

# Corporation of the Township of Guelph/Eramosa

## Public Meeting

### MINUTES

Monday, April 7, 2014

7:00 p.m.

Guelph/Eramosa Township Municipal Building

Present: Mayor Chris White and Councillors Doug Breen, John Scott, Corey Woods and David Wolk

Present from Staff: CAO Kim Wingrove, Director of Finance Linda Cheyne, Public Works Foreman Rod McClure, Clerk/Director of Legislative Services Meaghen Reid, Director of Parks and Recreation Robin Milne, Fire Chief John Osborne and Acting Deputy Clerk Jordan Dolson.

1. The Mayor called the meeting to order at 7:05 p.m.
2. Clerk's Report 14-05 regarding Stopping up and Closing a Portion of Road Allowance known as Spring Street, Plan 65, former Township of Eramosa, lying east of Harris Street, now Township of Guelph/Eramosa, County of Wellington

Present: Glenn Harrington, Brian DeVries, Reegan Manson, Mark Bouwmeester, Rick Esbaugh, Gayle Jeffery, and John Cripton.

The Mayor announced that this public meeting is being held in accordance with the Township's Policy for the Sale and Disposition of Municipal Land and the Townships' Notice By-law, 58/2002.

The Mayor noted that at this evening's meeting, Council will consider By-law 30/2014, being a by-law to authorize the closure of a portion of road allowance known as Spring Street, Plan 65, former Township of Eramosa, lying east of Harris Street, now Township of Guelph/Eramosa, County of Wellington.

The Clerk requested that all persons in attendance for the public meeting please clearly print their full name, address and postal code on the attendance sheet being circulated. The Clerk noted that all names listed on the attendance sheet and the names of those who speak on this item will appear within the meeting minutes. The Clerk noted that addresses listed on this sheet will be used to circulate future notices about this matter to attendees.

The Clerk advised that the Public notice of Council's consideration of By-law 30/2014 was given in accordance with By-law No. 58/2002, by means of notice in the Wellington Advertiser on March 17, 2014, March 28, 2014 and April 4, 2014.

The Mayor asked whether the Clerk received application from any person who claims that his or her lands will be prejudicially affected by the proposed By-law 30/2014 and applied to be heard.

The Clerk noted that a letter was received from Mr. Steven Buck, adjacent land owner. She noted that that Mr. Buck's letter outlines concerns about drainage issues that could arise should the Spring Street property be developed.

The Mayor asked whether there is anyone present who claims that his or her lands will be prejudicially affected by the proposed By-law 30/2014.

Mr. Reegan Manson, resident, noted that he received a letter from the Township dated March 27, 2014 notifying him of this public meeting. He noted that he spoke with Mr. Robin Milne, Director of Parks and Recreation and was surprised to hear that the adjacent land owners would not have first right of refusal. Mr. Manson explained that he had a previous conversation with former CAO, Janice Sheppard, and was under the understanding that adjacent land owners would have first right of refusal.

Mayor White noted that the proceeds from the sale of this land would be put toward the land purchase for the expansion of Rockmosa Park.

Mayor White asked for clarification on the Township's policy for the sale of road allowances.

Mr. Milne noted that first right of refusal process does not apply with the Township's policy. He indicated that this piece of land is a buildable lot. Mr. Milne noted that as a courtesy, the Township circulates notices to adjacent landowners.

Ms. Kim Wingrove, CAO, noted that the municipality has a duty to obtain fair market value for its municipal assets. She noted that proposals would be balanced against an appraised value and that anyone will be welcome submit an offer.

Mayor White indicated that it is the intention of the Township's policy to receive fair market value for land, which benefits all residents.

Mr. Manson noted his concern about his garage that is currently legal non-conforming.

Mr. Bernie Hermsen, Township Planner, noted that a garage would have a legal non-conforming status going forward.

Mr. Harry Niemi, Township Engineer, noted that the internal side yard may be a factor in the legal non-conforming status.

Mr. Manson noted that there is a swale with a drainage ditch coming through the property and expressed concern over drainage issues should future development occur on the land.

A resident noted that the swale has been there for as long as he can remember. He expressed concern about the past events of flooding on Harris Street.

Mayor White noted that specific questions on drainage and engineering will need to be addressed by the Township Engineer at a later date. He indicated that a developed property should maintain the existing drainage or improve it, rather than make it worse.

Mr. Buck asked if he could obtain a letter from the township indicating in writing that the drainage issues will not get worse.

Mr. Manson indicated that he would follow-up later this week and inquired about when the land would be for sale.

Mr. Milne noted that the Township needs to have the property appraised and needs to obtain the services of a realtor. He noted that once the property is listed on the market, there will be a bidding period of 10-12 days. Mr. Milne noted that proposals will be opened publically and Council will make the decision on what proposal is accepted.

Mr. Buck noted that over the years, he has been maintaining the property.

Mr. Manson noted that he did not see any Township employees maintaining the property last summer.

Mayor White noted that the Township will respond to the concerns listed within Mr. Buck's letter.

Mr. Buck inquired about whether he could submit a joint proposal with Mr. Manson on the condition of getting a severance.

Mayor White noted that such a proposal may be considered as a conditional offer as the County would need to make a decision on the severance request.

3. The Mayor concluded the Public Meeting at 7:26 p.m. He advised that Council will consider all the matters placed before it prior to reaching a decision.

---

Chris White, Mayor

---

Meaghen Reid, Clerk