



April 10, 2024 Regular Council Meeting

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Addition to the Agenda Questions received from Council seeking additional information and the corresponding responses provided by staff regarding the April 10, 2024 Council agenda items.

Would like to pull 6.21 Conservation Halton's Report; Advancing Natural Asset Management Practices in the Grindstone Creek Watershed for Council to consider what does Natural Asset Planning mean for the Township and what next steps should we be considering as we create our Asset Management plan.

Staff have requested more information from the consultant working on the Township's Development Charges By-law. Staff can report back at a future meeting regarding the information in consent items 6.21 and 6.22 and its applicability for the Township. Below are short video clips provided by a member of Council for more information:

https://youtu.be/itNV2-v5cp4?si=23a_HqWrYoHIOFV

<https://mnai.ca/why-manage-natural-assets/>

Noise By-law – report indicates “In order for the by-law to be enforceable by the OPP, all member municipalities are required to pass the same by-law.” Should the township experience situations that are unique to Puslinch, is it still possible to add extra clauses to the by-law making it slightly different than others?

The OPP requires a consistent penalty and fines section (as approved by MAG) in order to administer the by-law. This limits the ability for each municipality to tailor the by-law.

Do staff have any concerns as to how this by-law would apply to homes in proximity to gravel pits?

The Noise By-law cannot apply to any area licensed under an ARA license.

Do staff have any concerns as to how this by-law would apply to homes in proximity of outdoor shooting facilities?



This was a discussion among the member municipalities when the by-law was being drafted. The member municipalities ultimately determined not to include the noise from the discharge of fire arms in this by-law. Staff would suggest a separate by-law be investigated to specifically regulate noise from licensed shooting facilities. There are a number of precedent by-laws that can be utilized should Council direct staff to investigate this type of a by-law.

Do staff have any concerns as to how this by-law would apply to homes in proximity of an active railway?

The Noise By-law cannot apply to railroads. This is federally regulated by Transport Canada and complaints regarding noise and vibration follow the Resolution Complaint Guidelines as set out by Transport Canada.

Business Directory - *Staff will review all Council comments and revise prior to publishing and sending for print.*

- – the photo for Ren’s Pet Depot is actually Flow State Bike (the same photo is used twice on the same page)
- Front photo – garden part isn’t great, can we crop the ugly soil out?
- St. Jo’s has same 3 phone numbers for 3 locations takes up a lot of space. What are the specialties? Maybe have one phone number and list all three addresses?
- Badenoch soccer pitch – off Victoria Rd? maybe off Wellington Rd36 instead or corner of...
- Mountsberg lakeshore lookout – please call and check the address. This is the actual visitors centre. The lookout loop doesn’t have parking on Leslie Road anymore. Maybe Mountsberg Dam would be good to add. What about Fletchers creek trail? Should all be included or is this just a select few? Little Tract main entrance is WR34. Puslinch Tract WR32, Vance Tract WR35, Smith Loop, Arkell Rd,
- Missing Cornerstone Equestrian business on Wellington Rd 36 Marc & Andrea Reid
- Update Badenoch Community Centre to badenochccrental@gmail.com (it is correct the second time)
- The Centre of Integrative Natural Medicine is no more. New business in there now about to open – sorry can’t remember the name but can get it.
- Don’t think Schneider National Inc. on Maclean road is there anymore.
- Why 401 contacts? ONroute and Canadian Tire gas, Starbucks, etc? Funny, I don’t think of them in our township!



- Aberfoyle Esso but not all the other gas stations, Pioneer, Petro-Canada, Ultramar, Shell, maybe all should be included.
- LCBO contact at Ultramar?
- Remove Fb Badenoch community centre under Puslinch minor ball
- ? Upcoming project! This Park Revitalization June 2024 on the Engage Puslinch page. Is this correct? Justine - *Staff will ensure to update this section prior to publication with annual engagements such as Budget and Public Works, Parks and Facilities Service levels.*
- Info on CIP – consider Your Town Rising comments regarding language to encourage uptake.

6.1.1 March 20, 2024 Council Meeting Minutes

- p. 7/8 Resolution No. 2024-086: re “That Council direct staff to forward Council Resolution 2024-069 to the MTO requesting a meeting to discuss the Morriston Streetscaping project and the potential for lighting at Concession 1.” Suggest reword as follows “That Council direct staff to forward Council Resolution 2024-069 to the MTO requesting a meeting to discuss the Morriston Streetscaping project and the potential for ~~traffic lights~~ lighting at Highway 6 and Concession 1.”

Staff will make these corrections prior to sending the minutes for signing.

6.2 Heritage Advisory Committee Resolution 2024-017 Regarding Report HER-2024-009 Designating Properties Delisted from Heritage Register on January 1, 2025

“That report HER-2024-009 entitled Designating Properties delisted from Heritage Register on January 1, 2025 be received for information;

And that the Heritage Advisory Committee recommend that Council consider the development of a policy or procedure with respect to prescribed events on delisted properties as of January 1, 2025”

-given the current legislation is there any viable policy or procedure that can be enacted?

Staff continue to monitor the legislation (and pending changes to the PPS) that may impact the ability for the Township to establish a policy in respect to prescribed events. Staff will report back to Council once there is more certainty related to the proposed legislation.

6.13 Town of Cobourg Council Resolution to Request an Amendment of Subsection 27(16) of the Ontario Heritage Act



-have we supported a similar motion in the past? If not will pose a motion to support
Council has in the past supported a similar resolution made by the Town of Lincoln to encourage the province to allow listing indefinitely. Council has not previously supported seeking an extension. Staff will have a draft motion prepared for Council's consideration.

6.18 Township of Adelaide Metcalfe Resolution regarding Request to Increase Tile Drain Loan Limit

-do we have any such issues?

Staff have not identified similar issues at this time.

9.3 Administration Department

9.3.2 Report ADM-2024-021 9.3.2 2024 Corporate Work Plan#

-p.119 re road diet; what timing does the County have in their work plan for their study?

Staff will follow up with County staff and report back to Council.

- is report on study of alternative pavement options for gravel roads included ie. results of test sections on SR25?

This report will be provided in early 2025.

-does plan include identification and design of pavement for a gravel road?

This will be added as this report is anticipated at one of the May 2024 Council meetings.

-does plan include determination of Township office – expand existing, build new or ?

Yes item #11 on the work plan

-is there consideration for creation of economic development committee?

Yes item #24 on the work plan

-re “Complete - 2024 Fibre internet implementation”; what work does this refer to

This is referring to the municipal office fibre implementation.

9.3.5 Report ADM-2024-024 Repeal and Replace Township Sign By-law First Reading# - *Staff are compiling Council comments and will report back at a future meeting with responses and recommendations.*



-p. 167 re “authorize and/or hire such agents, contractors, and other Persons to perform work, as required” what type of work is to be anticipated?; presumably corporate procurement policy will also apply

-consider adding a flow chart to simply understanding of the bylaw submission process for various types of signs including those that do not require approval

-p. 178 re GUIDELINE FOR THE REVIEW OF SIGN VARIANCE APPLICATIONS FOR BILLBOARD AND ELECTRONIC BILLBOARD SIGNS;

somewhere in this section consider adding words to the effect that the proponent shall pay for any studies required by the Township to ascertain that the installed electronic billboard sign meets the requirements stated in sections

3.5 Minimum Dwell Time

3.6 Transition Between Successive Displays

3.7 Message Sequencing

3.8 Amount of Information Displayed

3.9 Sign Animation

3.10 Sign Brightness and Luminance

-p.180 3.2 Location; my suggestion is that electronic billboard signs are only along the 401 ie. Schneider sign and on the site of a business to advertise it’s business ie. Bryans Auction; I’m okay with billboard signs in conformance with the proposed wording herein

-p.181 I would suggest that there be less restrictions for location of billboard signs than for electronic billboard signs; I would support “Be located closer than the setback for buildings & structures (other than Signs) under the provisions of the most current Zoning By-law for billboards and more for electronic billboards

-p.193 the use of ground sign here is confusing ““Billboard” means a Ground Sign that is owned and maintained by a Person engaged in the rental or leasing of the Sign Face Area for advertising goods, services, or facilities that are not sold or offered on the Property where the Sign is Displayed and is either single faced or double faced but does not include Ground Sign or Electronic Billboard”

-p.197 re definitions; is projecting sign the same as blade sign or perpendicular sign? If so consider adding under this definition.

-p. 207 re “(l) A Bag Sign, with the exception of those used as Real Estate Signs or Election Signs;” consider adding a temporary business sign while work is in progress

-p.225 re “iv. In a manner so that at least 2.0m width of the sidewalk/walkway remains unencumbered” may not be practical as our sidewalks are narrower

-227 re “e) No Feather Banner Sign shall be located or permitted to be located within:



i. 1.0 of the Street Line;"; consider adding m; also 1m would not be practical where there is a sidewalk front of a business – consider amending such as 1m behind the curb line

-p.228 7.1.12 Community Event Sign re "a Non-Profit Organization, may require a Sign Permit, and must be Installed as follows:"; why is it conditional when Table 7.0 says it is required? Also if a sign permit is not required Is there a process cited in the bylaw to have organizers contact staff ie Clerk, Building, Works?

-p.231 re "10.2 The Township may recover all costs associated with doing the matter or thing, including administrative fees, by action or it may collect them in a like manner as municipal taxes."; don't we want to recover all costs so that we are held harmless? Consider changing the word may to will

-p. 231 re "10.3 Failure to pay any invoice associated with doing the work, within thirty (30) days, the costs may be collected in a like manner as municipal taxes from the Owner of the Property on which the Sign is located"; isn't this statement covering the same issue as 10.2 ie the work is the same as matter or thing?

-p.232 re "11.4 Upon conviction, any penalty imposed under this By-law may be collected under the authority of the Provincial Offences Act, R.S.O. 1990, c.P.33, as amended." Shouldn't we say will?

-p.217 re "g) Every Ground Sign that is greater than 2.5m in height shall only be internally Illuminated." infers that all signs greater that 2.5m requires illumination and any other lesser sized sign can have external illumination. Consider stating "g) Every Ground Sign requiring illumination shall only be internally Illuminated."

-p.220 re "d) A Projecting Sign must be Installed a minimum distance of 7.0m from an adjacent Property." Is not practical for downtown Morriston where there is zero clearance between buildings and properties are less than 14m. Consider the barber shop as an example

9.6.2 Report REC-2024-002 – Concession Stand at Old Morriston Baseball Diamond≠

-p.257 re" Township staff do not recommend the installation of a refrigerator due to increased electricity costs, increased overall maintenance (ie. securing for the winter, etc.), and the security risks

associated with a refrigerator given this space is recommended to be made available to other user groups as outlined above"; if Puslinch Minor Basebase pays for and locks their fridge is there any concern?

Staff are concerned that other user groups may request the use of a fridge when renting the facility, particularly if there is one user fee that applies to all renters. Staff recommend that



should the Township accept the fridge donation from Minor Ball, that it be made available for all renters. This would mean that no food or beverages are left in the fridge at the end of the rental period.

10.2 Ausable Bayfield Maitland Valley Source Protection Committee recommendation regarding Phase Out of Free Well Water Testing

If agreed by Council that we make our own resolution as well as one later when requested by the GRCA I will propose the following

Whereas the Township of Puslinch in receipt of the February 26, 2024 letter from the Ausable Maitland Valley Source Protection Committee (via the Lake Erie Source Protection Committee Meeting of March 28, 2024) to Honourable Lisa Thompson, Ontario Ministry of Agriculture, Food and Rural Affairs concerned Public Health Ontario's recommended phase out of free well water testing; and

Whereas the residents of the Township does not have access to a municipal water supply and rely exclusively on well water; and

Whereas the phasing of free well water testing will impose an additional barrier to ensuring safe drinking water when it is already difficult to encourage residents to test their water;

Be it resolved that the Township of Puslinch supports the letter from the Ausable Bayfield Maitland Valley Source Protection Committee to Minister Lisa Thompson and requests staff to

- 1. Send a similar letter of concern Minister Lisa Thompson;*
- 2. Send copies to Honourable Sylvia Jones Minister of Health and Long Term Care and Honourable Andrea Khanjin Minister of the Environment, Conservation and Parks, Ontario Municipalities and AMO*

Staff will prepare a draft motion for Council's consideration.

10.3 County of Wellington Committee Report regarding 2023 Residential Development Monitoring

- p.276 re Table 4 Column Total Rural Potential; what are Puslinch's amount in each of the categories

Vacant Designated

Application Under Review 23?

Draft Approved

Registered



-281 re Table 8 ARUs; is 3 the correct number for us? I would have thought that we had an uptake in 2023

Staff have a requested a response from the County and hope to have a response for the meeting.

10.4 ERO Posting 019-8428 CBM Aggregates

- website states “ In place of a Public Information Session, A virtual information session to present the details of the proposed new licence is scheduled for May 8, 2024, from 6:00 p.m. to 8:00 pm. To participate in this session, please contact CBMAberfoyleSouthPit@wsp.com for an invitation.”; this problematic for all of Council to attend as it could be considered a meeting of Council

Staff suggest that so long as Council is not advancing business at this open house, Council attendance at the meeting is in accordance with the applicable legislation.

Natural Environment Report

P11 states “However, the proposed licence application is an expansion of an existing extraction operation and is therefore not subject to the environmental prohibitions outlined in Growth Plan 4.2.8.2(a). Regardless of the Growth Plan and NHS mapping, the proposed extraction area has been delineated to avoid and protect adjacent significant natural features”. Is this a true statement ie an expansion? *Staff and Township consultants are reviewing and intend to comment on the operator classifying the proposal as an expansion. Staff intend to bring back the Township’s objection letter with a detailed technical review for Council’s information (and the public) at a meeting in May prior to the ERO commenting deadline.*

Planning Report & Aggregate Resources Act Summary Statement

-p.29 re “CBM is applying for an amendment to the County’s Official Plan to permit the proposed

expansion by establishing the Mineral Aggregate Area on the subject lands as well as the Mineral

Aggregate Resource Overlay. A draft Official Plan Amendment is included as Appendix B. Only those

lands within the proposed extraction area are proposed to be included within the Mineral Aggregate

Resource Overlay”; what is the timing of this change to the OP?



The OPA is typically submitted concurrently with the ZBA as the Township technical peer reviewers are utilized for both planning act applications. In addition, typically the County relies on the Township to host the statutory public meeting for the two planning act applications. Often the ARA application is deemed complete by the MNRF prior to the planning act applications and so this public engagement precedes the municipal process. Staff anticipate that the OPA and ZBA processes will run concurrently. The Township has not accepted a formal application for the ZBA at this time.