

**THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
FOURTH REGULAR 2010 COUNCIL MEETING**

MINUTES

DATE: Wednesday, January 20, 2010

TIME: 7:30 P.M.

The Fourth Regular 2010 Council Meeting was held on the above date and called to order at 7:30 p.m. in the Council Chambers, Aberfoyle.

ATTENDANCE: All members of Council and the CAO/Clerk-Treasurer.

OTHERS IN ATTENDANCE:

1. Kathy White
2. Jean and Fred Stahlbaum
3. Chris Daponte, Wellington Advertiser
4. Bev Wozniak, Mill Creek CLT
5. Bob Paul, Puslinch Pioneer
6. Fire Chief Bob Gordon
7. Deputy Fire Chief Steve Goode
8. Dennis and Karen Lever
9. Wayne Stokley, Planning Advisory Committee
10. Dianne Paron, Mini Lakes Residents Association

ADOPTION OF THE MINUTES:

Motion No. 1: Moved by Susan Fielding and Seconded by Matthew Bulmer.

THAT: The Special 2010 Council Meeting Minutes dated January 6, 2010 and the Third Regular 2010 Council Meeting Minutes dated January 6, 2010, be and are hereby adopted as presented.

CARRIED.

BUSINESS ARISING OUT OF THE MINUTES:

None.

DISCLOSURE OF PECUNIARY INTEREST & THE GENERAL NATURE THEREOF:

1. Councillor Dick Visser disclosed a pecuniary interest with respect to Communications item number 5 - Zoning By-law Amendment Application #P1/01 – Fox Run Phase II.

COMMUNICATIONS:

1. **City of Guelph**
 - (a) Notice of the Passing of a Zoning By-law dated December 24, 2009 regarding 2 Clough Crescent. The amendment would permit the development of on-street townhouses along Clough Crescent and a 50 unit, four-storey apartment building on the remaining portion of the site.
2. **Committee of Adjustment – Minor Variance Applications**
 - (a) Notice of Public Hearing regarding 7660 Maltby Road East, Part Lots 14 & 15, Concession 9. The Owner, 2081900 Ontario Inc. (Victoria Park Golf Club) is requesting permission to demolish the existing dwelling and replace it with a new dwelling in approximately the same footprint. The Public Hearing is scheduled for Tuesday, January 19 at 10:10 a.m. in Council Chambers.
 - (b) Notice of Public Hearing regarding 30 Seifert Court, Lot 15, Vacant Land Condominium 110. The Owners, Richard McKillop and Tina Mackey are requesting relief from the side yard minimum provision to allow the one side yard to have only 1.6 metres. The Public Hearing is scheduled for Tuesday, January 19 at 10:20 a.m. in Council Chambers.
 - (c) Notice of Public Hearing regarding 16 Seifert Court, Lot 19, Vacant Land Condominium 110. The Owners, Marc and Helen Jowett are requesting relief from the minimum setback to allow a 1.43 metre setback for the frame pool house. The Public Hearing is scheduled for Tuesday, January 19 at 10:30 a.m. in Council Chambers.

(d) Notice of Public Hearing regarding 23 Brock Road South, Part Lot 21, Concession 7. The Township of Puslinch is requesting relief of 12.5-metre setback from Maple Leaf Lane, as it cannot meet the setback for a new recreational facility. The Public Hearing is scheduled for Tuesday, January 19 at 10:40 a.m. in Council Chambers.

The Committee of Adjustment approved the application at their meeting.

3. **Mini Lakes Residents' Association**

(a) Correspondence from Astrid Clos, Planning Consultant to Gary Cousins, Director of Planning & Development, County of Wellington dated December 21, 2009 submitting the Draft Plan of Subdivision and Draft Plan of Condominium Application to implement the change in ownership structure of the Mini Lakes Community. The Mini Lakes Residents' Association believes that condominium ownership will benefit both the residents and the municipality by defining the ownership and management structure under the Condominium Act with the benefit of reserve fund requirements and remedies that are available under the Act.

4. **Zoning By-law Amendment Application #P5/06 Reid's Heritage Lake Development**

(a) Correspondence from Bill MacKinnon, MacKinnon & Associates dated December 23, 2009 enclosing a real estate appraisal establishing cash in lieu value for parkland. The potential development acreage subject to cash in lieu is 63.8 acres with a total value of developable lands equaling \$4,785,000 or the equivalent of \$63,800.00 (raw land value) per lot. Therefore, 5% cash in lieu calculation equals \$3,190.00 per lot or \$239,250.00 in total.

Council did not feel the proposal was appropriate.

NOTE ~ Councillor Dick Visser left the council chambers.

5. Zoning By-law Amendment Application #P1/01 – Fox Run Phase 2

- (a) Correspondence from Jackie Hope, Administrative Assistant, Upper Grand District School Board to Gary Cousins, Director of Planning and Development Department, County of Wellington dated December 23, 2009 advising that the Board does not object to the application subject to the following conditions: (i) Education Development Charges shall be collected prior to the issuance of a building permit; (ii) The developer agrees to provide the Upper Grand District School Board with a digital file of the plan of subdivision; and (iii) that adequate sidewalks, lighting and snow removal is provided to allow children to walk safely to school or to a congregated bus stop.
- (b) Correspondence from Colleen Sutton, Secretary, Puslinch Planning Advisory Committee to Astrid Clos dated January 4, 2010 regarding next steps. The committee is awaiting comments from the various Township consultants and another public meeting will be held in future.
- (c) Correspondence from Bill MacKinnon, MacKinnon & Associates to Sarah Wilhelm, Planner, County of Wellington dated January 5, 2010 advising that the Wellington Catholic District School Board has no concerns related to the application. Mr. MacKinnon requests that the standard conditions relating to payment of education development charges and signage are included in the conditions of the subdivision agreement.
- (d) Correspondence from Tom Zadorsky, Delivery Planning Officer of Canada Post to Gary Cousins, Director of the Planning and Development Department, County of Wellington dated January 7, 2010 regarding mail service. The subdivision will receive mail service to centralized mail facilities.

NOTE ~ Councillor Dick Visser returned to the Council Chambers.

6. **Puslinch Lake**

- (a) Correspondence from Stan Denhoed, Harden Environmental Services Ltd. to Mike Bradley, Grand River Conservation Authority dated January 11, 2010 regarding the installation of two monitoring wells on GRCA lands in Lot 3, Concession 1. The purpose of the wells is to assist with an environmental assessment of the ongoing storage of dredge material from Puslinch Lake.
- (b) E-mail correspondence from Mike Bradley, Grand River Conservation Authority to Stan Denhoed, Harden Environmental Services Ltd. dated January 20, 2010 regarding proposed amendments to the Drilling Agreement. Mr. Bradley advises that he would prefer the Agreement to be between the Township and the Grand River Conservation Authority for now as it is the intent of the GRCA to enter into an agreement with the Puslinch Lake Conservation Association for continued use of the property. Mike suggests amending the agreement to a one (1) year term.
- (c) Agreement with Grand River Conservation Authority re: Monitoring wells at the Russian Olive Grove at McCormick's Point.

Motion No. 2: Moved by Matthew Bulmer and seconded by Susan Fielding.

THAT: The Council in and for the Corporation of the Township of Puslinch does hereby accept the Agreement dated January 20, 2010 between Grand River Conservation Authority and The Township of Puslinch and does hereby authorize the Mayor and the CAO/Clerk-Treasurer to execute the same regarding monitoring wells on GRCA lands described as Part of Lot 3, Concession I and known as the Former Russian Olive Grove at McCormick's Point.

CARRIED.

7. **Big Lake Project**

- (a) Correspondence from Jeff Schieck, Ministry of Agriculture, Food & Rural Affairs dated January 4, 2010 advising that the Township's application to the Rural Economic Development Program was turned down.

8. **Aggregate Operations**

Preston Sand & Gravel Proposed Roszell Pit – ZBA #P5/09

- (a) Correspondence from Greg Schiefele, GWS Ecological & Forestry Services Inc. dated January 5, 2010 commenting on the December 10, 2009 Site Plans. Greg advises that the Site Plans have been revised in accordance with the Statement of Agreed Facts of the “Like-Experts” in Ecology dated December 4, 2009 and that there are no remaining ecological issues that need to be addressed.

9. **Intergovernmental Affairs**

- (a) Various correspondences for review.

DELEGATIONS

None.

REPORTS:

1. **Fire Department**

- (a) Expense Report and Response Report – December, 2009

Motion No. 3: Moved by Dick Visser and seconded by Don McKay.

THAT: The Fire Department Accounts for Payment for the Month of December, 2009 in the amount of \$68,197.65 be and are hereby authorized for payment.

CARRIED.

2. **Financial Department**

- (a) Financial Report and Statement of Expenditures for the period ending November 30, 2009.

3. **Community Adjustment Fund – Intake II**

(a) **Motion No. 4:** Moved by Dick Visser and seconded by Don McKay.

THAT: The Council in and for the Corporation of the Township of Puslinch does hereby support the submission of three (3) Applications to Federal Economic Development Agency for Southern Ontario’s Community Adjustment Fund-Intake 2 for the following projects:

- Reconstruction of Concession Road 7 (Application # 228620100115);
- Replace existing concrete culvert crossing Mill Creek on Sideroad 25 (Application #228720100115); and
- Reconstruct a 1.2 km section of Ellis Road (Application #228820100115)

CARRIED.

ACCOUNTS FOR PAYMENT:

1. **Motion No. 5:** Moved by Matthew Bulmer and seconded by Susan Fielding.

THAT: The Council does hereby authorize for payment the Gamsby and Mannerow Limited invoices dated December 29, 2009 for services rendered regarding the following:

1	Carroll Pond Municipal Drain – Construction	\$2,625.00
2	Collaborative Structures Ltd – Ellis Road	\$65.94
3	Meadows of Aberfoyle	\$132.04
4	Moe Anand Golf Driving Range	\$421.95
5	Carroll Pond Municipal Drain – Water Quality Monitoring	\$1,117.57
6	Heritage Lake Subdivision	\$263.92
7	DeCorso Golf Course	\$558.92
8	Milburn’s Automotive Site Plan	\$32.81
9	Gambling – Site Plan Winer Road	\$32.81

10	Asset Valuation	\$65.63
11	Morrison Subdivision (D. Jassal)	\$164.06
12	Neubauer Pit	\$196.88
13	Story's Bridge EA – Sideroad #10	\$848.30
14	Puslinch Multi-Use Recreational Facility	\$18,336.62
15	Township New Storage Building	\$553.64
TOTAL		\$25,416.09

These amounts shall be invoiced to the applicable parties.

CARRIED.

2. **Motion No. 6:** Moved by Dick Visser and seconded by Don McKay.

THAT: The Council does hereby authorize for payment the GWS Ecological and Forestry Services Inc. invoices dated January 5, 2010 for services rendered regarding the following:

1	Proposed Roszell Pit	\$844.30
2	Collaborative Structures Site Plan Review	\$462.00
TOTAL		\$1,306.30

These amounts shall be invoiced to the applicable parties.

CARRIED.

3. **Motion No. 7:** Moved by Matthew Bulmer and seconded by Susan Fielding.

THAT: The Council does hereby authorize for payment the Dillon Consulting invoice dated December 24, 2009 in the amount of \$3,393.50 for services rendered regarding Preston Sand and Gravel proposed Roszell Pit Social Impact Assessment Peer Review Work.

CARRIED.

4. **Motion No. 8:** Moved by Don McKay and seconded by Dick Visser.

THAT: The Council does hereby authorize for payment the County of Wellington Planning and Development Department invoices dated December 21, 2009 for services rendered regarding the following:

1	Collaborative Structures – Site Plan Application	\$160.00
2	Design Guideline Project	\$3,520.00
	TOTAL	3,680.00

These amounts shall be invoiced to the applicable parties.

CARRIED.

5. **Motion No. 9:** Moved by Matthew Bulmer and seconded by Susan Fielding.

THAT: The Council does hereby authorize for payment the General Accounts for the month of November, 2009 in the amount of \$177,322.90

CARRIED.

BY-LAWS:

1. **Motion No. 10:** Moved by Don McKay and seconded by Dick Visser.

THAT: The Council in and for the Township of Puslinch does hereby give By-law #12/10, being a by-law to establish and regulate a Fire Department and to repeal By-law #37/95, its First, Second and Third Readings and Finally Passed this 20th day of January, 2010.

CARRIED.

NEW BUSINESS:

1. Councillor Dick Visser asked that the topic of the trailers on the Quinnell property be added to the February 3 Agenda.
2. An update was provided regarding the Preston Sand & Gravel proposed Roszell Pit Ontario Municipal Board hearing.
3. Councillor Matthew Bulmer advised of trail improvements and the Little Tract in terms of accessibility.

4. The Waterloo-Wellington Community Futures Development Corporation Annual General Meeting is scheduled for Thursday, January 21, 2010.
5. The Badenoch Annual General Meeting is scheduled for Thursday, January 28, 2010 at 7:30 p.m. at the Badenoch Community Centre.
6. The Bay Area Restoration Council is hosting a Wine Tasting & Silent Auction on Friday, January 29, 2010 at the Royal Hamilton Yacht Club starting at 7 p.m. Tickets are \$35.00.
7. A meeting is scheduled for Monday February 8, 2010 at 1 p.m. with respect to the awarding of the tender for the Multi-Use Recreational Facility.

CLOSED MEETING:

None.

UNFINISHED BUSINESS:

None.

CONFIRMING BY-LAW:

Motion No. 11: Moved by Susan Fielding and Seconded by Matthew Bulmer.

THAT: The Council in and for the Corporation of the Township of Puslinch does hereby give By-law #**13/10** being a by-law to confirm the proceedings of the Council of the Corporation of the Township of Puslinch at its meeting held on January 20, 2010, its First, Second and Third Readings and Finally Passed this 20th day of January, 2010.

CARRIED.

ADJOURNMENT:

Motion No. 12: Moved by Dick Visser and Seconded by Don McKay.

THAT: The Council does hereby Adjourn at 8:21 p.m.

CARRIED.

Signed: _____
Brad Whitcombe, Mayor

Brenda Law, CAO/Clerk-Treasurer