

Corporation of the Township of Guelph/Eramosa

Public Meeting under the Planning Act

MINUTES

Monday, January 27, 2014

7:00 p.m.

Rockmosa Community Centre

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

Present from Staff: CAO Janice Sheppard, Clerk/Director of Legislative Services Meaghen Reid, Director of Parks and Recreation Robin Milne and Acting Deputy Clerk Jordan Dolson.

1. The Mayor called the meeting to order at 7:05 p.m.
2. Rockmosa Park Expansion and WCDSB School Site Zoning By-law Amendment (ZBA 5/12) and County Official Plan Amendment (OP-2012-04),

Applicants: Township of Guelph/Eramosa, Mrs. Bonner, Wellington Catholic District School Board, Diocese of Hamilton

Present: Charles Vince, Alfred Grech, David Martieut, Rob MacPherson, Andrea Robinson, Graham Smith, Father Pablito Labado, Paul Homan, Tyler and Debbie Brander, S. Hunter, P. Gabriel, M. Jackson, K. Mazer, Noah Stehberg, Sandra Morrill, Mark Bouwmeester, Erik and Pauline Stern, John Taylor, Jane Hosdil, Bruce Alexander, Ian MacDonald, Cerian Muia, Robert Kurylo, Mike Nagy, Sharon Goodwin, John and Anne Benham, Scott Cameron, Meagan Shields, Earl Osborne, Vince Varga, Sherol Steinberg, Judith Danby, Linda Brown, Rob Truba, Greg Dales, Loretta Vince, Angelo Nasato, Mark Paoli, Jean Klooster (Bonner), Chris Pollard, Italo Ciaschi, Bert Kelly, Bruce Shannon, Paula Moniz, Brian Denny, Charlie Kirken, Rob Jordan, Martin Peric, Rebecca Ring, Stan Crha, John Muia.

1. The Mayor announced that the purpose of this Public Meeting is to hear comments from the public and agencies and to give consideration to Rockmosa Park Expansion and WCDSB School Site Zoning By-law Amendment (ZBA 5/12) and County Official Plan Amendment (OP-2012-04), Township of Guelph/Eramosa, Mrs. Bonner, Wellington Catholic District School Board, Diocese of Hamilton.
2. The Mayor explained that Council will not be making any decisions at this evening's meeting. He noted that this meeting is meant to hear public input on the proposed official plan amendment and zoning by-law amendment.

The Mayor added that, tomorrow morning, all of the PowerPoint presentations from this evening's meeting will be posted on the Township website or copies can be picked up at the Township.

The Mayor introduced Members of Council and staff members present. He introduced Bernie Hermsen of MHBC Planning Ltd., Township Planner, and Harry Niemi of R.J. Burnside and Associates, Township Engineer.

Nancy Shoemaker, Planning Consultant, Black Shoemaker Robinson and Donaldson, introduced the representatives from the applicant's project team including Dan Duszczyzyn, representing the Wellington Catholic District School Board and Vince Varga, representing the Roman Catholic Diocese of Hamilton.

The Clerk requested all persons in attendance clearly print their full name, address and postal code on the attendance sheet in the front foyer. She 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. She also advised that addresses listed on this sheet will be used only to circulate future notices about this matter to attendees.

The Clerk noted that Notice of Public Meeting was mailed to residents within 120m of the subject property and published in the Wellington Advertiser on December 20, 2013. The Notice was also published on the Township website on December 23, 2013.

The Mayor called upon the Township Planner to explain the proposed official plan amendment and zoning by-law amendment.

Mr. Bernie Hermsen, Township Planner, MHBC Planning Ltd., explained that tonight's meeting is a joint public meeting that considers amendments to County Official Plan and Township Zoning Bylaw. Mr. Hermsen introduced Mark Paoli from the County of Wellington Planning Department who was in attendance on behalf of the County.

Mr. Hermsen gave an overview of the subject lands by presenting a map that outlined the locations of Rockmosa Park land, Diocese land, Mrs. Bonner's land, and six residential lots on Wellington Road 27/Main Street, included within the applications.

Mr. Hermsen outlined the purposes of the application, which are to expand Rockmosa Park, to relocate existing lands designated for residential use, to facilitate the development of a new WCDSB school and church, and to create a reasonable boundary adjustment to Rockwood.

Mr. Hermsen gave an overview of two preliminary concepts, including Concept A which was outlined in the Planning Report. Mr. Hermsen also introduced a second concept, Concept B, which had recently evolved. He noted that Concept

B proposes that the school and church be built on the Diocese land with a direct entry from Wellington Road 27. Mr. Hermsen noted that should Concept B proceed, the school and church could proceed in a timelier manner, noting that building an access road would no longer be required.

Mr. Hermsen noted that the Official Plan Amendment application for this proposal would expand the urban boundary of Rockwood. He indicated that the County Official Plan was recently amended to include the Rockwood Fire Hall and the Ontario Provincial Police building, located at the north end of Rockwood within the urban boundary of Rockwood. Mr. Hermsen indicated that the subject application would also restrict the park lands as recreational, as an extension of Rockmosa Park. He noted that the lands identified for future residential development have been previously designated and included within the growth projections for the Township for 2031. Mr. Hermsen noted that the proposed residential lands will have a holding provision until detailed subdivision plans and engineering plans are submitted. He indicated that the zoning for the displaced residential plans would change from agricultural to an R1 zoning and noted that frontage would conform to R1 zoning requirements.

Mr. Hermsen outlined the Provincial and County planning policies and legislation that impact the consideration for an urban boundary change. Mr. Hermsen reviewed how the Township would be meeting the requirements under the Places to Grow Act, the Provincial Policy Statement and the County Official Plan.

Mr. Hermsen reviewed the Minimum Distance Separation (MDS) considerations for this application. He noted that the original application did not include the Diocese lands but this has since changed so that there is a logical boundary for the village without a "hole in the donut."

Mr. Hermsen mentioned that there were no concerns from Grand River Conservation Authority or Township Departments. He indicated that the Township has had ongoing meetings with the Province about this matter and that the Township and County will be notified of any Provincial concerns, if any, once the County has passed the Official Plan Amendment. Mr. Hermsen summarized two concerns from residents who previously submitted their concerns in writing, including concern over speed limits on Wellington Road 27/Main Street and the municipal drain culvert and flooding.

The Mayor called upon the agent for the applicant to give an explanation of the proposal.

Ms. Nancy Shoemaker explained that the Wellington Catholic School Board has received a funding agreement from the Province and that the school is intended to open in the fall of 2015. She noted the School Board hopes that construction could begin in July 2014. Ms. Shoemaker described the proposed school as being 30,000 to 35,000 square feet, two levels, Kindergarten to Grade 8, 268 students, operating on a typical school year calendar with 4-6 buses daily. She

noted that Option A would have provided a good opportunity to share recreational facilities within the Township but indicated that, after public consultation, the original plan to build on the Diocese land with Option B would be the best option. She noted that the Option B site would still be close to Rockmosa Park with opportunities for shared facilities with connected walkways.

The Mayor called upon those who wish to comment on the proposed zoning by-law amendment. He asked that those wishing to speak line up behind the microphone in the centre of the room.

Mr. Mike Nagy, resident, asked what the percentage of Class 1-3 agricultural was applicable to the lands within the application. Mr. Nagy asked about whether a community safety zone would be considered for the area. Mr. Nagy asked whether the density of the residential development would meet the Places to Grow Act. Mr. Nagy asked what would be the implications for the existing Sacred Heart Catholic Church building. Mr. Nagy noted that an opportunity was lost to build two schools under one roof, saving money, farmland and infrastructure dollars. Mr. Nagy inquired about lighting and design standard impacts. Mr. Nagy noted that the community would benefit from a refrigerated ice pad at Rockmosa Park. Mr. Nagy asked whether this application would set a precedent for future boundary adjustments for Rockwood. He also noted his support for an ice pad on the expanded Rockmosa lands.

Mr. Hermsen responded that the land parcel consists of 14% Class 2 agricultural, 40% Class 3 agricultural and 46% Class 4-6 agricultural. Mr. Hermsen responded that a full traffic study would be considered in the future. Mr. Hermsen responded that the County Plan was amended to implement the Places to Grow Act and that the density objective would be 40 persons per hectare for the green field site.

Mr. Varga responded that the Diocese bought the subject property in the 1970s for potential development of a new facility. Mr. Varga explained that the Diocese values heritage buildings and will consider the heritage value of the current Sacred Heart Catholic Church.

Mr. Hermsen responded that a lighting plan to contain lighting within the property would be explored during the site plan stage. With regard to setting precedent, Mr. Hermsen responded that development would have full municipal sewer and water services, noting that the Township has an agreement with the City of Guelph for sewage treatment. He indicated that residential growth in Rockwood is restricted due to sewage capacity, noting that there is a cap on capacity after the lands currently designated for residential development have been built out.

Mr. Peter Gabriel, resident, asked whether there were any representatives from the Bonner property present at the meeting. Mr. Gabriel inquired whether the Province could terminate this deal.

Mayor White responded that he met with the Minister of Infrastructure and that the application supports good community planning. He indicated that he hoped that the Province would support this application.

Mr. Gabriel asked what concept plan poses the least service cost to the school and Church.

Mr. Vince Varga responded that Option B poses less service cost to the proposed school and church in comparison to Option A.

Mr. Gabriel asked for clarification on the ownership of the Diocese property, raising a question as to whether Sacred Heart Church pays the property taxes.

Mr. Vince Varga explained that the registered owner of the property is the Diocese of Hamilton.

Mr. Gabriel asked about who would develop the residential lands on Mrs. Bonner's current property.

Mayor White responded that it is now too premature to know, noting that the property owner could sell to a developer.

Mr. Gabriel asked about the number of new lots that still exist in Rockwood.

Mayor White noted that there are currently approximately 600 lots identified for residential development in the urban boundary of Rockwood, including the Harris lands, Drexler lands and the Bonner lands.

Mr. Hermsen added that when the County did an inventory, there were 162 possible residences identified on the Bonner lands.

Mr. Gabriel inquired about the railway line adjacent to Rockmosa Park and expressed concern about safety.

Mayor White responded that the Township would put up safety fencing for any expanded park lands.

Mr. Gabriel asked Mr. Nagy why he inquired about what happens to the existing Church when not a member of the Sacred Heart Church.

Mr. Nagy responded that he is interested in the heritage and architectural value of the building to the community of Rockwood.

Ms. Rebecca Ring, resident, asked what the plan would be for the area behind her property, located along Main Street North.

Mr. Hermsen responded that the land would be subject to a subdivision application and potentially could be subdivided into a number of lots.

Ms. Ring noted concern about the impacts to existing wildlife corridors and woodlands. She asked whether there would be any retention of existing trees.

Mr. Hermsen noted that at the complete application stage tree retention options would be considered once the subdivision plans and site plan were submitted.

Ms. Sherol Steinberg, resident, noted her support for the park expansion. Ms. Steinberg explained that Rockwood has a great community spirit and the parks and recreation capacity is not capable of meeting the current needs. Ms. Steinberg commended the Parks and Recreation Department on work on the parks and fields in recent years.

Ms. Ring noted her support for an outdoor ice pad.

Mr. Graham Smith, resident, noted the benefits of an expanded recreation area. Mr. Smith added that if we missed this opportunity there would be regret.

Mr. Paul Holman, resident, inquired about where road access to the future subdivision would be in relation to the property at 5156 County Road 27. Mr. Holman noted that the existing drainage ditch reaches capacity in the spring and expressed concern over building a road in that area.

Mr. Harry Niemi, Township Engineer, responded that preliminary modelling suggests that 30 meters of frontage would accommodate both a road and a ditch. Mr. Niemi noted that the space exists to accommodate water to 100 year flood levels. Mr. Niemi noted the size of the existing culvert under Wellington Road 27 and indicated that he expects that modification to the culvert will be required.

Mr. Holman noted the number of trees in the area and expressed desire for their retention.

Mayor White noted that there will be a plan to retain trees, where possible.

Councillor Breen noted that the purpose of modern development is to not worsen existing conditions in regards to drainage.

Mr. Niemi explained that the existing culvert has a 1 to 2 year capacity. He recommends that a 1 to 25 year capacity be a next step.

Ms. Shoemaker noted that storm water from the proposed school site will be managed on-site with a storm water management pond. She noted that landscaping will be present and fencing will be investigated.

Mr. Hermsen noted that housing for the proposed residential area would be mixed consisting likely of single units, semi-detached units and a few townhouses.

Mr. Greg Dales, resident, explained that his property is across the road from the where the ditch is currently located. Mr. Dales noted concern that his property would become a holding pond.

Mr. John Benham expressed concern over how drainage will be managed and stressed that residents in the area should be consulted. Mr. Benham also noted that the light on the sign at the Rockwood Fire Station causes more light pollution than the lights at the OPP station, which point downward. Mr. Benham suggested thought be put into light orientation at the proposed school site.

Mayor White noted that the Township has a policy in place to limit light pollution from development and that the Township will look into the lighting concerns at the Fire Hall as well as communicate with the OPP about the brightness of their sign.

Mr. Bruce Alexander, resident, noted his support for expanding the Rockmosa Park and stressed that more parking spaces will be required.

Mayor White indicated that additional parking would need to be developed to prevent parking on the road.

Mr. Ian MacDonald inquired about the data used in the Planning Reports for both the proposed Separate School and the recently approved Public School. He indicated that he sees inconsistent data for the agricultural land classes.

Mr. Hermsen explained that the Canada Land Inventory is a general mapping system. Mr. Hermsen then explained that the Ecologistics data gives a more detailed analysis, which is specific to the subject lands and formed part of this particular application.

Mr. MacDonald noted general concerns around expanding the urban boundary, the future growth of Rockwood and data that appears to be inconsistent. Mr. MacDonald also inquired why the proposed Separate school is not proposed in the south end of Rockwood.

Councillor Breen indicated that the future growth discussed within this application is referring only to the lands that have already been identified for growth within the existing urban boundary.

Mr. Dan Duszczyszyn, representative of Wellington Catholic District School Board, indicated that the School Board completed a business case and the demographics show that currently 125 kids are being bussed to Separate schools in Guelph. Mr. Duszczyszyn indicated that there is no other land in

Rockwood and that the desire is to have the school in close proximity to the Church.

Ms. Andrea Robertson, resident, expressed concern about traffic on Main Street North and inquired about sidewalks.

Mayor White noted that sidewalks and foot traffic will be explored at the site plan stage.

Councillor Scott noted that Main Street North is a County Road and that County would be responsible for sidewalks. Councillor Scott also noted the importance of getting people off the Main Street through the development of a possible path.

Councillor Breen noted that the long term solution will be inner roads and that safety solutions for transportation are important.

Mr. Scott Cameron, resident, inquired about next steps in the process and what concept would be approved.

Mayor White explained that tonight's meeting is address the amendments to the County's Official Plan and the Township's Zoning By-law.

Mr. Cameron asked what specifically changed the concept between December 16, 2013 and now.

Mayor White indicated that the Option B was now being considered for the application.

Mr. Cameron inquired whether it was too early to discuss what will happen to the piece of land that forms an L shape behind the residences on Main Street North.

Mayor White noted that the development of that area will depend on what the developer proposes sometime in the future.

Council Breen inquired whether a road is Mr. Cameron's least favoured option.

Mr. Cameron indicated that a road is the least desirable option.

Mr. Rob Jordan, resident, asked whether there is currently a developer pursuing Mrs. Bonner's lands.

Mayor White noted the privacy of any discussions between the landowner and a developer.

Mr. Jordan indicated that a fence between the proposed school and private property would be desired.

3. The Mayor concluded that meeting at 8:58 p.m. He advised that Council will consider all the matters placed before it prior to reaching a decision. Mayor White asked that anyone with written submissions, to please file them with the Clerk to form part of the Township's records.

Chris White, Mayor

Meaghen Reid, Clerk