

Corporation of the Township of Guelph/Eramosa

Public Meeting

MINUTES

Monday, March 19, 2018

7:10 p.m.

Guelph/Eramosa Township Municipal Building

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

Present from Staff: CAO Ian Roger, Director of Public Works Harry Niemi, Director of Parks and Recreation Robin Milne, Director of Finance Linda Cheyne, Chief Building Official Dan Sharina, Clerk/Director of Legislative Services Meaghen Reid and Deputy Clerk Amanda Knight.

1. The Mayor called the meeting to order at 7:15 p.m.
2. Planning Report 18/19 re: Zoning By-law Amendment 01/18 – Township of Guelph/Eramosa Source Protection Screening Areas, All of the Lands in the Township of Guelph/Eramosa
3. The Mayor announced that this is a Public Meeting to hear comments from the public and agencies and to give consideration to the Zoning By-law Amendment 01/18.
4. The Clerk requested that all persons in attendance for the public meeting to please clearly print their full name, address and postal code on the attendance sheet located on the table beside the entrance to Council Chambers. 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 indicated that addresses listed on this sheet will be used to circulate future notices about this matter to attendees.

The Clerk advised that notice of this public meeting was published in the Wellington Advertiser on February 8, 2018. She also noted that the Notice of Public Meeting was posted to the Township website on February 8, 2018.

5. The Mayor called upon Ms. Rachel Martin, MHBC Planning, Township Planner, and Kyle Davis, Risk Management Official to review the planning report.

Ms. Rachel Martin, MHBC Planning, Township Planner, provided a PowerPoint presentation on the Zoning By-law Amendment Application. Ms. Martin indicated that the subject lands are all the lands within the Township of Guelph/Eramosa. Ms. Martin indicated that the proposed zoning by-law amendment is to replace the existing wellhead protection regulations found in Section 4.18 of Zoning By-

law 40/2016, and to add to Zoning By-law 34-95, regulations that implement the new Source Water Protection policies of the Official Plan. Ms. Martin reviewed the agency and public comments and presented the recommendation.

6. The Mayor requested to hear from those in support of the amendment.

Stephanie De Grandis, resident, discussed the need for clarification with respect to water quality and quantity mapping. Ms. De Grandis expressed her dissatisfaction with respect to the Provincial emphasis on water quality and she discussed the need for a link between both quality and quantity.

Kyle Davis, Township of Guelph/Eramosa Risk Management Official, discussed the modeling used to develop the mapping. He noted other regions within the Province that are currently looking at using water quality and quantity within their updated mapping. He indicated that there may be future funding to update mapping based on the Tier 3 results.

8. The Mayor requested to hear from those opposed to the amendment.

Gordon Thompson, resident, expressed his concern about not being personally notified of this meeting. Mr. Thompson also requested information regarding the direct affect his property and his farming operation.

Kyle Davis reviewed the screening areas identified within the map and offered to speak directly with Mr. Thompson about how this Zoning By-law Amendment will affect his specific property.

Mr. Thompson questioned if the municipality would be providing any financial relief for the decrease of property values as a result of this amendment.

Mayor White indicated that there would be no financial relief from the municipality, as this is a provincially-mandated requirement and suggested that Mr. Thompson contact the Province of Ontario about any such funding.

Kay Storey, resident, indicated that this process is much less expensive than having to develop a source water protection plan. She discussed her experience with developing such plans and her involvement with this matter at the Ontario Federation of Agriculture (OFA) level.

Mr. Thompson expressed his concern about further restrictions on his property.

9. The Mayor asked if there were questions from Members of Council.

Councillor Mark Bouwmeester requested clarification regarding the process when someone applies for a building permit if the property is located within the source water screening zone.

Kyle Davis explained the process, indicating that the applicant would be responsible for filing out a specific form at the time of application, which would then be reviewed by risk management staff based on the information included within the form.

Councillor Bouwmeester requested clarification regarding the approach for properties that are identified in the source water screening zones but are not applying for building permits.

Mr. Davis explained that there are programs such as the septic inspection program that are not triggered by building permit applications and it will be the responsibility of the Risk Management Official to review these properties and determine if a risk management plan is required.

Councillor Bouwmeester questioned what a risk management plan includes and how it is enforced.

Mr. Davis indicated that an educational approach is preferred in order to work with the property owner to develop and implement a plan surrounding such things as chemical storage and secondary containment.

Councillor Corey Woods asked what the City of Guelph is doing to contribute to this process in light of the wells within the Township, which are relied upon by the City of Guelph.

Mr. Davis indicated that there are ongoing conversations with the City of Guelph. Mr. Davis also indicated that a Public Community Liaison Group has been established with regard to Tier 3 well heads.

Mayor White indicated that the priority for water taking goes to the urban areas but wondered who decides where a new well is to be located.

Mr. Davis noted that this would be a decision of the Province.

Councillor Louise Marshall noted that Eden Mills is located within the red zone on the mapping and questioned if those residents will still be able to have minor alterations, such as a deck.

Mr. Davis explained that decks are exempt.

10. The Mayor concluded the meeting at 8:00 p.m. He advised that Council will consider all the matters placed before it prior to reaching a decision.
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Chris White, Mayor

Meaghen Reid, Clerk