

**Corporation of the Township of Guelph/Eramosa**

**Public Meeting under the Planning Act**

**MINUTES**

Monday, November 12, 2007

7:00 p.m.

Guelph/Eramosa Township Municipal Building

Present: Mayor Chris White, Councillors Doug Breen, John Scott and Reta Moyer.

Absent: Councillor Roger Knapp

Present from Staff: Clerk/CAO Janice Sheppard and Deputy Clerk Meaghen Reid.

1. The Mayor called the meeting to order at 7:00 p.m.
2. Township Zoning By-law 57/1999 Amendment Application, Related County Application: Draft Plan of Subdivision (23T-06002) 'Usher Creek Subdivision,' Wellington Road 86, Part of Lot 18, Concession 4, Former Township of Pilkington

Applicant: 2081862 Ontario Limited, Ashton Ridge Homes

Present: Linda Van Norman, Brian Van Norman, Larry Golds, Ron Saward, Ray Ussher, Chris Sims, Brian Kurtz, Sarah Wilhelm, Ron Brohman, R. Laird, C. Thum, John Wilson, Mary Wilson, Emily Wilson, Kevin Jans, Mark Bartlett, Lorna Follick, Daniella Zadro and Walter Zadro.

The Mayor announced that this is a Public Meeting under the *Planning Act* to hear comments from the public and to give consideration to the above noted proposal.

The Mayor requested all persons in attendance clearly print their full name, address and postal code on the attendance sheet being circulated.

The Clerk/CAO advised that the Notice of Public Meeting was mailed to residents within 120 metres of the property on Tuesday, October 16, 2007 and published in the Wellington Advertiser on Friday, October 26, 2007.

The Township Planner, Bernie Hermsen, MHBC Planning Limited – Township Planner discussed the zoning by-law amendment and draft plan of subdivision application with the assistance of a power point presentation. He discussed the location of the subject lands, the low density of the existing and proposed residential development, the current zoning of the subject lands, the proposed hazard zoning and the inclusion of the flood plain. The Township Planning also discussed lot sizes, the extension of Ariss Glen Drive, tree buffers, the existing Pilkington Street and its extension as a second means of access to the subject lands.

The Planner advised that the R. J. Burnside and Associates, Township Engineer, provided comments with concerns, which have been addressed. The Planner advised that the Public Works Department provided comments with concerns, which have been addressed. The Planner advised that the Conservation Authority provided comments, which stated that they had no objection to the application and did not object to the relocation of the municipal drain. The Planner advised that the school board had provided comments, which stated that they had no concerns. The County of Wellington Planning Department provided comments, which stated that they had no concerns with the application regarding the County Official Plan.

The Township Planner discussed parkland versus cash-in-lieu and the relocation of the municipal drain and the use of private services.

The agent for the applicant, Astrid Clos, addressed the extension of Ariss Glen Drive, the existing location of the municipal drain and the location for the relocated drain. Ms. Clos also addressed the location of the property within the hamlet of Ariss and the frontage of the lots within the application. Ms. Clos also discussed the various studies satisfying agency comments, stormwater management, enhancements to the municipal drain and the preference of the developer to provide cash-in-lieu rather than parkland.

The Mayor inquired if there were any persons present who wished to make an oral or written submission in support of the application. No one spoke in support of the application.

The Mayor then inquired if there were any persons present who wished to make oral or written submissions or ask questions objecting to the application.

Mr. Larry Golds, resident, discussed concerns with respect to the extension of Pilkington Street being narrower than Ariss Glen Drive and inquired about a three way stop.

The Township Planner noted the existing narrower right of way on Pilkington Street and stated that there would have to be a stop on Pilkington Street, possibly a three way stop.

Mrs. Linda Van Norman, resident, discussed concerns with respect to increased traffic flows at Pilkington Street, the lack of water restriction in the area, the potential for wells to run dry and the sulphur smell coming from her well currently. She also discussed the lack of policing of traffic in the area.

The Township Engineer noted that Ariss Glen Drive would not be extended to County Road 86. The Township Planner discussed the potential for traffic calming in the area. The Township Engineer discussed the hydro-geological studies done on the subject land and the findings limited impact on current groundwater. He discussed that a requirement could be included within the draft plan of subdivision for the developer to monitor water and well levels and the requirement that the developer pay for damage as a result of development. He

The Township Engineer indicated that grading would be addressed at a later date. The Township Planner indicated that the physical construction of the asphalt within the temporary turning circle will need to be addressed.

Mr. Brian Van Norman, resident, discussed the condition of Ariss Glen Drive at the present time and its inability to stand up to increased truck traffic.

The Township Planner indicated that road damage would be addressed within the subdivision agreement.

Mr. Kevin Jans, resident, inquired as to whether there would be culverts and new paving on the existing streets.

Mr. Chris Sims responded that the roads are paved and maintained by the Township. He noted that the developer would pay for any damage caused as a result of development but that the Township repairs and maintains the roads.

Mr. Bob Laird, resident, discussed the young children in the area and traffic concerns with respect to school buses and cars speeding along the road. He also discussed concerns regarding construction traffic, currently contaminated well water and concern about his sump pump having to run every 20 minutes.

Mr. Chris Sims stated that the water quality has been tested and there were some recommendations for improvement.

Mr. Laird discussed water lying on the south side of County Road 51 and swales that have not been addressed by the Public Works Department. He noted that he had called the Township a number of times.

Mr. Brian Van Norman discussed concerns with respect to the drain behind lots 10, 11 and 12 and that they are supposed to drain into a catch basin.

Mrs. Linda Van Norman noted that two sump pumps were required to build Mr. Laird's house.

Mr. Walter Zadro discussed the current elevation of the road and inquired as to whether top soil would be brought in to even out the road.

Mr. Sims indicated that the road elevation would be raised but that it would match the property line. He discussed the history of the municipal drain in Ariss.

Mr. Brian Van Norman questioned the change in grade and what would happen to houses bordering the large swale.

Mr. Sims indicated that in order to determine that he would need the final grading plan.

Mr. Brohman discussed the sharp bend at the end of Pilkington street.

discussed that water conservation features could be included within the new homes.

Mr. Chris Sims of Gamsby and Mannerow, consultant for the applicant, noted that this issue would be negotiated within the draft plan of subdivision.

Mrs. Linda Van Norman discussed concern about West Nile Virus related to ditches in the area.

The Mayor indicated that West Nile is addressed through the public health unit.

Mr. Walter Zadro, resident, inquired as to the depth at which water was tested within the studies.

Mr. Sims stated that the tests were conducted at 110 feet at one well and that another well was used to observe. He noted that the study pumped for 8 hours when all houses pumped at the same time and that 90% of 3.5 m of water was recovered in 10 minutes.

Mr. Mark Bartlett, resident, inquired about the time of year the studies were conducted on the groundwater in Ariss.

Mr. Chris Sims stated that the pump tests were conducted in June, when it was fairly dry during that time of year.

Mrs. Linda Van Norman inquired about the depth of the pipe in the well and noted that older homes have shallower wells.

Mr. Sims stated that the individual who completed the hydrogeological testing would be able to answer that question.

Mr. John Wilson, resident, inquired as to whether Pilkington Street was wide enough to handle increased traffic.

The Township Planner noted that there are roads of the same width in the Township, although some road right of ways are wider.

Mr. Brohman, resident, questioned why the unopened road allowance would not be used to connect to County Road 86 or Fourth Line.

Ms. Clos responded that the County does not want the subject property to have access onto the County Road.

Mr. Larry Golds noted that some properties in the area have access onto the County Road.

The Township Planner noted that properties with frontages facing onto the County Road would have access.

Mrs. Linda Van Norman discussed concerns regarding grading and culverts in front yards and the existing temporary turning circle.

Councillor Moyer inquired about the damage for increased traffic. Mr. Sims indicated that this would be a public road allowance, maintained by the Township.

Councillor Moyer inquired about the boulevards on either side of the road. Mr. Burns, Township Engineer, discussed the width of the road and the area beyond the shoulder.

Councillor Scott inquired about the parkland development within this application. The Mayor indicated that if the Township were to accept cash-in-lieu for the parkland that the funds would remain within the Parks and Recreation Department budget.

Mr. Laird, Mr. James and Mrs. Van Norman indicated that they would like to have the parkland within this development rather than cash-in-lieu.

Councillor Scott discussed the thickness of the asphalt and whether it was substandard for utilization.

The Township Engineer noted that a condition could be included within the subdivision agreement quantifying the road condition.

Mr. Laird stated that the road is tar and gravel and in need of repair.

The Mayor discussed the infrastructure deficit and the roads needs plan, which deals with roads in a priority manner in order to balance with taxes.

Councillor Scott questioned whether the drainage would result in standing water. Mr. Burns, Township Engineer, indicated that the system would be constructed to Township standards and that relocation of the drain would not alter upstream or downstream.

Councillor Breen inquired as to whether this development would help the overall drainage. Mr. Burns, Township Engineer, indicated that it would convey rainwater better than before but it may not help drop the water table.

Mr. Brohman asked who was responsible for maintaining the drain. The Clerk responded that the drain, according to the Act, would be rated according to the original drainage report and that the percentage would not change. Mr. Sims noted that it would depend on how to build the drain, whether the Township or the developer would do this and whether the assessment would be updated.

Mr. Golds asked about school buses for the new development. Councillor Breen indicated that the school buses would be under the jurisdiction of the school board.

3. The Mayor advised that the Public Meeting is now concluded at 8:35p.m.

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Chris White, Mayor

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Janice Sheppard, Clerk/CAO