

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

MINUTES

DATE: Wednesday, February 3, 2010

TIME: 1:00 P.M.

The Fifth Regular 2010 Council Meeting was held on the above date and called to order at 1:00 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. Jim Howlett, Public Works Supervisor
4. Heather Krousie, Deputy Clerk
5. Dave Thompson, Chief Building Official
6. Chris Daponte, Wellington Advertiser
7. Bev Wozniak, Mill Creek CLT
8. Bob Paul, Puslinch Pioneer
9. Doug Smith, Planning Advisory Committee
10. Helen Purdy
11. Dennis Lever
12. Holly Franklin

ADOPTION OF THE MINUTES:

Motion No. 1: Moved by Dick Visser and Seconded by Don McKay.

THAT: The Fourth Regular 2010 Council Meeting Minutes dated January 20, 2010, be and are hereby adopted as presented.

CARRIED.

BUSINESS ARISING OUT OF THE MINUTES:

1. Mayor Whitcombe advised the gallery that New Business item #1 on page 7 of the January 20, 2010 Fourth Regular Council Meeting Minutes would be discussed in Closed Session.
2. Council extends best wishes and congratulations to Bob Paul after his announcing his retirement from the Puslinch Pioneer. Bob has reported on over 500 council meetings.

DISCLOSURE OF PECUNIARY INTEREST & THE GENERAL NATURE THEREOF:

None.

COMMUNICATIONS:

1. **City of Guelph**

- (a) Notice of Proposed Official Plan Amendment, Draft Plan of Residential Subdivision and Associated Zoning By-law Amendment dated January 12, 2010 regarding 1159 Victoria Road South. The plan proposes the creation of lots and blocks that will yield 72 single-detached units, 32 semi-detached units, 14 on-street townhouse units, 43 cluster townhouse units and 326 apartment units for a total of 487 dwelling units.
- (b) Notice of Public Forum dated January 25, 2010, which is scheduled for February 4 from 6:30 to 9:30 p.m. at City Hall, Meeting Room C regarding the Natural Heritage Strategy, Draft Natural Heritage Policies (Phase 3). The Natural Heritage Strategy and associated policies aim to identify Guelph's significant natural areas through mapping and policy direction to ensure their long-term protection and enhancement.

2. **Zoning By-law Amendment Application #P5/08 – Milburn Auto Sales**

- (a) Ontario Municipal Board Notice of Prehearing Conference scheduled for Friday, February 12, 2010 at 10:30 a.m. at the Puslinch Community Centre, 23 Brock Road South, Aberfoyle. OMB File No. PL091041.
- (b) Email correspondence from Susan Smith, Associate Solicitor, City of Guelph dated January 21, 2010 enclosing the draft issues list. The issues list includes Provincial Policy, Official Plan Policies and Proposed Areas of Agreement.

3. **City of Cambridge**

- (a) Correspondence from Craig Hockaday, Principal Planner, City of Cambridge dated January 12, 2010 giving Notice of the Application for Draft Approval – Plan of Condominium regarding 465 Pinebush Road. The proposed draft Plan of Condominium is for an industrial condominium on the south side of Pinebush Road between Fleming Drive and Thompson Drive. The proposal includes 10 industrial units which are zoned M3.

4. **County of Wellington**

- (a) Correspondence from Mark Van Patter, Chair, Green Legacy dated January 8, 2010 regarding Puslinch Green Legacy Day. Mark advises that the County of Wellington has reserved 5,000 trees of various species for each municipality. April 24, May 1 and May 8 are the suggested event dates.
Council decided on April 24 for Puslinch Tree Day starting at 8:30 a.m. at the Green Shed at the Puslinch Community Centre. Non-perishable donations to the Guelph Food Bank are requested.
- (b) Correspondence from Scott Wilson, Board Secretary, Wellington County Police Services Board dated January 14, 2010 regarding the administration of the Taxi By-law. Scott advises that the O.P.P. will no longer be able to administer Taxi By-law 5111/09 but will continue to assist in enforcement.
Brenda Law provided an update to Council following the January 29, 2010 Committee meeting. A sub-committee has been established to review the matter and bring a recommendation forth.
- (c) Correspondence from Norm Gamble, Meeting Investigator dated January 18, 2010 providing his Annual Report for 2009. Norm recommends that Wellington County staff and member municipality staff try to find ways to improve the public's perception that municipalities are less co-operative when it comes to making information available. The second recommendation deals with the public's perception that Council's are totally involved and responsible for all steps of the Ontario Municipal Board

process when in fact they are not. County and local planning staff should consider any ways that public knowledge of the process should be improved.

- (d) Correspondence from MP Michael Chong to Minister of Energy and Infrastructure Brad Duguid dated January 25, 2010 regarding population growth targets. Michael feels that there is a discrepancy between the growth targets as set out by the Province and the growth targets planned by the City of Guelph and County of Wellington. The City of Guelph is planning for a population of 175,000 by 2031 and the County of Wellington for a population of 121,520 by 2031. This total is 24,480 short of the provincial population target of 321,000 and therefore the population targets should be revised downward.

5. **Puslinch Multi-Use Recreational Facility**

- (a) Correspondence from Sheelagh Lawrance, Manager, Community Citizenship, Hydro One dated December 29, 2009 advising that our Hydro One PowerPlay Grant Program application has been approved for \$10,000.00.

Hydro One is reviewing the agreement with respect to the wording etc. We will await receipt of the revised agreement.

6. **Puslinch Lake**

- (a) Email from Stan Denhoed, Harden Environmental Services Ltd. dated January 26, 2010 enclosing his memo outlining the projected costs to complete the assessment of the site and the certificate of approval application. Stan advises that in addition to the work that has been done, additional wells are required. Stan is proposing to install two additional wells and several surface water stations to be surveyed and sampled for water

quality. The cost for the additional wells and reporting is \$7,670.00, which includes the cost for completing the Certificate of Approval application.

Council agreed with Stan's proposal.

7. **Grand River Conservation Authority**

- (a) Correspondence from Keith Murch, Assistant Chief Administrative Officer and Secretary-Treasurer, Grand River Conservation Authority dated January 18, 2010 providing the 2010 Budget and Levy Meeting information. The Annual General Meeting will be held on Friday, February 26, 2010 at 9:30 a.m. at the Administration Centre in Cambridge. The Preliminary Budget includes a General Levy of \$9,293,000, which represents a 7.93% increase over 2009. The Levy, if approved, will be apportioned to watershed municipalities on the basis of "Modified Current Value Assessment" as outlined in Ontario Regulation 670/2000. The Preliminary Budget outlines the programs and services of the Grand River Conservation Authority and how those programs will be funded.

The Township of Puslinch 2010 contribution is budgeted for \$103,407.00, representing a 24% increase from the 2009 contribution of \$83,382.00 while in 2008 the Township contributed \$79,081.00.

8. **Source Water Protection**

- (a) Correspondence from Trina Sequin, Source Protection Administrative Assistant, Grand River Conservation Authority dated January 15, 2010 enclosing the January 21 Lake Erie Region Source Protection Committee agenda package.
- (b) Correspondence from Trina Sequin, Source Protection Administrative Assistant, Grand River Conservation Authority dated January 28, 2010 enclosing the December 3 Lake Erie Source Protection Committee meeting minutes.

(c) Correspondence from Simon Glauser, Source Protection Program Coordinator, Grand River Conservation Authority dated January 25, 2010 enclosing the Draft Source Protection Plan Regulation EBR posting. The Ministry of the Environment posted the draft Source Protection Plan Regulation for a sixty-day comment period that runs until March 26, 2010.

9. **Niagara to GTA Corridor EA Study**

(a) Email from Leslie Leaman, NGTA Project Administrator, URS Canada Inc. dated January 15, 2010 enclosing the November 20, 2009 Municipal Technical Advisory Group and Regulatory Agency Advisory Group meeting notes.

10. **Aggregate Operations**

Aberfoyle Pit (Lic. #5483) Dufferin Aggregates

(a) Environmental Registry Proposal Notice of a Permit to Take Water dated January 19, 2010. The Notice is a renewal of Permit to Take Water No. 89-P-2014 for the purpose of building facilities and concrete production from one drilled well. Comments are required by February 18, 2010.

Mill Creek Pit (Lic. #5738) University of Guelph

(b) Correspondence from Ron Van Ooteghem, Site Manager, Dufferin Aggregates dated January 13, 2010 providing the December monitoring data. Ron advises that there were no exceedances during the month of December.

Reid's Heritage Pit (Lic. #15682) Reid's Heritage Homes

(c) Licensees Compliance Assessment Report for 2009.

Council requested that a copy of the revised site plan mentioned on page 2 of the Report under General Comments B7 be obtained for review.

Big Lake Project

- (d) Correspondence from David J. Sterrett, President, The Ontario Aggregate Resources Corporation dated January 15, 2010 regarding our request for funding. The Board is of the opinion that the Puslinch Big Lake Project is not the sort of project that qualifies for research funding.

Zoning By-law Amendment Application #P5/05 – Capital Paving

Proposed Aikensville Pit

- (e) Ontario Municipal Board Decision issued January 19, 2010 by N.C. Jackson (File PL080489). The Board finds the *Planning Act* appeals are not consistent with the PPS and in particular policies 1.0, 1.1.1 c), 1.2 1.7.1(e), 2.1.1, 2.1.6, 2.2.1(c) and (e), 2.2.2, and 2.5.2.1 and 2.5.2.2. The *Planning Act* Appeals for Official Plan Amendment and Zoning By-law Amendment do not represent good planning and are not in the public interest. The Capital Paving appeals for Official Plan and Zoning Amendments under the *Planning Act* are dismissed and without the zoning required under the ARA, the Board respectfully directs the Honourable Minister of Natural Resources not to issue the Aggregate Licence referred to this Board.

11. Intergovernmental Affairs

- (a) Various correspondences for review.

DELEGATIONS

1. Councillor Don McKay regarding a Township of Puslinch Strategic Plan

Councillor Don McKay provided a power point presentation to Council with respect to his proposal regarding a Strategic Plan.

- A strategic plan is a good tool that provides guidance as to where we'd like to be in the future
- To help staff and senior officials determine what we are trying to achieve
- An idea of what we think the community should look like in 3 to 5 years
- Don is looking for approval from Council to start developing a strategic plan for the Township.

- Why do we want a Strategic Plan?
- Individuals come together to establish a collective vision.
- Helps to maximize resources.
- There are a lot of good things happening in our community ie. MURF, Design Guidelines, Big Lake Project etc.
- Vision, Objectives and Goals
- A way to communicate the priorities.
- The plan gives us some guidance as to where we should put our priorities.
- May want to see sustainability, maintain our Rural Heritage.
- Once you have the vision, start prioritizing or aligning the vision with mission and goals.
- Involves staff and public input.
- Looking at Fire Department, Roads Department, Building Department.
- How are those aspects working towards that vision?
- Align the vision with the plans.
- Need a means of measuring and reporting.
- What are the mechanisms put in place?
- How well are we proceeding?
- What are the inputs and outputs to be expected?
- An environmental scan is done to determine what do we have today, then develop vision and mission, take a stakeholder analysis.
- Will need to be realistic.
- Determine outcome measures.
- Prepare a Business Plan.
- This process needs to be part of the annual budget process.
- Will need resources to make these happen.
- Each year re-examine the plan to determine if the initiatives are still relevant.
- Align resource allocation.
- Need a mechanism to determine how well you are doing.
- For the visioning exercise, a facilitator could be brought in.
- Goals and objectives to lead us to make this happen.
- Once goals and objectives set, need to develop strategic initiatives.
- Then we need to measure how well we are doing. What are the things that are successful? What are the things causing us to not be successful?
- Time period – 10 to 12 months or shorter time period.
- It is a living document.

Questions:

Mayor Whitcombe: What is the next step?

Councillor Don McKay: Develop a vision, mission and values statement. May decide to Hire a facilitator. Then set up a steering committee. Will have an open session with the community.

Councillor Matthew Bulmer: Thinks that this is a great idea. Experienced a similar exercise with Friends of Mill Creek. Found that it helps to get a focus on what needs to be done and what doesn't need to be done as well as balance the wants vs. the needs. Gets everyone pulling in the same direction. Who would be the staff support with this?

Councillor Don McKay: County planners would be very helpful. Don has approached Gary Cousins from the County as well as Township Department Heads. He is proposing a committee of 4 or 5.

Councillor Matthew Bulmer: Do you know what is the cost of a facilitator?

Councillor Don McKay: Yes, about \$5,000 to \$6,000. I'm proposing to come back at an upcoming council meeting with costs and recommendations as to who would be on the steering committee. In terms of timing, 10 to 12 months but I think that we can facilitate it a lot quicker than that. The plan would outline service expectations.

Councillor Matthew Bulmer: This may be a good opportunity to bridge over this election period. If it isn't completed this year, then staff could get input from the new council. I would like to see some figures to see if this should be part of our budget deliberations.

Councillor Susan Fielding: I think that the 12-month time frame is more realistic. We do have a small staff. I would like to include the staff to see what they think of this idea. I do agree that we need some sort of umbrella to know where we want to go and realize that we will want to refine things. I reiterate what Councillor Bulmer said about costs. We have an already hardworking staff and I don't want to put a lot on them. It would perhaps also be good to bridge it over into the new council.

Councillor Don McKay: I presented the proposal to staff on Monday and there was mixed feeling in terms of timing etc. We may want to finalize it before the next election or we may want to leave it.

Councillor Dick Visser: I could see the usefulness of a strategic plan. I think that our library could be something that we could have planned for. There was never a discussion on tearing down the old library. Council used to have a lot of input in the Road Department but the last few years we just get a presentation. I think it's a good idea. There are two things that are a lot more important. One, a return to a democracy in this Township with no more committee meetings taking place next door. Probably the most important issue during this council term was the Aikensville matter in terms of secondary and tertiary mineral deposits. It is important to look at things in the present as well.

Councillor Don McKay: It would be nice to have something that gives the people of Puslinch an idea of where we are headed. We need to determine where we are at now. I've had some people ask me what is the strategic plan for the community, what is the vision for the community.

Mayor Brad Whitcombe: I would suggest that you obtain copies of the various strategic plans from Centre-Wellington and Guelph Eramosa. We could perhaps follow a similar process as the Design Guideline process.

Councillor Don McKay: I will put some numbers together, suggest who should sit on the steering committee and put together a plan for consideration at the next council meeting.

REPORTS:

1. **Road Department**

- a) **Motion No. 2:** Moved by Susan Fielding and seconded by Matthew Bulmer.

THAT: The Road Department Accounts for Payment for the Month of January, 2010 in the amount of \$89,577.25 be and are hereby authorized for payment.

CARRIED.

- b) Email correspondence from Dianne Delzotto dated January 7, 2010 regarding speed limits in the Township. Dianne resides on Concession 4 and is concerned with truck traffic, speeding and would like to see a four-way stop at the intersection of Concession 4 and Sideroad 10.

Council requested that Dianne's concerns be forwarded to the Puslinch COPs committee for their consideration and to ask for an increase in speed enforcement.

c) Truck Tenders.

Two tenders were received:

1. Team Truck Centres Limited, Kitchener \$179,682.43
2. Waycon International Trucks, Guelph \$177,211.12

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

THAT: The Council in and for the Township of Puslinch does hereby award the Tender for the supply and delivery of One 5-Ton Single Axle Cab and Chassis with Dump Box, Snowplow and Wing to Waycon International Trucks at the tender price of \$177,211.12 (includes p.s.t. and g.s.t.).

CARRIED.

d) Calfass Road.

Discussion took place about upgrading Calfass Road between Highway #6 Morriston and Telfer Glen Road.

Road Superintendent Jim Howlett will get a cost estimate.

2. **Building Department**

a) Council members reviewed and acknowledged the January, 2010 Chief Building Official's Report to Council.

b) Bell Mobility Self Support Tower – Puslinch Lake Golf Course

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

THAT: The Council in and for the Township of Puslinch does hereby accept the proposed location of the Bell Mobility Self Support Tower to be erected at the Puslinch Lake Golf Course, 6527 Ellis Road in the Township of Puslinch (Bell Mobility W 2310).

CARRIED.

3. **Financial Department**

a) Statement of Remuneration and Expenses 2009.

Council acknowledged this report.

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 January 12 and 20, 2010 for services rendered regarding the following:

1	Infrastructure Stimulus Fund Application – Intake 2	\$1,063.13
2	Meadows of Aberfoyle	\$131.25
3	Heritage Lake Subdivision	\$66.26
4	Preston Sand & Gravel Proposed Roszell Pit	\$69.83
5	Milburn Auto Sales – Site Plan	\$66.10
6	Gambling - Site Plan Winer Road	\$288.75
7	Stroy’s Bridge Project	\$789.76
8	Puslinch Multi-Use Recreational Facility	\$14,593.70
9	Various Township Matters (60506)	\$650.96
10	Various Township Matters (60252)	\$2,293.61
	TOTAL	\$20,013.35

These amounts shall be invoiced to the applicable parties.

CARRIED.

2. **Motion No. 6:** Moved by Matthew Bulmer and seconded by Susan Fielding.

THAT: The Council does hereby authorize for payment the Harden Environmental Services Ltd. invoices dated December 31, 2009 for services rendered regarding the following:

1	Capital Paving Proposed Aikensville Pit	\$126.00
2	Preston Sand & Gravel Proposed Roszell Pit	\$3,442.83
3	Reid’s Heritage Homes	\$126.00
4	Puslinch Lake	\$4,101.01
	TOTAL	\$7,795.84

These amounts shall be invoiced to the applicable parties.

CARRIED.

3. **Motion No. 7:** Moved by Dick Visser and seconded by Don McKay.

THAT: The Council does hereby authorize for payment the Dillon Consulting invoice dated January 25, 2010 in the amount of \$5,471.34 for services rendered regarding Preston Sand and Gravel proposed Roszell Pit Social Impact Assessment Peer Review Work.

CARRIED.

4. **Motion No. 8:** Moved by Matthew Bulmer and seconded by Susan Fielding.

THAT: The Council does hereby authorize for payment the McElderry & Morris invoice dated January 19, 2010 for legal services rendered by the Township solicitor, Hayes Murphy with respect to the 2009 General Matters in the amount of \$4,407.68.

CARRIED.

BY-LAWS:

1. **Motion No. 9:** Moved by Don McKay and seconded by Dick Visser.

THAT: The Council in and for the Corporation of the Township of Puslinch does hereby give By-law #14/10 being a by-law to appoint members to the Badenoch Community Centre Board, its First, Second and Third Readings and Finally Passed this 3rd day of February, 2010.

The following persons are hereby appointed to membership on the Badenoch Community Centre Board for a two (2) year term (2010 and 2011):

1. Jamie Bousfield
2. Kenneth Tosh
3. Lois McLean

CARRIED.

Council requested that a letter of appreciation be sent to Margaret Olsthoorn.

NEW BUSINESS:

1. Councillor Dick Visser provided a report following the Badenoch Community Board Annual Meeting.
2. Councillor Susan Fielding recently attended an AMO Council Training Session in London last week. Susan advised that the session was very informative and that there are other workshops being offered in future if anyone was interested.
3. Councillor Susan Fielding is on the COPs Committee subcommittee and they are trying to get a Road Watch Committee up and running. The Committee will be meeting again next Tuesday.
4. Councillor Matthew Bulmer would like the COP committee to give a Road Watch presentation.

CLOSED MEETING:

1. **Motion No. 10:** Moved by Dick Visser and seconded by Don McKay.
THAT: The Council in and for the Corporation of the Township of Puslinch does hereby proceed in a Closed Meeting of Council in accordance with Section 239 of The Municipal Act, 2001 c. 25 in order to address a matter pertaining to:
 - Personal matters about an identifiable individual, including municipal or local board employees;
 - A litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board;Concerning (1) Property at Part Lot 1, Front Concession 1 and; (2) Anonymous Letters received.

CARRIED.

2. **Motion No. 11:** Moved by Susan Fielding and seconded by Matthew Bulmer.

THAT: This Council does hereby reconvene in Regular Session.

CARRIED.

UNFINISHED BUSINESS:

None.

CONFIRMING BY-LAW:

Motion No. 12: 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 # **15/10** being a by-law to confirm the proceedings of the Council of the Corporation of the Township of Puslinch at its meeting held on February 3, 2010, its First, Second and Third Readings and Finally Passed this 3rd day of February, 2010.

CARRIED.

ADJOURNMENT:

Motion No. 13: Moved by Dick Visser and Seconded by Don McKay.

THAT: The Council does hereby Adjourn at 3:18 p.m.

CARRIED.

Signed: _____
Brad Whitcombe, Mayor

Brenda Law, CAO/Clerk-Treasurer