm/dd) |

Information in this form is collected under the authority of the *Public Transportation and Highway Improvement Act*, R.S.O. 1990, c. 50, s. 31, 34, 38, and is used to control and record the issuance of this permit. Direct inquiries to: Senior Policy Adviser, Operations Office, 2nd Floor, 301 St. Paul Street, St. Catharines, Ontario L2R 7R4, Telephone: 905 704-2916.

PH-A-5-E (03/2007) Version française disponible © Queen's Printer for Ontario, 2007

Justine Brotherston

Subject: RE: Delegation

From: Bruce Taylor [REDACTED]

Sent: Monday, February 19, 2024 11:04 AM

To: Courtenay Hoytfox <choytfox@puslinch.ca>

Cc: [REDACTED]; [REDACTED]

[REDACTED] Joanne Shuttleworth <jshuttleworth@wellingtonadvertiser.com>; Keegan Kozolanka <keegan@elorafergustoday.com>; Bernard Akuoko <Bernard.Akuoko@cnib.ca>; [REDACTED] Ted Arnott-CO <ted.arnottco@pc.ola.org>; [REDACTED]

Subject: Delegation

Morning Courtenay,

I will be speaking to the Council, not reading notes. Our speaking points are:

1. New information from Mr. Jim Sanders, recommended by the Ontario Parks Association as an expert Canadian Certified Playground Inspector, on the problems with any hedge being planted alongside the playground area.
2. New information from the Canadian Paediatric Society, and Lifesaving Society Ontario, on the risks of a child drowning in the drainage ditches alongside the playground area.
3. Conveyance of flow versus infiltration in the drainage ditches as referred to in the GM BluePlan Engineering Ltd "Technical Memo": "Boreham Drive Park Stormwater Management Pond Alteration Options," of October 16, 2023.
4. Community suggestions for park and signage.

Very best wishes,

Bruce.

Bruce Taylor
Boreham Park Committee,
Concerned Citizens of Puslinch: 65 Families.

bcc. "Speaking Points" in Newsletter to 65 families of Concerned Citizens of Puslinch, and 25 other interested persons and organizations.

Justine Brotherston

To: Courtenay Hoytfox; Jim Sanders
Cc: [REDACTED] Mike Fowler
Subject: RE: permission to share

From: Jim Sanders <[REDACTED]>
Sent: Wednesday, February 21, 2024 7:42 AM
To: Courtenay Hoytfox <choytfox@puslinch.ca>
Cc: [REDACTED]
Subject: permission to share

Courtenay Hoytfox, CAO Puslink Council

cc: Bruce Taylor

The intent of this email is to provide permission for Bruce Taylor to share with the Pusink Council any of the email correspondence that we have had recently with regards to the playground/park project at Boreham Park.

Further to this, I will remain open to continued email correspondence from either the Municipality directly, or Mr. Taylor with regards to this or any other park project to which my opinion may be deemed as helpful.

Regard,
Jim Sanders

Playchek Services Inc.

www.playchek.com

519-641-5787 (office)

519-495-4438 (cell)

playchek@rogers.com



REPORT FIR-2024-001

TO: Mayor and Members of Council

PREPARED BY: Brad Churchill, Interim Fire Chief
Mary Hasan, Director of Finance/Treasurer

PRESENTED BY: Brad Churchill, Interim Fire Chief

MEETING DATE: February 28, 2024

SUBJECT: Single Source Award for the purchase of a Replacement of Pump 31 Truck
File: F18PUM

RECOMMENDATIONS

That Report FIR-2024-001 entitled Single Source Award for the purchase of a Replacement of Pump 31 Truck be received; and

That Council authorize additional funding required of \$200K from the 2025 forecasted budget for the Replacement of Pump 31 Truck to be funded by the Asset Management Discretionary Reserve; and

That Council authorize the replacement of Pump 31 Truck through the Co-operative Purchasing Program through the Local Authority Services (LAS) Canoe Procurement Group of Canada; and

That Council authorizes a single source purchase through Canoe for a purpose-built Maxi Metal of Quebec, Canada, Saber Pumper truck from Commercial Emergency Equipment Co. of Delta, BC; and

That Council authorizes the pre-payment option for the Replacement of Pump 31 Truck subject to the Township being satisfied with the terms and conditions of this option.

Purpose

The purpose of this report is to seek Council's approval to award a single source purchase for the replacement of Puslinch Fire and Rescue Service (PFRS) Pump 31 Truck. The Pump 31 truck is a 2005 truck with a 20 year lifecycle.

Background

At Council's December 7, 2022, Capital Budget Meeting, Council authorized the Fire Chief to commence the procurement process for the replacement of Pump 31 Truck in 2023 to plan to have the truck delivered by 2025.

Report FIN-2022-035 presented to Council at the December 7, 2022, Council Meeting included the following information regarding the replacement of the Pump 31 Truck:

The Township's current Fire Chief, Tom Mulvey, does not recommend a pumper/tanker combination as this would impact the Township's Tanker Shuttle Accreditation. Therefore, the proposed 2023 Capital Budget and Forecast has been updated to include the following items and costs related to the replacement of the pump 31 truck and tanker 37 truck:

- *Pump 31 truck replacement in 2025 at a cost of \$950K*
 - *This is the estimated cost for a purpose built pumper. The current pump 31 truck is not a purpose built pumper. The Fire Chief recommends that a purpose built pumper be purchased due to the following benefits associated with purpose built trucks:*
 - *A higher crash rating. The higher crash rating resulted in a fellow firefighter involved in an accident sustaining fewer injuries.*
 - *Greater seating and storage space.*
 - *Offer both frontal and side impact air bags.*
 - *There is a significant increase in the cost for the replacement of pump 31 due to inflation and the increases in labor, material (ie. steel, aluminum, etc.) and transportation costs. Many manufacturers have had to raise prices to mitigate these cost pressures.*
 - *The current lead time to build a pumper is 23 months. Therefore, it is recommended that Council authorize the Fire Chief to commence the procurement process for the replacement of Pump 31 Truck in 2023 in order to have the truck delivered by 2025.*
 - *The re-sale value of the 2005 pump 31 is also included at an estimated value of \$20K.*
- *Tanker 37 truck replacement in 2030 at a cost of \$750K.*
 - *The re-sale value of the 2010 tanker 37 is also included at an estimated value of \$20K.*

At Council's December 7, 2022 Capital Budget Meeting, Council supported the Fire Chief's recommendation that a pumper/tanker combination not be implemented.

Longevity of current Pump 31

While Puslinch Fire and Rescue Services (PFRS) continues to maintain the current Pump 31 truck diligently, there is a risk of running the truck to failure. Therefore, Interim Fire Chief Churchill and PFRS, subject matter experts, recommend replacing the truck as soon as possible. Due to a backlog of sales, PFRS will not be able to receive a replacement pump truck by 2025. The Pump 31 Truck is the lead apparatus in PFRS, with a high utilization rate due to training requirements and call volumes requiring its services. Interim Fire Chief Churchill is confident that PFRS could extend the truck's service life into 2026 beyond the scheduled 20-year replacement plan. Provisions include ongoing preventative maintenance, proper pump test rating and no major mechanical breakdowns.

Financial Implications

Across the fire industry, build times range from 24-36 months or longer. Due to the inflation rate, rising cost of materials, and other factors, the cost of fire apparatus is outpacing the budget approval process.

As part of the 2023 budget process, Council pre-approved \$950K for a replacement Pumper Truck. Comparable Pumper Truck procurement initiatives in 2023 have been sourced from Wellington County and Waterloo Region. A Pumper Truck, suitable for the needs of Puslinch Township, is priced between \$1.1MM and \$1.2MM. Pricing for heavy equipment and fire trucks has risen dramatically in recent years in all sectors, and these prices continue to experience in-year aggressive increases.

Additional funds of \$200K from the 2025 forecasted budget of \$950K to \$1.15M are required to continue the procurement and complete the project before further increases in cost for the required replacement Pumper Truck.

Options for Council's Consideration

A thorough review and consultation within PFRS and comparable neighbouring Fire Services has been executed. The review's objectives included an understanding of comparative prices, discount opportunities, and vendor comparisons.

Additionally, a review of all vendors listed in the Association of Municipalities of Ontario (AMO) Canoe Procurement program was conducted. Staff recommend that Council consider proceeding with a single source purchase of a replacement Pumper Truck, providing the most benefit and cost considerations for the Township.

Interim Chief Churchill recommends that Council approves and awards the purchase of a purpose-built Maxi Metal of Quebec, Canada, Saber Pumper truck from Commercial Emergency Equipment Co. of Delta, BC. This purchase would be part of a Co-operative Purchasing Program through the Local Authority Services (LAS), a wholly owned subsidiary of the Association of Municipalities of Ontario (AMO) Canoe Procurement Group of Canada.

The Township's last purchase of Rescue Truck 35 in 2022 was with Maxi Metal. Maxi Metal is a reputable firm with whom the Township is familiar. The Township utilizes LAS for cooperative procurement initiatives such as hedging agreements for natural gas and electricity procurement. Purchasing from ready-to-use, competitively solicited contracts will save the Township time and money. LAS contract #113021-MAX gives access to firefighting apparatus products.

This purchase will further enhance the standard fleet and equipment continuity within the PFRS. In capitalizing on the relationship established with the vendor, emergency vehicle technicians (EVTs), and other associated staff members, the Township will gain additional benefits with a standard fleet and equipment continuity. These benefits include:

- Firefighter familiarity with apparatus and equipment, regardless of Truck in use;
- Reduced time and ease of training;
- Savings to applicable budget for parts replacement, preventative maintenance, and repair; and
- Proximity for maintenance and repairs, reducing time out of service, thus drastically reducing risk to the township public and firefighter safety.

About Maxi Metal

Maxi Metal provides a 5.50% discount off manufacturer-suggested retail pricing (MSRP). The LAS procurement group has the US's four largest and most reputable fire truck manufacturers. Maxi Metal is the only Canadian Fire truck builder in this group. It is well known across the fire industry that Maxi Metal provides a high quality apparatus and superior artisanship.

There is also an opportunity for further savings with a pre-pay option with Maxi Metal of up to 10% of the overall cost. This would require the prepayment be approved by Council and prepayment completed in 2024. Maxi Metal and Commercial Truck also provide a performance bond, which protects the Township if the vendor defaults or fails to provide what is agreed to uphold the agreement. This option would be the quickest and most cost-effective, allowing consistency with the PFRS fleet. It is recommended that this option be implemented subject to the Township being satisfied with the terms and conditions of this option.

Single Source Option

The Township's current procurement policy authorizes the Chief Administrative Officer to participate in cooperative purchasing arrangements with other levels of government, municipalities, local boards and public agencies where Council has approved such participation. The Canoe Procurement Group of Canada program through LAS is a cooperative purchasing arrangement in accordance with the Township's procurement policy.

It is not recommended that a Request for Tender be issued for the replacement of Pump 31. Issuing a Request for Tender would cause further delay and increase prices. With some vendors releasing price increases, the required replacement of Pump 31 is estimated to increase by 3% in 2024. Additionally, in consultation with colleagues across Ontario, Interim Fire Chief Churchill is aware and familiar with vendor litigations and shortcomings, including not meeting build expectations and being unable to meet deadlines.

As previously stated, fire truck build times are between 24 and 36 months. Procurement initiatives issued by neighbouring fire services resulted in costs between \$1.1M and \$1.2M for comparable "rural" pumper trucks in 2024.

Stock Truck Option

Interim Chief Churchill has also explored stock truck options. These trucks are rare and may not meet the requirements of a "rural" pumper, such as a greater water capacity, compartment compatibility with equipment, cab space, and engine size. This is particularly important for the Township due to not having pressurized fire hydrants. The needs of the Township include having a Pump Truck with a minimum of 4,000 litres on board to adequately protect PFRS firefighters, Township residents, and its visitors. Additionally, 4,000 litres will maintain Superior Tanker Shuttle Accreditation. Stock pumpers sell quickly and require full payment for a ready-to-go truck, which has limited change options.

Applicable Legislation and Requirements

Work for the above project will be procured in accordance with the Township's Purchasing and Procurement of Goods and Services By-law 60/08.

Engagement Opportunities

Not applicable

Attachments

None

Respectfully submitted,

Reviewed by:

Brad Churchill
Interim Fire Chief

Courtenay Hoytfox
Interim CAO

Mary Hasan
Director of Finance/Treasurer



REPORT FIR-2024-001

TO: Mayor and Members of Council

PREPARED BY: Brad Churchill, Interim Fire Chief

PRESENTED BY: Brad Churchill, Interim Fire Chief

MEETING DATE: February 28, 2024

SUBJECT: Enactment of a by-law regarding the identification of truss and lightweight floor and roof components in certain new and existing buildings in the Township of Puslinch

RECOMMENDATION

That Report FIR-2024-001 entitled Enactment of a by-law that allows for the identification of truss and lightweight floor and roof components in certain new and existing buildings in the Township be received; and

That Council gives three readings to By-law 2024-013 being a By-law to require the identification of truss and lightweight construction in commercial, industrial and residential occupancies with three or more dwelling units; and,

That Council authorize the purchase of truss identification emblems to be installed on existing and new commercial and industrial buildings and multi-family dwellings of three or more units not including townhouses that are constructed with truss and lightweight floor and roof components.

Purpose

The purpose of this report is to recommend that Council enact a By-law authorizing the installation of a truss identification emblem on new and existing buildings that identifies that truss and/or lightweight floor and roof building components are present.

Background

The purpose of this by-law is to require a truss identification emblem be installed and shall identify commercial and industrial buildings and multi-family residential occupancies of three or more units that incorporate truss type and/or lightweight floor and roof components. This

truss identification emblem shall alert fire suppression crews to the use of lightweight wood, wood truss, steel truss, composite truss, laminated wood, wood "I" beams as a method to construct, renovate, or alter any section of an individual structure or dwelling. The emblem will be affixed to the building at the principal entrance where firefighters will enter.

The use of truss and lightweight building components were developed in the 1950's and have been widely used from the 1970's until today. They are very common in commercial, Industrial and residential buildings as they allow for greater interior spans and open spaces within a floor area compared to conventional building materials such as standard wood frame construction.

There are two major concerns for firefighters in respect to the use of lightweight building components:

1. When trusses and lightweight construction materials are exposed to direct flame and high heat, they fail extremely quickly. Sometimes within five-seven minutes with little warning; and
2. These building components are not always visible upon entry of a structure because the trusses and lightweight construction components are often covered by finishing materials such as ceiling tiles, flooring and drywall.

In April of 2022, a new Article was included in the Ontario Building Code requiring that truss and lightweight construction information be provided to the fire chief or municipal clerk within 45 days of a permit being issued. This requirement only covers new construction projects. This building Code change was a result of a Provincial Bill commonly referred to as the Rea and Walter Act (truss and lightweight construction Identification). Atwood firefighter Kenneth Rea and Listowel firefighter Raymond Walter entered a blaze at the Dollar Store on Main Street in Listowel in 2011. There was an absence of significant smoke or flame in the building. While inside the building, a sudden collapse of the lightweight wood truss roof structure resulted in the death of the two firefighters. The fire was above the ceiling and impinging on the truss roof structure with very little indication in the store that a serious fire was occurring above the firefighter's heads.

Although there is legislation now to identify truss and lightweight components in new construction, there is no such legislation for existing buildings. A By-law would require owners to identify new and existing buildings with these components. Puslinch has many buildings using this type of construction including our own Municipal Administration Office and Fire Hall, Community Centre, and garages. Identifying only the newly constructed buildings in the Township will not alert our firefighters of the potential dangers in many of the buildings that have been in existence since the 1970's.

The identification program will be incorporated into the regular duties of the fire prevention division and the suppression divisions. While completing inspections and pre-incident planning

activities, an assessment of the floor and roof systems will be made. If a truss or lightweight floor or roof system is observed, an emblem shall be installed on the building on or near the principal entrance. The fire department will supply and install the emblem at no cost to the owner of the building.

Financial Implications

It is recommended that the purchase of the emblems be completed in early 2024 in order to start the program in the summer of 2024. The cost of the emblems, should Council authorize the purchase, will be absorbed by the 2024 Puslinch Fire and Rescue Operating Budget. The cost of the emblems is estimated at \$1800.

Applicable Legislation and Requirements

Municipal Act, 2001

Bill 105, Rea And Walter (Truss and Lightweight Identification), 2017

Building Code Act, 1992, S.O. 1992, c.23

Fire Protection and Prevention Act, 1997, S.O. 1997, c.4

Engagement Opportunities

Puslinch Township and Puslinch Fire and Rescue Services social media platforms will be used for messaging regarding this by-law and endeavour. A media release will be sent out to all local media outlets with invitations to attend an event highlighting the first installations of the emblems on Township owned buildings.

Attachments

Schedule "A" – Truss Sign

Respectfully submitted,

Reviewed by:

Brad Churchill,
Interim Fire Chief

Courtenay Hoytfox,
Interim CAO



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 013-2024

Being a by-law to require the identification of truss and lightweight construction in commercial, industrial and residential occupancies with three or more dwelling units

WHEREAS Section 8.(1) of the *Municipal Act 2001, S.O. 2001, c.25 as amended*, ("Municipal Act") provides that the powers of a municipality under this or any other Act, shall be interpreted broadly so as to confer broad authority on the municipality to enable the municipality to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to municipal issues;

AND WHEREAS Section 8.(2) of the *Municipal Act 2001*, provides that in the event of ambiguity in whether or not a municipality has the authority under this or any other Act to pass a by-law or to take any other action, the ambiguity shall be resolved so as to include, rather than exclude powers the municipality had on the day before this Act came into force;

AND WHEREAS Section 9 of the *Municipal Act 2001*, provides that a municipality has the capacity, rights, power and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS Section 10.(1) of the *Municipal Act 2001* provides that a single-tier municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS it is the goal of the Council of The Corporation of the Township of Puslinch to promote public safety for its residents, personnel and employees, including but not limited to its firefighters;

AND WHEREAS certain structures within the Township of Puslinch consisting of truss and lightweight construction building components, present particular problems and concerns regarding safety;

AND WHEREAS the ability to identify these buildings in advance of a fire event or other emergency will provide firefighters and fire suppression crews with critical information to be utilized during firefighting operations and will significantly enhance the safety of those performing these operations not to mention protecting residents, occupants and others who may be in harm's way at such emergencies.

AND WHEREAS the purpose of this By-law is to govern the administration, use and requirements of the Township of Puslinch's Truss identification program;

NOW THEREFORE BE IT ENACTED by Council of The Corporation of the Township of Puslinch as follows:

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1. GENERAL

1.1. Purpose

(a) This By-law provides that commercial and industrial buildings and multi-family residential occupancies of three or more units using truss type and or lightweight floor and roof construction shall be identified by a truss identification emblem. This truss identification emblem shall alert fire suppression crews to the use of lightweight wood, wood truss, steel truss, composite truss, laminated wood, wood "I" beams as a method to construct, renovate, or alter any section of an individual structure or dwelling.

- (b) For the purpose of this By-law, multi-family residential occupancies of three units or more units shall not include townhouses as defined in the definition portion of this document.
- (c) This By-law shall govern the administration, use, and requirements of the Township of Puslinch's Truss Identification Program

1.2. Short Title

- (a) This By-law may be referred to as the "Lightweight Construction Identification By-law"

1.3. Administration

- (a) This By-law shall apply to all lands within the corporate limits of the Township of Puslinch (hereinafter the "Township").
- (b) The Fire Chief or their designate shall be responsible for the administration of this By-law.
- (c) Any Police Officer or Municipal Law Enforcement Officer of the Township designated by Council for the purpose of this Section is authorized to enforce this By-law.

1.4. Severability

- (a) If a court of competent jurisdiction declares any section, or any part of any section, of this By-law to be invalid, or to be of no force or effect, it is the intention of the Township that every other provision of this By-law be applied and enforced in accordance with its terms to the extent possible according to law.

1.5. Compliance with Other Laws

- (a) This By-law, and the provisions contained within, are intended to be complimentary to federal and provincial statutes and regulations, and to other by-laws passed by the Council. If any other applicable law requires a higher standard than this By-law requires, the higher standard shall apply.

2. DEFINITIONS

- (a) "Alter" or "Alteration means (i) to change any one or more of the external dimensions of such building or structure , or, (ii) to make any change in the supporting members or to the type of construction of the exterior walls or roof thereof;
- (b) "Building" means any structure, or part thereof, consisting of walls and a roof which is used or intended to be used for the shelter, accommodation or

enclosure of persons, animals or chattels, and includes any structure defined as a building in the Building Code Act, or in the Townships Building By-law, but does not include any vehicle as defined herein other than a vehicle which has been permanently placed on land and is not intended for use as a vehicle;

- (c) "Building Permit" means a permit required under the Township's Building By-law;
- (d) "Building Pre-Plan Inspection" means any site visit conducted by fire department personnel utilized to gather building information, develop strategic and tactical incident action plans, review construction type(s), and familiarizes personnel with the individual construction site or renovation project;
- (e) "Building Inspector" means the Chief Building Official or Inspector appointed by Council and charged with the duty of enforcing the provisions of the Building Code Act or any successor thereto, together with any regulations made there under, and the provisions of the Corporation's Building By-law;
- (f) "Commercial" when used in reference to a Building, structure, lot, use or activity, means a Building, structure, lot, use or activity pertaining to the buying or selling of commodities or the supplying of services for a fee, but does not include activities associated with the manufacturing, warehousing or assembling of commodities, or any construction work;
- (g) "Composite Truss" means any truss building component comprised of a mixture of wood and steel truss components;
- (h) "Dwelling Unit" means a self-contained suite of habitable rooms in a building occupied by a person as its principal residence as independent and separate living quarters in which a kitchen and sanitary facilities are provided and which is independently accessible from outside the building or from a common hallway or stairway inside the building;
- (i) "Fire Chief" means the Fire Chief, Deputy Fire Chief, and Chief Fire Prevention Officer for Puslinch Fire and Rescue Service and any other person employed in or appointed to Puslinch Fire and Rescue Service and assigned to undertake fire protection service;
- (j) "Fire Inspection" means an inspection of an individual building and/or property designed to determine if any violations of local fire code bylaws or the Ontario Fire Code are in existence;
- (k) "Industrial Use" means the use of land, buildings or structures for manufacturing, assembling, preparing, processing, inspecting, finishing, treating,

altering, ornamenting, repairing, refinishing, restoring, producing, or adapting for sale of any goods, substances or articles, and includes the warehousing or storing of such products;

- (l) "Inspector" means Building Inspector, code enforcement inspector, fire inspector.
- (m) "Renovation" means the removal and replacement or covering of existing interior or exterior finish, trim, doors, windows, or other materials with new materials that serve the same purpose and do not change the configuration of space. Renovation shall include the replacement of equipment or fixtures;
- (n) "Townhouse" means a dwelling containing a row of three (3) or more dwelling units which are attached vertically, in whole or in part, above grade and divided vertically from each other by a common wall, with each dwelling unit having a private independent entrance and yard;
- (o) "Township" means The Municipality of the Township of Puslinch;
- (p) "Truss and Lightweight Construction" means structural components assembled from wood members, metal connector plates or other metal fasteners, wood "I" beams or any single-plane frame work of individual structural members, made of wood or steel, connected at their ends to form a series of triangles to span a distance greater than that would be possible with any of the individual members on its own;
- (q) "Wood "I" Beam" means a floor or roof beam consisting of solid or laminated wooden 2" x 4" (or less) for the top and bottom horizontal chords and an oriented strand board (OSB) web of plywood set between them;

3. PROHIBITIONS AND GENERAL PROVISIONS

3.1. Requirements for Identification of the use of Truss and Lightweight

- (a) Every person shall be required to have a truss identification emblem installed on the exterior of any existing building or any newly constructed, renovated or altered building using truss or lightweight construction.

4. TRUSS AND LIGHTWEIGHT CONSTRUCTION IDENTIFICATION PROGRAM

4.1. Truss and Lightweight Construction Identification Program Process

- (a) The identification of the use of Truss and Lightweight Construction in existing buildings, or buildings undergoing construction, renovation, or Alteration may occur through one or more of the following methods.

- (i) Fire Prevention inspection
 - (ii) Building pre-plan /site inspection
 - (iii) Code Enforcement inspections
 - (iv) Building Permit review
 - (v) Fire Department hazard assessment inspection
- (b) Immediately upon the identification of the use of the structural components governed by this by-law as a method of construction, renovation, or Alteration, the Building Inspector, code enforcement inspector, fire inspector, or company officer identifying same shall notify the Fire Chief.
- (c) The Fire Chief shall then contact the property owner to inform them of the requirements set forth by this by-law and schedule any immediate or future inspections that will be required to assist the property owner with compliance with the provisions of this By-law and emblem placement.
- (d) The Fire Chief shall ensure that all follow up inspections and site visits are coordinated and scheduled to coincide with the completion of the building construction, Alteration, or Renovation project.
- (e) Upon completion of the construction, Renovation, or Alteration project, it shall be the responsibility of the property owner to ensure that a permanently affixed truss identification emblem has been installed to the Building or unit at the approved location as stipulated within this by-law. This installation shall be completed within 30 days of the completion of the construction, renovation, or Alteration project. The property owner shall be responsible to maintain the emblem.
- (f) Upon completion of the construction, renovation, or Alteration, project it shall be the responsibility of the program administrator (or their designee) to ensure that the property owner has a truss identification emblem installed at the approved location and has complied with this by-law. The program administrator (or their designee) shall provide the property owner with all contact information in order to assist the property owner with any future inquiries regarding compliance with this By-law.

4.2. Truss Identification Emblem

- (a) Truss Identification emblem shall consist of a round reflective decal 145mm in diameter with a white background and red border. The inside of the decal shall consist of the letter "R" to indicate the presence of roof trusses or the letter "F" to indicate the presence floor trusses. In the event that both floor and roof trusses are used in the same structure the decal shall show the letters "FR" to

indicate as such.

- (b) Township shall provide the truss identification emblem to the building owner at no cost.
- (c) The truss identification reflective emblem shall be mounted on the front entrance door no more than 1800mm and no less than 1200mm from the bottom of the door. The emblem shall be placed at either the left or the right side of the door 300mm from the inside of the jamb as per the wishes of the building owner. The fire department may use a door other than the front entrance for initial entry and a truss identification emblem shall be placed on all other doors to the Building. The placement of emblems on doors other than the front entrance door shall be at the discretion of the Fire Chief. The Fire Chief reserves the right to install the emblem in any other location that the Chief and the owner agree to if installing the emblem on the front door is not viable.
- (d) In the event that the emblem becomes detached from the Building or unit and is lost the building owner shall immediately contact the Township for a replacement emblem at no charge to the property owner.

5. ENFORCEMENT

5.1. Inspectors or Designated Official

- (a) The enforcement of this By-law shall be conducted by a designated Inspector and/or Fire Chief.
- (b) The Fire Chief shall issue an Order under this By-law to any person believed to be contravening or have contravened any provision of this By-law requiring the person to comply with the standards or requirements of this By-law and to discontinue an activity or action prohibited by this By-law.

5.2. Inspection Powers

- (a) An Inspector and Fire Chief may at any reasonable time, enter and inspect Property to determine compliance with the provisions of this By-law, or Permit, or Order issued under this By-law.
- (b) Where an Inspector has reasonable grounds to believe that an offence has been committed by a Person, the Inspector may require the name, address, and proof of identity of that Person, and the Person shall supply the required information.

5.3. Obstruction

- (a) No Person shall hinder or obstruct or attempt to obstruct an Inspector or Fire Chief in the discharge of duties under this By-law as required by the Inspector or

Fire Chief in order to bring a Property into compliance with this By-law or an Order issued under this By-law.

- (b) No person shall provide false information in any statement, whether orally, in writing or otherwise, made to an Inspector or Fire Chief.

5.4. Obey Order

- (a) No Person shall fail to obey an Order issued under this By-law.

6. PENALTY AND OFFENCES

- (a) Any person who contravenes any provision of this By-law is guilty of an offence and liable on conviction to a fine of not more than \$5,000 not including costs and any other provisions of the Provincial Offences Act; R.S.O. 1990, c.P.33 as amended, that shall apply to the said fine.
- (b) Every person who contravenes any provision of this by-law is guilty of an offence and upon conviction is liable to a fine as provided for by the Provincial Offences Act, R.S.O. 1990, Chapter P.33, as amended
- (c) Each day on which a person contravenes any provision of this by-law shall be deemed to constitute a separate offence under this bylaw as provided for in section 429(2) of the Municipal Act, S.O. 2001, c. 25
- (d) In the event of a contravention of any of the provisions of this By-law, the Township, in addition to any other remedies contained herein may enter upon the lands and do such work as is necessary to rectify the breach and all expenses thereof which shall be recoverable from the owner(s) in the same manner and in the same priority as municipal taxes.

7. ENACTMENT

- (a) This by-law shall come into force and take effect upon the final passage thereof.

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk



REPORT ADM-2024-010

TO: Mayor and Members of Council

PREPARED BY: Courtenay Hoytfox, Interim CAO

PRESENTED BY: Courtenay Hoytfox, Interim CAO

MEETING DATE: February 28, 2024

SUBJECT: Enbridge Gas Follow-Up

RECOMMENDATION

That Council receives report ADM-2024-010 regarding the follow-up to the Enbridge Gas Presentation on February 7, 2024; and,

Whereas access to natural gas is important to residents and businesses in our community for affordability and reliability; and

Whereas the Ontario Energy Board's (OEB) decision on Phase 1 of the Enbridge Gas 2024 rebasing application, issued on 21 December 2023, has concerning implications including putting into question the future access to natural gas that support of economic development, affordable housing growth, and energy reliability in communities such as the Township of Puslinch; and

Whereas Ontario is growing and access to affordable energy to support this growth for homes and businesses is crucial, and is a measured approach to energy transition as not having access to natural gas will stifle economic growth and put housing and energy affordability at risk; and

Whereas delivery rates for electricity in rural areas are significantly more costly than delivery rates in urban centres creating an inequity for those living in rural areas; and

Whereas Bill 165: Keeping Energy Costs Down Act, 2024, if passed, would reverse a December 2023 decision by the OEB that requires consumers to pay the cost of connecting a new home to natural gas infrastructure up front instead of over a period of 40 years; and

Whereas Bill 165: Keeping Energy Costs Down Act, 2024, if passed, would increase the OEB's Leave to Consult threshold from \$2 million to \$10 million, requiring that fewer energy projects

would need OEB orders to construct a new pipeline resulting in project streamlining and focusing OEB approvals on larger, more complex projects;

Therefore be it resolved:

1. That the Township of Puslinch supports Bill 165: Keeping Energy Costs Down Act, 2024; and

2. That the Township of Puslinch supports a measured approach to Ontario's energy transition; and

3. That the Township of Puslinch recognizes that there may not be enough electricity available to replace the energy provided by natural gas and meet the increased demand from electrification; and

4. That Natural gas must continue to play an integral role in meeting the energy needs of Ontario; and

5. That the Township of Puslinch supports the need for equitable electricity delivery rates in rural areas; and

6. That the Township of Puslinch supports the work the Government of Ontario has done to date, including the Natural Gas Expansion Program and Electrification and Energy Transition Panel's call for a clear policy on the role of natural gas to secure access to affordable energy; and

7. That this resolution be circulated to the President of AMO, Colin Best, Hon. Doug Ford, Premier of Ontario, Hon. Todd Smith, the Minister of Energy, Hon. MPP Arnott, Hon. MPP Rae, all Ontario municipalities as significant actors to ensuring the need for natural gas in Ontario as part of a measured approach towards energy transition, and submitted to municipalaffairs@enbridge.com; and further

That Council direct staff to consult with Enbridge Gas on the next steps associated with commencing the Community Natural Gas Expansion Program in Puslinch subject to the passing of Bill 165: Keeping Energy Costs Down Act, 2024.

Purpose

The purpose of this report is to provide Council with an update following the presentation from Enbridge Gas Inc. on February 7, 2024.

Background

Council received a presentation from Enbridge Gas Inc. on February 7, 2024 regarding the potential for a Community Expansion Program in Puslinch for the purpose of expanding natural gas services.

At the February 7, 2024 meeting, Council received the presentation attached as Schedule “C” to this report and the Letter from Enbridge Gas Inc. regarding the OEB decision on Phase 1 Enbridge Gas 2024 Rebasing Application attached as Schedule “B”. In respect to the disappointing news outlined in Schedule “B”, Council directed staff to report back with a recommended approach to advocate for affordable and reliable energy sources in Puslinch.

In addition, Enbridge Gas Inc. has provided the information attached as Schedule “A” to this report for Council’s consideration.

Financial Implications

None

Applicable Legislation and Requirements

Ontario Energy Board Act, 1998, S.O.

Engagement Opportunities

Circulation as noted in the recommendation.

Attachments

Schedule “A” – Rebasing and Natural gas Information

Schedule “B” – Letter from Enbridge Gas Inc. regarding the OEB decision on Phase 1 Enbridge Gas 2024 Rebasing Application

Schedule “C” – Enbridge Gas Inc. Presentation dated February 7, 2024

Schedule “D” – News Release: Keeping Energy and Housing Costs Down, February 22, 2024

Respectfully submitted,

Courtenay Hoytfox
Interim CAO

The Ontario Energy Board (OEB) rate rebasing decision jeopardizes the future of energy for all energy consumers, and here's why:

- It conveys a strong bias against the current and future use of natural gas and sets a course to eliminate it from Ontario's energy mix.
- It ignores the fact that there is not enough electricity to replace the energy provided by natural gas and meet the increased demand from the electrification of technologies such as personal vehicles.
- It does not support the policies of the Ontario government to unlock economic growth and enable affordable housing.
- The OEB failed to uphold its role as an economic regulator and overstepped its jurisdiction with a decision that effectively sets energy policy.

Millions of Ontarians will feel the impact of the OEB's decision in their everyday lives – the stakes are high.

- **Affordability:** All new connections to homes and businesses will need to be paid for upfront. This will add thousands of dollars to individual consumers' costs – and is an abrupt departure from the OEB's own long-standing approach to natural gas system expansion.
- **Growth:** Our priority will be maintaining the safety and reliability of the existing system. If there is no remaining capital to support growth projects and development across Ontario – greenhouses, grain dryers, industrial parks, and any new businesses or housing developments seeking access to natural gas will be at risk.
- **Access:** Preserving customer choice is imperative. Constraining your access to natural gas through a reduction in capital will significantly limit the future development of essential energy infrastructure that's vital to manufacturing, agriculture and consumer goods industries in Ontario.

Enbridge Gas is challenging this decision in order to secure the future of energy in your communities.

Your voice is important too:

- Reach out to your MPP to share your support for the government's action.
- Let the OEB know what impacts the decision will have on economic development, housing growth, affordability and energy reliability in your community.
- Look for opportunities to advocate for natural gas and gas infrastructure in Ontario today and into the future while we take measured steps toward an orderly energy transition.

Reach out to municipalaffairs@enbridge.com to get started.



Natural gas plays a critical role in Ontario.

- Natural gas provides twice the energy of electricity at a quarter of the cost – with no tax-based subsidy.
- Natural gas delivers five times more capacity than the maximum electricity demand in Ontario on a peak winter day. Even in the coldest weather conditions, our reliable natural gas system delivers.
- Natural gas is the energy backbone of industry and manufacturing in Ontario and is critical in driving the province's economic development today and going forward.
- Natural gas partners well with renewable sources of energy and will help support the evolution to a more electrified future in the years ahead. Just look to the steel producers that are phasing out coal-fired steelmaking – they are turning to natural gas to help achieve net-zero emissions. It's all part of a bigger energy evolution here in Ontario – with natural gas at its core.
- Leveraging pipeline infrastructure to deliver lower carbon fuels (such as renewable natural gas and hydrogen), alongside low carbon heating technologies (such as hybrid heating and natural gas) and carbon capture and sequestration, will help Ontario achieve its climate goals.
- Enbridge Gas' 151,000 km of largely buried gas transmission, distribution and storage system is an extremely valuable asset for Ontario – today and for the future.
- Communities across Ontario are looking for affordable and reliable energy options that suit their needs; we receive requests for new natural gas services every day because heating homes with natural gas is one of the most affordable, and the most reliable, options on the market.

We are committed to advocating for natural gas infrastructure in Ontario's energy evolution and ensuring our customers can access safe, reliable, affordable energy.

Have questions?

We have answers.

Reach out to municipalaffairs@enbridge.com to learn more about the critical role natural gas plays in Ontario.



Visit us online:
enbridgegas.com

Search **enbridgegas**
to connect with us



January 24, 2024

Your Worship and Members of Council,

I am writing to inform you of our concerns with the [Ontario Energy Board's \(OEB\) decision on Phase 1 of the Enbridge Gas 2024 rebasing application](#), issued on December 21, 2023. The disappointing decision puts future access to natural gas in doubt and sets a deliberate course to eliminate natural gas from Ontario's energy mix. This decision is about the millions of Ontarians who rely on natural gas to keep their homes warm, and the many businesses throughout Ontario who depend on natural gas for day-to-day operation.

Our 2024 rate rebasing application was designed to provide our customers with safe and reliable natural gas at a reasonable cost, in addition to measured steps to help Ontario advance a practical transition to a sustainable energy future. Natural gas plays a critical role in Ontario's energy evolution mix while supporting the reliability of Ontario's electricity system. Natural gas meets 30 percent of Ontario's energy needs, which can not be easily or quickly replaced.

We are taking action to secure the future of natural gas in your communities. We are filing a motion in late January to review evidence with the OEB and seeking a judicial review of this decision.

Without natural gas, communities across Ontario will feel the impacts of this decision in their everyday lives – the stakes are high.

- **Energy Affordability:** Those looking to connect to natural gas will be required to pay an upfront fee, which creates a significant financial barrier to all forms of residential and commercial development. This resulting fee adds thousands of dollars to individual consumers' cost to obtain or expand gas service.
- **Economic Growth:** This decision will put economic developments in your community at risk. The decision limits the ability of future expansion projects to support regional investment to meet the ever-growing energy needs in your community and communities across Ontario. That includes greenhouses, grain dryers, industrial parks, and any new businesses or housing developments seeking access to natural gas.
- **Energy Access:** Preserving customer choice is critical. Constraining access to natural gas through a reduction in capital will significantly limit the future development of essential energy infrastructure vital to moving manufacturing, agriculture, and the consumer goods industry in Ontario.
- **Energy Security:** On an annual basis, natural gas delivers twice the energy to Ontario than electricity, and five times the maximum peak capacity of Ontario's electricity grid at a quarter of the cost. Even in the worst weather conditions, our reliable natural gas system delivers.

As local leaders across the province, your voice matters, and we encourage you to take action.

Reach out to your MPP to share your support for the government's [quick action](#) and write the OEB about the consequences of reduced access to the natural gas grid to support economic development, housing growth, energy reliability. Use your voice to acknowledge the need for natural gas and infrastructure in Ontario today and into the future while we take a measured step towards energy transition.

We ask that you reach out to your municipal advisor or find us at municipalaffairs@enbridge.com to get started.

Sincerely,



Michele Harradence
President
Enbridge Gas Inc.

PRESENTATION FOR THE TOWNSHIP OF PUSLINCH

Natural Gas Expansion and Expansion Surcharge

What we do

We deliver the energy that enhances people's quality of life



Gas utility

- 3.9 million retail customers
 - 75% of Ontario homes
 - 99.9% reliability
-

30%

of Ontario's energy needs delivered



Sustainable energy provider

- Advancing sustainable energy solutions for Ontario
 - Conservation, renewable gases, green technologies
-

Net-zero

emissions in Enbridge operations by 2050

Natural Gas Expansion

Natural Gas Expansion – background

- Every connection to the natural gas system must pass an economic test under the rules and regulations of the Ontario Energy Board (OEB).
- This holds existing natural gas customers neutral from the costs of others seeking to connect to the system.
- If the connection does not meet that test, the customer will pay an up-front cost to connect to the system. This can be a disincentive.
- In some instances, where a community or group of potential customers is far away from Enbridge's current infrastructure, the option exists to connect through a monthly surcharge added to the new customer's bills, under government programs.
- Successive governments have implemented, since 2015-16, expansion programs under various names.
- The current program is called the Natural Gas Expansion Program.

Natural Gas Expansion Program – recent history

- For Phase 2, the provincial government received over 200 applications, representing over \$2B in total cost for the Natural Gas Expansion Program.
- The provincial government made the decisions on which projects would proceed in June 2021.

- **What are the potential next steps?**

Natural Gas Expansion Program – Phase 3



- April 28, 2022: Minister of Energy sent a letter to Municipalities that submitted projects that were not selected for Phase 2.
- Announced new Phase 3 of the Natural Gas Expansion Program.
- At this time, parameters and timelines are not defined.
- We will keep you updated as the Phase 3 file progresses.



Expansion Surcharge

Beyond the Natural Gas Expansion Program

- November 2020: The Ontario Energy Board (OEB) approved Enbridge Gas' proposal for what was known at the time as the 'temporary connection surcharge' program (now referred to as Expansion Surcharge).
- In situations where the cost to attach to the Enbridge Gas system is not economically feasible at the regular OEB approved rates, the Expansion Surcharge is applied in addition to regular OEB approved rates for the applicable rate class and is a substitute for an upfront lump sum payment.
- This offering is separate from the province's Natural Gas Expansion Program. Under the Expansion Surcharge, the Township could contribute to projects that are not viable to make them viable. Under the current OEB rules, a project can only proceed under the ES if it can be paid back by the customer in 40 years or less on their monthly bill. If municipalities want to cover any economic shortfall after 40 years of ES is applied, then that is permissible. The Expansion Surcharge is \$0.23 for each cubic meter of natural gas used and is applied in addition to regular rates. 8

Net Zero 2050: Path to Success

Energy powers our vehicles, warms our homes and helps produce the goods we use every day. Addressing these three largest sources of emissions through a diversified energy system is the most cost-effective and resilient way to achieve net zero.

Energy sources

Transition to renewables.

A mix of renewable power, renewable natural gas and hydrogen for clean and reliable energy.

Transportation

Switch to lower-emission sources.

Electrification of light-duty vehicles.

Compressed and renewable natural gas and hydrogen for hard-to-electrify heavy transport.

Building heating and cooling

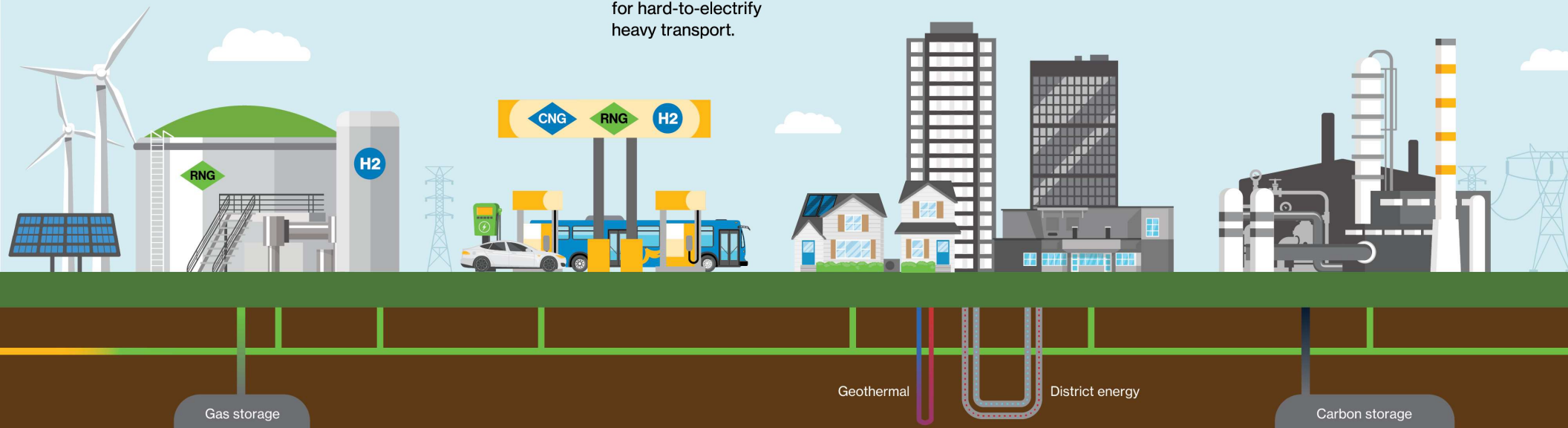
Adopt high-efficiency technologies.

Energy conservation, heat pumps, hybrid heating, geothermal, district energy and green fuels for clean and reliable heat.

Industrial processes

Advance innovative technologies.

Energy conservation, hydrogen and carbon capture for processes that can't easily be electrified.



Respect for the environment and people

- We are committed to providing energy in a sustainable, socially and environmentally responsible way.
- Our approach to supporting the transition to a low-carbon economy has three key areas:
 1. Reducing greenhouse gas emissions through innovation.
 2. Helping customers reduce their energy use through conservation.
 3. Investing in renewable energy assets and low-carbon solutions.



Enbridge is continually innovating to reduce emissions at every step of our energy delivery network

Thank you

Courtenay Hoytfox

From: Justine Brotherston
Sent: Monday, February 26, 2024 9:32 AM
To: Courtenay Hoytfox
Subject: FW: Ontario Keeping Energy and Housing Costs Down

From: Ontario News <newsroom@ontario.ca>
Sent: Thursday, February 22, 2024 1:08 PM
To: John Sepulis <jsepulis@puslinch.ca>
Subject: Ontario Keeping Energy and Housing Costs Down



NEWS RELEASE

Ontario Keeping Energy and Housing Costs Down

New legislation would help build housing faster and save families and businesses money

February 22, 2024
[Ministry of Energy](#)

TORONTO – Today, the Ontario government introduced legislation that, if passed, would reverse a December 2023 decision by the Ontario Energy Board (OEB) that would have significantly increased the costs of building new homes across the province. Reversing this decision will prevent an average of \$4,400 being added to the price of new homes, or tens of thousands of dollars being added to the price of a home in rural Ontario.

“Since day one our government has taken action to lower energy costs, including by cancelling the previous government’s cap-and-trade carbon tax and cutting the gas tax,” said Todd Smith, Minister of Energy. “While previous governments implemented schemes that led to skyrocketing energy prices, we’re using every tool in our toolbox to keep costs down for people and businesses. The *Keeping Energy Costs Down Act* will protect future homebuyers from increased costs and keep shovels in the ground on critical infrastructure projects.”

The *Keeping Energy Costs Down Act, 2024* would, if passed, give the province authority to reverse the OEB decision to require residential customers and small businesses to pay 100 per cent of the cost of new natural gas connections upfront. These costs would have previously been paid over forty years. Once the government introduces a Natural

Gas Policy Statement, a recommendation of the *Electrification and Energy Transition Panel's* final report, it will require the OEB to consider this issue again.

The government will also appoint a new chair of the OEB this spring with the expectation that the board and commissioners conducts appropriate consultation – in line with the proposed legislative requirements - before reaching decisions that support the objective of an affordable, reliable, and clean energy system.

“Natural gas will continue to be an important part of Ontario’s energy mix as we implement our pragmatic plan to invest in and bring online more clean nuclear energy,” added Minister Smith. “Unlike the previous government, which saddled families with sky-high hydro bills, our government is taking a thoughtful approach that keeps costs down for people and businesses and delivers energy security.”

To ensure that future decisions reflect and support the priorities of the people of Ontario, the *Keeping Energy Costs Down Act* would require the OEB to conduct broader engagement to ensure impacted organizations and sectors have an opportunity to participate in proceedings. It would also enable the government to require the OEB to conduct a separate hearing on any matter of public interest.

The proposed legislation would also maintain the existing treatment of gas transmission projects that are critical to the province’s economic growth by ensuring new customers do not have to incur upfront financial contributions and update the OEB’s Leave to Construct process to respond to concerns raised by municipalities around supporting critical housing projects and local economic development initiatives.

Quick Facts

- The Ontario’s *Electrification and Energy Transition Panel's* (EETP) final report, [Ontario’s Clean Energy Opportunity](#) was released on January 19, 2024.
- The EETP’s final report stated that natural gas is an important resource, fulfilling three essential and distinct functions in Ontario’s energy system today as a fuel for electrical power generation, space and water heating, and industrial and agricultural industries.
- 3.8 million households in Ontario currently use natural gas for home heating, representing about 70 per cent of Ontario households.
- Currently natural gas meets 39 per cent of Ontario’s energy demands, while electricity meets 21 per cent.
- Through the [Clean Home Heating Initiative](#) Ontario is deploying hybrid heating solutions which pair electrically powered air source heat pumps with a conventional natural gas furnace to reduce energy costs and emissions by leveraging Ontario’s world-class clean electricity grid. Maintaining access to natural gas ensures reliable access to heat on the coldest days of the year.
- To help Ontario families and businesses keep costs down, the government extended the gas and fuel tax rate cuts through to June 30, 2024. Along with the

rate cuts previously in place, this extension is expected to save households \$260 on average since the cuts were first implemented in July 2022.

Additional Resources

- [The Keeping Energy Costs Down Act](#)

[Manage energy costs for your home](#)

Learn about programs and credits to reduce your energy bills.

[Manage energy costs for your business](#)

For large to small businesses, manage your energy costs through one of these programs.

Media Contacts

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REPORT ADM-2024-011

TO: Mayor and Members of Council

PREPARED BY: Laura Emery, Communications and Committee Coordinator
Mike Fowler, Director of Public Works, Parks, Facilities
Mary Hasan, Director of Finance/Treasurer

PRESENTED BY: Laura Emery, Communications and Committee Coordinator

MEETING DATE: February 28, 2024

SUBJECT: Drop-in Gym Times at Optimist Recreation Centre

RECOMMENDATIONS

That staff report ADM-2024-011 entitled Drop-in Gym Times at Optimist Recreation Centre be received for information; and,

That Council authorize staff to offer free drop-in times at the ORC in support of the Recreation Advisory Committee's Request following the recruitment and training of the additional facility operator as follows:

- 1. Drop-In Youth Gym Times - Scheduled on PA Days as per the Upper Grand District School Board (UGDSB) and the Wellington Catholic District School Board's annual school calendars from 9:00 a.m. to 11:00 a.m.; and,**
- 2. Drop-In Parent and Tot Open Gym on Wednesday's from 9:00 a.m. – 11:00 a.m., and,**
- 3. Drop-In Youth Gym Times on Thursdays from 4:00 p.m. to 5:00 p.m.**

Purpose

The purpose of this report is to provide Council with the Recreation Advisory Committee's recommendation regarding their Drop-In Gym Times in accordance with the Committee's Goal/Objective.

Background

As part of the Recreation Advisory Committee's 2018-2022 Goals and Objectives, a Goal/Objective regarding Drop-In Gym Times on PA Days has been identified. This

Goal/Objective was put on hold due to the COVID-19 Pandemic and was carried forward as part of the 2022-2026 Committee Goals and Objectives as approved by Council at its October 18, 2023 meeting.

Prior to the COVID-19 Pandemic the Township offered the following Drop-In Gym Programming:

- Monday and Wednesdays, Parent and Tot Drop-In Gym, 10:00-11:00 a.m.
- Monday-Thursday, Drop-In Gym, 3:30-5:30 p.m.

All Drop-In Gym Programming will require there to be supervision by a parent or guardian.

Comments

At their November 30, 2023 Recreation Advisory Committee, the Committee discussed aforementioned topic and resolved as follows:

Resolution No. 2023-035:

Moved by Joanna Jefferson and
Seconded by Stephanie McCrone

That staff report REC-2023-015 regarding the Open Gym on School PA Days be received for information; and,

That the Recreation Advisory Committee provides the following comments with respect to having Open Gym times for Council's consideration:

The committee is supportive of having Open Gym times on PA days from 9:00 a.m. to 11:00 a.m. and additionally recommends having Parent and Tot open gym programming in the mornings one day a week.

CARRIED.

Drop-In Gym Time on PA Days

Staff have reviewed the previous year rental requests and note that there are currently few rentals for the Optimist Recreation Centre Gym during the mornings. Staff recommend that a morning time slot from 9:00 a.m. to 11:00 a.m. be offered on PA Days while full-time facilities staff are present.

Following the UGDSB and Wellington Catholic District School Board calendars, there are 3 scheduled PA days for the remainder of the 2023-2024 school calendar year as follows:

- Friday April 19
- Friday June 7
- Friday June 28

Staff have placed a temporary hold on the dates listed above for the gym. The calendar for the 2024 - 2025 school year showing the fall 2024 PA days has not been confirmed as of the publishing of this report and are expected to be released in March of 2024.

Drop-In Gym Time for Parents and Tots

In addition to the Drop-In Gym Time for PA Days, the Committee recommended that Drop-In Gym Time be re-established for Parents and Tots as had been offered by the Township in previous years.

Staff have reviewed the previous year rental requests and note that there are currently few rentals for the Optimist Recreation Centre Gym during the mornings. Staff recommend that a morning time slot from 9:00 a.m. to 11:00 a.m. be offered on Wednesday's while full-time facilities staff are present.

Drop-In Gym Time for Youth

At the January 15, 2024 Joint Recreation and Youth Advisory Committee meeting the following resolution was passed:

Resolution No. 2024-004:

Moved by Mary Christidis and
Seconded by Katey Whaling

That report JRY-2024-001 entitled Recreation Advisory Committee and Youth Advisory Committee Goals and Objectives Review be received for information; and

That the Joint Recreation and Youth Advisory Committee provides the following comments with respect to having Open Gym times for Council's consideration:

The committee is supportive of having Open Gym Times for Youth on Friday's from 3:00 p.m. to 5:00 p.m.

CARRIED

Staff have reviewed previous year rental requests and note that there are currently few rental requests between 4:00 p.m. and 5:00 p.m. on Mondays through Thursdays. Currently, there is a

private rental that consistently books the facility throughout the year from 1:00 to 4:00 p.m. There current contract ends at the end of April 2024 and resumes September through December 2024. Staff recommend that Drop-In Youth Gym time be provided from 4:00 to 5:00 p.m. on Thursdays for 2024 while full time facilities staff are present. Staff note there would be an opportunity to extend the Drop-In Youth Gym time hours for 2025 in advance of any private contracts.

Financial Implications

Possible loss of rental revenues during approved free drop-in times, but the loss is considered marginal and typically, renters provide alternative times for their rentals if an allotted time is not available. Staff are also scheduled to work at the facility during the free drop-in times proposed in this Report resulting in limited incremental staff costs.

Applicable Legislation and Requirements

None

Attachments

None



REPORT ADM-2024-012

TO: Mayor and Members of Council

PREPARED BY: Courtenay Hoytfox, Interim CAO

PRESENTED BY: Courtenay Hoytfox, Interim CAO

MEETING DATE: February 28, 2024

SUBJECT: Radiocommunication Tower and Antenna Protocol Policy Amendment

RECOMMENDATION

That Council receives report ADM-2024-012 regarding the proposed Radiocommunication Tower and Antenna Protocol Policy Amendment: and,

That Council approve the amendments as [presented/amended].

Purpose

The purpose of this report is to provide Council with a suggested amendment to the Township Radiocommunication Tower and Antenna Protocol Policy.

Background

Council adopted the current Radiocommunication Tower and Antenna Protocol Policy on December 20, 2023 for the purpose of processing Radiocommunication Tower and Antenna applications within the Township. Section 8.2.3 of the current policy requires the proponent to prepare the public notification package and circulate to members of the public through regular mail.

Staff are recommending that the Policy be revised requiring circulation of the public notice to be completed by Township staff. The proponent will remain responsible to prepare the public notice package in accordance with the Policy. This change is being recommended based on recent applications where members of the public are indicating information was not received. There is a greater likelihood of a member of the public opening mail that has been issued by the Township versus a third party and the records associated with the circulation will be maintained by the Township.

The suggested revision is noted below:

8.2 Notification Requirements to the Public

~~3. The contents and format of all notices shall be prescribed and verified by the Township prior to publication by the proponent.~~

3. The proponent shall be responsible to prepare all public notices in accordance with the Township's prescribed content and format, prior to publication by the Township.

Financial Implications

Staff will monitor the costs associated with the process and report to Council on recommended fee changes, if required, during the 2025 User Fees and Charges Review.

Applicable Legislation and Requirements

Radiocommunications Act

Township Radiocommunication Tower and Antenna Protocol Policy

Engagement Opportunities

None

Attachments

Schedule "A" – Radiocommunication Tower and Antenna Protocol Policy

Respectfully submitted,

Courtenay Hoytfox
Interim CAO

Title: Radiocommunication Tower and Antenna Protocol Policy

Date: December 20, 2023

Adoption: December 20, 2023 by Council Resolution No. 2023-430

Subject: Radiocommunication Tower and Antenna Protocol Policy

1.0 PURPOSE

The purpose of the Radiocommunication Tower and Antenna Protocol Policy is to provide guidance to staff, Council, proponents, and members of the public, by outlining the process proponents must follow to establish new and/or expand existing Radiocommunication towers, antennas, or related facilities within the Township of Puslinch.

2.0 JURISDICTION

The regulation and approval of telecommunication towers, antennas, and related facilities falls under federal jurisdiction and is governed by the *Radiocommunication Act* administered by Innovation, Science and Economic Development Canada (ISED). By extension, telecommunication structures are not subject to municipal or provincial land-use legislation, including the *Planning Act* and the *Municipal Act*.

Under the authority of the *Radiocommunication Act*, the ISED developed the Client Procedure Circular CPC-2-0-03 to outline development and licensing requirements for proposed telecommunication facilities. To ensure local compatibility, the ISED requires proponents to obtain Municipal Concurrence and to engage in both municipal and public consultation.

3.0 AMENDMENTS

This policy may be amended from time to time by the Township, as it deems necessary or appropriate, as relevant circumstances change, and will be applied in accordance with the *Radiocommunication Act*, and the ISED developed the Client Procedure Circular CPC-2-0-03.

4.0 OBJECTIVES

This protocol has been developed with the following objectives and intent:

1. To provide an opportunity to have land-use concerns addressed, while respecting federal jurisdiction.
2. To balance demands for facilities with a desire to preserve natural and cultural landscape and minimize community impacts, through co-location, including health and safety concerns.
3. To outline a general process to be followed by the Township of Puslinch for reviewing and processing telecommunications facility proposals which are not exempt by this protocol, and to provide an opportunity for public consultation.
4. To provide a consistent and timely process for the review of telecommunication facility proposals within the Township of Puslinch.
5. To provide high caliber wireless telecommunications facilities that promote economic development and meet the business and safety needs of the traveling public.
6. To encourage consultation with the municipality as early in the location process as practical and feasible.
7. To encourage the location and siting of telecommunication facilities in a manner which minimizes the effects on residents, lessens visual impact, and respects natural and human heritage features and sensitive land uses to the greatest extent possible.
8. To encourage public notification with respect to mitigating concerns over the siting of wireless telecommunication facilities.
9. To recognize that matters pertaining to health, structural safety (Safety Code 6, NAV Canada, and Transport Canada obligations) and the environment fall under the mandate of the federal government, which are further taken into consideration by ISED, as detailed in CPC-2-0-03.

5.0 MUNICIPAL CONSULTATION AND APPLICATION PROCESS

Proposals to establish new and/or expand existing telecommunication towers, antennas, or related facilities, apart from those that qualify under the Exclusion Criteria identified in Section 6.0 of this Protocol, must apply for municipal concurrence by submitting a Formal Application to the Township using the prescribed form(s).

5.1 Pre-consultation

1. A Pre-consultation Meeting between the applicant, municipality, and other designated authorities having jurisdiction, as deemed necessary by the Township, shall be required prior to the acceptance of a Formal Application.
2. The purpose of the Pre-consultation Meeting shall be to identify the information and materials necessary for the processing of an application, which shall be submitted, in a manner prescribed by the municipality, before an application will be deemed to be complete.
3. The Pre-consultation Meeting, and any preceding discussions with the municipality, are not considered to be included in the 120-day consultation period identified by the ISED. The 120-day consultation period shall not commence until the application is deemed to be complete to the satisfaction of the Township.
4. To initiate the Pre-consultation Meeting, the applicant is required to submit a pre-consultation request, in accordance with the Township's Mandatory Pre-Consultation By-law 2022-054, and shall include the following materials:
 - a. Confirmation from all registered property owners in the form of an authorization to support the proposed telecommunications facility on the property;
 - b. The location of the proposed telecommunications facility, including the municipal address and a map identifying where it is to be situated on the subject property (mapping should be current and any new structures or features not identified on the mapping shall be noted by the proponent);
 - c. An outline of the proposed telecommunications facility and, if applicable, how it meets one of the exclusion criteria;
 - d. Set of drawings illustrating the proposal, including a conceptual site plan, elevation drawings, engineered drawings as applicable, and context plan showing the development within the existing neighborhood (which can be supplied using an aerial photograph base);
 - e. Documentation to demonstrate the identification of co-location alternatives considered within a 3 km radius of the proposed site using the National Antenna Information Database to identify candidates and a statement on future co-location possibilities for the support structure, if applicable.

5.2 Submission Requirements

The municipality has the discretion to deem an application incomplete if the applicant fails to fulfill the submission requirements. The following information shall be provided as part of the formal application request for Municipal Concurrence:

1. Prescribed Application form and applicable fee;

2. A description of the proposed structure type, shelter type, height, access, and utility sources;
3. A title search of the property identifying all registered property owners and confirmation from all registered property owners in the form of an authorization to support the proposed telecommunications facility on the property;
4. A written explanation detailing:
 - a. The rationale for the selection of the proposed site, indicating whether the location provides coverage and/or capacity, and what areas/communities will benefit from the new facility;
 - b. Justification for the proposed height of the tower;
 - c. How the facility will compliment and become a part of the future community without unduly limiting the potential for future development;
 - d. If applicable, the justification as to why the proponent is not able to comply with the design criteria identified under this Protocol; and
 - e. The potential effects that the proposal may have on nearby electronic equipment (both existing and proposed) in accordance with CPC-2-0-03 and EMCAB-2, as well as measures proposed to mitigate those effects.
5. Identification of co-location alternatives considered within a 3 km radius of the proposed site using the National Antenna Information Database to identify candidates and a statement on future co-location possibilities for the support structure, if applicable.
6. Colour photographs of the subject property showing current site conditions, an architectural rendering of the proposed facility in order to demonstrate the visual impacts related to the tower including all existing features and buildings, and a topographical map or satellite image showing the location and proposed facility (mapping should be current and any new structures or features not identified on the mapping shall be noted).
7. Site plan or survey drawn to scale and showing:
 - a. The subject lot and lease area (a key plan can be used for properties having an area of 2.0 hectares or greater);
 - b. General site grading;
 - c. The location of existing lot lines and setbacks from the proposed facility;
 - d. Setbacks from the proposed facility to existing and proposed buildings;
 - e. Setbacks from the nearest building not on the subject property, measured from the nearest point of the building, structure, or feature;

- f. Existing and proposed landscaping, including an inventory of existing vegetation and any plantings proposed to screen the base of the tower and any structures on the ground where applicable;
 - g. Access proposed and any motor vehicle parking spaces with dimensions;
 - h. The structure type and height of the proposed facility.
8. Network coverage mapping showing the applicant's current coverage (if applicable) and anticipated coverage with the installation of the proposed facility, including the nearest existing antenna systems belonging to the proponent.
 9. Approvals from Transport Canada and NAV Canada outlining aeronautical obstruction marking requirements (whether painting, lighting, or both) if available. If unavailable, the proponents can provide their applications to Transport Canada and NAV Canada together with an undertaking to provide those requirements once they become available.
 10. A written attestation signed by the Professional Engineer taking responsibility for the site's compliance, stating: That the proposed facility will comply with Safety Code 6 and that the proposed facility will comply with the National Building Code and National Fire Code in accordance with the proponent's responsibilities under enabling federal legislation.
 11. In lieu of providing attestations for the above matters, a Declaration of Insurance and Liability Statement is required.
 12. The Township shall provide written confirmation to the proponent within 30 days of the formal application being submitted to the Township confirming whether the application has been deemed to be complete/incomplete. The written confirmation of a complete application shall commence the 120 day consultation period. Should the application be deemed to be incomplete, the proponent shall be required to satisfy all outstanding issues prior to the application being deemed to be complete and the 120 day period commencing.

5.3 Site Plan Approval

1. Proposals to establish new and/or expand existing telecommunication towers, antennas, or related facilities on a property with an existing Site Plan Agreement, the Site Plan shall be amended to include the location of the telecommunication tower, antenna, or related facility, as deemed necessary by the municipality.
2. Proposals to establish new and/or expand existing telecommunication towers, antennas, or related facilities on a property without an existing Site Plan Agreement, Site Plan Approval shall be required in accordance with the Township Site Plan Control By-law 2022-027 and to the satisfaction of the municipality.

6.0 EXCLUSION CRITERIA

1. Where the following criteria applies, Municipal Concurrence is not required:
 - a. New Antenna Systems with a height less than 15 metres above ground level provided the antenna system is not proposed by a telecommunication carrier, broadcasting undertaking or third-party tower owner.
 - b. Non-tower structures including antennas on buildings, water towers, lamp posts, etc., may be excluded provided that the height above ground is not increased by more than 25%.
 - c. Temporary antenna systems used for special events or emergency operations, provided they are removed within a three-month timeframe.
 - d. Municipal consultation is not required for the routine maintenance of existing telecommunication towers, antennas or related facilities.
 - e. Transfer of Concurrence is not exempt from the Township's Pre-Consultation process, however, may be excluded from obtaining Municipal Concurrence through a formal application process, subject to the Pre-Consultation submissions and findings.
2. Height shall be measured from the lowest ground level at the base, including the foundation, to the tallest point of the antenna system. Depending on the installation, the tallest point may be an antenna, lightning rod, aviation obstruction lighting or some other appurtenance.
3. Notwithstanding the above, applicants are still required to contact the Township irrespective of the exclusion criteria to confirm that the proposed facility meets the exclusion and obtain written confirmation from the Township, to be provided to the ISED.

7.0 SITE SELECTION AND DESIGN STANDARDS

7.1 Site Selection Criteria

1. The proponent shall be encouraged to use existing and/or approved structures wherever possible. This includes sharing an existing or approved telecommunication tower, antenna or related facility; modifying, or replacing (if necessary), existing structures; and using existing infrastructure such as rooftops, water towers, etc.
2. Where co-location is not possible, when selecting a site for a new telecommunication tower, antenna or related facility, the following shall be taken into consideration:

- a. Maximizing the distance from residential areas;
- b. The distance from public and institutional facilities such as schools, hospitals, community centre, daycare facilities, and senior's residences;
- c. Avoidance of natural features, vegetation, hazard lands (floodplains, steep slopes);
- d. Avoiding areas of topographical prominence, where possible, to minimize long/short range views; and
- e. Compatibility with adjacent land uses.

7.2 Design Standards

1. Structures shall be designed to minimize visual impact and to avoid disturbance of significant natural features by:
 - a. Selecting a type and colouring of structure that blends in with the surroundings;
 - b. Providing landscaping and visual screening where appropriate;
 - c. Incorporating safety features to prevent unauthorized access;
 - d. Designing towers and any accessory base stations so that they fit into the context of the surrounding area;
 - e. Implementing tower designs that mimic other features customarily found in the area, such as trees and flagpoles, where appropriate; and
 - f. Ensuring towers only accommodate telecommunication facilities and that there are no signs or other materials apart from that which is required by ISED or for safety or identification purposes (e.g. small plaque at the base of the tower), as deemed appropriate by the Township or other authority.

8.0 PUBLIC CONSULTATION

8.1 Exemptions

1. Proposed telecommunication towers, antennas or related facilities located in commercial or industrial zones (in accordance with the Township's Zoning By-law 2018-023, as amended) and a minimum of 120 metres from residential, agricultural, or other sensitive land uses, as deemed by the municipality, shall not require public consultation. The minimum distance shall be measured from the location of the tower to the nearest lot line of the property where the sensitive land use is located.

8.2 Notification Requirements to the Public

1. Notice of a Formal Application shall be provided in the manner prescribed below, unless otherwise stated in this Protocol:

- a. Regular mail to all property owners located within a radius of three times the tower height, to a minimum of 120 meters, measured from the outside perimeter of the supporting structure;
 - b. An advertisement in the local newspaper; and
 - c. Posting of signage on the subject property.
2. Notice of a Formal Application shall include the following information:
- a. A key map;
 - b. The address of the proposed location;
 - c. A description of the proposed structure type, shelter type, height, access, and utility sources; and
 - d. Key dates associated with the public consultation process.

3. The proponent shall be responsible to prepare all public notices in accordance with the Township's prescribed content and format, prior to publication by the Township.

~~3. The contents and format of all notices shall be prescribed and verified by the Township prior to publication by the proponent.~~

8.3 Notification Requirements to the Municipality and other Agencies

1. Notice of a Formal Application and materials shall be circulated to the following municipal stakeholders, unless otherwise stated in this Protocol:
 - a. The Township Municipal Clerk, Chief Building Official, Fire Prevention Officer, and any other staff as deemed appropriate by the Township;
 - b. The Municipal Clerk(s) of adjacent municipalities within 500 metres of the proposed site;
 - c. The Township Heritage Advisory Committee, if applicable;
 - d. The Conservation Authority having jurisdiction, if applicable;
 - e. The Ministry of Transportation, if applicable; and
 - f. The County of Wellington.

8.3 Public Comment

1. The public shall be provided with a minimum of 30 days, from the date of the notice, to submit written or verbal comments, including questions and concerns. Comments shall be submitted directly to the proponent and the Township shall be copied on all responses.
2. Responses to questions, comments and concerns received from the public shall be acknowledged by the proponent within two (2) business days and responded to by the proponent within a maximum of five (5) business days of receipt.

3. Proponents are to address in writing, all reasonable and relevant concerns within 60 days of receipt or explain why the question, comment, or concern is not reasonable or relevant.
4. The proponent shall submit to the Township a listing of all public comments, responses to each comment and how they have been addressed, and confirmation that the above response timelines have been appropriately met.

8.4 Community Information Meeting

1. Where the visual impact or degree of visual change is considered by the municipality to be high, or where a significant objection to the proposal is raised during the public comment period, the proponent shall be responsible for organizing and holding a Community Information Meeting in consultation with the Township.
2. Notice of the Community Information Meeting through mail, advertisement and signage is to be provided a minimum of 20 days prior to the meeting date. The contents and format of the notice shall be prescribed and verified by the Township prior to being circulated. The Notice shall be circulated to the distribution list outlined in section 8.2.1(a) and 8.3, and including all individuals that submitted public comments.
3. The proponent shall prepare a record of attendees, minutes, and responses to concerns raised at the Community Information Meeting, to the satisfaction of the municipality, and shall provide such record to the Township.

8.5 Fulfillment of Public Consultation

1. Consultation responsibilities will normally be considered complete when the proponent has carried out the public consultation requirements prescribed by the municipality and has appropriately addressed all reasonable and relevant concerns.
2. A Staff report shall be prepared for Council to consider the proposal in accordance with this Protocol.

9.0 CONCLUSION OF MUNICIPAL CONSULTATION

9.1 Letter of Concurrence

1. Upon completion of all municipal requirements to the satisfaction of the Township of Puslinch, and where Puslinch Council has passed a Resolution in support of the proposed telecommunication tower, antenna or related facility, the Township will issue a Letter of

Concurrence to the ISED, to be signed by the Township Clerk or Chief Administrative Officer (CAO) under the delegated authority provided by Council.

2. The Letter of Concurrence, including any related resolutions, shall be provided to the ISED as a record of municipal approval/support and the satisfaction of municipal and public consultation requirements.
3. The Letter of Recommendation shall include an attestation that the proponent shall construct and operate the telecommunication tower, antenna or related facility in accordance with:
 - a. The drawings and justification report submitted to the Township;
 - b. Any required design requirements or considerations and other conditions as determined by the Township through the consultation process.
4. If the requirements of this Protocol are satisfied and the proposal proceeds, the construction of the telecommunication tower, antenna or related facility shall be completed within two (2) years of the conclusion of the consultation. Construction of Telecommunication towers, antennas or related facilities that are not completed within this timeframe will be treated as a new proposal and shall be subject to the application and public consultation requirements set out in this Protocol.
5. The proponent may only commence installation/modification of a telecommunication tower, antenna or related facility after the municipal consultation process has been completed by the municipality, or ISED confirms concurrence with the consultation portion of this process, and after all other requirements under this process have been met.

9.2 Letter of Non-Concurrence

1. Where the Township is not in support of a proposal made through a formal application, and where Puslinch Council has passed a Resolution that is not in support of the proposed telecommunication tower, antenna or related facility, the Township will issue a Letter of Non-Concurrence to the ISED, to be signed by the Township Clerk or Chief Administrative Officer (CAO) under the delegated authority provided by Council.
2. The Township will include in the Letter of Non-Concurrence, the results of the consultation process and any outstanding issues to be provided to the ISED.
3. Where a telecommunication tower, antenna or related facility is constructed in whole or in part, without municipal concurrence or consultation, the Township shall inform the ISED and request that the site be decommissioned, or if under construction, that all works stop until such time that the obligations under this Protocol have been met.

10.0 FEES

1. The proponent shall be required to pay all applicable processing fees. These fees may include, but are not necessarily limited to, the cost incurred by the municipality for the processing of the application such as administration, planning, engineering, and legal fees.
2. The Township relies on external consultants to undertake peer review works. The proponent is required to pay all third party costs and disbursements generated through the application review, including pre-consultation. The proponent will also be responsible for any fees applied by external regulatory agencies, such as the Conservation Authority having jurisdiction, the Ministry of Transportation, The County of Wellington, etc.



REPORT PD-2024-001

REPORT to INNOVATION, SCIENCE, AND ECONOMIC DEVELOPMENT (ISED) CANADA

TO: Mayor and Members of Council

PREPARED BY: Courtenay Hoytfox, Interim CAO

PRESENTED BY: Courtenay Hoytfox, Interim CAO

MEETING DATE: February 28, 2024

SUBJECT: Telecommunication Tower Proposal
CON 7 REAR PT LOT 20
Municipally known as 7426 Wellington Road 34 (subject property)

RECOMMENDATIONS

That Report PD-2024-001 regarding the Telecommunication Tower Proposal – Shared Tower Inc. - Site location CON 7 REAR PT LOT 20; municipally known as 7426 Wellington Road 34, be received; and

Whereas the public has expressed significant objection to the initial and alternate proposed tower locations; and

Whereas the Township is not satisfied that the proponent Shared Tower Inc. has adequately investigated co-locating opportunities and/or alternative site locations, including a location approximately 300 metres to the southwest with an approved site that received little community objection;

Therefore, the Township does not support the proposed tower location and authorizes the release of the Non-Concurrence Report to Innovation, Science, and Economic Development Canada regarding the proposed 35 metre Share Tower Inc. monopole; and

That Council directs staff to include the results of the consultation process in the Letter of Non-Concurrence; and

Given that construction of the concrete pad commenced without municipal concurrence or consultation, that Council direct staff to inform ISED and request that the site be decommissioned and restored.

Purpose

Innovation, Science, and Economic Development (ISED) Canada, is the Federal department responsible for granting authorization for telecommunication facilities, and requires that applicants consult with the local land use authority for telecommunication installations. Municipalities are not the approval authority for telecommunication facilities and therefore are tasked with submitting comments to ISED related to applications.

The purpose of this report is to provide Council with information relating to the telecommunication tower application at the property known as 7424 Wellington Rd 34 (initial subject property) in order for Council to submit its comments to ISED either in support of the application (Concurrence) or in objection to the application (Non-Concurrence).

Application

Council considered the tower proposal application at the initial subject property on September 27, 2023. Subsequent to hearing a delegation from Shared Tower and considering staff report ADM-2023-049, Council resolved as follows:

Whereas the Township is not satisfied that its agent, CRINS, has completed the consultation in accordance with the applicable protocols;

That Council defer its decision on providing concurrence or non-concurrence for the application; and

That Council direct staff to advise the proponent that a re-submission of the application is required, to be submitted directly to the Township with no additional fees being collected, in order to ensure that the consultation is completed in accordance with the default ISED protocols.

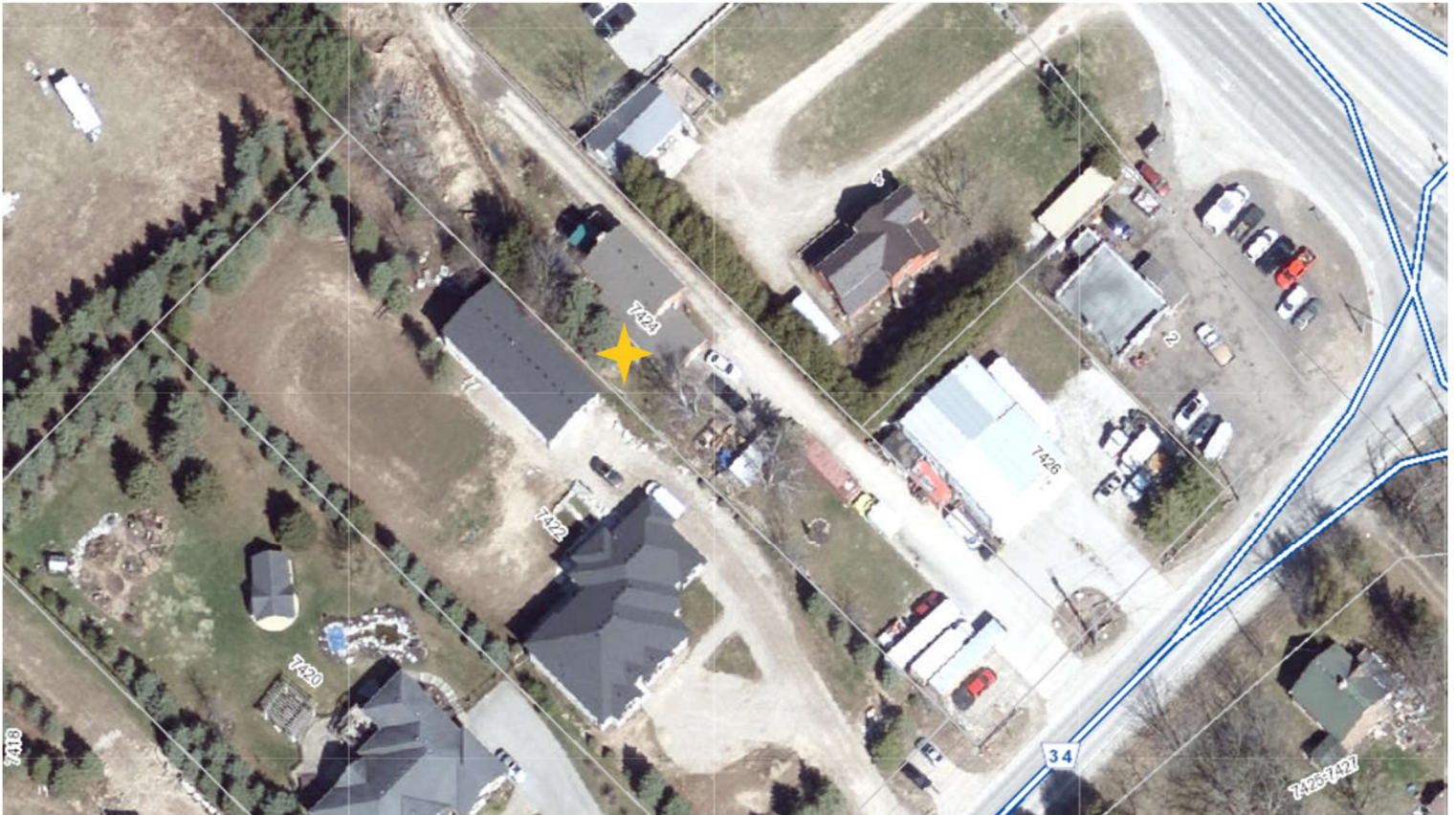
As directed by Council, the Shared Tower Inc. proposal at the initial subject property was submitted to the Township on or about October 20, 2023, and was processed using ISED default protocols. Below is a summary of the public consultation process:

Public Consultation:

- The public notice package was sent to neighbours within a radius of three (3) times the tower height (105m) on or about October 10, 2023;
- The public consultation was open until November 7, 2023;
- Significant public objection was received as detailed in Schedule "D";

- A meeting was scheduled at the Township office on Thursday November 30, 2023, to review and discuss public comments. Township staff, members of the public, and representatives from Shared Tower were in attendance;
- Next steps included Shared Tower investigating alternative locations for the proposed tower based on the public objection.

Initial Site Location:



Staff attended a meeting with Shared Tower representatives on Wednesday January 3, 2024 to discuss next steps related to the tower proposal. Shared Tower presented an alternative site location to staff which is depicted in the map below:

Alternative Site Location:

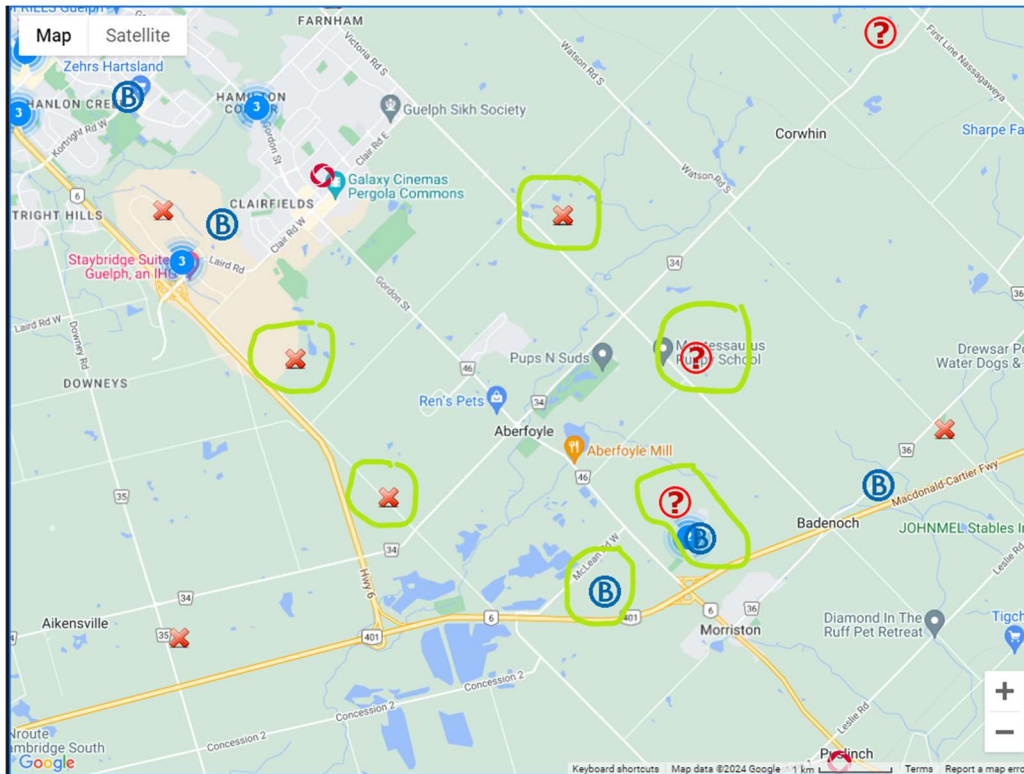
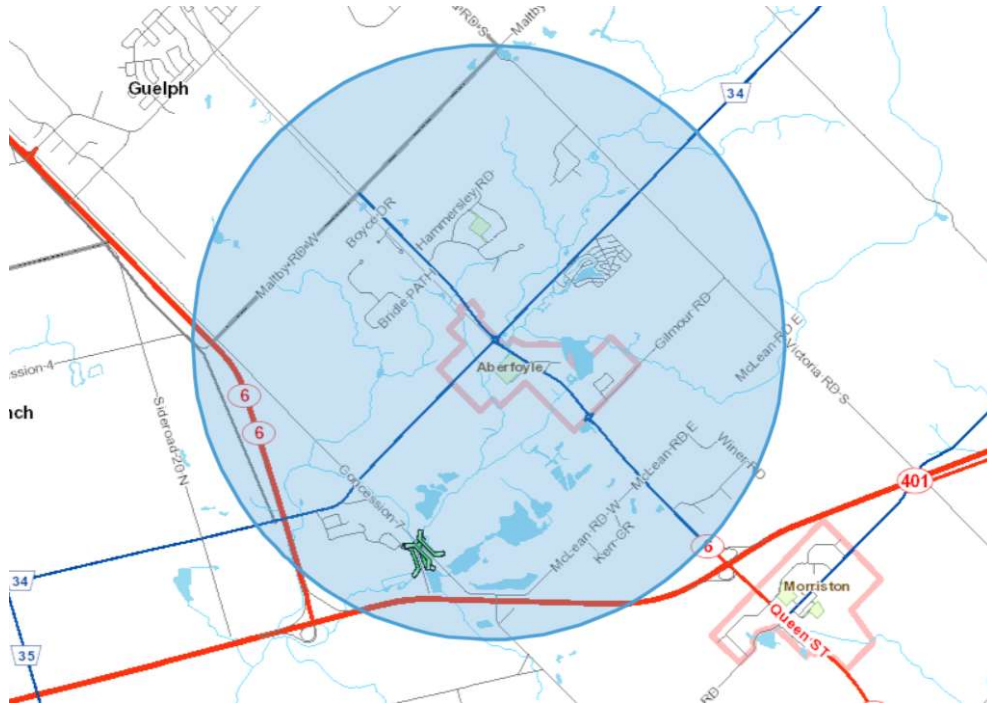


The alternative site location is on an adjacent property municipally known as 7426 Wellington Rd 34. Given the new site location, a second public consultation was required. Below is a summary of the public consultation process:

- The public notice package was sent to neighbours within a radius of three (3) times the tower height (105m) on or about January 8, 2024;
- The public consultation was open until January 26, 2024;
- Significant public objection was received as detailed in Schedule “E”;

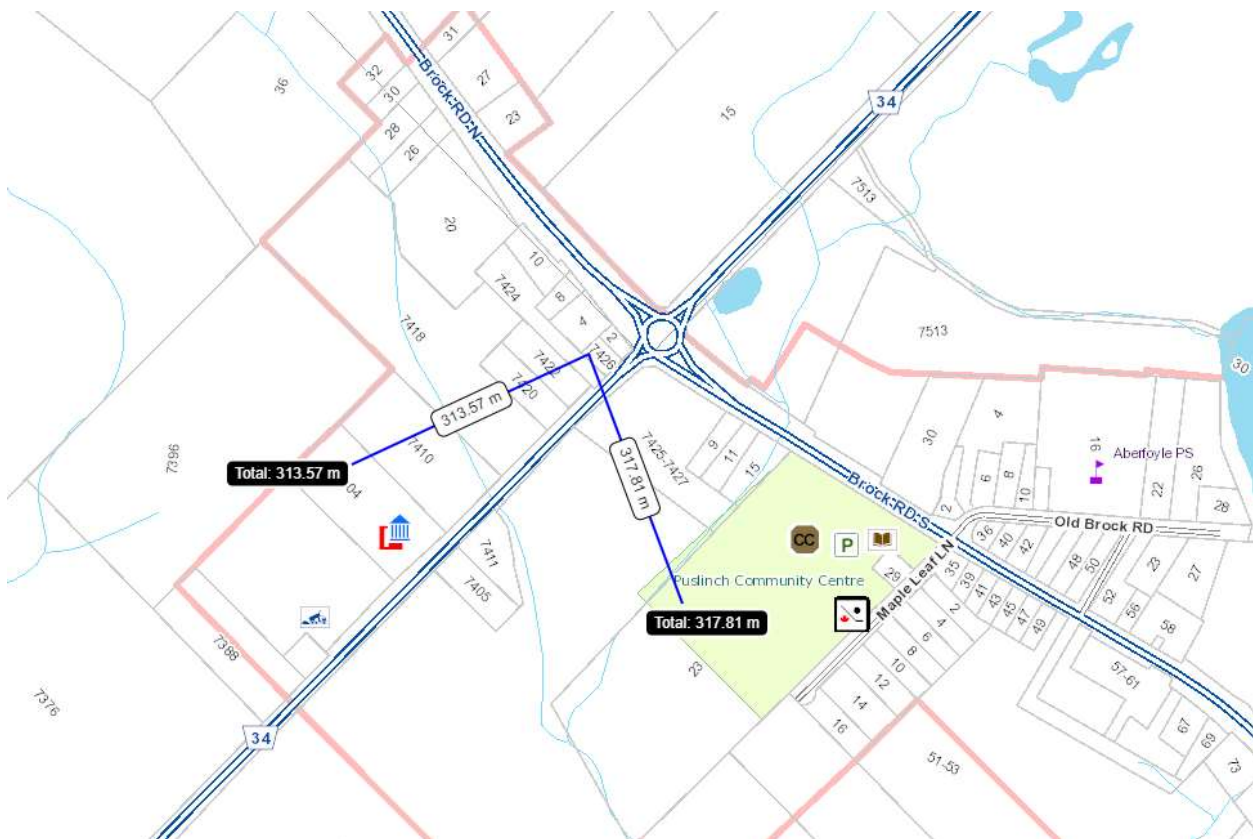
Co-locating Opportunities

The Township adopted a Radiocommunication Tower and Antenna Protocol Policy on December 20, 2023. While the subject application was processed in accordance with ISED default protocols, staff have provided a map depicting a 3-kilometer radius of the initial subject property to identify co-location possibilities. As noted in the maps below, there are seven (7) towers within the 3-kilometer radius.



Staff are not able to provide comments on whether the proponent exhausted co-locating opportunities and detailed coverage maps were not provided with the application. However, staff are concerned that the alternative site search was not adequately conducted. Both the initial site and the alternative site are owned by the same owner. Staff note that there is an approved tower location that received little community objection in 2021 and is located approximately 315m to the Southeast at 7404 Wellington Rd 34. Additionally, staff note that the Township Community Centre is approximately 315m south of the subject property and would also be a more suitable location than the existing proposal from a land use perspective.

The Township is not aware of Shared Tower investigating either location when conducting their site search and/or co-locating possibilities.



APPLICABLE LEGISLATION & REQUIREMENTS:

County of Wellington Official Plan

Section 12.6.1, Utilities Allowed, may permit the following uses in any land use designation, subject to the provisions of the Zoning By-law:

All electrical power facilities, including all works defined by the *Power Corporation Act* and telecommunications facilities and multi-use cables, provided that the development satisfies the provisions of the *Environmental Assessment Act*, the *Environmental Protection Act* and any other relevant legislation.

Township of Puslinch Zoning By-Law

When utility services are licensed by Innovation, Science, and Economic Development Canada, Local, Regional and Provincial Planning documents do not apply. A Public Use, which includes a use that is controlled by the Federal government, is permitted in all zones within the Township. The proposed tower is located on a property zoned Core Mixed Use (CMU) in accordance with the Township Zoning By-law 023/18.

CONCLUSION:

Township staff notes that communication facilities are federally regulated with the final decision vested with Innovation, Science, and Economic Development (ISED) Canada. Shared Tower Inc. has consulted with the Township, and has performed the required antenna system siting review and consultation protocol in accordance with the ISED default protocol.

However, both the initial subject property and alternative site location received significant objection from the public. In addition, the Township is not satisfied that adequate site selection and co-locating opportunities were investigated by Shared Tower Inc. As noted in the proposed recommendation, staff recommend that Non-Concurrence be issued for the tower proposal and communicated to ISED accordingly.

ATTACHMENTS:

- Schedule "A" – Shared Tower Inc. Justification Report
- Schedule "B" – Subject Property Survey Prepared by Shared Tower Inc.
- Schedule "C" – Share Tower Public Comments Concurrence Package
- Schedule "D" – Public Comments Related to Initial Site Location
- Schedule "E" – Public Comments Related to Alternative Site Location



Shared Tower

Justification Report

For Proposed Telecommunication Antenna Structure

File No. STC0062

Subject Site:

7426 Wellington County Road 34

January 31, 2024

Prepared for: Township of Puslinch
7404 Wellington Road 34,
Puslinch, Ontario N0B 2J0

Prepared by: Shared Tower Inc.
1300 Cornwall Rd., Unit 101
Oakville, ON L6J 7W5



Shared Tower



Shared Tower

Shared Tower Inc.
1300 Cornwall Rd., Unit 101
Oakville, ON L6J 7W5

January 31, 2024

Township of Puslinch
7404 Wellington Road 34, Puslinch,
Ontario N0B 2J0

VIA EMAIL: choytfox@puslinch.ca

Dear Courtenay Hoytfox, Interim Chief Administrative Officer (CAO)

Re: Proposed Telecommunication Antenna Structure at 7426 Wellington County Road 34

Shared Tower Inc. (Shared Tower) is pleased to submit this Telecommunication Tower application for a Letter of Concurrence to the Township of Puslinch.

The proposed tower is a 35 metre monopole tower structure designed to support multiple co-location opportunities. The tower is proposed to be located at 7426 Wellington County Road 34 (coordinates: 43.473556, -80.154611).

Although the Federal Government, through Innovation, Science and Economic Development (ISED) Canada is responsible for the final regulatory decision to approve the location of the tower, Shared Tower looks forward to working with the Township of Puslinch to ensure that its community objectives are met.

Please do not hesitate to contact me directly if you have any questions or if we can provide any further information.

Sincerely,

Cheyenne Zierler
Senior Planning Manager
Shared Tower Inc.
905-599-7114
czierler@sharedtower.ca

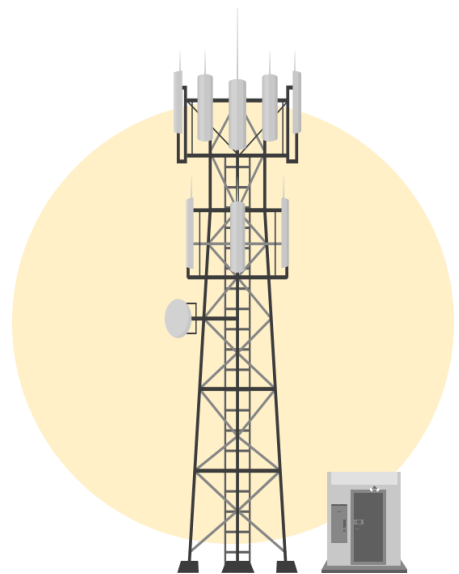


Shared Tower

1. Introduction

The telecommunications industry plays an essential role, connecting Canadians with wireless and wireline services from coast to coast. These services facilitate the growth of local economies by providing easy access to information and connectivity for residents, businesses, visitors and public bodies. As demand for telecommunications services continues to grow, more network infrastructure is required to keep pace with this demand.

Shared Tower is proposing a new tower at 7426 Wellington County Road 34, Guelph ON (Subject Site). The subject property is approximately 1198.999 square metres in area or approximately 0.296 acres. The intent of the proposed tower is to strengthen the telecommunications network in order to better support increased demands for consumer connectivity, the digital economy, and health and safety measures in the community.



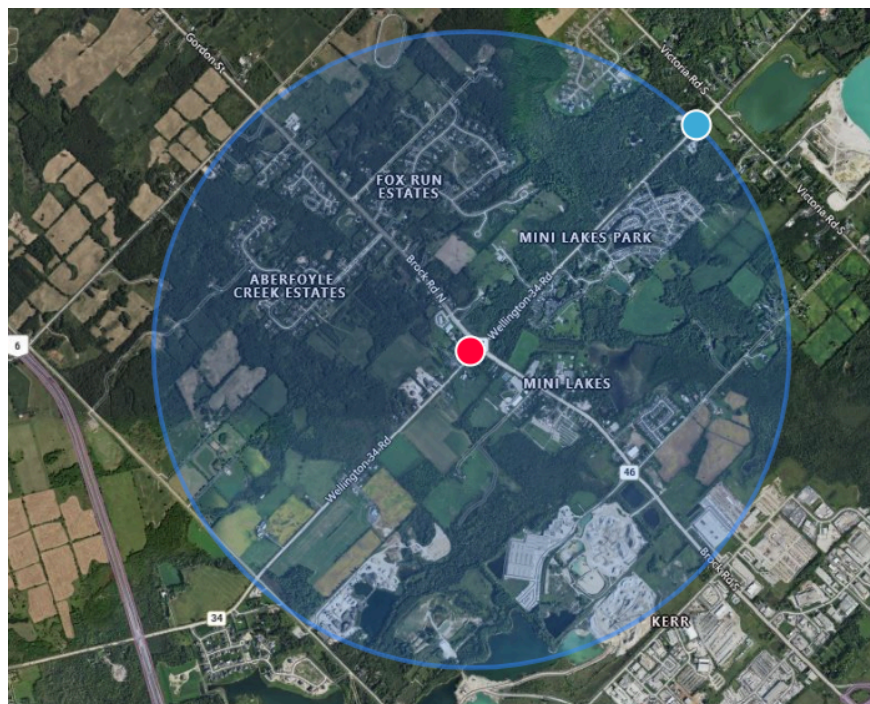
2. Coverage Objective

Broadly, Shared Tower has identified a need for improved telecommunications network coverage in the surrounding area. The proposed tower is a 35 metre monopole tower installation, engineered to accommodate initial and future loading for multiple cellular service providers and additional fixed wireless equipment as required, thereby limiting the need for additional infrastructure to service the area.

The location of the tower will ensure separation from the residential properties along with coverage and network capacity for all major wireless network providers. There are currently no suitable telecommunication structures in close proximity that would sustain sufficient connectivity for the Township of Puslinch. At 35 metres in height, the proposed tower is anticipated to address coverage issues in the area.

As of the date of this application, a national wireless carrier has confirmed that they will be co-locating on the tower as it is in the prime location to solve coverage issues.

Figure 1: Anticipated Telecommunications Network Coverage



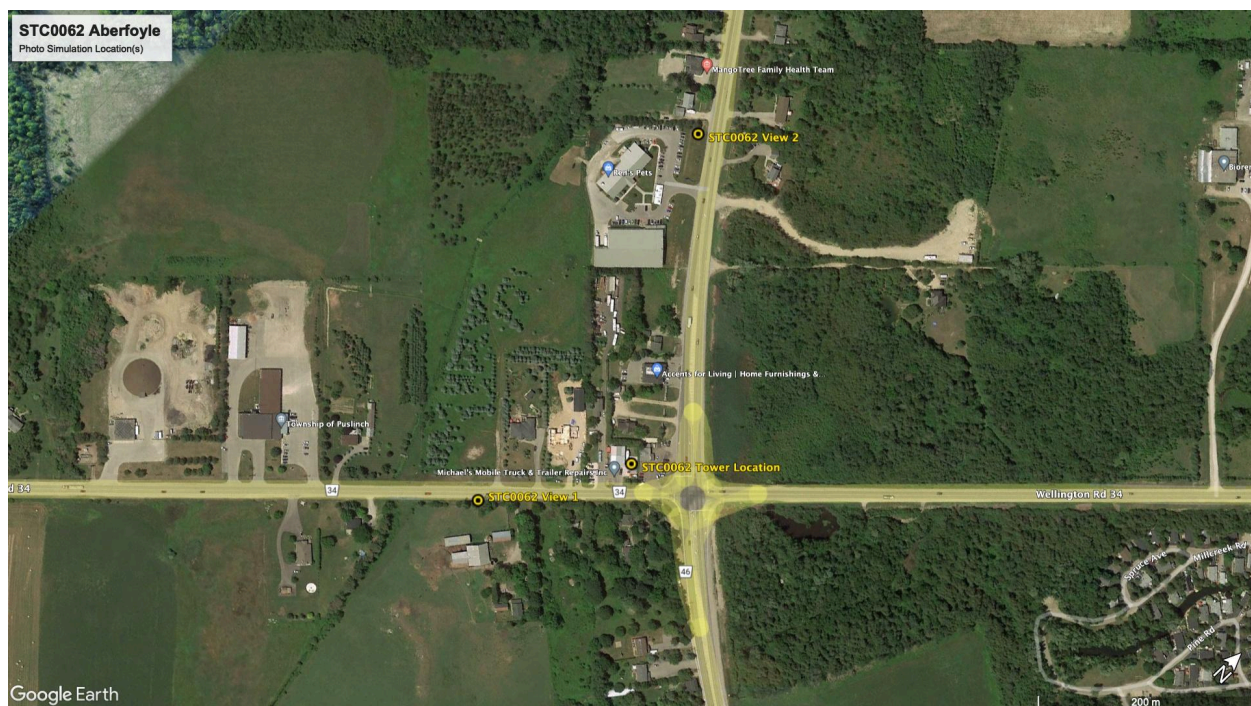
Wireless infrastructure does not necessarily have a fixed coverage range as several factors impact the coverage areas such as the terrain, transmission power, number of users, types of devices, and frequencies.

3. Subject Site and Land Use Considerations

The Subject Site, in Figure 2, is located at 7426 Wellington County Road 34 (legal description: PT LOT 20, CONCESSION 7 , TOWNSHIP OF PUSLINCH, AS IN ROS537644 ; TOWNSHIP OF PUSLINCH).

The proposed location comprises approximately 0.296 acres allowing for a reasonable setback from the majority of residents.

Figure 2: Key Map Showing Subject Site & Viewpoint

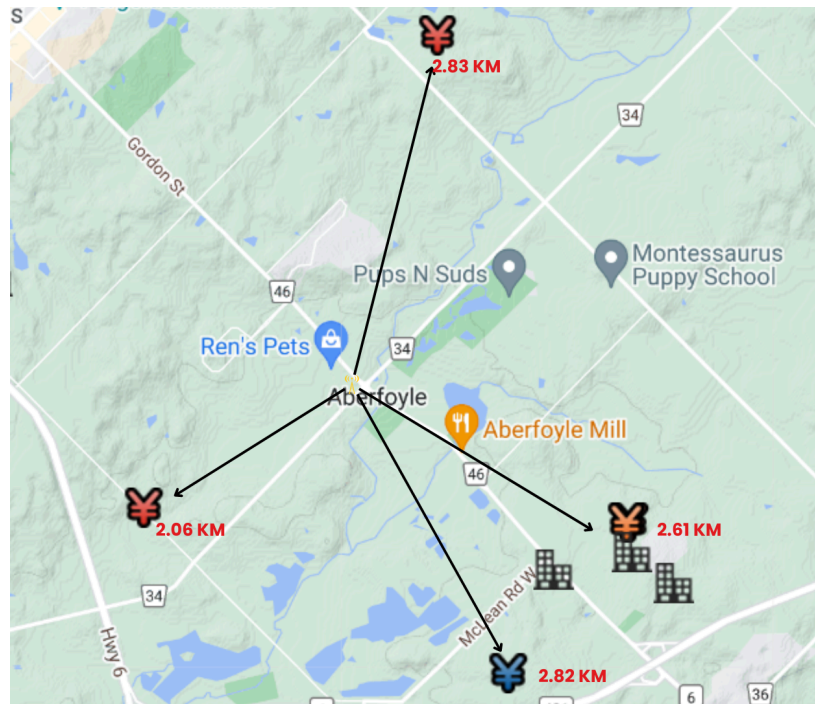


4. Subject Site Selection Justification

Existing Telecommunications Towers

Prior to proposing a new tower, Shared Tower reviewed the location of existing telecommunications towers for co-location opportunities. As shown in Figure 3, the closest existing towers to the proposed tower are facilities located approximately 2.06 km to the Southwest, 2.82 km and 2.61 km Southeast, and 2.83 km to the North. These distances depict a substantial coverage gap as these towers are essentially servicing entirely different areas and devices.

Figure 3: Subject Site Relative to Nearby Telecommunications Towers



Other Co-location Opportunities

A review for other suitable existing structures, such as rooftops, utility poles, and transmission towers for co-location opportunities was also undertaken. There were no rooftops or utility poles of sufficient height within the search radius to adequately provide additional network coverage.

Distance from Residential and Comprehensive Development Sites

The nearest residential use zoned property to the Subject Site is located approximately 55 metres to the West at 7422 Wellington County Road 34, Guelph ON.

Land Use & Public Realm Considerations

The Subject Site is located in a setting away from the majority of residential development while still remaining in adequate proximity to achieve coverage objectives. Additionally, the Subject Site is not a location of topographic prominence that would affect public views, nor is it located in the line of sight of any views or vistas of significant natural or human-made features.

The proposal is not anticipated to negatively affect any sensitive land uses, such as heritage



Shared Tower

sites, parks, areas of significant vegetation, shorelines, or water bodies. Overall, the addition of the proposed tower would result in little to no impact on the area's current land uses nor would it detract from the overall public realm.



Shared Tower

5. Proposed Telecommunication Antenna Structure

Shared Tower is proposing to construct a 35 metre monopole tower on the Subject Site.

Preferred Tower Type

The monopole tower design has been selected as the most efficient tower type to support equipment for multiple future co-location services and the elevation required to meet the aforementioned application objective. This tower type is consistent with the typical structures installed in urban areas and ensures minimal visual impact.

Preferred Tower Height

The proposed monopole tower has been designed at a height of 35 metres. This height is required to provide optimal coverage to the area for voice and data use. More importantly, this height will also allow other carriers to co-locate on the proposed tower in the future, which will limit the overall number of tower structures required in the area.

Control of Public Access

The proposed tower will include a locked and electronically monitored mechanical equipment shelter. Fencing will be installed around the base of the tower and the equipment shelter will include one locked gated access point.

Design Considerations & Screening

The tower structure is proposed to be located on the East of the Subject Site and the tower placement will ensure it meets the minimum setbacks. Trees or other vegetation is not required to be removed or disturbed during the installation or operation of the proposed tower.



6. Federal Policy

The Federal Government, through Innovation, Science and Economic Development Canada (ISED) is responsible for the final regulatory decision to approve the location of the tower. ISED has adopted a policy (CPC-2-0-03 – Radiocommunication and Broadcasting Antenna Systems) which applies to anyone who is planning to install or modify a tower. This policy has been reviewed to ensure Shared Tower's proposed tower is in compliance. A review of the required public consultation process along with several required declarations follow.

CPC-2-0-03 – Radiocommunication and Broadcasting Antenna Systems (2014)

Public Consultation

ISED has established a default public consultation process that proponents must follow in the absence of the local land use authority (i.e., the Township of Puslinch) having an established and documented public consultation process. The Township of Puslinch does not have an established process under which this proposed tower application will proceed. ISED's public consultation process was reviewed to ensure the minimum requirements of both parties, the Township of Puslinch and ISED, will be met by Shared Tower.

Health Canada's Safety Code 6 Compliance

Shared Tower attests that the proposed tower described in this Letter of Rationale will at all times comply with Health Canada's Safety Code 6 limits, as may be amended from time to time, for the protection of the general public, including any combined effects of carrier co-locations and nearby installations. Safety Code 6 takes into account the total exposure from all sources of radiofrequency electric and magnetic fields in the range of 3kHz to 300 GHz. This includes those that may be used in 5G technology.

Canadian Environmental Assessment Act (2012)

Shared Tower attests that the proposed tower described in this Letter of Rationale is excluded from environmental assessment under the Canadian Environmental Assessment Act.

Aeronautical Safety

Shared Tower attests that the proposed tower described in this Letter of Rationale will comply with Transport Canada/NAV Canada aeronautical safety requirements. When the aforementioned parties have determined if any aeronautical safety features are required for the proposed tower, this information will be provided to the Township of Puslinch.



Shared Tower

Engineering Practices

Shared Tower Inc. attests that the radio antenna system as proposed for this site will be constructed in compliance with the applicable Canadian Standard Association (CSA) standards for telecommunications tower sites and comply with good engineering practices including structural adequacy.

Innovation, Science and Economic Development Canada's Spectrum Management

Please be advised that the approval of this site and its design is under the exclusive jurisdiction of the Government of Canada through Innovation, Science and Economic Development Canada (formerly Industry Canada). For more information on ISED's public consultation guidelines, including CPC-2-0-03, please visit this [website](#), or contact the local ISED office at:

Southwestern Ontario District Office

4475 North Service Road, Suite 100

Burlington, ON L7L 4X7

Tel: 1-855-465-6307

Fax: 905-639-6551

Email: ic.spectrumswodo-spectrebdsoo.ic@canada.ca

General information relating to antenna systems is available on ISED's Spectrum Management and Telecommunication [website](#).



7. Conclusion

Shared Tower has proposed a new tower in the area to strengthen the local telecommunications network. Prior to submitting this request, a thorough search for existing co-location opportunities was conducted, however, no feasible options were available.

As indicated, Shared Tower has a signed 20-year license agreement in place with a national wireless carrier. Our customer has waited patiently for our tower to be constructed while the process with CRINS and the subsequent discussions have played out, which further clarifies that they consider it the optimal location for their network. Our landlord was also approached by representatives from another national wireless carrier, further indicating that this location is the ideal one.

Given that the alternate tower approval was issued in 2021, the other applicant has had ample opportunity to secure a tenant for their tower, and have not been successful in doing so. As per ISED, their concurrence will expire three years after issuance, so if the municipality is concerned about multiple towers in the area, that outcome seems highly unlikely. The other applicant would require a tenant on their tower before constructing, which they do not have, and the municipality can simply elect not to renew the concurrence if that request is made.

In our meeting with the residents, they were all quite clear that they saw the revised location as a good compromise. The tower has been moved from the neighbour's property line, and screened partially from view by the garage building on the landlord's property.

Shared Tower believes this proposal:

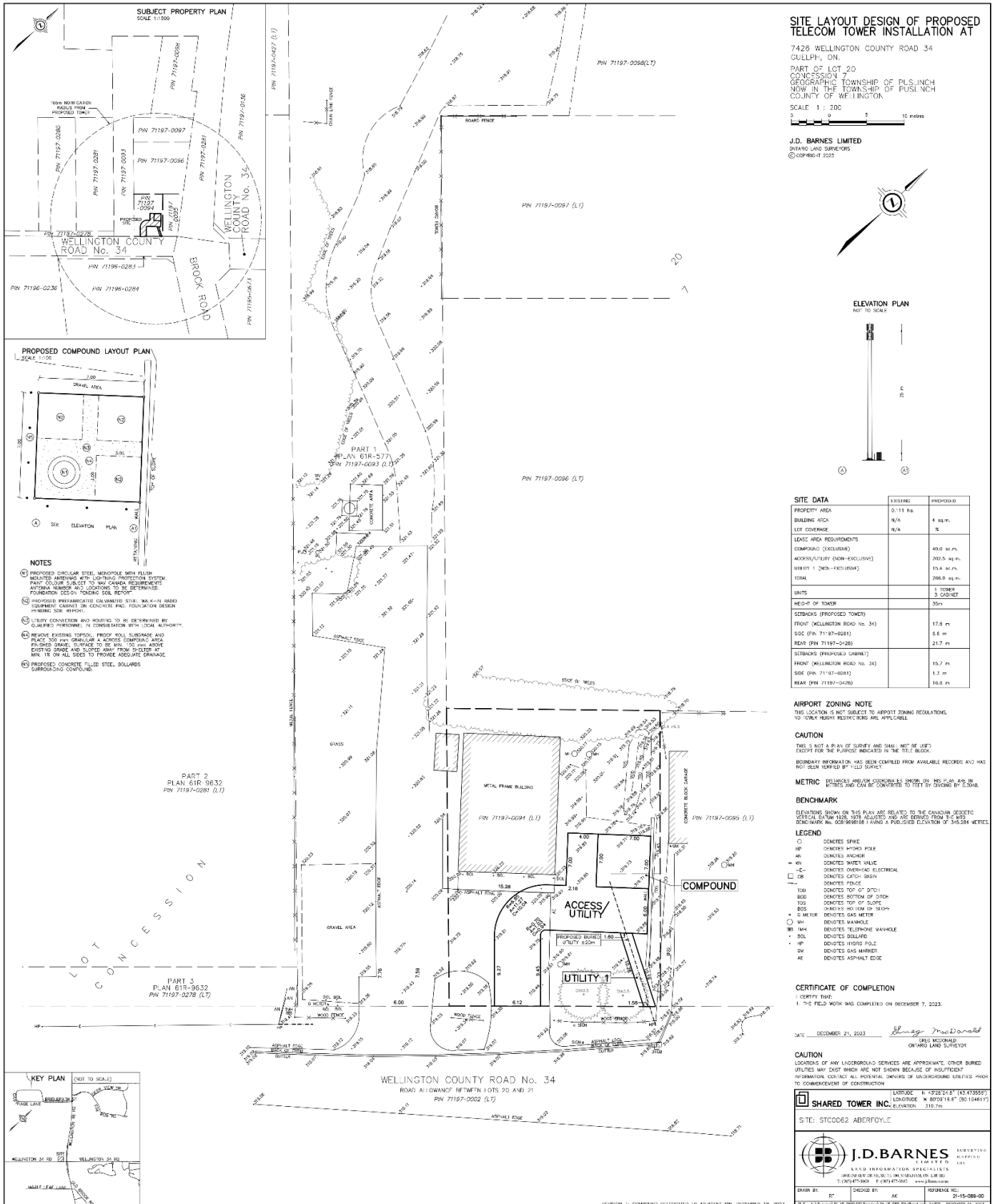
- Works toward bridging the urban-rural connectivity divide by filling an identified network need in surrounding area;
- Provides co-location opportunities that will reduce the overall number of towers required in the community;
- Is designed to be as visually unobtrusive as possible on the Subject Site;
- Has no impact on the adjacent land uses or public realm;
- Is aligned with and supports several layers of municipal and federal policy; and,
- Justifies the issuance of a Statement of Concurrence by the Township of Puslinch.

Although ISED is responsible for the final regulatory decision to approve the proposed tower, Shared Tower is committed to effective and meaningful municipal and community consultation. We look forward to working with the Township of Puslinch to continue to build an efficient telecommunications network for the community while ensuring its objectives are met.



Shared Tower

Appendix A: Site Plan



SITE LAYOUT DESIGN OF PROPOSED TELECOM TOWER INSTALLATION AT

7428 WELLINGTON COUNTY ROAD 34
 GUELPH, ON.
 PART OF LOT 20
 CONFESSION
 GEOGRAPHIC TOWNSHIP OF PLS-INCH
 NOW IN THE TOWNSHIP OF PLS-INCH
 COUNTY OF WELLINGTON

SCALE 1 : 200

J.D. BARNES LIMITED
 SURVEYING SURVEYORS
 © COPYRIGHT 2023



ELEVATION PLAN



| SITE DATA | EXISTING | PROPOSED |
|--------------------------------|----------|----------------------|
| PROPERTY AREA | 0.111 ha | |
| BUILDING AREA | N/A | 4 sq.m. |
| LOT COVERAGE | N/A | 4% |
| LEASE AREA REQUIREMENTS | | |
| COMPASS (EXCLUSIVE) | | 49.0 sq.m. |
| ACCESS/UTILITY (NON-EXCLUSIVE) | | 202.5 sq.m. |
| UTILITY (NON-EXCLUSIVE) | | 19.4 sq.m. |
| TOTAL | | 266.9 sq.m. |
| UNITS | | 1 TOWER 1 CABINET |
| HEIGHT OF TOWER | | 30m |
| SETBACKS (PROPOSED TOWER) | | |
| FRONT (WELLINGTON ROAD NO. 34) | | 17.8 m |
| SIDE (PIN 71197-0093) | | 5.6 m |
| REAR (PIN 71197-0098) | | 21.7 m |
| SETBACKS (PROPOSED GROUND) | | |
| FRONT (WELLINGTON ROAD NO. 34) | | 15.7 m |
| SIDE (PIN 71197-0093) | | 1.3 m |
| REAR (PIN 71197-0098) | | 19.6 m |

AIRPORT ZONING NOTE

THIS LOCATION IS NOT SUBJECT TO AIRPORT ZONING REGULATIONS, NO TOWER HEIGHT RESTRICTIONS APPLICABLE.

CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED IN THE TITLE BLOCK. BOUNDARY INFORMATION HAS BEEN COMPILED FROM AVAILABLE RECORDS AND HAS NOT BEEN VERIFIED BY THIS SURVEY.

METRIC

MEASUREMENTS AND DIMENSIONS ARE GIVEN IN METRES AND EXCEPT WHERE SHOWN OTHERWISE BY DIMENSIONS IN MILLIMETRES.

BENCHMARK

ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO THE CANADIAN GEODETIC VERTICAL DATUM 1928, 1978 ADJUSTED AND ARE DETERMINED FROM THE WGS 84 DATUM. NO CORRECTIONS HAVE BEEN APPLIED TO THESE ELEVATIONS.

LEGEND

- DENOTES SPIKE
- HP DENOTES HYDRO POLE
- AN DENOTES ANCHOR
- WV DENOTES WATER VALVE
- DENOTES OVERHEAD ELECTRICAL
- CB DENOTES CATCH BASIN
- DENOTES FENCE
- SDM DENOTES TOP OF DITCH
- SBM DENOTES BOTTOM OF DITCH
- SDS DENOTES TOP OF SLOPE
- SDS DENOTES 90° TURN IN SLOPE
- DENOTES GAS METER
- DENOTES MANHOLE
- DENOTES TELEPHONE MANHOLE
- DENOTES DOLLAR
- HP DENOTES HYDRO POLE
- DENOTES GAS METER
- AE DENOTES ASPHALT EDGE

CERTIFICATE OF COMPLETION

I, Shay McDonald, being the undersigned, do hereby certify that the field work was completed on December 7, 2023.

DATE: DECEMBER 21, 2023
 (SIGNATURE) Shay McDonald
 (PRINT NAME) SHAY McDONALD
 ONTARIO LAND SURVEYOR

CAUTION

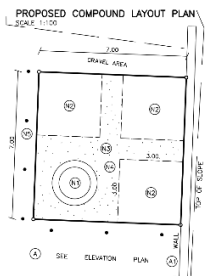
LOCATIONS OF ANY UNDERGROUND SERVICES ARE APPROXIMATE. OTHER BURIED UTILITIES MAY EXIST WHICH ARE NOT SHOWN BECAUSE OF INSUFFICIENT INFORMATION. CONSULT ALL POTENTIAL SERVICE PROVIDERS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

SHARED TOWER INC. LATITUDE: 43°22'24.8" N (43.373556°) LONGITUDE: 80°50'16.8" W (80.838000°)
 ELEVATION: 319.7m

SITE: ST00062 ABERFOYLE

J.D. BARNES LIMITED SURVEYING
 6-1133 INFORMATION SPECIALISTS
 1000 SHEPPARD AVENUE EAST, SUITE 200, SCARBOROUGH, ONTARIO M1S 1T6
 TEL: (416) 477-3800 FAX: (416) 477-3802 www.jdbarnes.com

DRAWN BY: [] CHECKED BY: [] APPROVED BY: [] REFERENCE NO.: 21-15-089-00
 FILE: 4.15.2023\21-15-089-00\Drawings\21-15-089-00-01.dwg DATE: 12/27/2023



- NOTES**
1. PROPOSED CIRCULAR STEEL MONOPOLE WITH FLEXIBLE ANTENNAE WITH LIGHTNING PROTECTION SYSTEM SHALL BE SUBJECT TO ANY CHANGE REQUIREMENTS ANTENNA NUMBER AND LOCATION TO BE DETERMINED FOUNDATION DESIGN WORKING DRAWING REPORT.
 2. PROPOSED PRECAST/CAST-IN-PLACE CONCRETE FOUNDATION SHALL BE CONCRETE WITH REINFORCING BARS PER ENGINEERING REPORT.
 3. ALL UTILITIES AND SERVICES TO BE IDENTIFIED BY QUALIFIED PERSONNEL IN CONSIDERATION WITH LOCAL AUTHORITY.
 4. REMOVE EXISTING TROPICAL PROOF SOIL SURFACE AND PLACE 300mm GRANULAR AEROSOL TOLERANT AREA FINISHED GRAVEL SURFACE TO BE MIN. 100mm ABOVE EXISTING FINISH AND SLOPED AWAY FROM CENTERLINE WIRE TR. ON ALL SIDES TO PROVIDE ADEQUATE DRAINAGE.
 5. PROPOSED CONCRETE FULLED STEEL BOLLARDS SURROUNDING COMPOUND.

PART 2
 PLAN 61R-9632
 PIN 71197-0261 (L1)

PART 3
 PLAN 61R-9622
 PIN 71197-0278 (L1)





Shared Tower

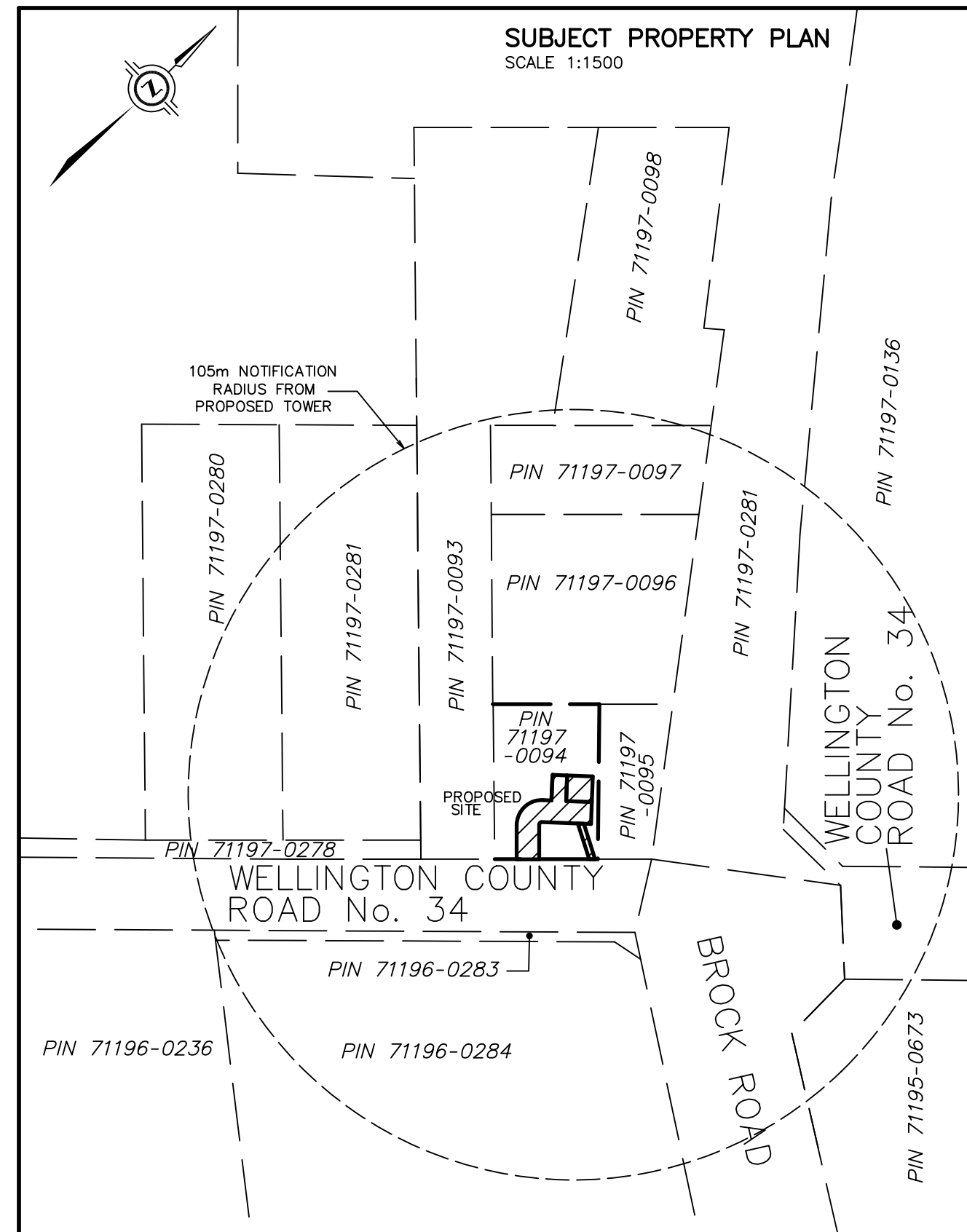
Appendix B: Site Renderings





Shared Tower

Shared Tower Inc.
1300 Cornwall Rd., Unit 101
Oakville, ON L6J 7W5
info@sharedtower.ca | (647) 362-0111



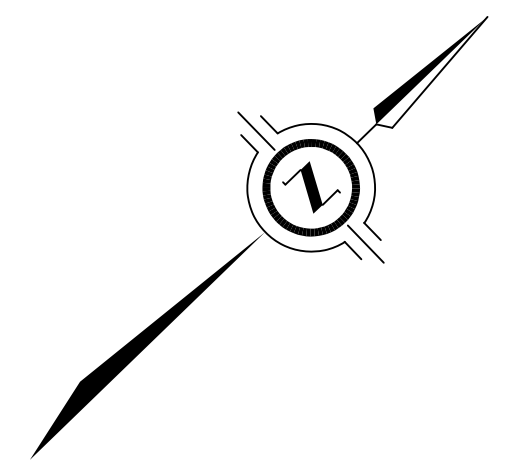
SITE LAYOUT DESIGN OF PROPOSED TELECOM TOWER INSTALLATION AT

7426 WELLINGTON COUNTY ROAD 34
GUELPH, ON.

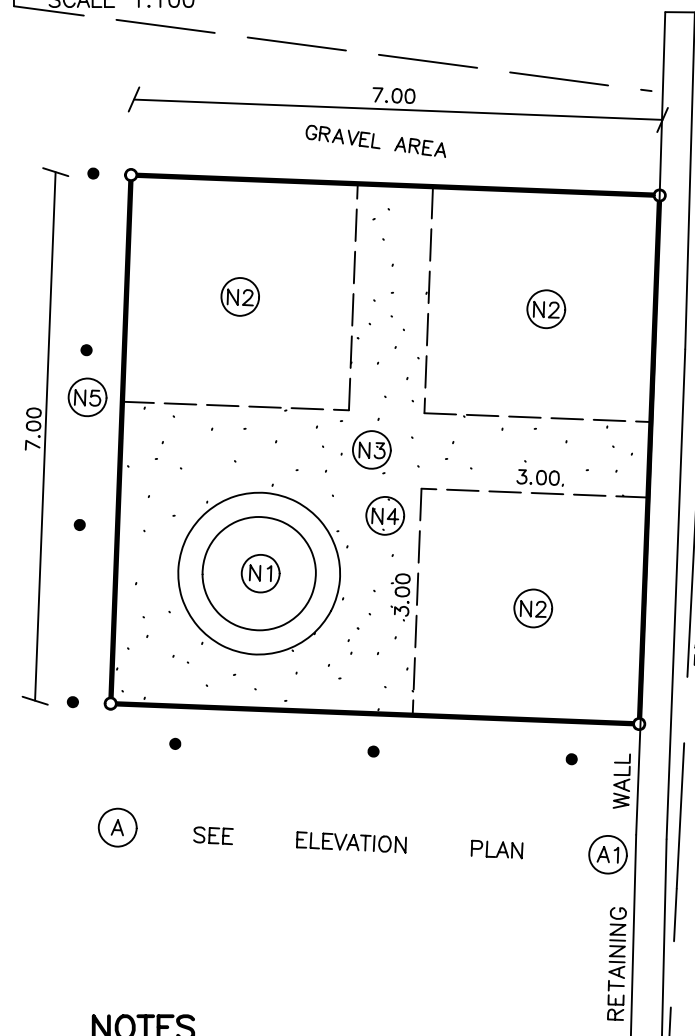
PART OF LOT 20
CONCESSION 7
GEOGRAPHIC TOWNSHIP OF PUSLINCH
NOW IN THE TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 200
5 0 5 10 metres

J.D. BARNES LIMITED
ONTARIO LAND SURVEYORS
© COPYRIGHT 2023

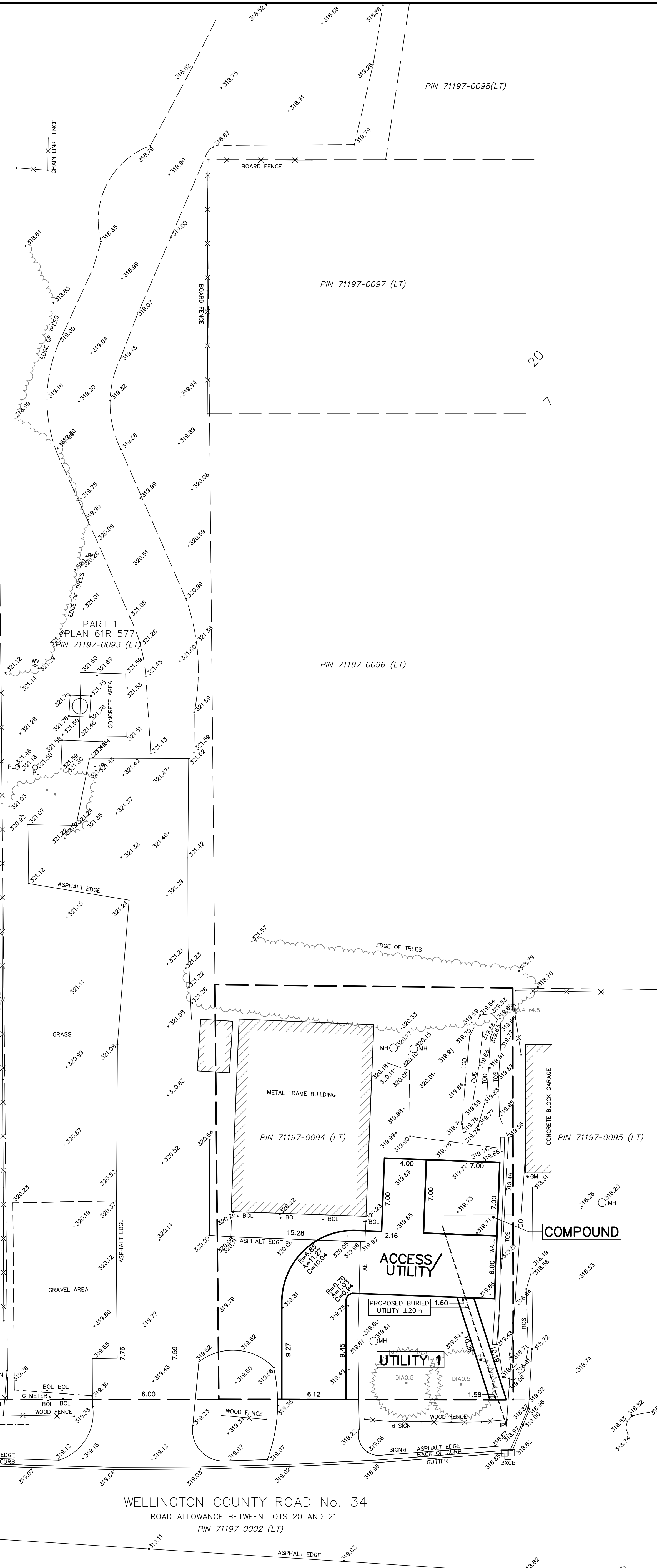


PROPOSED COMPOUND LAYOUT PLAN SCALE 1:100

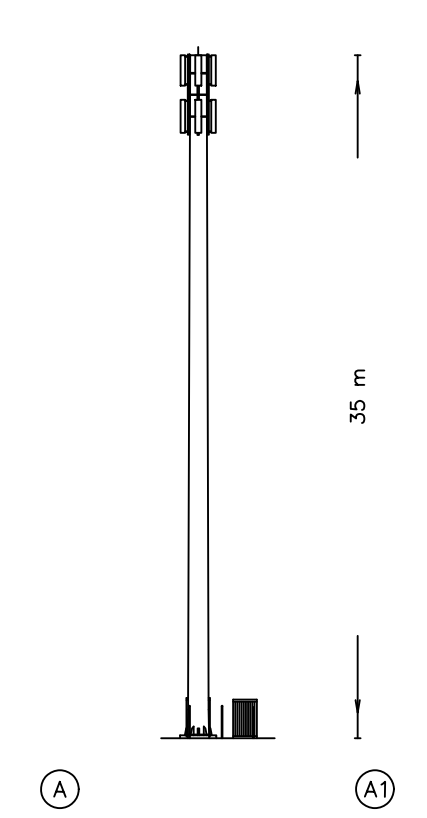


NOTES

- (N1) PROPOSED CIRCULAR STEEL MONOPOLE WITH FLUSH MOUNTED ANTENNAS WITH LIGHTNING PROTECTION SYSTEM. PAINT COLOUR SUBJECT TO NAV CANADA REQUIREMENTS. ANTENNA NUMBER AND LOCATIONS TO BE DETERMINED. FOUNDATION DESIGN PENDING SOIL REPORT.
- (N2) PROPOSED PREFABRICATED GALVANIZED STEEL WALK-IN RADIO EQUIPMENT CABINET ON CONCRETE PAD. FOUNDATION DESIGN PENDING SOIL REPORT.
- (N3) UTILITY CONNECTION AND ROUTING TO BE DETERMINED BY QUALIFIED PERSONNEL IN CONSULTATION WITH LOCAL AUTHORITY.
- (N4) REMOVE EXISTING TOPSOIL, PROOF ROLL SUBGRADE AND PLACE 300 mm GRANULAR A ACROSS COMPOUND AREA. FINISHED GRAVEL SURFACE TO BE MIN. 150 mm ABOVE EXISTING GRADE AND SLOPED AWAY FROM DRAINAGE AT MIN. 1% ON ALL SIDES TO PROVIDE ADEQUATE DRAINAGE.
- (N5) PROPOSED CONCRETE FILLED STEEL BOLLARDS SURROUNDING COMPOUND.



ELEVATION PLAN NOT TO SCALE



SITE DATA

| | EXISTING | PROPOSED |
|--------------------------------|-----------|----------------------|
| PROPERTY AREA | 0.111 ha. | |
| BUILDING AREA | N/A | 4 sq.m. |
| LOT COVERAGE | N/A | % |
| LEASE AREA REQUIREMENTS | | |
| COMPOUND (EXCLUSIVE) | | 49.0 sq.m. |
| ACCESS/UTILITY (NON-EXCLUSIVE) | | 202.5 sq.m. |
| UTILITY 1 (NON-EXCLUSIVE) | | 15.4 sq.m. |
| TOTAL | | 266.9 sq.m. |
| UNITS | | 1 TOWER 3 CABINET |
| HEIGHT OF TOWER | | 35m |
| SETBACKS (PROPOSED TOWER) | | |
| FRONT (WELLINGTON ROAD No. 34) | | 17.6 m |
| SIDE (PIN 71197-0281) | | 6.6 m |
| REAR (PIN 71197-0428) | | 21.7 m |
| SETBACKS (PROPOSED CABINET) | | |
| FRONT (WELLINGTON ROAD No. 34) | | 15.7 m |
| SIDE (PIN 71197-0281) | | 1.3 m |
| REAR (PIN 71197-0428) | | 16.6 m |

AIRPORT ZONING NOTE

THIS LOCATION IS NOT SUBJECT TO AIRPORT ZONING REGULATIONS. NO TOWER HEIGHT RESTRICTIONS ARE APPLICABLE.

CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

BOUNDARY INFORMATION HAS BEEN COMPILED FROM AVAILABLE RECORDS AND HAS NOT BEEN VERIFIED BY FIELD SURVEY.

METRIC

DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BENCHMARK

ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO THE CANADIAN GEODETIC VERTICAL DATUM 1928, 1978 ADJUSTED AND ARE DERIVED FROM THE MTO BENCHMARK No. 00819698108 HAVING A PUBLISHED ELEVATION OF 345.284 METRES.

LEGEND

- DENOTES SPIKE
- HP DENOTES HYDRO POLE
- AN DENOTES ANCHOR
- MW DENOTES WATER VALVE
- E- DENOTES OVERHEAD ELECTRICAL
- CB DENOTES CATCH BASIN
- DENOTES FENCE
- TOD DENOTES TOP OF DITCH
- BOD DENOTES BOTTOM OF DITCH
- TOS DENOTES TOP OF SLOPE
- BOS DENOTES BOTTOM OF SLOPE
- G DENOTES GAS METER
- MH DENOTES MANHOLE
- TMH DENOTES TELEPHONE MANHOLE
- BOL DENOTES BOLLARD
- HP DENOTES HYDRO POLE
- GM DENOTES GAS MARKER
- AE DENOTES ASPHALT EDGE

CERTIFICATE OF COMPLETION

I CERTIFY THAT:
1. THE FIELD WORK WAS COMPLETED ON DECEMBER 7, 2023.

DATE DECEMBER 21, 2023
GREG McDONALD
ONTARIO LAND SURVEYOR

CAUTION

LOCATIONS OF ANY UNDERGROUND SERVICES ARE APPROXIMATE. OTHER BURIED UTILITIES MAY EXIST WHICH ARE NOT SHOWN BECAUSE OF INSUFFICIENT INFORMATION. CONTACT ALL POTENTIAL OWNERS OF UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION

SHARED TOWER INC. LATITUDE N 43°28'24.8" (43.473556°)
LONGITUDE W 80°09'16.6" (80.154611°)
ELEVATION 319.7m

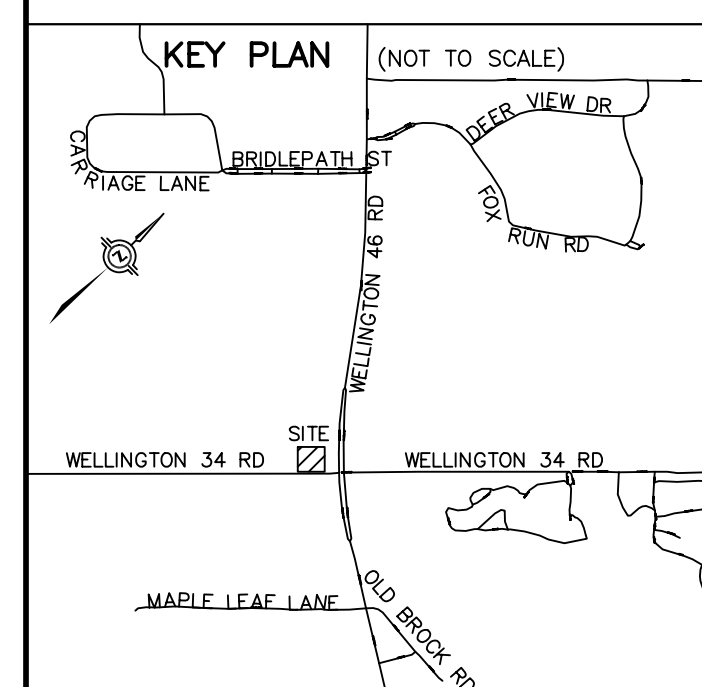
SITE: STC0062 ABERFOYLE

J.D. BARNES LIMITED
LAND INFORMATION SPECIALISTS
140 RENFREW DRIVE, SUITE 100, MARKHAM, ON L3R 6B3
T: (905) 477-3600 F: (905) 477-3882 www.jdbarnes.com

DRAWN BY: RF CHECKED BY: AK REFERENCE NO.: 21-15-089-00
FILE: A:\Survey\21-15-089\001\Drawing\21-15-089-SitePlanA.dwg DATED: DECEMBER 21, 2023

REVISION 1: COMPOUND RELOCATED TO ADJACENT PIN, DECEMBER 18, 2023

PLOTTED: 12/21/2023





January 31st, 2024

Township of Puslinch
7404 Wellington Road 34,
Puslinch, Ontario N0B 2J0

Attention: Courtenay Hoytfox, Interim Chief Administrative Officer (CAO)

Re: Proposed STC0062 Telecommunications Tower

I am providing a formal request for a letter of concurrence pertaining to the above noted proposed telecommunication tower.

Proposal

35 m telecommunications tower is proposed to be located on the property located at:
7426 Wellington County Road 34, Guelph ON (43.473556, -80.154611)

Public Consultation Process

I confirm that a public information package was provided by mail to all recipients within the prescribed notification radius of the proposed tower, 30 days prior to the deadline for comments. To address relevant concerns pertaining to the visual aesthetic and placement of the tower from the first round of notification, we moved the location further from these residents to the East. As directed by the Township, residents were notified of the tower's new proposed location and provided 2.5 weeks to submit comments by January 26th, 2024. No further comments were received on the new location.

The following is a summary of the questions and comments along with the responses provided.

| Items | Questions / Comments | Responses |
|---------------------|--|--|
| Public Consultation | We were not notified the first time around, where the construction had already been started ahead of completing the Antenna Tower Siting Procedures... We request that you provide all missing communications and Public Consultation notification to us directly. | As per the Council Meeting Agenda on September 27th, the Township was not satisfied that its agent, CRINS, had completed the consultation following the applicable protocols. As such, the Township directed Shared Tower to complete public consultation in accordance with ISED protocol. I can confirm that this application is currently in the public consultation process. |
| Health & Safety | What safe guards are in place that assure Safety Code 6 is compliant within this half the tower height range where it directly impacts us? | Telecommunication towers are federally regulated by Innovation, Science and Economic Development (ISED) Canada (formally Industry Canada). All wireless telecommunications towers and equipment are required to meet the limits set out in Safety Code 6. This means that for each tower or antenna a carrier installs, they must calculate and prove to ISED that the cumulative power density of it and any adjacent sites is within the allowable Safety Code 6 limits. Strict adherence to |

| Items | Questions / Comments | Responses |
|------------------|--|---|
| | | <p>Safety Code 6 is a condition of ISED license for all wireless carriers in Canada. If a proposed tower site does not meet the Safety Code 6 limits, it cannot be constructed or placed into services. Shared Tower attests that the proposed tower will comply with the Safety Code 6 limits, including when taking into account the combined effects of other nearby towers and antennas. There is a 50-fold safety margin that is built into the Safety Code 6 limits, however, the actual emissions from the tower are often much lower, typically only 1-5% of the Safety Code 6 limit which provides a huge margin of safety.</p> <p>According to ISED CPC-2-0-03 Radiocommunication and Broadcasting Antenna Systems, concerns that are not relevant include questions whether the Radiocommunication Act, Safety Code 6, locally established by-laws, other legislation, procedures or processes are valid or should be reformed in some manner.</p> |
| Property Values | Placing a 35-meter tower directly on the visible entrance and close proximity to where our tenants reside and park their vehicles threatens to negatively affect our rental income and the overall desirability of our property as well as property resale value. | <p>There is no documented evidence of loss of property value resulting from proximity to telecommunications facilities. Real estate values are the product of many factors such as the neighbourhood, current market conditions, the year of construction, recent renovations, etc. and proximity to a tower is unlikely to be the dominant one. The reasons why people buy or don't buy houses are subjective and diverse, and it is impossible to identify one factor in that process.</p> <p>According to ISED CPC-2-0-03 Radiocommunication and Broadcasting Antenna Systems, concerns that are not relevant include the potential effects that a proposed antenna system will have on property values or municipal taxes.</p> |
| Visual Aesthetic | Why can an alternate site with more cover and not direct eye visibility on our doorstep be considered? | Resolve: We have moved the tower location further away from the property of neighbouring residents to reduce the visual impact from their properties. |
| Site Selection | Have all the adjacent and close proximity landowners with the largest and vacant areas been contacted to determine no other feasible locations, particularly now that the communication has been made public and there may be additional interest to make an alternate site available? | Shared Tower's search for a tower development site in Aberfoyle was prompted by a network assessment demonstrating that the area suffers from significant gaps in cellular coverage, which would be improved by telecommunications infrastructure within the area in the ring on the attached image below. As you will see, this coverage zone limits the development potential to very few properties. Beginning in early 2021, Shared Tower commenced an extensive search for a suitable real estate candidate for a new tower. As with all of our searches, we balanced the network coverage requirements of our clients with the relevant land use considerations, available space for the tower compound, willingness of the |

| Items | Questions / Comments | Responses |
|-------------------|--|--|
| | | <p>landowner, and feasibility of the location for access, maintenance, and supply of power to the site. Our goal is always to seek the “least worst” location, reflecting the reality that towers are a necessary but not always universally popular addition to the communities we serve. Our proposed tower type is a 35-metre tall monopole structure, which is actually a very small structure for towers located outside of dense urban areas, again reflecting our willingness to adapt our proposal to the location and balance competing interests and objectives.</p> <p>Our search in Aberfoyle was focused on properties near to the intersection of Brock Road and Wellington Road 34, and was relatively challenging in that many landowners were either not interested in hosting the tower, or had insufficient space. For example:</p> <ul style="list-style-type: none"> ● Hayden’s Aberfoyle Garage at 2 Brock Rd North has insufficient space to accommodate a tower compound without obstruction of existing parking spaces and access to the facilities at the property; ● The owners of Accents for Living at 8 Brock Road were not willing to have a tower on their property; ● The owners of 27 Brock road did not respond to our proposal; and ● While there was initial interest from Ren’s Pet Depot, the negotiations were halted by a death in the family of the landowners. <p>Importantly, a tower on any of these properties would pose visual amenity issues. We considered all of these locations at length, but kept in mind the principle that the best location for this type of infrastructure is its “least worst” location.</p> <p>Discussions with the owner of Ren’s Pet Depot resumed in approximately March 2023 upon receiving concerning communications from Mr. White at CRINS about our tower site. While there was some interest in entering into a lease initially, the landowners ultimately rejected our proposal and expressed that they do not want a tower on their property.</p> |
| Required Setbacks | Please provide details on the minimum requirements that allow for a structure of 35 meters to be placed within a handful of meters | Towers are not subject to local planning controls such as zoning bylaws, and therefore there are no municipal setback requirements. There are no required setbacks from residential areas for towers under the federal regulation of such structures. |

| Items | Questions / Comments | Responses |
|------------------------|---|---|
| | to the neighbouring residents buildings? | |
| Proximity to Residents | This proximity raises serious concerns regarding the risk of falling ice. | We have moved the tower location further away from the property line with this resident to mitigate this concern and eliminate the possibility of ice falling on the resident's property. |

Conclusion of Public Consultation

Shared Tower Inc. feels that the proposed site is well located to provide improved wireless voice and data services in the targeted area.

Request for Concurrence

As previously indicated, Shared Tower has incurred considerable expenses due to CRINS' negligence as the Township's agent. The compromise we are proposing will effectively crystalize those losses as Shared Tower will be required to install a new foundation and incur all of the associated expenses of doing so, not to mention the reputational damage the delays and uncertainty for our customer have caused Shared Tower. We would view the approval of the new location as a conclusion to this matter, but would obviously not be able to do so in the event that we are left with no solution to constructing our tower.

We look forward to providing enhanced wireless services to residents, businesses, and visitors to the area.

Please let me know if you require anything further at this time.

Yours truly,

Cheyenne Zierler
 Senior Planning Manager
 Shared Tower Inc.
czierler@sharetower.ca
 905-599-7114

Courtenay Hoytfox

From: Brad Finck <Brad.Finck@renoworks.com>
Sent: Friday, November 3, 2023 9:10 AM
To: [REDACTED]
Cc: Admin
Subject: RE: Letter regarding tower - File Number STC0062

Good morning Cheyenne

Another great example of public perception.

<https://www.cp24.com/news/tdsb-to-review-concerns-about-cell-phone-tower-radiation-after-18-teachers-in-north-york-refuse-to-work-1.6628629>

Brad

From: Brad Finck
Sent: Wednesday, November 1, 2023 9:00 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: re: Letter regarding tower - File Number STC0062

Hello Cheyenne

Thank you for the information and we appreciate your response. In return here are some additional points we would like to make regarding each of these key topics.

Note that I will be also sending a separate letter regarding perceived inconsistencies in Mr. Daniel Gibbons' letter of September 12, 2023 to Mr. Eric Davis, before the November 7th submission date. This is so we do not confuse our public opinion with the perceived inconsistencies relating to Mr. Gibbons' statements. We will be asking for clarification on these points in that upcoming letter.

Health & Safety

As we discussed, there are as many articles available as well to support the contrary opinion regarding the safety issue, and only time will reveal the true long term impact of these types of technologies. The articles you have forwarded cites terms like **"Safety Code 6 is based on scientific evidence"** and **"Based on current scientific data"** to try and give the public some piece of mind. Of course we can only make decisions on the data we have at this time, but the studies and information are constantly changing. As we know, historical technology such as asbestos was considered quite safe when originally installed, only to find out decades later that they were cancer causing agents. Even data around recent Covid vaccines were found to change over the past 3 years and are ever evolving.

Here are other articles that support evidence regarding health risks as well. I could easily send you a dozen more, but I believe you understand the point regarding differentiating views that can be used to serve a specific purpose.

- <https://ehtrust.org/health-effects-of-cell-towers-near-homes-and-schools/#:~:text=Cell%20towers%20emit%20a%20type,new%20form%20of%20environmental%20pollution.>

- <https://radiasmart.com/blogs/latest-blog/what-is-the-safe-distance-from-cell-towers#:~:text=The%20distance%20needed%20to%20reduce,you%20are%20most%20likely%20safe.>
- <https://www.brightsandz.co/safe-distance-mobile-phone-tower/>
- <https://emfcenter.com/what-distance-is-safe/#:~:text=Based%20on%20findings%20like%20these,half%20mile%2C%20or%20even%20more>

I am particularly drawn to the paragraph written that states:

A German study reported that people living within 400 meters (1312 feet) of cell towers had over 3 times the normal rate for new cancers (City of Naila 2004). In an Israeli study, the relative risk for cancer was about 4 times greater within 350 meters (1148 feet) of the cell tower (Wolf et al. 1997). Based on findings like these, a minimum safety distance of 1/4 mile (1320 feet) might be considered prudent.

And again, individuals with EMF hypersensitivity or other serious health issues may want to consider a much greater safety distance, perhaps a half mile, or even more.

A tower like this is a long term structure, and at the very least it should be erected further away from the close proximity of the adjacent homes to ensure the maximum health and safety precautions.

Because this proposed tower is so close to the homes, the public generally does not trust the data as it relates to long term health risks, therefore we are requesting you find a new suitable location and suggest that it be within a minimum of 400 meters from any other residence to be considered acceptable.

Property Values:

You state that there is no documented evidence of loss of property value resulting from proximity to telecommunications facilities.

Here are some links to the contrary.

- <https://ehtrust.org/cell-phone-towers-lower-property-values-documentation-research/#:~:text=Research%20finds%2C%20cell%20towers%2C%20high,the%20impact%20on%20property%20values.>
- <https://haus.com/resources/the-impact-of-cell-tower-construction-on-residential-property-values>
- <https://www.nationalbusinesspost.com/cell-towers-impact-home-values/>
- <https://www.emfanalysis.com/property-values-declining-cell-towers/>

I reiterate, we know perception is reality and if someone feels that a tower is either a health risk or unsightly then it will indeed decrease the value. Depending on which article you read or believe, the chances that our property values will decrease are very probable. One must always read the source of the data and who gains by its authoring to truly understand.

Visual Aesthetics

For correct context, I would like to clarify my statement regarding your request around moving the tower on the property and that would not resolve our concerns. You had only suggested that you move the tower to the east side of the property. Therefore I answered no because this would result in a limited increased distance from the current proposed location and would still be directly in our line of sight. The visual aesthetics would not change, therefore the same negative aesthetic issue remains intact. During our call, I asked why you did not take into consideration the CRINS-SINRC 4.2 Design recommendations that stated:

“Recommended that the Proponent consider moving the site to the northwest corner of the same property to reduce visual amenity impact and ice fall damage risk for residential buildings at 7422 Wellington Rd. 34 and utilize visual cover from adjacent commercial property”

You had responded that because there is now a house in that location, it now was not possible. However I am certain you could still find enough room somewhere in the area of the property. Although I would still be of the belief that it is still too close to residential homes, if that property is indeed your only option, then it would be better than the currently proposed location. I would fully understand that the home owners of 7424 would not want a tower in their front or back yard for the same reasons we do not want the tower adjacent to our property, but you could make it fit if you wanted to. Please reconsider this recommendation or another site somewhere else to appease all parties involved.

Thank you again for your response and consideration.

Brad & Susi Finck
7420 Wellington Road 34
Puslinch, ON, NOB 2J0
[REDACTED]

From: Cheyenne Zierler <[REDACTED]>
Sent: Wednesday, October 25, 2023 9:07 AM
To: Brad Finck [REDACTED]
Cc: [REDACTED]
Subject: Re: Letter regarding tower - File Number STC0062

Good afternoon Brad and Susi,

Thank you for reaching out. We appreciate your feedback and have recorded your message and comments as part of the public consultation process. It was a pleasure to speak with you over the phone and as I mentioned, I have included responses below to address the concerns you have outlined in your letter.

Health & Safety

Telecommunication towers are federally regulated by Innovation, Science and Economic Development (ISED) Canada (formally Industry Canada). All wireless telecommunications towers and equipment are required to meet the limits set out in *Safety Code 6*. This means that for each tower or antenna a carrier installs, they must calculate and prove to ISED that the cumulative power density of it and any adjacent sites is within the allowable *Safety Code 6* limits. Strict adherence to *Safety Code 6* is a condition of ISED license for all wireless carriers in Canada. If a proposed tower site does not meet the *Safety Code 6* limits, it cannot be constructed or placed into services. Shared Tower attests that the proposed tower will comply with the *Safety Code 6* limits, including when taking into account the combined effects of other nearby towers and antennas.

When we spoke, I mentioned the 50-fold safety margin that is built into the Safety Code 6 limits, and how the actual emissions from the tower are often much lower, typically only 1-5% of the Safety Code 6 limit which provides a huge margin of safety.

Here is additional information related to *Safety Code 6* and emissions:

www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct-eng.php

Property Values:

According to ISED CPC-2-0-03 Radiocommunication and Broadcasting Antenna Systems, concerns that are not relevant include the potential effects that a proposed antenna system will have on property values or municipal taxes.

I know you mentioned that you spoke with a few Realtors and their opinion was that it would affect the value of properties. To address this concern, I mentioned how there is no documented evidence of

loss of property value resulting from proximity to telecommunications facilities. Real estate values are the product of many factors such as the neighbourhood, current market conditions, the year of construction, recent renovations, etc. and proximity to a tower is unlikely to be the dominant one. The reasons why people buy or don't buy houses are subjective and diverse, and it is extremely difficult to identify one factor in that process.

Visual Aesthetics

As you mentioned, moving the tower on the property would not resolve the concerns.

As I mentioned on our phone call, the paint colour and lighting are subject to Nav Canada and Transport Canada requirements. The tower has received clearance from NAV Canada and Transport Canada who have confirmed that lighting or other aviation marking is not required. To clarify, this tower will not require lights.

Again, we appreciate your feedback on this proposal and have recorded your comments as part of the public consultation process. All comments and correspondence will be provided to the land-use-authority.

Please note as per ISED, you have a 21-commenting period. As such, please respond by November 13, 2023 with any new comments or questions.

Thank you,

--
Cheyenne Zierler
Senior Planning Manager
1300 Cornwall Rd, Unit 101
Oakville, ON L6J 7W5



On Sun, 22 Oct 2023 at 16:47, Brad Finck <[redacted]> wrote:

Attention Cheyenne Zieler

Please see attached a letter regarding the tower on 7424 Wellington Road 34 Puslinch, ON, and our opposition to the current proposed location.

Please feel free to contact me at [redacted] if you have any questions.

Brad Finck

SVP Business Development | Renoworks Software





Courtenay Hoytfox

From: Darryl Bower <[REDACTED]>
Sent: Monday, November 20, 2023 5:21 PM
To: Admin
Subject: Fwd: Proposed Tower - Attention regarding File Number: STC0062

Hi Courtenay,

I Should have sent this to you as well.

Thanks,
Darryl

----- Forwarded message -----

From: Darryl Bower <[REDACTED]>
Date: Mon, Nov 20, 2023 at 5:20 PM
Subject: Re: Proposed Tower - Attention regarding File Number: STC0062
To: Cheyenne Zierler <[REDACTED]>

Hi Cheyenne,

I hope all is well, I wanted to make sure you received my written response as our scheduled meeting is after tomorrow's deadline. I appreciate you taking the time to come our way to get a visual of the project so you can better understand where everyone is coming from regarding the proposed location.

Health Concerns:

<https://www.cp24.com/news/tdsb-to-review-concerns-about-cell-phone-tower-radiation-after-18-teachers-in-north-york-refuse-to-work-1.6628629>

Please read the above news article, as this issue will continue to grow as a major concern wherever these Towers are built. The teachers in the article simply work near a tower, could you imagine if they were forced to LIVE near one??

As I'm sure you are aware, this issue really hasn't been researched enough to gather proper facts. The fact there's any sort of radiation is a huge concern for our family. Her Mother unfortunately passed away from cancer at an early age, this has caused extreme mental health issues with her. She is terrified of the potential effects from the tower, no research can confirm what those might be. Included in the health concerns is the Mental Health this tower causes, she lives and works from home, where she is exposed to these risks daily. I am not sure how you can speak to the Mental Health risks created from this issue. We also have a 3 year daughter, health concerns are not something we are willing to risk with her.

Relocation Options:

I've heard a potential location for a tower to be located at the Township office, this clearly makes more sense where it is a large Public building with plenty of access and space, away from any nearby homes. As briefly discussed, I also live on 11.27 acres with potential to erect a tower further back away from the nice street we have created with our homes. I know you sent a visual of the wetlands on my property but if you zoom in there's plenty of space and room to build and access areas for a tower. I understand the need for a tower, but in rural areas I am sure there's opportunity to locate one that's not in a neighborhood.

Rendering Clearly is not to scale:

Your drawing of the proposed tower is clearly not to scale, this is very misleading to the actual size of the structure.

The current proposed location is on a small lot, where it affects all neighbors except for the owner on the proposed lot, as they have conveniently relocated their to the back of their own property. From the original letters, was the initial recommendation not to be in the North West corner of the property? Clearly this failed as a house is now there.

Re-Sale/Property Value:

Without a doubt, our property values will significantly decline, we've all worked so hard to create this little neighborhood and make our homes beautiful, and it would be horrible to lose out on our efforts because of a Cell Tower. I have spoken to a few Real Estate agents, and all have confirmed our properties will be affected. Not only will the value decrease, but the potential buyers will also decrease because who wants to live near one of these structures...I am confident that you or anyone else wouldn't. This is a major issue, especially with the drop of the current housing market. This house is our investment for our future, a significant reduction would be financially devastating.

As you are aware, these are major concerns from all of us in the area, I sure hope we can come to an agreement to relocate this Tower as we move forward.

I look forward to an in person meeting Nov 30th, your time is appreciated.

Many Thanks,
Darryl and Hillary Bower

On Tue, Oct 31, 2023 at 3:48 PM Cheyenne Zierler <[REDACTED]> wrote:
Hi Darryl,

Thank you for reaching out. We appreciate your feedback and have recorded your message and comments as part of the public consultation process. Below you will find a response to address your questions and comments. **Public Consultation** As per the Council Meeting Agenda on September 27th, the Township was not satisfied that its agent, CRINS, had completed the consultation following the applicable

protocols. As such, the Township directed Shared Tower to complete public consultation in accordance with ISED protocol. I can confirm that this application is currently in the public consultation process.

Health & Safety

Telecommunication towers are federally regulated by Innovation, Science and Economic Development (ISED) Canada (formally Industry Canada). All wireless telecommunications towers and equipment are required to meet the limits set out in *Safety Code 6*. This means that for each tower or antenna a carrier installs, they must calculate and prove to ISED that the cumulative power density of it and any adjacent sites is within the allowable *Safety Code 6* limits. Strict adherence to *Safety Code 6* is a condition of ISED license for all wireless carriers in Canada. If a proposed tower site does not meet the *Safety Code 6* limits, it cannot be constructed or placed into services. Shared Tower attests that the proposed tower will comply with the *Safety Code 6* limits, including when taking into account the combined effects of other nearby towers and antennas. There is a 50-fold safety margin that is built into the *Safety Code 6* limits, however, the actual emissions from the tower are often much lower, typically only 1-5% of the *Safety Code 6* limit which provides a huge margin of safety.

Here is additional information related to *Safety Code 6* and emissions:

www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct-eng.php

Site Selection

Many factors go into site selection and while I cannot speak to building the tower on your property, I can bring that option back to the team to discuss. At first glance, it appears that a large portion of the property is within the Grand River Conservation Authority Regulated Area (I have attached a screenshot for your reference).

Legend



Visual Impact The visual impact of this height and tower type is the structure with the least amount of visual impact that is utilized in residential areas. We understand your concerns regarding what will be visible from your property, as such I have included a rendering of the tower proposal for your reference and will provide a rendering of the proposal further West on Wellington Rd 34 to demonstrate its low impact.

Please let me know when and if you are available for a phone call to discuss further.

Again, we appreciate your feedback on this proposal and have recorded your comments as part of the public consultation process. All comments and correspondence will be provided to the land-use authority.

Please note as per ISED, you will have 21 days to respond to this email. As such, please respond by November 21, 2023, with any new comments or questions.

Thank you,

--
Cheyenne Zierler
Senior Planning Manager
1300 Cornwall Rd, Unit 101
Oakville, ON L6J 7W5
e [REDACTED]



-- --
On Wed, 25 Oct 2023 at 13:15, Darryl Bower <[REDACTED]> wrote:
Hi There,

Please see the attached letter in regards to **File Number: STC0062**

Thanks,
Darryl

Courtenay Hoytfox

From: Jadwiga wrzalka <[REDACTED]>
Sent: Tuesday, November 21, 2023 8:29 PM
To: Cheyenne Zierler; Admin
Subject: Re: STC0062 - Opposition Letter
Attachments: CRINS - FactSheet-Ice_Fall.pdf

Hi Cheyenne,

Ahead of our November 30th meeting in person, we would like to share our remaining questions, most of which were on the original letter provided but we did not receive a reply. Please let us know, we would like all of our concerns addressed.

1. Ice Fall Damage - This was not addressed in your response. Per CRINS and attached assessment provided by the Land Use Authority, the current location is not suitable due to ice fall risk. CRINS recommended moving the tower to another location, per section 4.2 Design Recommendation on their report, why was this recommendation not accepted?

2. "Least Worst" Site Selection. We still have open questions that were not addressed:

- a) Have all alternate sites been exhausted?
- b) What other possible locations have you considered on the current proposed property?
- c) Why is the tower proposed directly in the open, directly in line of site to all residential properties 7422, 7420, and 7418 Wellington Rd 34. Why is it not being moved to a least visible impact location, utilizing existing structures and cover?
- d) We do not agree it is in the "least worst location" even on the current lot, please provide justification taking into account the above points in b) and c)?

Additionally you mentioned this will be reviewed by the Land Use Authority, who is the Land Use Authority that you are using, is it still CRINS? Is there a contact available for the Public to discuss directly with the Land Use Authority?

Thank you
Tomasz & Jadwiga

From: Cheyenne Zierler <[REDACTED]>
Sent: November 7, 2023 12:00 PM
To: Jadwiga wrzalka <[REDACTED]>
Cc: [REDACTED]
Subject: Re: STC0062 - Opposition Letter

Hi Tomasz & Jadwiga

Thank you for reaching out. We appreciate your feedback and have recorded your message and comments as part of the public consultation process. Below you will find a response to address your questions and comments.

Public Consultation

As per the Council Meeting Agenda on September 27th, the Township was not satisfied that its agent, CRINS, had completed the consultation following the applicable protocols. As such, the Township directed Shared Tower to complete public consultation in accordance with ISED protocol. I can confirm that this application is currently in the public consultation process.

Required Setbacks

Towers are not subject to local planning controls such as zoning bylaws, and therefore there are no municipal setback requirements. There are no required setbacks from residential areas for towers under the federal regulation of such structures.

Property Values

There is no documented evidence of loss of property value resulting from proximity to telecommunications facilities. Real estate values are the product of many factors such as the neighbourhood, current market conditions, the year of construction, recent renovations, etc. and proximity to a tower is unlikely to be the dominant one. The reasons why people buy or don't buy houses are subjective and diverse, and it is impossible to identify one factor in that process.

Health & Safety

Telecommunication towers are federally regulated by Innovation, Science and Economic Development (ISED) Canada (formally Industry Canada). All wireless telecommunications towers and equipment are required to meet the limits set out in *Safety Code 6*. This means that for each tower or antenna a carrier installs, they must calculate and prove to ISED that the cumulative power density of it and any adjacent sites is within the allowable *Safety Code 6* limits. Strict adherence to *Safety Code 6* is a condition of ISED license for all wireless carriers in Canada. If a proposed tower site does not meet the *Safety Code 6* limits, it cannot be constructed or placed into services. Shared Tower attests that the proposed tower will comply with the *Safety Code 6* limits, including when taking into account the combined effects of other nearby towers and antennas. There is a 50-fold safety margin that is built into the *Safety Code 6* limits, however, the actual emissions from the tower are often much lower, typically only 1-5% of the *Safety Code 6* limit which provides a huge margin of safety.

Here is additional information related to *Safety Code 6* and emissions:

www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct-eng.php

Site Selection

Shared Tower's search for a tower development site in Aberfoyle was prompted by a network assessment demonstrating that the area suffers from significant gaps in cellular coverage, which would be improved by telecommunications infrastructure within the area in the ring on the attached image below. As you will see, this coverage zone limits the development potential to very few properties. Beginning in early 2021, Shared Tower commenced an extensive search for a suitable real estate candidate for a new tower. As with all of our searches, we balanced the network coverage requirements of our clients with the relevant land use considerations, available space for the tower compound, willingness of the landowner, and feasibility of the location for access, maintenance, and supply of power to the site. Our goal is always to seek the "least worst" location, reflecting the reality that towers are a necessary but not always universally popular addition to the communities we serve. Our proposed tower type is a 35-metre tall monopole structure, which is actually a very small

structure for towers located outside of dense urban areas, again reflecting our willingness to adapt our proposal to the location and balance competing interests and objectives.



Our search in Aberfoyle was focused on properties near to the intersection of Brock Road and Wellington Road 34, and was relatively challenging in that many landowners were either not interested in hosting the tower, or had insufficient space. For example:

- Hayden's Aberfoyle Garage at 2 Brock Rd North has insufficient space to accommodate a tower compound without obstruction of existing parking spaces and access to the facilities at the property;
- The owners of Accents for Living at 8 Brock Road were not willing to have a tower on their property;
- The owners of 27 Brock road did not respond to our proposal; and
- While there was initial interest from Ren's Pet Depot, the negotiations were halted by a death in the family of the landowners.

Importantly, a tower on any of these properties would pose visual amenity issues. We considered all of these locations at length, but kept in mind the principle that the best location for this type of infrastructure is its "least worst" location.

Discussions with the owner of Ren's Pet Depot resumed in approximately March 2023 upon receiving concerning communications from Mr. White at CRINS about our tower site. While there was some interest in entering into a lease initially, the landowners ultimately rejected our proposal and expressed that they do not want a tower on their property.

Again, we appreciate your feedback on this proposal and have recorded your comments as part of the public consultation process. All comments and correspondence will be provided to the land-use-authority.

Please note as per ISED, you will have 21-days to respond to this email. As such, please respond by November 27, 2023 with any new comments or questions.

Thank you,

--
Cheyenne Zierler
Senior Planning Manager
1300 Cornwall Rd, Unit 101
Oakville, ON L6J 7W5
e [REDACTED]



On Mon, 6 Nov 2023 at 19:52, Jadwiga wrzalka <[REDACTED]> wrote:
Hi Cheyenne Zierler,

We wanted to follow up as we have not heard back from you, may you please confirm receipt of our opposition letter and if you plan to respond to our questions? We have attached the letter again for reference and we have also mailed a physical copy to your office.

Thank you
Tomasz & Jadwiga Wrzalka

From: Jadwiga wrzalka
Sent: October 30, 2023 8:31 PM
To: [REDACTED]
Subject: STC0062 - Opposition Letter

Hi Cheyenne Zierler,

Please see attached our opposition letter to STC0062 for the proposed antenna construction on 7424 Wellington Rd 34, Puslinch, Ontario. If you can confirm receipt and let us know your feedback to the attached?

Thank you
Tomasz & Jadwiga Wrzalka

RE: STC0062

October 30, 2023

Cheyenne Zierler
Sr Planning Manager
Shared Tower Inc.
1300 Cornwall Road, Unit 101
Oakville, ON, L6J 7W5

We, Tomasz and Jadwiga Wrzalka, residents of the Township of Puslinch at 7422 Wellington Road 34, Puslinch, Ontario, write to express our strong opposition to the construction of an Antenna tower at the location of 7424 Wellington Road 34 in our community, identified under File Number STC0062.

Our opposition is rooted in several critical concerns:

- **Failure to Public Consultation.** As stated by the ISED Antenna Tower Siting Procedures, Public Consultation is required before beginning constructions. We were not notified the first time around, where the construction had already been started ahead of completing the Antenna Tower Siting Procedures, with the most recent notification; we have yet to be notified directly. We are the most affected party by the Tower, however we are only hearing about this through word of mouth. We request that you provide all missing communications and Public Consultation notification to us directly.
- **Proximity and Safety – Ice Fall Risk.** The proposed cell tower would be situated extremely close to our property, only meters away from where we park our vehicles and the entrances to our building. Why was the location of the proposed Antenna System on the property and its proximity to neighbouring residents not considered? If it was, please provide details on the minimum requirements that allow for a structure of 35 meters to be placed within a handful of meters to the neighbouring residents buildings? This proximity raises serious concerns regarding the risk of falling ice, particularly given that our family, tenants, and young children frequent the area. We cannot accept the potential for injury or damage associated with this placement. We ask why the recommendation to find an alternate suitable location was not considered, additionally as stated in the CRINS-SINRC 4.2 Design recommendations?

“Recommended that the Proponent consider moving the site to the northwest corner of the same property to reduce visual amenity impact and ice fall damage risk for residential buildings at 7422 Wellington Rd. 34 and utilize visual cover from adjacent commercial property”

- **Property Value and Rental Income Impact.** We have made significant investments in our property, the surrounding landscape, and tenant residency. Our retirement and financial stability depend on the income generated from our tenants. Placing a 35-meter tower directly on the visible entrance and close proximity to where our tenants reside and park their vehicles threatens to negatively affect our rental income and the overall desirability of our property as well as property resale value. We would understand out of sight; however the proposed location is directly in view in the worst possible location for our property, within half the towers height of where our tenants park and direct line of sight to the entrance of their homes. There is no obstruction or “out of sight” consideration, this would be directly in line of sight when showing the property. Why was the visual (impact) guidelines not considered in site planning? We recommend moving the site to an alternate location where the negative visual impact of the proposed tower is minimized.
- **Health Implications:** We are deeply troubled by the potential health risks associated with prolonged exposure to electromagnetic radiation emitted by the cell tower. The guidelines set forth by the Innovation, Science, and Economic Development Canada (ISED) emphasizes the importance of maintaining a safe level of radio frequency exposure. We understand that the frequency emitted

reduces the further away you get from the tower, but given the close proximity of the tower to our residence (less than 1 length of the tower itself); we have reservations about the tower's compliance with these guidelines and the potential impact on our direct well-being and that of our family and tenants. What safe guards are in place that assure Safety Code 6 is compliant within this half the tower height range where it directly impacts us?

- **Aesthetic and Psychological Concerns:** We also harbor concerns about the tower's aesthetic impact on the neighborhood and its potential to diminish property values. Moreover, the psychological stress of living in close proximity to a cell tower, compounded by worries about health effects, can adversely affect our quality of life and well-being. We understand Safety Code 6 is to minimize the impact, however the placing of the tower is in direct line of sight will remind our occupants of the worries every day as it will be the main focal point. Why can an alternate site with more cover and not direct eye visibility on our doorstep be considered?
- **Has the “least worst” site been selected?:** Based on the CRINS-SINRC recommendations shared, why was the location not moved in accordance with the recommendations to move to the back of the current landowners lot? Alternately, have all other location sites been exhausted? Have all the adjacent and close proximity landowners with the largest and vacant areas been contacted to determine no other feasible locations, particularly now that the communication has been made public and there may be additional interest to make an alternate site available? Has the least visual (impact) location been selected to use coverage by existing buildings and surroundings? We re-iterate, why can an alternate and “least-worst” site not be selected?

As stated in the CRINS-SINRC Revised 4.2 Design recommendations (February, 24, 2023)

“Recommended that the Proponent consider moving the site to the northwest corner of 20 Wellington Road 46 (Ren’s Pet Depot) – a commercial property. CRINS has spoken to land owner and there is interest which can be pursued by proponent.”

In conclusion, we strongly urge you to reconsider the location of the proposed cell tower. While we understand the need for improved cellular infrastructure, we believe there are alternative sites that can be explored, away from residential areas. We have worked diligently to ensure a peaceful retirement and the safety of our family and tenants. We implore you to prioritize our concerns and those of our community by selecting a location that is both suitable and safe, maintaining the integrity of our neighborhood.

We trust that you will consider the gravity of our opposition and take the necessary steps to ensure a fair and responsible resolution to this matter. We look forward to your prompt attention to our concerns.

Sincerely,

Tomasz & Jadwiga Wrzalka
7422 Wellington Road 34
Puslinch, ON, N0B 2J0



November 6, 2023

Courtenay Hayfax
Township of Puslinch
7404 Wellington Road 34
Puslinch, ON, N0B 2J0

Cheyenne Zierler
Sr Planning Manager
Shared Tower Inc.
1300 Cornwall Road, Unit 101
Oakville, ON, L6J 7W5

Regarding File Number STC0062

Hello Cheyenne and Courtenay -

I am sending this letter to identify to question some of the vagueness and inconsistencies regarding the proposed tower at 7424 Wellington Road 34, Puslinch. Specifically there was a letter from Mr. Daniel Gibbons dated September 12, 2023 to Mr. Eric Davis that appears inconsistent to other information we have received. I have attached both Mr. Gibbon's letter in addition to an email received from Mr. Todd White on December 7, 2022 for your reference, as the information in the correspondence is in conflict and we would like to better understand the inconsistencies.

First of all, Mr. Gibbon states that a search for a suitable real estate candidate for the tower began in 2021. While this information may be accurate, it should also be noted that there was a house that used to stand quite near the proposed tower location is no longer there, but a new house was erected late 2019 – early 2020, before the search began in the Northern part of the property. We know that Land Use Authority Recommendation Report For Shared Tower Incorporated STC0062-Aberfoyle from Mr. White clearly stated the following:

Recommended that the Proponent consider moving the site to the northwest corner of the same property to reduce visual amenity impact and ice fall damage risk for residential buildings at 7422 Wellington Rd. 34 and utilize visual cover from adjacent commercial property.

By the time the recommendations were make there was a new house already near that location at the northwest corner. I find it suspect that neither CRINS-SINRC or Shared Tower ever walked the property while making recommendations from 2021 onwards and saw that the recommended site already contained a new house. Please clarify how this important detail was missed by both organizations.

You will also note in Mr. Gibbons' letter he states **"There is a mistaken suggestion that some portion of the proposed tower would overhang the neighboring property. This is plainly false. There will not be any overhang, and therefore no risk of ice fall at this location"**

This is highly questionable. Whereas I agree that the tower might not overhang (nor did anyone suggest it would), the proposed tower location is less than 30 feet of a neighboring garage/apartment structure and less than 40 feet from the home located on 7422 Wellington Road 34. Since the proposed tower will be over 115' high, all it would take is a wind from the South East to easily cause ice to fall onto the neighboring garage/apartment structure. To state

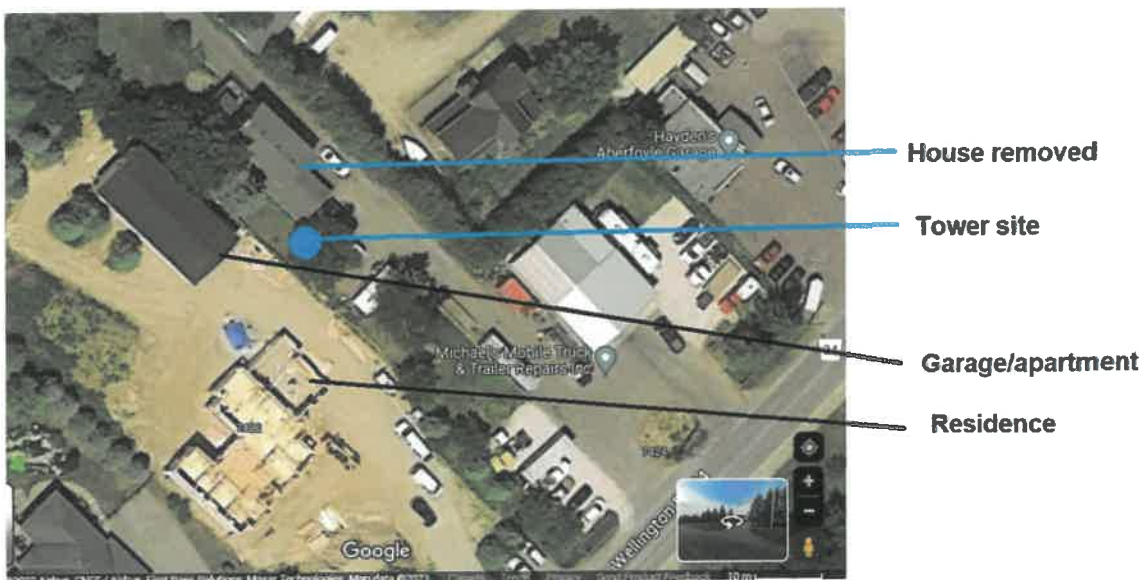
“plainly false” is a statement misleading the township and the public and the threat of ice damage is very real.

If you read Mr. White’s recollection of the situation in the attached letter, he states that Shared Tower acknowledge the recommendations but never sent back a revised plan for another option (from Shared Tower). He stated “They (Shared Tower) responded that they would look into it, and so we added a condition to our LUA Recommendations Report requesting P.Eng. certified site design and site plan documents as a condition of receiving concurrence. At which point we would typically be able to re-evaluate the site design and expected that the proponent would have moved the tower as we suggested or come back with another option.” I would like to know if this was indeed true and if a revised site design was ever completed as Mr. White claims it was never done. If not it seems that Shared Tower may have proceeded irresponsibly.

Mr. Gibbon goes on to comment that Mr. White verbally stated “your tower is fine”. Personally I have been involved either directly or indirectly with construction for over 30 years and have never seen a large scale project proceed on a verbal authorization, especially when thousands of dollars in equipment and labor resources were being expended. I would deduct that if indeed CRINS-SINRC is at fault as Mr. Gibbon’s is insinuating, it seems that Shared Tower is not a mere victim in this situation and should assume responsibility for proceeding without the appropriate paperwork.

Mr. Gibbon’ also says in his letter, “Shared Tower entered into a lease with the owner of 7424 Wellington Road 34, a property with existing commercial uses, including outdoor storage and truck / trailer repair services. By entering into the lease with Shared Tower, the owner gave up space that was otherwise used for his primary commercial activities at the site (and consequently reduced his income generating potential from these uses.”

This is a questionable statement. The proposed tower location is in the space where the occupants’ old residence stood and was demolished. Therefore I question where that particulate location is still zoned residential and believe this should be verified as part of this ongoing process. See image below.



Mr. Gibbon notes “Shared Tower initiated consultation with the Township via its agent, CRINS, in late 2021, following CRINS’s standard preconsultation requirements. No concerns about the proposed tower were expressed by the Township at this time.” This is probably a true statement because neither the public nor the township was ever made aware of the situation during that time and we still to this day wonder why no attempt was made to contact anyone before construction began.

Mr. Gibbons goes on to say “On April 12, 2023 – over a year after the Original LUA Report was completed, and almost a year after CRINS provided an attestation, which confirmed the successful conclusion of public consultation – Mr. White provided Shared Tower with a brief summary of four public concerns that were received, primarily regarding property value and of a visual amenity nature. These comments were provided to us as CRINS’s own transcripts of apparent public comments, with no supporting documentation to indicate when, how or by whom they were submitted.”

This is a false statement. First of all no public consultation ever occurred. Second of all, the names of three (out of four) of the home owners statements that were submitted after construction began are in the council meeting minutes. If Shared Towers was not given any supporting documentation, all they had to do was ask the people named in the meeting minutes for clarification. These statements were submitted only after construction of the tower base began since no prior attempts were made to contact home owners beforehand.

However he goes on to conveniently omit the important fact in both in this letter and to the Wellington Advertiser that in all of the public concerns, they also cited health risks as a primary reason for the tower objection in addition to visible amenity and property value issues. Supporting documents, articles, children’s health, and unknown long term affects of radiation were all a prime factor. Why was this chief concern which was made very clear in the objections omitted from public documents and the newspaper article?

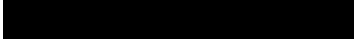
When reviewing Mr. White’s email, it appears that Mr. Davis and My White’s recollection of the matter differ drastically. According to Mr. White, Shared Towers was advised in writing and also verbally in early 2022 and were responded to by Shared Towers stating they would look into it. This differs from Mr. Gibbons’ recollection that Mr. White said “your tower is fine” which I do not believe is a legal endorsement with which to proceed with a construction project. I would like to insist that this matter to investigated more thoroughly and contact Mr. White and request this correspondence in order to determine which of the tower’ history is indeed correct.

In closing, I believe that Shared Towers should not be allowed to re-submit their application and be allowed to proceed, especially if Mr. White’s account of the history is correct. If it is found that Mr. White’s recollection is indeed correct, then Shared Tower may have proceeded knowing they were in violation and did noting to rectify the matter. If Mr. Gibbons’ tower history is correct, then this email by Mr. White had many inconsistencies that need to be clarified. Either way this proposed tower is too close to residential structure and a more suitable location needs to be considered.

We ask that you strongly consider both recollections of the history of the shared tower as well as the other inconsistencies when considering any further proceedings with regards to this project.



Brad & Susi Finck
7420 Wellington Road 34
Puslinch, ON, NOB 2J0





Daniel Gibbons
President & CEO

September 12, 2023

Eric Davis
245 Hanlon Creek Boulevard, Unit 102
Guelph ON N1C 0A1

Dear Mr. Davis:

RE: STC0062 - Aberfoyle

Thank you for the opportunity to discuss Shared Tower's application for the development of a telecommunications tower at 7424 Wellington Road 34, Aberfoyle (the "Tower").

We write to provide you with additional information relating to: 1) our search efforts for a development site in Aberfoyle; 2) the challenges with the recommendation by CRINS that the tower be developed at 20 Wellington Road 46 (Ren's Pet Depot); and 3) the potential of other properties in Aberfoyle for purposes of our development.

To put this information in the appropriate context, a brief discussion about the history of this matter is helpful.

Background

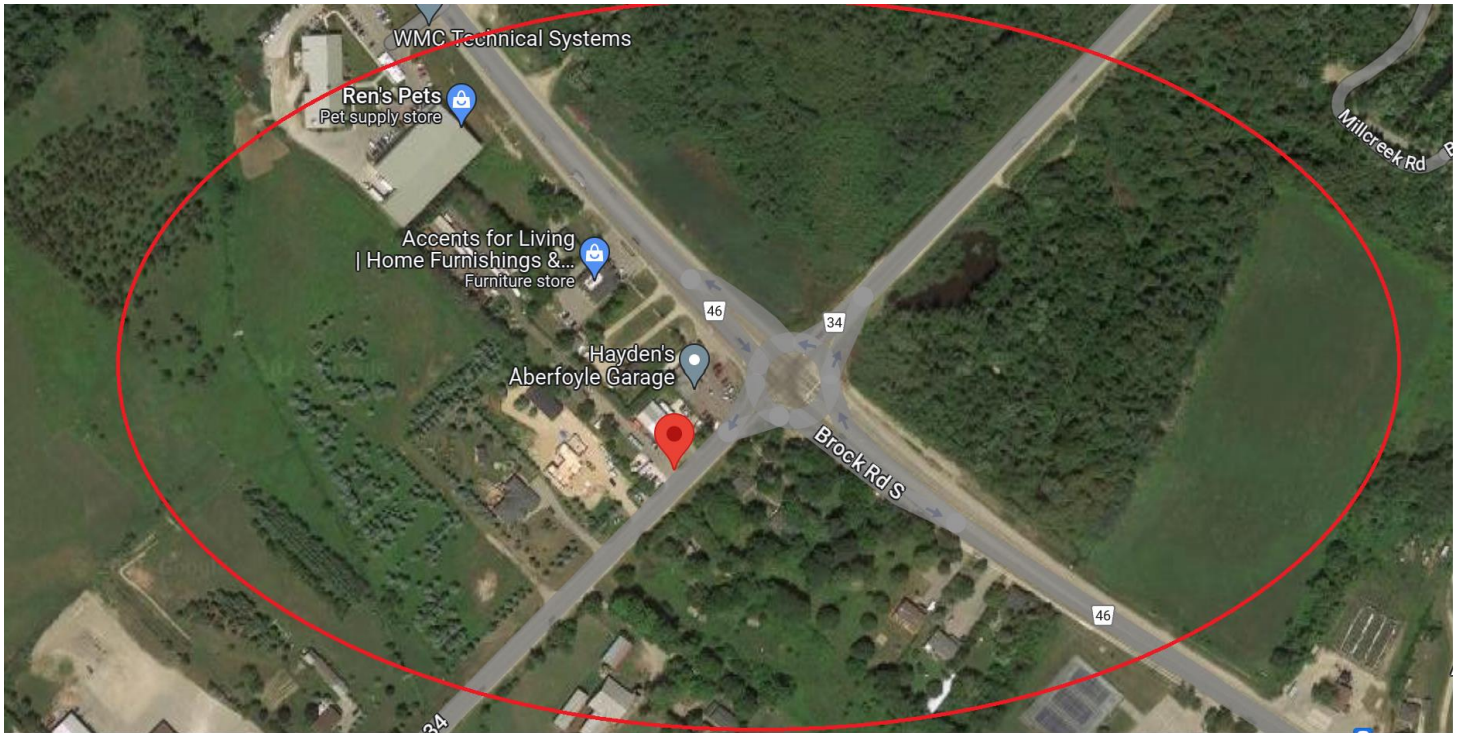
Shared Tower is Canada's leading developer of neutral telecommunications infrastructure. Our clients include all of Canada's primary telecommunications carriers, who routinely rely on Shared Tower to provide the finance, design, and implementation of multi-tenanted cellular towers.

With respect to securing municipal concurrence for site development, Shared Tower engages all relevant local stakeholders and land use authorities well in advance of construction in accordance with Innovation, Science and Economic Development Canada ("ISED") regulations. We have generated positive relationships with many Ontario municipalities, including for the purpose of tower development on municipal lands.

With deep expertise in the industry and a team devoted entirely to the municipal concurrence process, we have never had trouble engaging with a municipality in a meaningful way except in instances where the municipality was represented by CRINS.

Shared Tower's Search Efforts for Tower Development in Aberfoyle

Shared Tower's search for a tower development site in Aberfoyle was prompted by a network assessment demonstrating that the area suffers from significant gaps in cellular coverage, which would be improved by telecommunications infrastructure within the area in the ring below. As you will see, this coverage zone limits the development potential to very few properties:



Beginning in early 2021, Shared Tower commenced an extensive search for a suitable real estate candidate for a new tower. As with all of our searches, we balanced the network coverage requirements of our clients with the relevant land use considerations, available space for the tower compound, willingness of the landowner to enter into a long-term (20-year) lease, and feasibility of the location for access, maintenance and supply of power to the site. Our goal is always to seek the “least worst” location, reflecting the reality that towers are a necessary but not always universally popular addition to the communities we serve. Our proposed tower type is a 35-metre tall monopole structure, which is actually a very small structure for towers located outside of dense urban areas, again reflecting our willingness to adapt our proposal to the location and balance competing interests and objectives.

Our search in Aberfoyle was focused on properties near to the intersection of Brock Road and Wellington Road 34, and was relatively challenging in that many landowners were either not interested in hosting the tower, or had insufficient space. For example:

- Hayden’s Aberfoyle Garage at 2 Brock Rd North has insufficient space to accommodate a tower compound without obstruction of existing parking spaces and access to the facilities at the property;
- The owners of Accents for Living at 8 Brock Road were not willing to have a tower on their property;
- The owners of 27 Brock road did not respond to our proposal; and
- While there was initial interest from Ren’s Pet Depot, the negotiations were halted by a death in the family of the landowners.

Importantly, a tower on any of these properties would pose visual amenity issues. We considered all of these locations at length, but kept in mind the principle that the best location for this type of infrastructure is its “least worst” location.

Ultimately, the owner of 7424 Wellington Road was the only landowner who 1) was willing to proceed and 2) had sufficient space for a tower.

Shared Tower entered into a lease with the owner of 7424 Wellington Road 34, a property with existing commercial uses, including outdoor storage and truck / trailer repair services. By entering into the lease with Shared Tower, the owner gave

up space that was otherwise used for his primary commercial activities at the site (and consequently reduced his income generating potential from these uses).

Shared Tower initiated consultation with the Township via its agent, CRINS, in late 2021, following CRINS's standard pre-consultation requirements. No concerns about the proposed tower were expressed by the Township at this time. We believe it is important to point out that the pre-consultation process is a key step in any development application, since it is the initial test of the suitability of the application for the area in which it is proposed. We relied on the Township to comment at this time on any initial concerns about the proposal, but no concerns were expressed either at this stage or at any point during the consultation process.

Shared Tower's Development Application

The following is a brief chronology of the relevant events since Shared Tower submitted its application for the tower sought by the Town:

1. Following an extensive search for a suitable property to accommodate the Tower, beginning in early 2021, we originally submitted our application via the CRINS web portal in December of 2021.
2. In March 2022, we received confirmation via the CRINS portal that the "draft report" on the tower was available, but despite repeated requests, we were not able to obtain a copy of this report. This has been the case for many other CRINS consultations that we have been engaged in.
3. In May 2022, we received a Notice of Completion from CRINS. This Notice of Completion states that public consultation was completed and concluded in accordance with ISED requirements and that the Township had reviewed the proposed site as described in the Land Use Authority Recommendations Report. CRINS further stated that "the report outlines the recommendations of the Land Use Authority ... and outlines any conditions attached to the Land Use Authority's approval of the proposed facility." No public comments on the Tower proposal were provided to Shared Tower, which combined with CRINS's attestation that public consultation was satisfactorily concluded, clearly indicated no public or municipal staff concerns regarding the tower or its location on the subject property. Given this correspondence and the lack of any communication from CRINS suggesting that there were any issues with our application, we entered into a long-term license agreement with a national telecommunications carrier for the Tower and commenced construction in November 2022.
4. On December 5, 2022, approximately seven months after issuing the Notice of Completion, CRINS delivered a vague email to us asking us to pause construction because there may be issues with the location of the Tower. This was the first time since its application had been submitted one full year earlier that Shared Tower was made aware of any concerns whatsoever.
5. Despite repeated efforts, CRINS, and in particular Todd White, was entirely unresponsive to us until February of 2023. At that point, Mr. White assured us that the concerns with the Tower were not material (his precise words were "your tower is fine"). Later that day, Mr. White finally shared the Land Use Authority Recommendation Report dated February 9, 2022 ("Original LUA Report").
6. The Original LUA Report does not contain any relevant objections to the proposed tower. Indeed, the Original LUA Report confirms that CRINS had no significant objections to the tower other than "visual amenity" issues, which CRINS acknowledges are not significant land use considerations that would preclude the issuance of concurrence for the Tower.
7. On February 24, 2023, Shared Tower received a concerning email from Mr. White, which referred to an unknown number of public concerns regarding garage overhang and ice risk and requested information regarding steps that were taken to review additional tower sites.
8. Throughout this timeline and in the ensuing weeks, Shared Tower made numerous attempts to schedule meetings or discussions with Town staff. In almost all cases, our communications were ignored.
9. On April 12, 2023 – over a year after the Original LUA Report was completed, and almost a year after CRINS provided an attestation, which confirmed the successful conclusion of public consultation – Mr. White provided Shared Tower with a brief summary of four public concerns that were received, primarily regarding property value and of a visual

amenity nature. These comments were provided to us as CRINS's own transcripts of apparent public comments, with no supporting documentation to indicate when, how or by whom they were submitted.

10. As a result of the significant difficulties we experienced in reaching Mr. White, and our unsuccessful attempts to secure a meeting or substantive response from Town staff, Shared Tower submitted a Freedom of Information request in May 2023 in order to secure the full record of communications between CRINS, the Township and the public regarding the town site, a request with which the Town initially refused to comply. When the Township finally complied with the FOI request, we were provided with an alternative LUA Recommendation Report (the "Alternative LUA Report"), which was prepared without our knowledge or input. As described in more detail below, the Alternative LUA Report contains information that is inaccurate about the land and the Tower. In particular:
- a. There is a mistaken suggestion that some portion of the proposed tower would overhang the neighbouring property. This is plainly false. There will not be any overhang, and therefore no risk of ice fall at this location; and
 - b. There is a recommendation that "the Proponent consider moving the site to the northwest corner of ... (Ren's Pet Depot)...". While there was some preliminary interest from the landowner of Ren's Pet Depot, Mr. White should have been well aware as of the date of the Alternative LUA Report that this landowner was no longer willing to lease his property. Shared Tower made considerable efforts to secure a site at Ren's nearly two years earlier, but the owner was and is not interested. This is therefore not in fact a possible alternative location.

The Legal and Regulatory Framework

It is important to bear in mind that telecommunications development falls under the exclusive jurisdiction of the federal government, regulated through federal legislation that is administered by ISED. Accordingly, while ISED requires proponents to follow municipal consultation protocols and consult with local land use authorities, a municipality's role is ultimately limited to providing comments to the proponent during the pre-consultation period, and confirmation to ISED following the consultation period. This confirmation is achieved through a letter of concurrence or non-concurrence, which indicates whether or not the consultation was completed in accordance with: 1) the municipality's protocols (if there is one); or 2) the default ISED protocols.

In this case, telecommunications development in the Township of Puslinch is governed by the default ISED protocols administered by CRINS. Despite the irregular and unusual manner in which Shared Tower's development application has advanced, our position is that we have effectively complied with ISED protocols and have successfully concluded the consultation process as administered by CRINS. While there are comments in both the Original and Alternative LUA Report, they are either entirely irrelevant, do not comprise significant land use concerns, or have been adequately addressed. For reference, ISED provides a list of concerns that should be deemed not relevant in concluding consultation, including but not limited to:

- *disputes with members of the public relating to the proponent's service, but unrelated to antenna installations*
- *potential effects that a proposed antenna system will have on property values or municipal taxes*
- *questions whether the Radiocommunication Act, this document, Safety Code 6, locally established by-laws, other legislation, procedures or processes are valid or should be reformed in some manner¹*

Ren's Pet Depot

Discussions with the owner of Ren's Pet Depot resumed in approximately March 2023 upon receiving concerning communications from Mr. White about our tower site. While there was some interest in entering into a lease initially, the landowners ultimately rejected our proposal and expressed that they do not want a tower on their property.

¹ <https://ised-isde.canada.ca/site/spectrum-management-telecommunications/en/learn-more/key-documents/procedures/client-procedures-circulars-cpc/cpc-2-0-03-radiocommunication-and-broadcasting-antenna-systems#s4.2>

Alternative Properties in Aberfoyle

As illustrated above, we have already undertaken a comprehensive search effort in the limited area within which telecommunications infrastructure is needed. Nonetheless, in the context of our current discussions with the Township regarding the comments included in the Alternative LUA Report, and particularly comments regarding visual amenity concerns, we have carefully re-evaluated the area. Our assessment is that there is no feasible location for a tower, which would eliminate potential visual amenity concerns by residents, and that the Tower has met the requirements for consultation and concurrence.

Thank you for your attention to this matter.

Yours truly,

DocuSigned by:


Daniel Gibbons
+017653864554B3...

RE: Question regarding a tower being built on 7426 Wellington Rd 34. Puslinch, ON

From: [REDACTED]

To: [REDACTED]

Cc: [REDACTED]

Date: Wednesday, December 7, 2022 at 10:24 a.m. EST

Hi Brad,

It was good to speaking with you yesterday about the Shared Networks Tower proposal on 7426 Wellington Rd. 34. My apologies again for the background noise in NYC during our call.

As discussed, and as I believe Courtenay already mentioned, we spoke with the proponent and asked them to stop their prep work/ construction at the current location.

As to our discussion about the process, when evaluating these proposals, we solicit input from landowners and stakeholders in the project, as well as conduct our own field assessment (we send an assessment team out to validate all the base assumptions).

In some cases, members of the public have concerns about towers, and in some cases our assessors learn things during their site visits which involve either asking for changes, or imposing conditions on the type or manner of the tower design or location.

In this case, it was noted that the tower met with all the federal requirements, but that the tower would impact the visual amenity of 7418-7422 Wellington Rd. 34. – especially 7422. It is worth noting that as a federal undertaking, the Minister does not consider visual amenity to be a relevant concern, however CRINS does try to find the least visually intrusive options where possible.

As a result, we spoke with the proponent's representative earlier this year and asked them to explore moving the tower back to the northern perimeter of the lot, and our recommendation was for the northwest portion of the lot. They responded that they would look into it, and so we added a condition to our LUA Recommendations Report requesting P.Eng. certified site design and site plan documents as a condition of receiving concurrence. At which point we would typically be able to re-evaluate the site design and expected that the proponent would have moved the tower as we suggested or come back with another option.

We never received these drawings, so as far as we were concerned this was still being sorted out with the landowner and, as is often the case, a proponent may not come back to us for many months. So we had been waiting for them to get back to us to review the site plan - at which point we would have had to revisit the new plan with landowners who were within the new notification radius and we were as surprised as Courtenay to hear that construction had begun.

So, in summary – the concerns with the proximity to the tower to 7418 -7422 Wellington Rd. 34 were identified early on, and we were waiting for a revised plan at which point we would have reassessed the proposal and brought the new plan to the Township and all parties for input.

Where we are now is we have asked them to stop and we are asking them to follow through on that recommendation to move the tower, and we'll await the outcome of their discussions with the landowner.

Hope this helps – and if you have other questions, please let me know.

Regards,

Todd White
Executive Director

[REDACTED]
[REDACTED]



CRINS-SINRC

CRINS-SINRC

501-2647 Alta Vista Drive,
Ottawa, ON
K1V 7T5

<http://www.crins-sinrc.ca/>

October 22, 2023

Cheyenne Zierler
Sr Planning Manager
Shared Tower Inc.
1300 Cornwall Road, Unit 101
Oakville, ON, L6J 7W5

I am writing in response to the Notice package file number STC0062.

We are strongly opposed to this tower being built in this location on 7424 Wellington Road 34, Puslinch, ON. due to a variety of reasons.

- **Property resale value.** In discussion with several realtors, it is their general opinion that a tower in this proximity to our dwelling will very likely negatively impact resale value. The options expressed are that it could reduce the resale value of between 20 – 30% depending on the buyer and their opinions on aesthetics and health implications of a tower in this close proximity to our dwelling.
- **General aesthetics.** A tower that is over 100 feet high will detract from the overall look of our yard and view from the dwelling. In addition, the large blinking lights will be very distracting and be directly visible from our primary bedroom window.
- **Health implications:** Studies have shown, and it has been long been debated that there are long standing health impacts such as radiation, headaches, and psychological issues can negatively affect quality of life of those in the immediate area. Whether the health implications have been proven or not, much of the population believes this to be true. If they are correct then our health is of great concern and if not, then property resale value comes into play. Either way as a homeowner, we lose.

Also important to note. that in the document that was presented in the September 27th council that referred to the **Land Use Authority Recommendation Report For Shared Tower Incorporated STC0062-"Aberfoyle"** it was the recommendations of the CRINS-SINRC be the following as noted below:

4.2. Design Recommendations

Recommended that the Proponent consider moving the site to the northwest corner of the same property to reduce visual amenity impact and ice fall damage risk for residential buildings at 7422 Wellington Rd. 34 and utilize visual cover from adjacent commercial property.

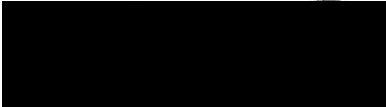

8.1 CRINS-SINRC Public Comments

The proposed site is directly abutting the property at 7422 Wellington County Road 34 effectively overshadowing the garage. Visual impact on the homes at 7418 and 7420 was also noted. Suggestions that the site be moved to the back of the lot further out of direct visual view was recommended.

We would like to know why these recommendations were ignored and why construction was completed on the foundation against these recommendations and without any prior notification of the township, or surrounding residents.

I reiterate that that we are directly opposed to this tower in the location where it is currently planned and insist that it be relocated elsewhere for the well-being of the location residents.

Regards


Brad & Susi Finck
7420 Wellington Road 34
Puslinch, ON, N0B 2J0


Courtenay Hoytfox

From: Courtenay Hoytfox
Sent: Thursday, October 26, 2023 8:20 PM
To: Justine Brotherston
Subject: FW: Letter regarding tower - File Number STC0062

Follow Up Flag: Follow up
Flag Status: Flagged

From: Cheyenne Zierler <[REDACTED]>
Sent: Wednesday, October 25, 2023 9:07 AM
To: Brad Finck <[REDACTED]>
Cc: Admin <[REDACTED]>
Subject: Re: Letter regarding tower - File Number STC0062

Good afternoon Brad and Susi,

Thank you for reaching out. We appreciate your feedback and have recorded your message and comments as part of the public consultation process. It was a pleasure to speak with you over the phone and as I mentioned, I have included responses below to address the concerns you have outlined in your letter.

Health & Safety

Telecommunication towers are federally regulated by Innovation, Science and Economic Development (ISED) Canada (formally Industry Canada). All wireless telecommunications towers and equipment are required to meet the limits set out in *Safety Code 6*. This means that for each tower or antenna a carrier installs, they must calculate and prove to ISED that the cumulative power density of it and any adjacent sites is within the allowable *Safety Code 6* limits. Strict adherence to *Safety Code 6* is a condition of ISED license for all wireless carriers in Canada. If a proposed tower site does not meet the *Safety Code 6* limits, it cannot be constructed or placed into services. Shared Tower attests that the proposed tower will comply with the *Safety Code 6* limits, including when taking into account the combined effects of other nearby towers and antennas.

When we spoke, I mentioned the 50-fold safety margin that is built into the *Safety Code 6* limits, and how the actual emissions from the tower are often much lower, typically only 1-5% of the *Safety Code 6* limit which provides a huge margin of safety.

Here is additional information related to *Safety Code 6* and emissions:

www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct-eng.php

Property Values:

According to ISED CPC-2-0-03 Radiocommunication and Broadcasting Antenna Systems, concerns that are not relevant include the potential effects that a proposed antenna system will have on property values or municipal taxes.

I know you mentioned that you spoke with a few Realtors and their opinion was that it would affect the value of properties. To address this concern, I mentioned how there is no documented evidence of loss of property value resulting from proximity to telecommunications facilities. Real estate values are the product of many factors such as the neighbourhood, current market conditions, the year of

construction, recent renovations, etc. and proximity to a tower is unlikely to be the dominant one. The reasons why people buy or don't buy houses are subjective and diverse, and it is extremely difficult to identify one factor in that process.

Visual Aesthetics

As you mentioned, moving the tower on the property would not resolve the concerns. As I mentioned on our phone call, the paint colour and lighting are subject to Nav Canada and Transport Canada requirements. The tower has received clearance from NAV Canada and Transport Canada who have confirmed that lighting or other aviation marking is not required. To clarify, this tower will not require lights.

Again, we appreciate your feedback on this proposal and have recorded your comments as part of the public consultation process. All comments and correspondence will be provided to the land-use authority.

Please note as per ISED, you have a 21-commenting period. As such, please respond by November 13, 2023 with any new comments or questions.

Thank you,

--

Cheyenne Zierler
Senior Planning Manager
1300 Cornwall Rd, Unit 101
Oakville, ON L6J 7W5
e [REDACTED]



On Sun, 22 Oct 2023 at 16:47, Brad Finck <[REDACTED]> wrote:

Attention Cheyenne Zieler

Please see attached a letter regarding the tower on 7424 Wellington Road 34 Puslinch, ON, and our opposition to the current proposed location.

Please feel free to contact me at [REDACTED] if you have any questions.

Brad Finck

SVP Business Development | Renoworks Software

Phone: [REDACTED]



October 25, 2023

| | |
|-------------------------|------------------------------|
| Courtenay Hoytfox | Cheyenne Zierler |
| Township of Puslinch | Sr Planning Manager |
| 7404 Wellington Road 34 | Shared Tower Inc. |
| Puslinch, ON, N0B 2J0 | 1300 Cornwall Road, Unit 101 |
| | Oakville, ON, L6J 7W5 |

Attention regarding File Number: STC0062

Please note that we are writing this letter in opposition to the proposed tower being built on 7424 Wellington Road 34, Puslinch, ON.

We were extremely disappointed this Tower situation is still being considered, I cannot believe the attempt was made in the first place without any resident or township being notified of such a structure.

The owner of the property in question has re-located their home to the far back portion of their property and is proposing this tower hundreds of feet away from their home. The current proposed location completely disrupts the hard work of neighbors who have built beautiful homes along Wellington rd 34 and created a wonderful place to live. I am not exactly certain how this makes sense.

As parents of young children, we are distraught over the prospect of a cell tower being built in close proximity to our residence. Many documents we have read have indicated that significant health risks may arise from any tower that is within close proximity of nearby dwellings. Whereas we understand that there is also evidence to support the contrary, we are not willing to take these types of risks with our family.

Secondary, as we recently purchased the property 4 years ago and since moving in, we have invested significant resources including a completely refinished backyard and pool, as well as 1700 trees which are part of the Managed Forest Program. Where it stands, the tower will be fully visible from our backyard pool area, we invested alot of money and effort to move into the country to be away from such awful structures. We do not want to see our investment jeopardized because of an Insightly tower, not to mention the health implications and negative connotations that go along with any tower in such proximity to neighboring residences.

We also have a rental space above our garage and being able to continue the rental space depending on the tenant's desire to live near such a tower are also in question.

There are definitely other options for the location of this tower. We are also aware of the probable tower being erected on the Puslinch township office property in the future, so being surrounded by cell towers on either side is certainly something we didn't sign up for. Of all the neighbors, I have the largest property with 11.27 acres, I am not sure why this couldn't be proposed and built in the very back of my property where it will not affect any of the local

homes. Not exactly what we wanted but it could be worse case scenario option if the tower is a must.

Absolutely this Tower does not make sense to be squeezed into its current proposed location where we have built a small community. Please consider other options for locating this tower and understand that we are opposed to the current proposed location.

Sincerely

Darryl Bower and Hillary Van Fleet
7418 Wellington Road 34
Puslinch, ON, N0B 2J0
[REDACTED]

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Shared Tower - new location - File Number STC0062
Date: Monday, February 12, 2024 6:09:54 PM

Hello Cheyenne

I wanted to respond to the most recent letter regarding the Shared Tower proposal File Number STC0062.

While we still do not feel that the new location will be good for the aesthetics and overall health of the community, my understanding from our previous meeting is that this is not of your concern.

I was under the impression from our last meeting that you were going to propose 3 new possible sites. While this is one of those sites, I would still like to see 2 additional sites added to the list for consideration including the location behind the township offices.

I would also like to know why it appears that others on our road (7418 and 7422 Wellington Road 34 specifically) did not also receive letters indicating the new proposed location. I think further investigation should be made into who else in the neighborhood also may not have received any letters regarding this new location before any further decisions can be made with regard to this project.

Brad Finck
7420 Wellington Road 34
Puslinch, N0B 2J0

[REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: Formal complaint on tower
Date: Monday, February 12, 2024 5:29:34 PM

To whom it may concern
As owner of Haydens Garage and
Numbered company
855377 ontario inc .
Property tax is sent to haydens aberfoyle garage if that matters.

I am very concerned that this tower is being concidered to be placed in the Center of the residential area instead of at the already approved site at the municipality of puslinch township

The new site makes no sense what so ever and the already approved site is designed for a tower and not 4 meters from my building

Best regards
Kevin Hayden

Kind Regards,



Justine Brotherston

To: Admin
Cc: Sarah Huether
Subject: RE: Tower at aberfoyle, intersection of cr34, cr46

From: Doug Hoogendoorn [REDACTED]
Sent: Monday, February 12, 2024 5:33 PM
To: Admin [REDACTED]
Subject: Re: Tower at aberfoyle, intersection of cr34, cr46

Well now that I see this information for what it is.....

I am appalled that this tower is being considered within this residential area with my master bedroom headboard less than 100 feet from the tower base and the other two bedrooms of my home within 120 ft of the proposed tower.

And somehow no one checks that registered letters are delivered

I want any further communication pertinent to this proposal brought directly to my attention!

I am very angry that there is another application within 200 feet of the last failed proposal.

Common sense would dictate you need to qualify the registered letter and its delivery to the homeowners!

What sort of checks do you as the applicant take to make sure residents are informed of such applications?

Let me know,
Doug Hoogendoorn

On Feb 12, 2024 5:29 p.m., Doug Hoogendoorn <[REDACTED]> wrote:

Well now that I see this information for what it is.....

I am appalled that this tower is being considered within this residential area with my master bedroom headboard less than 100 feet from the tower base and the other two bedrooms of my home within 120 ft of the proposed tower.

And somehow no one checks that registered letters are delivered ?

It is my understanding that a proposed site on county property with some amount of approval is close by on commercial lands.

I want any further communication pertinent to this proposal brought directly to my attention!

I am very angry that there is another application within 200 feet of the last failed proposal.

Common sense would dictate you need to qualify the registered letter and its delivery to the homeowners!

What sort of checks does the township take on to make sure residents are informed of such applications?

Let me know,
Doug Hoogendoorn

On Feb 12, 2024 4:45 p.m., Cheyenne Zierler <[REDACTED]> wrote:

Good afternoon,

I can confirm that an information package was sent to that mailing address for both the public consultation commenting period, and again with the new proposed tower location. I have reached out to Canada Post to inquire further. I have attached a copy of the most recent information package along with the Site Plan for your viewing.

Please let me know if you have any questions.

Thank you,

--

Cheyenne Zierler
Senior Planning Manager
1300 Cornwall Rd, Unit 101
Oakville, ON L6J 7W5
e [REDACTED]
w sharedtower.ca



Shared Tower

This email and all information contained in it are confidential. If you are not the intended recipient, please reply by email to the sender and delete all copies of this message. Unauthorized distribution or disclosure of this email is strictly prohibited. Emails are not secure and you are deemed to have accepted all associated risks by choosing to communicate with us in this manner. Thank you for your cooperation.

On Thu, 8 Feb 2024 at 09:28, Justine Brotherston <[REDACTED]> wrote:

Hello Doug,

Staff can confirm this address was included in the listing of properties provided to Shared Tower for circulation of the documents.

Cheyenne can follow-up with the additional information.

Kind regards,

Justine Brotherston

Interim Municipal Clerk

Deputy Clerk

Township of Puslinch

7404 Wellington Rd 34, Puslinch ON N0B 2J0

My hours may not match your working hours. If you received this email outside of regular business hours, I do not expect an immediate response.

From: Doug Hoogendoorn <[REDACTED]>

Sent: Wednesday, February 7, 2024 5:09 PM

To: Cheyenne Zierler <[REDACTED]>

Cc: Admin <[REDACTED]>

Subject: Re: Tower at aberfoyle, intersection of cr34, cr46

My adress is

Doug Hoogendoorn

4 Brock Rd. N.

Puslinch, ON

N0B2J0

Can you confirm there was a package sent to this adress....I know registered letters were sent to my neighbour's?

I want all the information provided to any neighboring property owners provided to me as soon as possible!

Maybe we can expect an explanation from the township as to why my property was not included?

Thanks,

Doug Hoogendoorn

On Feb 7, 2024 8:00 a.m., Cheyenne Zierler <[REDACTED]> wrote:

Good afternoon Doug,

I can confirm that an information package was sent via registered mail to the mailing address provided by the municipality for the public consultation commenting period, and again with the new proposed tower location.

Please let me know if you have any further questions.

Thank you,

--

Cheyenne Zierler
Senior Planning Manager

1300 Cornwall Rd, Unit 101

Oakville, ON L6J 7W5

e [REDACTED]

w sharedtower.ca



Shared Tower

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On Tue, 6 Feb 2024 at 15:21, Doug Hoogendoorn <[REDACTED]> wrote:

The proposed tower at 7426 wellington rd 34 is less than 100 feet from the headboard of my master bedroom.....

Why do I not have any notice of this proposal.

I am the owner at 4 Brock rd N

I was aware of the previous application and followed its failure to be approved.....

Why is the owner of the closest residence for this application not involved?

I am interested to hear how this notice was neglected!

I will be waiting for an explanation!

Waiting to hear,

Doug Hoogendoorn

Courtenay Hoytfox

From: Cheyenne Zierler <[REDACTED]>
Sent: Thursday, February 15, 2024 12:39 PM
To: Jadwiga wrzalka
Cc: Brad Finck; Darryl Bower; [REDACTED] Courtenay Hoytfox; Admin
Subject: Re: STC0062 Tower Site Discussion
Attachments: STC0062 - Detailed Information Package.docx (2).pdf

Hi Jadwiga & Tomasz,

Thank you for reaching out. I can confirm that an information package with the new location information was sent out by registered mail to your mailing address. I have attached a copy of the package for your reference.

We have investigated the alternate site locations discussed at the meeting. Unfortunately, the option to locate the tower on your neighbours' property at 7418 Wellington Rd 34 does not work due to the Conservation Authority and access issues. The other location discussed at the meeting was explored, which is located further from your property as you will notice on the map to address concerns relating to visual aesthetics and proximity to your property.

Thank you,

--

Cheyenne Zierler
Senior Planning Manager
1300 Cornwall Rd, Unit 101
Oakville, ON L6J 7W5
e [REDACTED]
w sharedtower.ca



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On Mon, 12 Feb 2024 at 21:33, Jadwiga wrzalka <[REDACTED]> wrote:

Hi Cheyenne,

Following our meeting we have not heard back yet from you on options and next steps, however we are hearing that some people in the area may have received a notice package with new details? We at 7422 Wellington Rd 34 have not received anything as of yet neither via e-mail or mail. What is the status of the action items to propose alternate sites from our last meeting?

Thank you
Jadwiga and Tomasz Wrzalka

From: Cheyenne Zierler <[REDACTED]>
Sent: December 5, 2023 3:34 PM
To: Brad Finck <[REDACTED]>; Darryl Bower <[REDACTED]>; Jadwiga wrzalka <[REDACTED]>; [REDACTED] <[REDACTED]>
Cc: Courtenay Hoytfox <[REDACTED]>
Subject: STC0062 Tower Site Discussion

Good afternoon all,

Following our meeting last Thursday, November 30th regarding the STC0062 tower site, I wanted to reach out and provide you with an update. The team is looking into the options that were discussed and once this has been completed, I will be able to provide you with a further update.

Thank you,

--
Cheyenne Zierler
Senior Planning Manager
1300 Cornwall Rd, Unit 101
Oakville, ON L6J 7W5
e [REDACTED]





Shared Tower

Notice Package

Proposed Shared Tower Inc. Radiocommunication Tower

New Location

7426 Wellington Road 34, Puslinch ON N0B 2J0 (43.473556, -80.154611)

File Number: STC0062

Shared Tower is proposing a new tower at 7426 Wellington Road 34, Puslinch ON N0B 2J0. The intent of the proposed tower is to strengthen the telecommunications network in order to better support increased demands for consumer connectivity, the digital economy, and health and safety measures in the community.

What is being proposed?

Shared Tower is proposing a 35 metre monopole to address the poor cellular service issues directly and positively impact connectivity in the area. The monopole tower design has been selected as the most efficient tower type to support equipment for future co-location services and the elevation required to meet the aforementioned application objective. This height is required to provide optimal coverage to the area for voice and data use. More importantly, this height will also allow other carriers to co-locate on the proposed tower in the future, which will limit the overall number of tower structures required in Aberfoyle. The proposed tower will include a locked and electronically monitored mechanical equipment shelter. The equipment shelter will include one locked gated access point.

Where is it being proposed?

The telecommunications monopole; with its self-contained equipment at its base, is being proposed on the property of 7426 Wellington Road 34, Puslinch ON N0B 2J0 at the following geographical coordinates: 43.473556, -80.154611. The change in location is to address comments received during public consultation.



Figure 1: New Proposed Site Location



Why is this installation needed?

Shared Tower has identified a need for improved telecommunications network coverage in Aberfoyle and the surrounding rural areas. As a carrier-neutral tower developer, our towers allow for multiple cellular carriers to co-locate and share equipment, thereby reducing the need for additional facilities in the area. The proposed tower design has sufficient space and loading capacity for additional antennas should other carriers wish to apply to install equipment to support their network requirements at this location.

Poor cellular service issues are greatly affecting Aberfoyle and surrounding areas. The current existing structures do not provide adequate coverage for the areas. To address this major gap in coverage, the proposed tower is engineered to accommodate initial and future loading for three cellular service providers and additional fixed wireless equipment as required, thereby limiting the need for additional infrastructure to service the area. This coverage solution will address the poor cellular service issues directly and positively impact connectivity in the area.

Prior to proposing a new tower, Shared Tower reviewed the location of existing telecommunications towers for co-location opportunities. The closest existing towers to the proposed tower is one facility located approximately 2 km to the West, one facility located approximately 2.80 km to the South, and one facility approximately 2.80 km to the Northeast. These distances depict a significant coverage gap for the community.

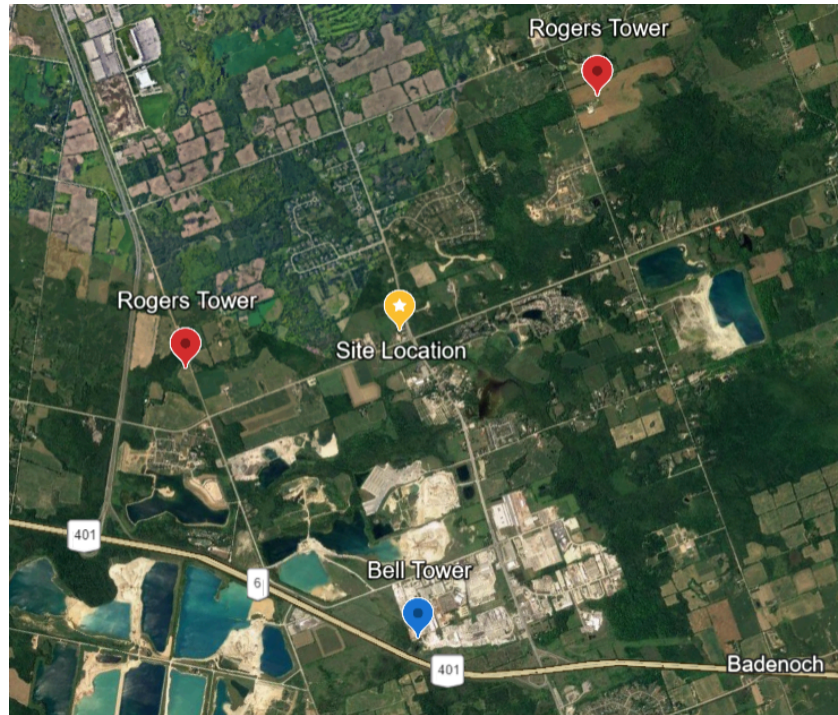


Figure 2: Existing Telecommunication Towers

Commenting on this Proposal

The public is welcome to request additional information or provide written comments to:

Applicant Contact:

Cheyenne Zierler, Sr. Planning Manager
Shared Tower Inc.
1300 Cornwall Road, Unit 101
Oakville, ON L6J 7W5

Municipal Contact Information:

Courtenay Hoytfox, Interim Chief Administrative Officer
Township of Puslinch
7404 Wellington Road 34,
Puslinch, Ontario NOB 2J0

ANY PERSON may make a written submission to the individuals listed above by **5:00 pm on January 26th, 2023** with respect to this matter. Please reference **STC0062** in your correspondence.

Local Land Use Requirements

Radio-communication tower/antenna systems are exclusively regulated by Federal legislation under the Radio-communication Act and administered by ISED. Therefore, Provincial legislation such as the Planning Act, including zoning by-laws, do not apply to these facilities. It is important to understand that ISED mandates that proponents follow the radio-communication guidelines and will make a decision on the feasibility of the construction of a tower.



Innovation, Science and Economic Development Canada

Innovation, Science and Economic Development Canada (ISED) is the governing body for installations of this type and can be contacted at:

ISED Office: Southwestern Ontario District Office

4475 North Service Road, Suite 100, Burlington, ON L7L 4X7

Email: ic.spectrumswo-do-spectrebdsoo.ic@canada.ca

General information on wireless infrastructure: <http://www.ic.gc.ca/towers>

Health Canada's Safety Code 6 Compliance

Health Canada's role is to protect the health of Canadians and the Department has undertaken responsibility in researching and investigating any possible health effects associated with exposure to electromagnetic energy. Health Canada has developed guidelines for safe human exposure to RF energy, which is commonly known as Safety Code 6.

Safety Code 6 has been adopted by industry ISED Canada and is included in their regulatory documents on radiocommunications licensing and operational requirements. ISED Canada requires all proponents and operators to ensure that their installations and apparatus comply with the Safety 6 at all times.

Shared Tower Inc. attests that the radio antenna system described in this notification package will comply with Health Canada's Safety Code 6 limits, as may be amended from time to time, for the protection of the general public including any combined effects of additional carrier co-locations and nearby installations within the local radio environment.

For more information on Safety Code 6, please visit the following Health Canada site: www.healthcanada.gc.ca.

Engineering Practices

Shared Tower Inc. attests that the radio antenna system as proposed for this site will be constructed in compliance with the Canadian Standard Association and comply with good engineering practices, including structural adequacy.

Canadian Environmental Assessment Act

Shared Tower Inc. attests that the radio antenna system as described in this notification package will comply with the *Canadian Environmental Assessment Act, 2012* (CEAA 2012). The Federal government revised the Canadian Environmental Assessment Act in July 2012. Only radiocommunication antenna and supporting structures that are part of or incidental to projects that are designated by the Regulations Designating Physical Activities or otherwise designated by the Minister of the Environment as requiring an environmental assessment are subject to the CEAA, 2012.

Transport Canada's Aeronautical Obstruction Marking Requirements

Shared Tower Inc. Canada attests that the radio antenna system described in this notification package will comply with Transport Canada / NAV Canada aeronautical safety requirements. When Transport Canada / NAV Canada have determined if any aeronautical safety features are required for the installation, such information will be provided to the municipality.

For additional detailed information, please consult Transport Canada at:

<http://www.tc.gc.ca/eng/civilaviation/regserv/cars/part6-standards-standard621-512.htm>

Public Disclosure of Comments

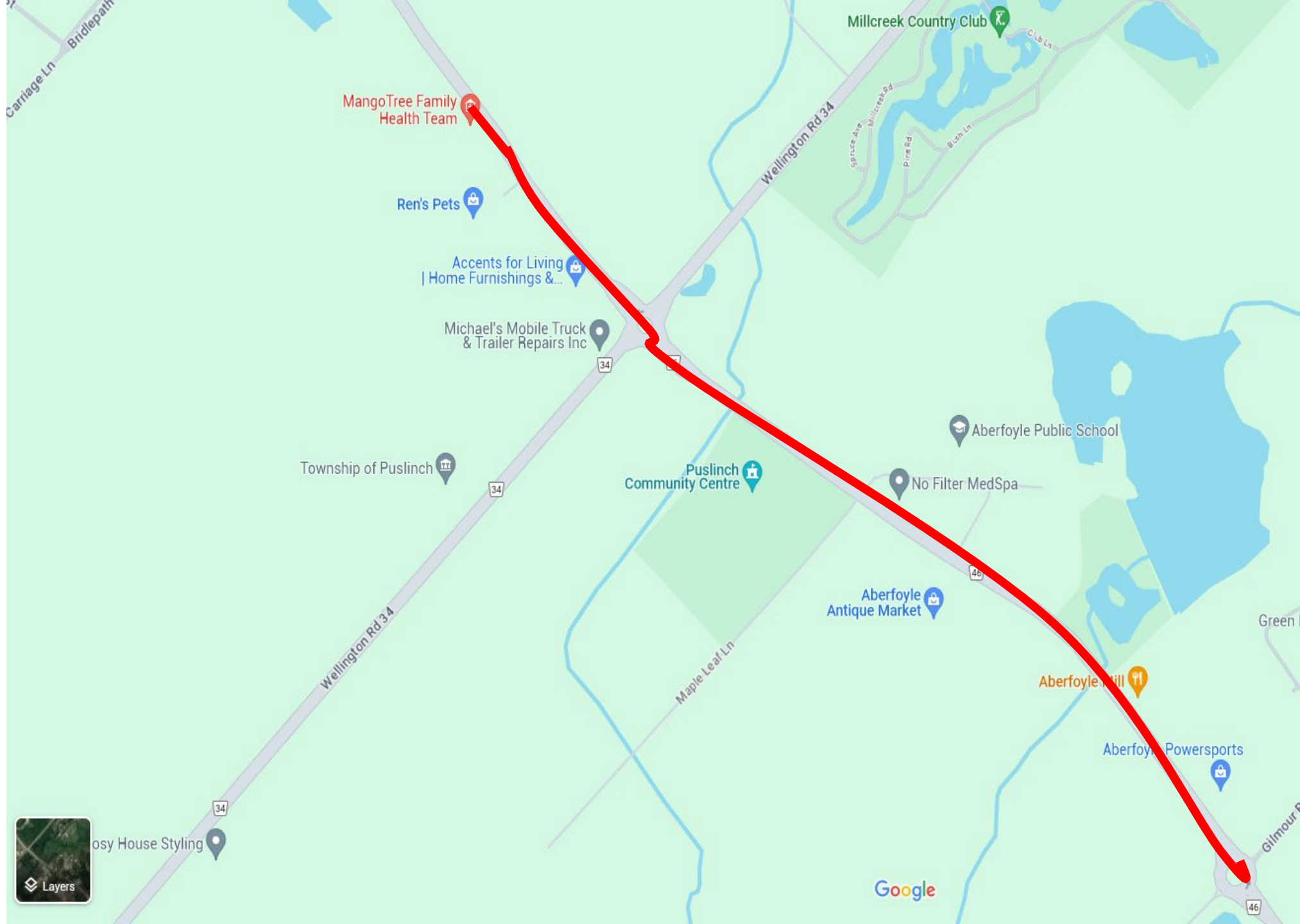
Submissions received shall form part of ISED's Public Consultation Process under the Spectrum Management and Radiocommunications Client Procedures Circular CPC-2-0-03, Issue 5, and may be made public as part of a report issued to interested parties, the Municipality and ISED.

Township of Puslinch

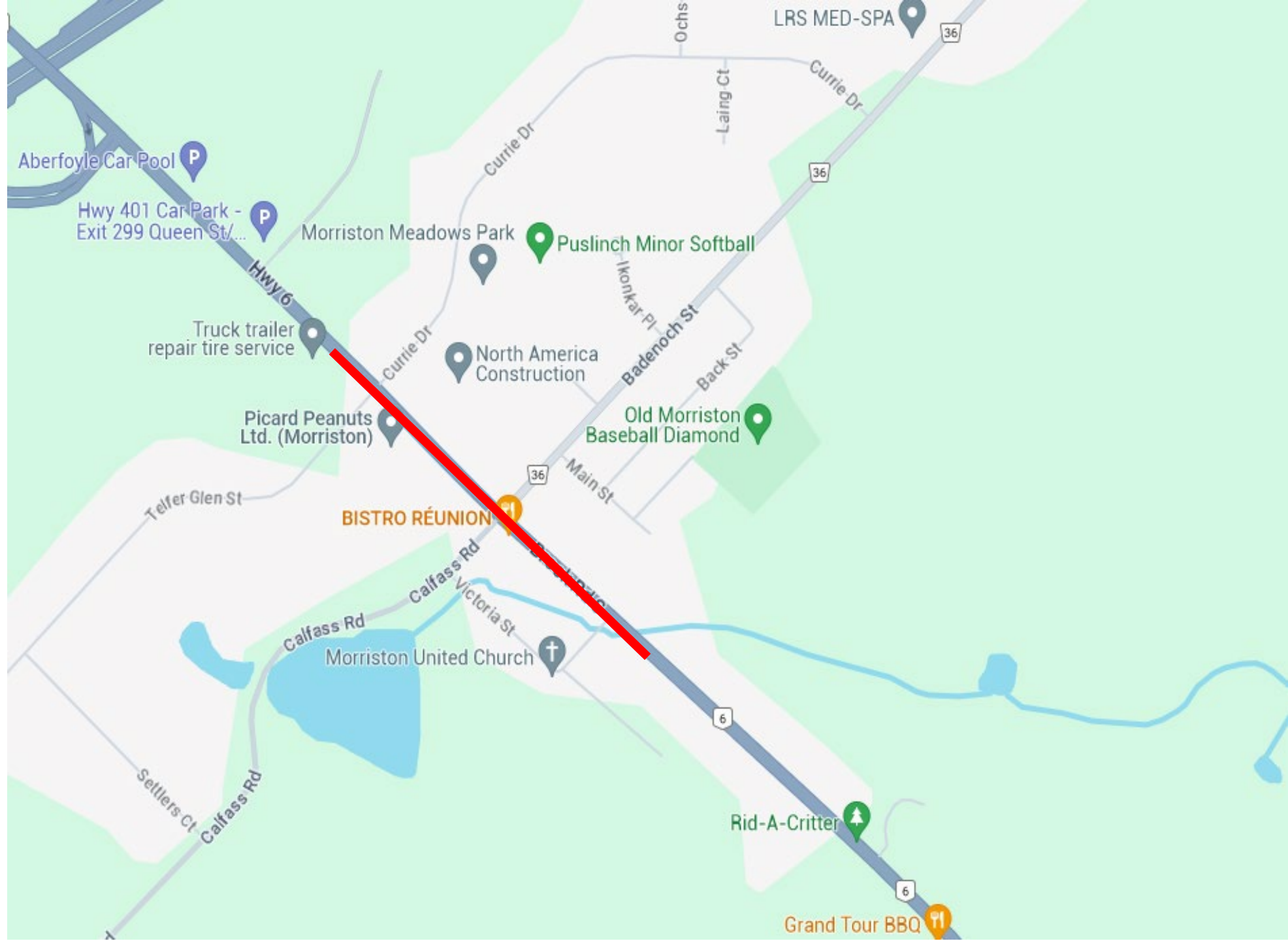
Downtown Morriston and
Aberfoyle Findings



Defining Downtown Aberfoyle



Defining Downtown Morrison



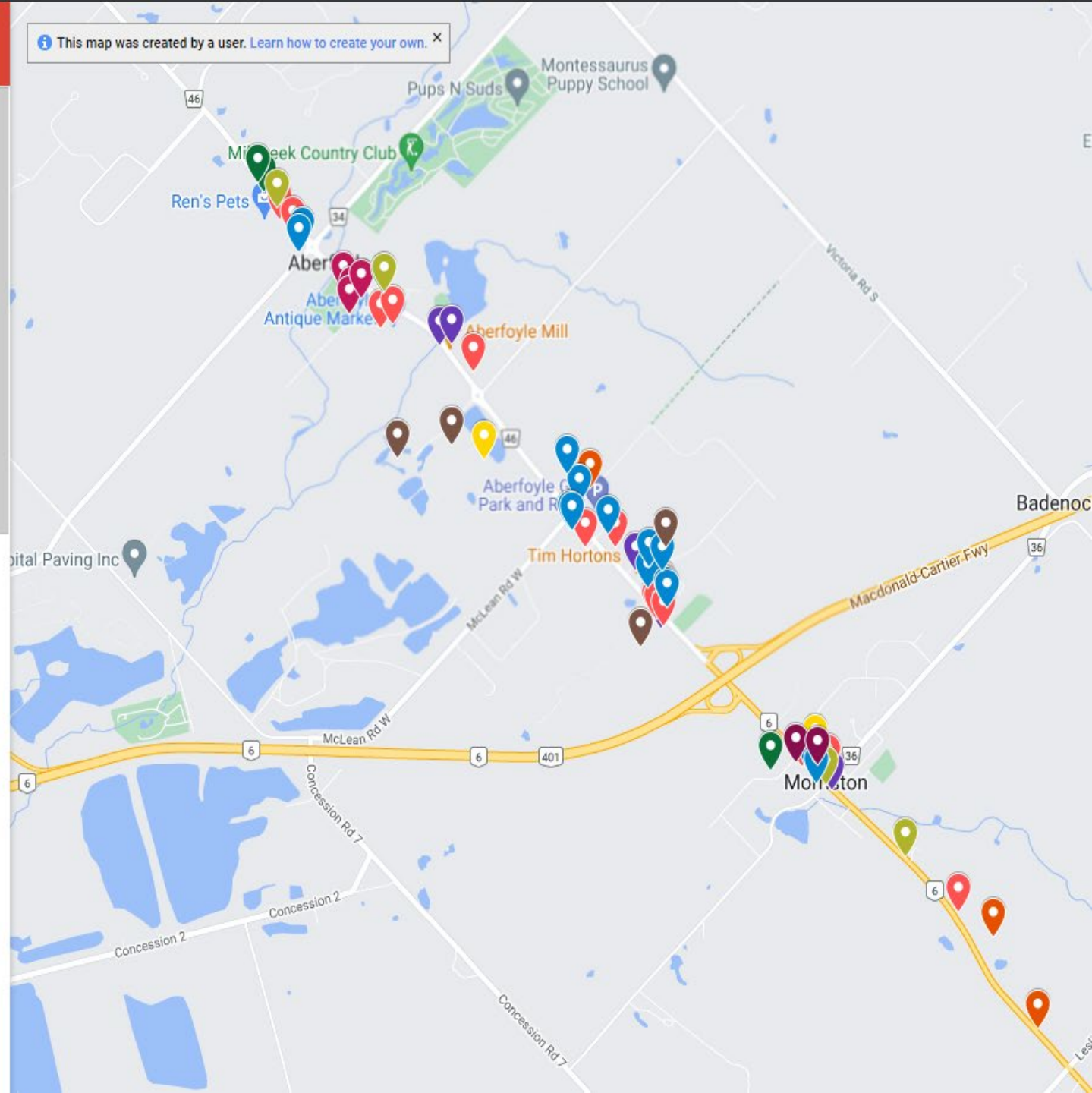
Business Mix Analysis

Ec Puslinch Business Mix
Ec Dev

37 views
Published on December 4, 2023

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- Food Services**
 - ▼ Cassoulet Catering
 - Aberfoyle Mill Restaurant
 - Tim Hortons
 - A&W Canada
 - ... 5 more
- Retail Trade**
 - ▼ Ren's Pet Depot
 - Accents for Living | Home Furnishings & Inte...
 - Lighthouse Antiques
 - Aberfoyle Antique Market
 - ... 12 more
- Arts, Entertainment & Recreation, Inform...**
 - Puslinch Community Centre
 - Puslinch Optimist Recreation Centre
 - Aberfoyle Farmers' Market
 - Wellington County Library, Puslinch Branch



Business Mix Analysis – Current Makeup

Aberfoyle

- Accommodation and Food Service: 3
 - 1 restaurant, 1 caterer, 1 farmer's market
- Retail Trade: 5
 - 2 furniture stores, 1 antique market, 1 pet depot, 1 sports and recreation store
- Professional Services: 1
 - 1 Industrial design company
- Health Care and Social Assistance: 3
 - 1 family health team, 1 counselling service, 1 chiropractor
- Information and Cultural Industries: 1
 - 1 Library
- Other Services: 4
 - 2 mechanics, 1 spa, 1 dog trainer



Business Mix Analysis – Current Makeup

Morrison

- Accommodation and Food Service: 3
 - 3 restaurants
- Retail Trade: 4
 - 1 furniture store, 1 nuts/snack store, 1 cannabis shop, 1 hunting & fishing store
- Professional Services: 2
 - 2 vet clinics
- Health Care and Social Assistance: 1
 - 1 doctor's office
- Other Services: 4
 - 1 barber shop, 1 construction company, 1 education service, 1 mechanic



Rogers Brooks Recommended Healthy Business Mix

10 Places that Sell Food

coffee shops, bistros, cafés, sit-down restaurants, wine stores, delis, confectionary

10 Destination Retail Shops

Galleries, antiques, collectibles, books, clothing, home accents, outfitters, brand-specific retail, garden specialties, kitchen stores, cigars, etc.

10 Places open after 6pm

Entertainment, theatres (movies, performing arts), bars & bistros, specialty shops, dining, open air markets, etc.



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Entertainment, theatres (movies, performing arts), bars & bistros, specialty shops, dining, open air markets, etc.

10 Places that Sell Food

- 5 Places that sell food
 - 4 restaurants (1 in Aberfoyle, 3 in Morriston)
 - 1 Farmer's Market (Aberfoyle)

10 Destination Retail Shops

- 7 retail shops (5 in Aberfoyle, 2 in Morriston)
 - Excluding cannabis shops, vape shops

10 Places open after 6pm

- Only 3 places that are open after 6pm (1 in Aberfoyle, 2 in Morriston)
 - Quite a few retail experiences that are only open once or twice a week (Farmer's Market, Mid Haven Furniture, Antique Market)

Walkthrough Findings





Roger Brooks – Key Components of an Active Downtown

“Make your downtowns come to life after work and on weekends” – Roger Brooks

- Restaurants/eateries
- Shops (boutique/retail)
- Music/street performers
- Pedestrian friendly, intimate settings
- Blade signs for downtown streetfront businesses
 - Describe what is being sold before the business name

Aberfoyle Assets



- Aberfoyle Mill Restaurant
- Community Centre and Library - great communal spaces
- Aberfoyle Antique Market
- Antique Furniture store across from Market
- Aberfoyle Chiropractic sign
- GO Transit stop
- The Village Diner (currently closed)



Aberfoyle Challenges

- Traffic
- Lack of “Downtown Feel”
- Low commercial density
- Lots of residential mixed throughout
- Walkability is challenging
- Landscaping and property maintenance
- Dilapidated Properties
- It feels Industrial



Aberfoyle Opportunities

- Antique presence in the downtown – can this be leveraged?
- Hydro Polls available on parts of the East side of the road – Banners?
- Downtown/Community Signage as you enter/exit downtown Aberfoyle?
- Sidewalk infrastructure and crosswalks to improve walkability



Morrison Assets

- Good density of retail and food businesses on west side of the road
- Good walkability
- Puslinch Corner Block Park
- Façades look great
- Has a distinct downtown feel
- Beautiful topography as you enter or exit downtown
- Lots of parking
- Heritage plaques
- Landscaping is well maintained
- Folklore Blade Sign is great
- Bistro Reunion: a focal point for the downtown
- Little King Goods



Morrison Challenges

- Traffic
- Connecting both sides of the street
- Lack of patio spaces
- Picards not well connected for pedestrians
- Commuter community
- Lack of boutique retail presence



Morrison Opportunities

- Banners
- Entrance Signs
- Morrison By-Pass
- Blade Signs at other buildings

Next Steps

- Downtown Marketing Campaign
- Photo Assets
- Township Event to announce business interviews
- BR+E Visitations



Your Town Rising

- Leslie Fournier and Gregg Mclachlan
- A day in your downtowns completed with a presentation
- Focus on grassroots initiatives for the local business community
- Specialize in working with limited budgets
- Wellington County Success Story: Minto and Your Town Rising



GET INSPIRED TO GET DOING.

EVEN TOWNS WITH SHOESTRING BUDGETS.



INSPIRATION FOR
SMALL TOWNS
2024

Your town wants to rise. Where do you begin with placemaking and public art? How do you maximize marketing and social media? And how do you do it all when budgets are tight?

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approach
that works.**

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NO. 009-2024

Being a by-law to appoint Amanda Knight to the Committee of Adjustment, Planning and Development Advisory Committee and Property Standards Committee.

WHEREAS Section 44(1) of the *Planning Act, R.S.O. 1990, c. P. 13*, authorizes the Council of a municipality by by-law to constitute and appoint a committee of adjustment for the municipality composed of such persons, not fewer than three, as Council considers advisable; and

AND WHEREAS Section 15.6 (1) of the *Building Code Act, 1992, S.O. 1992, c 23*, authorizes the Council of a municipality by by-law to constitute and appoint a property standards committee for the municipality composed of such persons, not fewer than three, as Council considers advisable; and

AND WHEREAS Section 11 (2) of the *Municipal Act, S.O. 2001, c. 25*, authorizes a municipality to pass by-laws respecting the governance structure of the municipality and its local boards;

AND WHEREAS the Council of the Corporation of the Township of Puslinch deems it advisable to establish such committees and provide for the appointment of members thereto;

NOW THEREFORE the Council of The Corporation of the Township of Puslinch HEREBY ENACTS AS FOLLOWS:

1. That the following persons are hereby appointed to the Committee of Adjustment, Planning and Development Advisory Committee and Property Standards Committee for the remainder of the term to January 18, 2027 or until such time as a successor has been appointed:
 - i. Amanda Knight

READ THREE TIMES AND FINALLY PASSED IN OPEN COUNCIL THIS 28th DAY OF FEBRUARY 2024.

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 013-2024

Being a by-law to require the identification of truss and lightweight construction in commercial, industrial and residential occupancies with three or more dwelling units

WHEREAS Section 8.(1) of the *Municipal Act 2001, S.O. 2001, c.25 as amended*, ("Municipal Act") provides that the powers of a municipality under this or any other Act, shall be interpreted broadly so as to confer broad authority on the municipality to enable the municipality to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to municipal issues;

AND WHEREAS Section 8.(2) of the *Municipal Act 2001*, provides that in the event of ambiguity in whether or not a municipality has the authority under this or any other Act to pass a by-law or to take any other action, the ambiguity shall be resolved so as to include, rather than exclude powers the municipality had on the day before this Act came into force;

AND WHEREAS Section 9 of the *Municipal Act 2001*, provides that a municipality has the capacity, rights, power and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS Section 10.(1) of the *Municipal Act 2001* provides that a single-tier municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS it is the goal of the Council of The Corporation of the Township of Puslinch to promote public safety for its residents, personnel and employees, including but not limited to its firefighters;

AND WHEREAS certain structures within the Township of Puslinch consisting of truss and lightweight construction building components, present particular problems and concerns regarding safety;

AND WHEREAS the ability to identify these buildings in advance of a fire event or other emergency will provide firefighters and fire suppression crews with critical information to be utilized during firefighting operations and will significantly enhance the safety of those performing these operations not to mention protecting residents, occupants and others who may be in harm's way at such emergencies.

AND WHEREAS the purpose of this By-law is to govern the administration, use and requirements of the Township of Puslinch's Truss identification program;

NOW THEREFORE BE IT ENACTED by Council of The Corporation of the Township of Puslinch as follows:

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1. GENERAL

1.1. Purpose

(a) This By-law provides that commercial and industrial buildings and multi-family residential occupancies of three or more units using truss type and or lightweight floor and roof construction shall be identified by a truss identification emblem. This truss identification emblem shall alert fire suppression crews to the use of lightweight wood, wood truss, steel truss, composite truss, laminated wood, wood "I" beams as a method to construct, renovate, or alter any section of an individual structure or dwelling.

- (b) For the purpose of this By-law, multi-family residential occupancies of three units or more units shall not include townhouses as defined in the definition portion of this document.
- (c) This By-law shall govern the administration, use, and requirements of the Township of Puslinch's Truss Identification Program

1.2. Short Title

- (a) This By-law may be referred to as the "Lightweight Construction Identification By-law"

1.3. Administration

- (a) This By-law shall apply to all lands within the corporate limits of the Township of Puslinch (hereinafter the "Township").
- (b) The Fire Chief or their designate shall be responsible for the administration of this By-law.
- (c) Any Police Officer or Municipal Law Enforcement Officer of the Township designated by Council for the purpose of this Section is authorized to enforce this By-law.

1.4. Severability

- (a) If a court of competent jurisdiction declares any section, or any part of any section, of this By-law to be invalid, or to be of no force or effect, it is the intention of the Township that every other provision of this By-law be applied and enforced in accordance with its terms to the extent possible according to law.

1.5. Compliance with Other Laws

- (a) This By-law, and the provisions contained within, are intended to be complimentary to federal and provincial statutes and regulations, and to other by-laws passed by the Council. If any other applicable law requires a higher standard than this By-law requires, the higher standard shall apply.

2. DEFINITIONS

- (a) "Alter" or "Alteration means (i) to change any one or more of the external dimensions of such building or structure , or, (ii) to make any change in the supporting members or to the type of construction of the exterior walls or roof thereof;
- (b) "Building" means any structure, or part thereof, consisting of walls and a roof which is used or intended to be used for the shelter, accommodation or

enclosure of persons, animals or chattels, and includes any structure defined as a building in the Building Code Act, or in the Townships Building By-law, but does not include any vehicle as defined herein other than a vehicle which has been permanently placed on land and is not intended for use as a vehicle;

- (c) "Building Permit" means a permit required under the Township's Building By-law;
- (d) "Building Pre-Plan Inspection" means any site visit conducted by fire department personnel utilized to gather building information, develop strategic and tactical incident action plans, review construction type(s), and familiarizes personnel with the individual construction site or renovation project;
- (e) "Building Inspector" means the Chief Building Official or Inspector appointed by Council and charged with the duty of enforcing the provisions of the Building Code Act or any successor thereto, together with any regulations made there under, and the provisions of the Corporation's Building By-law;
- (f) "Commercial" when used in reference to a Building, structure, lot, use or activity, means a Building, structure, lot, use or activity pertaining to the buying or selling of commodities or the supplying of services for a fee, but does not include activities associated with the manufacturing, warehousing or assembling of commodities, or any construction work;
- (g) "Composite Truss" means any truss building component comprised of a mixture of wood and steel truss components;
- (h) "Dwelling Unit" means a self-contained suite of habitable rooms in a building occupied by a person as its principal residence as independent and separate living quarters in which a kitchen and sanitary facilities are provided and which is independently accessible from outside the building or from a common hallway or stairway inside the building;
- (i) "Fire Chief" means the Fire Chief, Deputy Fire Chief, and Chief Fire Prevention Officer for Puslinch Fire and Rescue Service and any other person employed in or appointed to Puslinch Fire and Rescue Service and assigned to undertake fire protection service;
- (j) "Fire Inspection" means an inspection of an individual building and/or property designed to determine if any violations of local fire code bylaws or the Ontario Fire Code are in existence;
- (k) "Industrial Use" means the use of land, buildings or structures for manufacturing, assembling, preparing, processing, inspecting, finishing, treating,

altering, ornamenting, repairing, refinishing, restoring, producing, or adapting for sale of any goods, substances or articles, and includes the warehousing or storing of such products;

- (l) "Inspector" means Building Inspector, code enforcement inspector, fire inspector.
- (m) "Renovation" means the removal and replacement or covering of existing interior or exterior finish, trim, doors, windows, or other materials with new materials that serve the same purpose and do not change the configuration of space. Renovation shall include the replacement of equipment or fixtures;
- (n) "Townhouse" means a dwelling containing a row of three (3) or more dwelling units which are attached vertically, in whole or in part, above grade and divided vertically from each other by a common wall, with each dwelling unit having a private independent entrance and yard;
- (o) "Township" means The Municipality of the Township of Puslinch;
- (p) "Truss and Lightweight Construction" means structural components assembled from wood members, metal connector plates or other metal fasteners, wood "I" beams or any single-plane frame work of individual structural members, made of wood or steel, connected at their ends to form a series of triangles to span a distance greater than that would be possible with any of the individual members on its own;
- (q) "Wood "I" Beam" means a floor or roof beam consisting of solid or laminated wooden 2" x 4" (or less) for the top and bottom horizontal chords and an oriented strand board (OSB) web of plywood set between them;

3. PROHIBITIONS AND GENERAL PROVISIONS

3.1. Requirements for Identification of the use of Truss and Lightweight

- (a) Every person shall be required to have a truss identification emblem installed on the exterior of any existing building or any newly constructed, renovated or altered building using truss or lightweight construction.

4. TRUSS AND LIGHTWEIGHT CONSTRUCTION IDENTIFICATION PROGRAM

4.1. Truss and Lightweight Construction Identification Program Process

- (a) The identification of the use of Truss and Lightweight Construction in existing buildings, or buildings undergoing construction, renovation, or Alteration may occur through one or more of the following methods.

- (i) Fire Prevention inspection
 - (ii) Building pre-plan /site inspection
 - (iii) Code Enforcement inspections
 - (iv) Building Permit review
 - (v) Fire Department hazard assessment inspection
- (b) Immediately upon the identification of the use of the structural components governed by this by-law as a method of construction, renovation, or Alteration, the Building Inspector, code enforcement inspector, fire inspector, or company officer identifying same shall notify the Fire Chief.
- (c) The Fire Chief shall then contact the property owner to inform them of the requirements set forth by this by-law and schedule any immediate or future inspections that will be required to assist the property owner with compliance with the provisions of this By-law and emblem placement.
- (d) The Fire Chief shall ensure that all follow up inspections and site visits are coordinated and scheduled to coincide with the completion of the building construction, Alteration, or Renovation project.
- (e) Upon completion of the construction, Renovation, or Alteration project, it shall be the responsibility of the property owner to ensure that a permanently affixed truss identification emblem has been installed to the Building or unit at the approved location as stipulated within this by-law. This installation shall be completed within 30 days of the completion of the construction, renovation, or Alteration project. The property owner shall be responsible to maintain the emblem.
- (f) Upon completion of the construction, renovation, or Alteration, project it shall be the responsibility of the program administrator (or their designee) to ensure that the property owner has a truss identification emblem installed at the approved location and has complied with this by-law. The program administrator (or their designee) shall provide the property owner with all contact information in order to assist the property owner with any future inquiries regarding compliance with this By-law.

4.2. Truss Identification Emblem

- (a) Truss Identification emblem shall consist of a round reflective decal 145mm in diameter with a white background and red border. The inside of the decal shall consist of the letter "R" to indicate the presence of roof trusses or the letter "F" to indicate the presence floor trusses. In the event that both floor and roof trusses are used in the same structure the decal shall show the letters "FR" to

indicate as such.

- (b) Township shall provide the truss identification emblem to the building owner at no cost.
- (c) The truss identification reflective emblem shall be mounted on the front entrance door no more than 1800mm and no less than 1200mm from the bottom of the door. The emblem shall be placed at either the left or the right side of the door 300mm from the inside of the jamb as per the wishes of the building owner. The fire department may use a door other than the front entrance for initial entry and a truss identification emblem shall be placed on all other doors to the Building. The placement of emblems on doors other than the front entrance door shall be at the discretion of the Fire Chief. The Fire Chief reserves the right to install the emblem in any other location that the Chief and the owner agree to if installing the emblem on the front door is not viable.
- (d) In the event that the emblem becomes detached from the Building or unit and is lost the building owner shall immediately contact the Township for a replacement emblem at no charge to the property owner.

5. ENFORCEMENT

5.1. Inspectors or Designated Official

- (a) The enforcement of this By-law shall be conducted by a designated Inspector and/or Fire Chief.
- (b) The Fire Chief shall issue an Order under this By-law to any person believed to be contravening or have contravened any provision of this By-law requiring the person to comply with the standards or requirements of this By-law and to discontinue an activity or action prohibited by this By-law.

5.2. Inspection Powers

- (a) An Inspector and Fire Chief may at any reasonable time, enter and inspect Property to determine compliance with the provisions of this By-law, or Permit, or Order issued under this By-law.
- (b) Where an Inspector has reasonable grounds to believe that an offence has been committed by a Person, the Inspector may require the name, address, and proof of identity of that Person, and the Person shall supply the required information.

5.3. Obstruction

- (a) No Person shall hinder or obstruct or attempt to obstruct an Inspector or Fire Chief in the discharge of duties under this By-law as required by the Inspector or

Fire Chief in order to bring a Property into compliance with this By-law or an Order issued under this By-law.

- (b) No person shall provide false information in any statement, whether orally, in writing or otherwise, made to an Inspector or Fire Chief.

5.4. Obey Order

- (a) No Person shall fail to obey an Order issued under this By-law.

6. PENALTY AND OFFENCES

- (a) Any person who contravenes any provision of this By-law is guilty of an offence and liable on conviction to a fine of not more than \$5,000 not including costs and any other provisions of the Provincial Offences Act; R.S.O. 1990, c.P.33 as amended, that shall apply to the said fine.
- (b) Every person who contravenes any provision of this by-law is guilty of an offence and upon conviction is liable to a fine as provided for by the Provincial Offences Act, R.S.O. 1990, Chapter P.33, as amended
- (c) Each day on which a person contravenes any provision of this by-law shall be deemed to constitute a separate offence under this bylaw as provided for in section 429(2) of the Municipal Act, S.O. 2001, c. 25
- (d) In the event of a contravention of any of the provisions of this By-law, the Township, in addition to any other remedies contained herein may enter upon the lands and do such work as is necessary to rectify the breach and all expenses thereof which shall be recoverable from the owner(s) in the same manner and in the same priority as municipal taxes.

7. ENACTMENT

- (a) This by-law shall come into force and take effect upon the final passage thereof.

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 014-2024

Being a by-law to confirm the proceedings of the Council of the Corporation of the Township of Puslinch at its Council meeting held on FEBRUARY 28, 2024.

WHEREAS by Section 5 of the *Municipal Act, 2001, S.O. 2001, c.25* the powers of a municipal corporation are to be exercised by its Council;

AND WHEREAS by Section 5, Subsection (3) of the *Municipal Act*, a municipal power including a municipality's capacity, rights, powers and privileges under section 8, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

AND WHEREAS it is deemed expedient that the proceedings of the Council of the Corporation of the Township of Puslinch at its Council meeting held on FEBRUARY 28, 2024 be confirmed and adopted by By-law;

NOW THEREFORE the Council of the Corporation of the Township of Puslinch hereby enacts as follows:

- 1) The action of the Council of the Corporation of the Township of Puslinch, in respect of each recommendation contained in the reports of the Committees and each motion and resolution passed and other action taken by the Council at said meeting are hereby adopted and confirmed.
- 2) The Head of Council and proper official of the Corporation are hereby authorized and directed to do all things necessary to give effect to the said action of the Council.
- 3) The Head of Council and the Clerk are hereby authorized and directed to execute all documents required by statute to be executed by them, as may be necessary in that behalf and the Clerk authorized and directed to affix the seal of the said Corporation to all such documents.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 28 DAY OF FEBRUARY, 2024.

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk