

Corporation of the Township of Guelph/Eramosa

Regular Meeting of Council

MINUTES

Monday, March 20, 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, 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

2017-03-20-2.1      Moved by:                      Louise Marshall  
   Seconded by:                      Corey Woods

Be it resolved that the agenda for the March 20, 2017 Council Meeting be approved, as presented.

Carried Unanimously

3. Announcements/Presentations

3.1 Councillor Bouwmeester announced that he was impressed with the pace of the development along Alma Street.

3.2 Councillor Bouwmeester also announced that the Rockwood United Church has a breakfast on Saturday, March 25<sup>th</sup>.

4. Declaration of Pecuniary Conflict of Interest

None.

5. Minutes

5.1    March 6, 2017                                      (Regular Meeting)

5.2    March 6, 2017                                      (Public Meeting)

5.3    February 21, 2017                                      (Closed Meeting)

2017-03-20-5.1-5.3 Moved by: Corey Woods  
Seconded by: Louise Marshall

Be it resolved that the Minutes of the Regular Meeting and Public Meeting held on March 6, 2017, be approved as presented; and

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

Carried Unanimously

6. Public Meetings

6.1 Planning Report 17/23 re: Zoning By-law Amendment 03/17 – Township of Guelph/Eramosa Housekeeping Amendment

*Please refer to separate meeting minutes.*

2017-03-20-6.1 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 17/23 regarding “Zoning By-law Amendment 03/17 – Township of Guelph/Eramosa Housekeeping Amendment”; and

That the Council of the Township of Guelph/Eramosa approve Zoning By-law Amendment Application ZBA 03/17 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 03/17 in accordance with Section 34 (18) of the Planning Act, R.S.O. 1990, c.P.13, as amended.

Carried Unanimously

10. By-laws

10.3 A By-law to amend Township of Guelph/Eramosa Zoning By-law 40/2016, Housekeeping Amendments to By-law 40/2016.

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

2017-03-20-10.3 Moved by: David Wolk  
Seconded by: Mark Bouwmeester

Carried Unanimously

6. Public Meetings (continued)

- 6.2 Planning Report 17/22 re: Zoning By-law Amendment 01/17 – Kenneth & Evelyn MacKay

*Please refer to separate meeting minutes.*

2017-03-20-6.2      Moved by:                      Mark Bouwmeester  
   Seconded by:                      David Wolk

Be it resolved that the Council of the Township of Guelph/Eramosa has received Planning Department Report 17/22 regarding “Zoning By-law Amendment 01/17 – Kenneth and Evelyn MacKay”;

That the Council of the Township of Guelph/Eramosa approve Zoning By-law Amendment Application ZBA 01/17, as amended, 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 01/17 in accordance with Section 34 (18) of the Planning Act, R.S.O. 1990, c.P.13, as amended.

Carried Unanimously

10. By-laws (continued)

- 10.2 A By-law to amend Township of Guelph/Eramosa Zoning By-law 40/2016, Concession 1, East Part Lots 16, former Township of Eramosa, now in the Township of Guelph/Eramosa.

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

2017-03-20-10.2      Moved by:                      Corey Woods  
   Seconded by:                      Louise Marshall

Be it resolved that By-law 25/2017, a By-law to amend Township of Guelph/Eramosa Zoning By-law 40/2016, Concession 1, East Part Lots 16, former Township of Eramosa, now in the Township of Guelph/Eramosa, as amended, be read three times and finally passed in open session.

Carried Unanimously

6. Public Meetings (continued)

- 6.3 Finance Department Report 17/02 re: Section 357 Property Tax Adjustments

*Please refer to separate meeting minutes.*

2017-03-20-6.3      Moved by:                      Mark Bouwmeester  
                                 Seconded by:                      David Wolk

Be it resolved that the Council of the Township of Guelph/Eramosaa has received report 2017-02 regarding property tax adjustments under Section 357 of the Municipal Act, 2001; and

That Council hereby approves the following applications as recommended by the Municipal Property Assessment Corporation: Application Numbers: 1/2016, 2/2016, 3/2016, 4/2016, 5/2016, 6/2016, 7/2016, 8/2016, 9/2016, 10/2016, 11/2016, 12/2016, 14/2016, 15/2016, 16/2016.

Carried Unanimously

7. Delegations

7.1 Ken Mercer re: Neighbourhood Concerns regarding 160 Clara St. Development

Ken Mercer, property owner of 162 Balaclava Street, spoke on behalf of his neighbours regarding the proposed development at 160 Clara Street. Mr. Mercer provided members of Council with his interpretation of the proposed development on Clara Street and expressed neighbourhood concerns with the validity of the severances, services and easement through the park, fire protection and fire hydrant location, difficulty of vehicle access, and parking availability. Mr. Mercer expressed that the current neighbourhood consists of single family homes on 66 ft. lots and that the proposed development would not maintain the characteristic of the neighbourhood. He asked that Council not support the consent application.

2017-03-20-7.1      Moved by:                              Louise Marshall  
                                 Seconded by:                              Corey Woods

Be it resolved that the Council of the Township of Guelph/Eramosa has received delegation of Ken Mercer regarding Neighbourhood Concerns regarding the 160 Clara Street Development.

Carried Unanimously

8. Regular Business

8.3 Planning Report 17/25 re: Consent Applications B09, B10, B11/17 – Ayodeji Olu-Ayeni – New Lot Creation

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

Members of Council discussed including additional recommendations to the County of Wellington Land Division Committee regarding the type of dwelling that the municipality would like to see on Clara Street based on comments made by members of Council and the public.

2017-03-20-8.3

Moved by:

David Wolk

Seconded by:

Mark Bouwmeester

Be it resolved that the Council of the Corporation of the Township of Guelph/Eramosa has received Planning Department Report 17/25 regarding Consent Applications B09, B10 & B11/17 – Ayodeji Olu-Ayeni – New Lot Creation; and

That Council support consent applications B09, 10 & 11/17 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 enter into a development agreement with the Township of Guelph/Eramosa to address:
  - a. The requirement of the Owner to pay to the Township of Guelph/Eramosa the required cash-in-lieu contribution for park dedication, to the Township's satisfaction.
  - b. Securities for the construction and restoration of municipal services including the servicing connection to Balaclava Street, to the satisfaction of the Director of Public Works and Director of Parks and Recreation.
  - c. The requirements of the Township of Guelph/Eramosa Department of Public Works including, but not limited to:
    - i. Reconstruction of Richardson Street and Clara Street with a minimum 6 metre wide asphalt surface;
    - ii. Design and construction of municipal gravity sewers across the front of the 4 parcels and sewer connection to Balaclava Street through Lloyd Dyer Park in accordance with municipal standards;
    - iii. Design and construction of a municipal watermain from Balaclava Street through Lloyd Dyer park, including a connection to the proposed Township watermain project on Richardson Street;
    - iv. Decommissioning of the existing well and septic system;
    - v. Lot grading certificates, prepared by a qualified professional, in accordance with the Township's lot grading criteria;
    - vi. Street lighting and boulevard tree planting in accordance with Township development criteria; and

- vii. Additional tree planting compensation, as required, in the adjacent park or roadways.
- d. The requirements of the Township of Guelph/Eramosa Department of Parks and Recreation including, but not limited to:
  - i. Timing of construction through Lloyd Dyer Park is to have a construction period no longer than 10 business days start to finish and is to be performed in the early spring or the fall, avoiding the months of June, July and August;
  - ii. Construction site be fenced in its entirety with 6' high modulo temporary construction fence and signed with construction signage to secure the work area;
  - iii. Construction site access from Balaclava Street into the fenced construction area;
  - iv. Insurance certificate for \$5 million naming the Township as additionally insured and proof of WSIP clearance of all trades;
  - v. Parkland outside of the fenced construction zone is not be used for temporary construction storage, parking of contractor vehicles or used as an area to receive delivery of products;
  - vi. Rehabilitated trench is to be top dressed with 8" screened topsoil and sodded. Rehabilitation work to take place within the 10 business days allotted for construction within the park;
  - vii. All fencing disturbed as a result of construction is to be reinstated or replaced;
  - viii. A copper trace line and additional buried marker tape is to be placed on both services and as-built drawings provided;
  - ix. Requirement for a sanitary sewer service stub adjacent to the Parks shop; and
  - x. Any such other matters as reasonably required by the Township and its Solicitor.
- 3. That the Council of the Township of Guelph/Eramosa recommend that this application be limited to two(2) detached single family dwellings on two 66 ft. residential lots to maintain the design, character and integrity of the neighbourhood; and
- 4. That the Township of Guelph/Eramosa request that the applicant submit building footprints and an example of what the proposed dwellings will look like to the land division Committee at the County of Wellington.

Carried

8.2 Planning Report 17/26 re: Development Agreement – Parkwood Gardens Community Church

2017-03-20-8.2

Moved by:  
Seconded by:

Louise Marshall  
Corey Woods

Be it resolved that the Council of the Township of Guelph/Eramosa has received Planning Department Report 17/26 regarding “Development Agreement – Parkwood Gardens Community Church”; and

That the Council of the Township of Guelph/Eramosa authorize the Mayor and Clerk to sign the Development Agreement and that staff be directed to register the Development Agreement on title of the subject lands.

10. By-laws (continued)

10.4 A By-law to authorize the Mayor and Clerk to enter into a Development Agreement between the Corporation of the Township of Guelph/Eramosa and Parkwood Gardens Community Church.

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

2017-03-20-10.4      Moved by:                              Mark Bouwmeester  
                                 Seconded by:                             David Wolk

Be it resolved that By-law 27/2017, a By-law to authorize the Mayor and Clerk to enter into a Development Agreement between the Corporation of the Township of Guelph/Eramosa and Parkwood Gardens Community Church, be read three times and finally passed in open session.

Carried Unanimously

8. Regular Business (continued)

8.1 Planning Report 17/24 re: Tri City Lands Ltd. Spencer Pit, Zoning By-law Amendment 02/17

2017-03-20-8.1      Moved by:                                      Mark Bouwmeester  
                                 Seconded by:                                 David Wolk

Be it resolved that the Council of the Township of Guelph/Eramosa has received Planning Department Report 17/24 regarding Tri City Lands Ltd. Spencer Pit, Zoning By-law Amendment 02/17;

That the Council of the Township of Guelph/Eramosa approve Zoning By-law Amendment 02/17 as outlined in Attachment 2; and

That the Township advises the County of Wellington that they have no objections to proposed Wellington County Official Plan Amendment OP-2016-11.

10. By-laws (continued)

- 10.1 A By-law to amend Township of Guelph/Eramosa Zoning By-law 40/2016, Part of Lots 14, 15 & 16, and Lots 17 & 18, Division B, former Township of Guelph, now in the Township of Guelph/Eramosa.

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

2017-03-20-10.1      Moved by:                                  Corey Woods  
   Seconded by:                                  Louise Marshall

Be it resolved that By-law 24/2017, being a By-law to amend Township of Guelph/Eramosa Zoning By-law 40/2016, Part of Lots 14, 15 & 16 and Lots 17 & 18, Division B, former Township of Guelph, as amended, now in the Township of Guelph/Eramosa, be read three times and finally passed in open session.

Carried Unanimously

8. Regular Business (continued)

- 8.4 Water and Wastewater Report 17/02 re: Guelph/Eramosa Township Annual Drinking Water Report

2017-03-20-8.4      Moved by:    David Wolk  
   Seconded by:    Mark Bouwmeester

Be it resolved that the Council of the Township of Guelph/Eramosa has received Water Waste Water Department Report 17/02 regarding the Ontario Regulation 170/03 Annual Summary and Reports and the Drinking Water Quality Management System Report to the Owner for 2017 known collectively as the Annual Drinking Water Report; and

That Council accepts this report for the period from January 1<sup>st</sup>, 2016 to December 31<sup>st</sup>, 2016.

Carried Unanimously

- 8.5 CAO Report 17/01 re: Cash-in-lieu of Parkland, By-law 40/2002

2016-03-20-8.5      Moved by:    Louise Marshall  
   Seconded by:    Corey Woods

Be it resolved that the Council of the Township of Guelph/Eramosa has received CAO Report 17-01 regarding Cash-in-Lieu By-law Amendment; and

That By-law 40/2002 be amended to replace residential lots with residential units and the per unit rate be increased from \$500 to \$1,000; and



That staff be directed to prepare a comprehensive update of By-law 40/2002 before the end of 2017.

Carried Unanimously

10. By-laws (continued)

- 10.6 A By-law to amend By-law 40/2002, being a By-law to set the amount of cash-in-lieu of a conveyance to the Township of Guelph/Eramosa for park land purposes.

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

2017-03-20-10.6      Moved by:                             Mark Bouwmeester  
                               Seconded by:                                David Wolk

Be it resolved that By-law 29/2017, a By-law to amend By-law 40/2002, being a By-law to set the amount of cash-in-lieu of a conveyance to the Township of Guelph/Eramosa for park land purposes, be read three times and finally passed in open session.

Carried Unanimously

- 10.5 A By-law to dedicate certain lands as public highway known as Block 89 and 90 on Registered Plan 61M-186 as part of Sammon Drive and Gagnon Place.

2017-03-20-10.5      Moved by:                             Louise Marshall  
                               Seconded by:                                Corey Woods

Be it resolved that By-law 28/2017, a By-law to dedicate certain lands as public highway known as Block 89 and 90 on Registered Plan 61M-186 as part of Sammon Drive and Gagnon Place, be read three times and finally passed in open session.

Carried Unanimously

- 10.7 A By-law to authorize the Mayor and Clerk to enter into a New Horizons for Seniors Program Funding Agreement with Her Majesty The Queen in the Right of Canada hereby represented by the Minister of Employment and Social Development.

2017-03-20-10.7      Moved by:                             Mark Bouwmeester  
                               Seconded by:                                David Wolk

Be it resolved that By-law 30/2017, a By-law to authorize the Mayor and Clerk to enter into a New Horizons for Seniors Program Funding Agreement with Her Majesty The Queen in Right of Canada hereby represented by The Minister of Employment and Social Development, be read three times and finally passed in open session.

Carried Unanimously

12. Closed Session

12.1 A proposed or pending acquisition or disposition of land by the municipality or local board. (Gowan Street and Dowler Street Update)

2017-03-20-12.1a Moved by: Corey Woods  
Seconded by: Louise Marshall

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 for the purpose of:

A proposed or pending acquisition or disposition of land for municipal purposes.

Carried Unanimously

2017-03-20-12.1b Moved by: Corey Woods  
Seconded by: Louise Marshall

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

Carried Unanimously

10. By-laws (continued)

10.8 A By-law to confirm the proceedings of the March 20, 2017 Regular Meeting of Council.

2017-03-20-10.8 Moved by: Mark Bouwmeester  
Seconded by: David Wolk

Be it resolved that By-law 31/2017, 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 20th day of March 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 10:05 p.m.



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Chris White, Mayor



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Amanda Knight, Acting Clerk