Corporation of the Township of Guelph/Eramosa

Regular Meeting of Council

MINUTES

Monday, March 6, 2017
7:00 p.m.
Guelph/Eramosa Township Municipal Building

Present: Mayor Chris White, Councillors Corey Woods, Mark Bouwmeester, David Wolk and Louise Marshall

Present from Staff: CAO Ian Roger, Director of Finance Linda Cheyne, Director of Parks and Recreation Robin Milne, Chief Building Official Dan Sharina, Township Planner Mitchell Avis, Township Planner Neal DeRuyter, Township Planner Dan Currie, Acting Clerk/Director of Legislative Services Amanda Knight, Acting Deputy Clerk Jaclyn Rodrigues

1. The Mayor called the meeting to order at 7:00 p.m.

2. Approval of Agenda

2017-03-06-2.1 Moved by: Mark Bouwmeester
Seconded by: David Wolk

Be it resolved that the agenda for the March 6, 2017 Council Meeting be approved, as presented.

Carried Unanimously

3. Announcements/Presentations

3.1 Councillor Wolk mentioned that Wellington County Farm and Home Safety Association's pancake breakfast on February 25, 2017 was very well attended.

3.2 Councillor Bouwmeester announced that the Rockwood & District Lions Club hosted an Annual Appreciation Dinner on Wednesday, March 1st, 2017 and mentioned that guest speakers were police officers and other members from Project Lifesaver of Guelph-Wellington. He provided Council with an overview of Project Lifesaver and mentioned that the Rockwood District Lions Club's Project Lifesaver raised $900 towards purchasing a 3rd radio receiver for the OPP in the County. Councillor Bouwmeester expressed his congratulations to the Rockwood District Lions Club.

4. Declaration of Pecuniary Conflict of Interest

None.

5. Minutes

5.1 February 21, 2017 (Regular Meeting)

2017-03-06-5.1 Moved by: Corey Woods
Seconded by: Louise Marshall

Be it resolved that the Minutes of the Special Meeting held on February 21, 2017, be approved as amended.

Carried Unanimously

6. Public Meetings

6.1 Planning Department Report 17/17 re: Tri City Lands Ltd. Spencer Pit Zoning By-law Amendment 02/17, Wellington County Official Plan Amendment OP-2016-11

Please refer to separate meeting minutes.

2017-03-06-6.1 Moved by: Louise Marshall
Seconded by: Corey Woods

Be it resolved that the Council of the Township of Guelph/Eramosa has received Planning Department Report 17/17 regarding "Tri City Lands Ltd. Spencer Pit, Zoning By-law Amendment 02/17, Wellington County Official Plan Amendment OP-2016-11"; and

That the Township consider Zoning By-law Amendment 02/17 at the Council meeting on Monday, March 20, 2017.

7. Delegations

7.1 Campbell, Girardi, and Keleher re: Concerns about Safety in Light of Proposed Quarry Blasting.

Roy Girardi expresed concerns about the impact of the proposed Hidden Quarry blasting on his family's safety and the enjoyment of the property. Mr. Girardi asked Council to establish a by-law that prohibits blasting to 300m from property lines.

Leanne Girardi spoke on behalf of Dennis Campbell, who mentioned he is the property owner at 8573 Highway 7. Ms. Girardi discussed Mr. Campbell's concerns that his well water may become unusable and the potential injuries or damage to property that may result from the proposed Hidden Quarry blasting. Leanne Girardi on behalf of Dennis Campbell also requested that Council establish a by-law that prohibits blasting to 300m from the property line.

Mary Cuerrier spoke on behalf of Susan Haslem. Ms. Cuerrier shared Ms. Haslem's safety concerns, such as potential injury or damage to property, as a result of blasting. Ms. Cuerrier shared Ms. Haslem's blasting experience on a golf course and the concern that cars, trucks, and school buses driving on the surrounding roads will be unsuspecting of the danger from the proposed Hidden Quarry blasting. Ms. Cuerrier on behalf of Ms.Haslem inquired about what measures will be in place to protect residents if the proposed Hidden Quarry application is approved.

2017-03-06-7.1 Moved by: David Wolk
Seconded by: Mark Bouwmeester

Be it resolved that the Council of the Township of Guelph/Eramosa has received delegation of Campbell, Girardi, and Haslem regarding Concerns about Safety in Light of Proposed Hidden Quarry Blasting.

8. Regular Business

8.1 Planning Report 17/18 re: Site Plan Application – Dean McKerracher – Recommendation

2017-03-06-8.1 Moved by: Louise Marshall
Seconded by: Corey Woods

Be it resolved that the Council of the Township of Guelph/Eramosa has received Planning Department Report 17/18 regarding Site Plan Application – Dean McKerracher – Recommendation; and

That the Township of Guelph/Eramosa approve the Site Plan (Application D11 MC) prepared by Black, Shoemaker, Robinson & Donaldson (BSR&D) Limited, GM Blue Plan Engineering and Chris Moore, for 159 Main Street North;

That the Township of Guelph/Eramosa enter into a Site Plan Agreement with the Owner, to be registered on title.

Carried Unanimously

10. By-laws

10.1 A By-law to authorize the Mayor and Clerk to execute an agreement to enter into a Site Plan Agreement between the Corporation of the Township of Guelph/Eramosa, Christina and Dean McKerracher, and the Canadian Imperial Bank of Commerce.

2017-03-06-10.1 Moved by: Mark Bouwmeester
Seconded by: David Wolk

Be it resolved that By-law 20/2017, being a By-law to authorize the Mayor and Clerk to execute an agreement to enter into a Site Plan Agreement

between the Corporation of the Township of Guelph/Eramosa, Christina and Dean McKerracher, and the Canadian Imperial Bank of Commerce, be read three times and finally passed in open session.

Carried Unanimously

10.2 A By-law to authorize the Mayor and Clerk to execute an agreement to enter into an Encroachment Agreement between Christina and Dean McKerracher nd the Township of Guelph/Eramosa.

2017-03-06-10.2 Moved by: Louise Marshall
Seconded by: Corey Woods

Be it resolved that By-law 21/2017, a By-law to authorize the Mayor and Clerk to execute an agreement to enter into an Encroachment Agreement between Christina and Dean McKerracher and the Township of Guelph/Eramosa, be read three times and finally passed in open session.

Carried Unanimously

8.2 Planning Report 17/19 re: Zoning By-law Amendment Application 05/17 – 1159527 Ontario Ltd. (c/o Paul Parkinson)

2016-03-06-8.2 Moved by: David Wolk
Seconded by: Mark Bouwmeester

Be it resolved that the Council of the Township of Guelph/Eramosa has received Planning Department Report 17/19 regarding "Zoning By-law Amendment 05/17 – 1159527 Ontario Ltd. (c/o Paul Parkinson); and

That the Township proceed with the required notice of a complete application and required notice of public meeting as per s. 34 (10.7) and s. 34(13) of the Planning Act and Ontario Regulation 545/06; and

That the Zoning By-law Amendment application, together with the Notice of Application and Notice of Public Meeting, be circulated to the required agencies for comment as per the Planning Act; and

That the Township Planning Consultant proceed with preparing supplementary Planning Report to be available at the Public Meeting.

Carried Unanimously

8.3 Finance Department Report 17/01 re: 2016 Statement of Council Remuneration, Expenses and Attendance

2017-03-06-8.3 Moved by: Corey Woods
Seconded by: Louise Marshall

Be it resolved that the Council of the Township of Guelph/Eramosa has received Director of Finance Report 2017-01 regarding the 2016 Statement of Council Remuneration and Expenses and Attendance Records for Regular and Special Meetings of Council, as amended.

Carried Unanimously

8.4 Resolution of Authorization re: County of Wellington to act on Townships Behalf for the Aggregate Property Assessment Appeals

Mayor Chris White discussed the issues with the taxation reduction as a result of the new method of assessment for gravel pits. He noted that the total taxation impact for the 7 gravel pits located in the County of Wellington is significant. Mayor White noted that there will be no legal ramifications to the Township of Guelph/Eramosa but that the Township is providing support to the Township of Puslinch and Wellington County in getting the Municipal Property Assessment Corporation (MPAC) to reassess gravel pits.

2017-03-06-8.4 Moved by: Mark Bouwmeester
Seconded by: David Wolk

Be it resolved that the Council of the Township of Guelph/Eramosa has received correspondence from the County of Wellington regarding Aggregate Property Appeals;

AND WHEREAS The Corporation of the Township of Guelph/Eramosa (the “Municipality”) wishes to appeal decisions of the Municipal Property Assessment Corporation (“MPAC”) with respect to some properties within the Municipality that are used for the purposes of aggregate resources or gravel pits (the “Aggregate Property Appeals”);

AND WHEREAS The Corporation of the County of Wellington (the “County of Wellington”) wishes to assist the Municipality and retain legal counsel for the purposes of handling the Aggregate Property Appeals with MPAC;

AND WHEREAS municipal Council of The Corporation of the Township of Guelph/Eramosa wishes to confirm the appointment of the County of Wellington as their agent for the purposes of handling the Aggregate Property Appeals and authorize them to retain legal counsel for the Aggregate Property Appeals;

NOW THEREFORE BE IT RESOLVED THAT Council of The Corporation of the Township of Guelph/Eramosa hereby:

1. Appoints the County of Wellington to act as their agent for the purposes of the Aggregate Property Appeals and the County of Wellington shall have full authority to take all steps necessary to prosecute the Aggregate Property Appeals.

2. Authorizes and directs the County of Wellington to retain legal counsel for the Aggregate Property Appeals on such terms as the County of Wellington shall determine in its full and absolute discretion. We understand the County of Wellington will pay all legal fees and disbursements for legal counsel.

3. Authorizes and directs the Mayor and the Clerk to take such further actions and execute such documents that may be required for the due carrying out of the foregoing.

Carried Unanimously

8.5 Request for Noise By-law Exemption: The Pirate Festival, RoyalDistributing Athletic Performance Centre, 7384 Wellington Rd. 30, August 5, 6, 7, 2017

2017-03-06-8.5 Moved by: Corey Woods
Seconded by: Louise Marshall

Be it resolved that the Council of the Township of Guelph/Eramosa has received correspondence, dated February 22, 2017 from Mr. Michael McLay and Antonio Decoppi of Keelhaul Productions Inc. regarding a noise by-law exemption; and

That Council approves the noise by-law exemption from 11:00 a.m. to 1:00 a.m. on August 5, 2017 and from 11:00 a.m. to 8:00 p.m. on August 6 and 7, 2017 for the Pirate Festival located at the Royal Distributing Athletic Performance Centre, 7384 Wellington Rd. 30; and

That a copy of this resolution be forwarded to the Rockwood OPP Detachment; and

That the applicant circulate notice to neighbours within 300 ft. of the event about this event and the noise by-law exemption.

Carried Unanimously

10. By-laws Continued

10.3 A By-law to amend By-law 085-2014, a By-law to appoint members to committees and positions for the Township of Guelph/Eramosa for the term of December 1, 2014 to November 30, 2018.

2017-03-06-10.3 Moved by: David Wolk
Seconded by: Mark Bouwmeester

Be it resolved that By-law 22/2017, a By-law to amend By-law 085-2017, a By-law to appoint members to committees and positions for the Township of Guelph/Eramosa for the term of December 1, 2017 to November 30, 2018, be read three times and finally passed in open session.

Carried Unanimously

10.4 A By-law to confirm the proceedings of March 6, 2017 Regular Meeting of Council.

2017-03-06-10.4 Moved by: Louise Marshall
Seconded by: Corey Woods

Be it resolved that By-law 23/2017, a By-law to confirm the proceedings of Council of the Corporation of the Township of Guelph/Eramosa at its Regular meeting held on the 6th day of March 2017, be read three times and finally passed in open session.

Carried Unanimously

12. Closed Session

None.

11. Notices of Motion

None.

13. Adjournment

The Mayor adjourned the meeting at 8:33 p.m.

Chris White, Mayor

Amanda Knight, Acting Clerk