Corporation of the Township of Guelph/Eramosa

Regular Meeting of Council

MINUTES

Tuesday, April 18, 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 Public Works Harry Niemi, Township Planner Mitchell Avis, Chief Building Official Dan Sharina, Acting Clerk/Director of Legislative Services Amanda Knight, and Acting Deputy Clerk Jaclyn Rodrigues

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

2. Approval of Agenda

2017-04-18-2.1 Moved by: David Wolk
Seconded by: Mark Bouwmeester

Be it resolved that the agenda for the April 18, 2017 Council Meeting be approved, as presented.

Carried Unanimously

3. Announcements/Presentations

3.1 Mayor White announced that Rod McClure, Public Works Foreman, recently completed all eight courses required within the Public Works Leadership Development Program. Mayor White also announced that the President of AORS (Association of Ontario Road Supervisors) along with the Executive Director presented Rod with his Certificate of Completion just a few weeks ago. Mayor White mentioned that these courses are required to achieve a CRS-S (Certified Road Supervisor – Senior) Designation and having successfully completed these courses, Rod will be eligible to apply for this designation at the end of this year. Mayor White thanked Rod for his years of dedication to the Public Works Department and congratulated him on his outstanding achievement.

4. Declaration of Pecuniary Conflict of Interest

None.

5. Minutes

5.1 April 3, 2017 (Regular Meeting)

2017-04-18-5.1 Moved by: Louise Marshall
Seconded by: Corey Woods

Be it resolved that the Minutes of the Regular Meeting held on April 3, 2017, be approved as presented.

Carried Unanimously

7. Delegations

7.1 Doris Ens, President, Rockwood Lioness Club re: One Walk to Conquer Cancer Event

This item was moved to this point in the agenda with unanimous consent.

Doris Ens addressed Council with regard to the 10th annual benefit dinner and dance to be held at Rockmosa Community Centre on Saturday, May 13th, 2017. Mrs. Ens described the fundraising event, which will include door prizes and the Good Brothers Band. She also indicated that all proceeds raised will be supporting Rockwood's Local Team in the "One Walk to Conquer Cancer". Mrs. Ens requested that the rental fee of Rockmosa Community Centre be waived for this event.

2017-04-18-7.1 Moved by: Mark Bouwmeester
Seconded by: David Wolk

Be it resolved that the Council of the Township of Guelph/Eramosa has received delegation of Doris Ens, Rockwood Lioness Club regarding the One Walk to Conquer Cancer event; and

That Council approves their request to waive the rental fee for the Rockmosa Community Centre on Saturday May 13, 2017.

Carried Unanimously

6. Public Meetings

6.1 Planning Report 17/28 re: Zoning By-law Amendment Application 05/17 – 1159527 Ontario Ltd. (c/o Paul Parkinson)

Please refer to separate meeting minutes.

2017-04-18-6.1 Moved by: Corey Woods
Seconded by: Louise Marshall

Be it resolved that the Council of the Township of Guelph/Eramosa has received Planning Department Report 17/28 regarding "Zoning By-law Amendment 05/17 – 1159527 Ontario Ltd. (c/o Paul Parkinson); and

That the Council of the Township of Guelph/Eramosa approve Zoning By-law Amendment Application ZBA 05/17 to amend the Township Zoning By-law 40/2016; and

That staff be directed to issue the Notice of Passing of Zoning By-law Amendment Application ZBA 05/17 in accordance with Section 34(18) of the Planning Act, R.S.O. 1990, c.P.13, as amended.

Carried Unanimously

10. By-laws

10.1 A By-law to amend Township of Guelph/Eramosa Zoning By-law 40/2016, Concession 3, West Part Lot 18, former Township of Eramosa, now in the Township of Guelph/Eramosa.

This item was moved to this point in the agenda with unanimous consent.

2017-04-18-10.1 Moved by: David Wolk
Seconded by: Mark Bouwmeester

Be it resolved that By-law 36/2017, being a By-law to amend Township of Guelph/Eramosa Zoning By-law 40/2016, Concession 3, West Part Lot 18, former Township of Eramosa, now in the Township of Guelph/Eramosa, be read three times and finally passed in open session.

Carried Unanimously

8. Regular Business

8.1 Planning Report 17/29 re: Consent Application B27/17 – Rudiger & Bonnie Zukowski Lot Line Adjustment

2017-04-18-8.1 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 17/29 regarding Consent Application B27/17 – Rudiger & Bonnie Zukowski Lot Line Adjustment; and

That Council support consent application B27/17 subject to the following conditions:

1. That the Owner satisfy all the requirements of the Township of Guelph/Eramosa financial and otherwise, which the municipality deems necessary at the time of issuance of the Consent Certificate 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;

2. That the owner(s) obtain a minor variance to recognize a lot size of 31 hectares, whereas a minimum lot size of 35 hectares is required, for the retained parcel; and
3. That the severed lands be merged on title with the adjacent parcel legally described as West Part Lots 16 & 17, Concession 4 and municipally addressed as 5547 Fourth Line.

Carried Unanimously

8.2 Planning Report 17/30 re: Consent Application B31/17 – Lynn & Wilfrid Strenzke Surplus Farm Dwelling Severance

2017-04-18-8.2 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 17/30 regarding Consent Application B31/17 – Lynn & Wilfrid Strenzke Surplus Farm Dwelling Severance; and

That Council support consent application B31/17, with the recommended reduction in the size of the severed parcel, subject to the following conditions:

1. That the Owner satisfy all the requirements of the Township of Guelph/Eramosa financial and otherwise, which the municipality deems necessary at the time of issuance of the Consent Certificate for the property and orderly development of subject lands. Any fees incurred by the Township for the review of this application will be responsibility of the applicant;
2. That the severed residential parcel be reduced in size by 0.5 hectares to remove the cultivated agricultural land and that these lands be included with the retained farmland;
3. That an easement be obtained and registered on title over the agricultural lands in favour of the severed residential parcel for the hydro line and pole;
4. That the retained parcel of land prohibit a residential use;
5. That the owner(s) obtain an Entrance Permit for the retained farmland from the Township of Guelph/Eramosa.
6. That the owner(s) may be required to obtain a “Change of Use” permit in accordance with the Ontario Building Code for the existing barn to the satisfaction of the Township’s Chief Building Official.

Carried Unanimously

8.3 Planning Report 17/31 re: Consent Application B34/17 – Joan Laird & Luella Kains Surplus Farm Dwelling Severance

2017-04-18-8.3 Moved by: Corey Woods
Seconded by: Louise Marshall

Be it resolved that the Council of the Township of Guelph/Eramosa has received Planning Department Report 17/31 regarding Consent Application B34/17 – Joan Laird & Luella Kains Surplus Farm Dwelling Severance; and

That Council support consent application B34/17 subject to the following conditions:

1. That the Owner satisfy all the requirements of the Township of Guelph/Eramosa financial and otherwise, which the municipality deems necessary at the time of issuance of the Consent Certificate 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
2. That the retained parcel of land prohibit a residential use; and
3. That the retained parcel be registered in the name of a bonafide farmer; and
4. That the owner(s) obtain a minor variance to permit accessory buildings/structures to occupy more than 5% of the lot area in the Agricultural Zone; and
5. That the owner(s) provide a survey prepared by an Ontario Land Surveyor (OLS) demonstrating that the septic title bed and septic tank are wholly contained on the severed parcel and meet all Ontario Building Code requirements to the satisfaction of the Township's Chief Building Official; and
6. That the owner(s) obtain a "Change of Use" permit in accordance with the Ontario Building Code for the existing barns to the satisfaction of the Township's Chief Building Official.

Carried Unanimously

12. Closed Session

12.1 Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board (Hidden Quarry Update).

2017-04-18-12.1a Moved by: Louise Marshall
Seconded by: Corey Woods

Be it resolved that the Council for the Township of Guelph/Eramosa rise and sit in closed session under Section 239 of the Municipal Act of the purpose of:

Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board (i.e. the Ontario Municipal Board);

Carried Unanimously

2017-04-18-12.1b Moved by: Mark Bouwmeester
Seconded by: David Wolk

Be it resolved that the Council for the Township of Guelph/Eramosa rise and sit in open session of Council.

10. By-laws (continued)

10.2 A By-law to confirm the proceedings of April 18, 2017 Regular Meeting of Council.

2017-04-18-10.2 Moved by: Louise Marshall
Seconded by: Corey Woods

Be it resolved that By-law 37/2017, 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 18th day of April 2017, be read three times and finally passed in open session.

Carried Unanimously

11. Notices of Motion

None.

13. Adjournment

The Mayor adjourned the meeting at 9:20 p.m.

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Chris White, Mayor Amanda Knight, Acting Clerk