

TOWNSHIP OF WELLESLEY

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November 7, 2011

COUNCIL MEETING MINUTES

Present: Mayor, Ross Kelterborn,
Council –Jim Olender, Herb Neher, Paul Hergott
Staff - Grace Kosch, Acting Clerk
- Will Mclaughlin, Executive Director Operations
- Diane Lorbetski, Director of Finance & Administration
- Brad Voisin, Director of Facilities
- Sarah Peck, Junior Planner

Absent: Shelley Wagner

The regular meeting of the Township of Wellesley was held at the Council Chambers in Crosshill at 6:45 P.M. on November 7, 2011 with all members in attendance except Councillor Wagner. The Council meeting opened with Grace Kosch leading in prayer and Mayor Kelterborn was in the chair.

Minutes of the Previous Meeting:

257 Moved by: Jim Olender – Seconded by: Paul Hergott
That the minutes of the Regular Council Meeting of October 18, 2011 at the Crosshill Council Chambers be adopted as presented. Carried

Petitions: None

258 Moved by: Herb Neher – Seconded by: Jim Olender
That the Council meeting adjourn in order to hold a public meeting in the matter of Zoning By-law Amendment 04/11 & Official Plan Amendment 01/11 re: 3639 Nafziger Road, Wellesley. Carried

Public Meeting: Zoning By-law Amendment 04/11 & Official Plan Amendment 01/11
3639 Nafziger Rd., Township of Wellesley

Grace Kosch/Acting Clerk advised the method of advertising, as required by the Planning Act, public notice for this meeting on November 7, 2011 was provided by posting a notice on the subject property on October 6, 2011; mailing public notifications to neighbouring properties within 120 m and to applicable agencies on October 6, 2011; and posting the notification in the Elmira Independent on October 14, 2011.

Mayor Kelterborn advised if any members in attendance would like a Notice of the Passage of the By-law, please complete the sign-in sheet.

Sarah Peck, Junior Planner brought forth the report. See Appendix “A”.
See File No. P. & D. 125/11 for report details.

Mayor Kelterborn asked if there are any persons in opposition to this application. No one came forward.

Mayor Kelterborn asked if there are any questions from Council. No questions were tabled.

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Mayor Kelterborn asked if there are any persons in support of this application, other than the applicant. No one came forward.

Mayor Kelterborn asked if the applicant would like to speak to this application. No one came forward.

Mr. Hosea, 3574 Nafziger Rd., Wellesley questioned if the applicant is planning to make it a single family residence as was advertised in the paper and who will be maintaining the outside grounds, the owner or the tenant? Sarah Peck, Junior Planner responded to the single family residence issue and Mr. Hunke responded that the owner will be looking after lawn and leaf care.

259 Moved by: Herb Neher – Seconded by: Jim Olender

That the public meeting in the matter of a Zoning By-law Amendment 04/11 & Official Plan Amendment 01/11 re: 3639 Nafziger Road, Wellesley does now adjourn and the Regular Council Meeting resume. Carried

P. & D. 125/11 – Zoning By-law Amendment 04/11 & Official Plan Amendment 01/11 re: 3639 Nafziger Rd.

260 Moved by: Paul Hergott – Seconded by: Herb Neher

That the Council of the Township of Wellesley accept this planning report and comments;

And further that the Council of the Township of Wellesley authorize the preparation of a By-law for ZBA 03/11 & OPA 01/11, subject to the following condition(s):

1. That the owner/applicant dedicate to the Region of Waterloo a 7.62 metre daylighting triangle at the intersection of Nafziger Road (Regional Road No. 5) and Doering Street to the satisfaction of the Region of Waterloo;
2. That the owner/applicant remove visual obstructions from the daylighting triangle to be dedicated to the Region of Waterloo, to the satisfaction of the Region of Waterloo;
3. That the owner/applicant enter into an Encroachment Agreement with the Region of Waterloo if necessary, to the satisfaction of the Region of Waterloo;
4. That the owner/applicant provide the Township with a lot grading and drainage plan to the satisfaction of the Township of Wellesley and to the Region of Waterloo;
5. That the owner/applicant obtain an entrance permit from the Township Community Services Department for the proposed residential parking area, to the satisfaction of the Township of Wellesley;
6. That the owner/applicant construct the proposed residential parking area to Township standards, to the satisfaction of the Township of Wellesley, prior to the issuance of building permits.

And further that the Zoning By-law for ZBA 04/11 & OPA 01/11 shall include the following regulations:

- i) Off-street parking shall be provided in accordance with Section 4.30 of Zoning By-law 28/2006;
- ii) Parking space lot coverage shall not exceed 17% of the total lot area of the subject property. Carried

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Delegations:

Committee of the Whole:

- A Moved by: Jim Olender – Seconded by: Herb Neher
That the Council rise and go into a Committee of the Whole to receive reports and recommendations. Carried

Planning & Development:

Chairperson: Jim Olender

- P. & D. 124/11 – Planning & Development Committee minutes from meeting held October 25th, 2011
- 261 Moved by: Paul Hergott – Seconded by: Ross Kelterborn
That the minutes of the Planning & Development Committee meeting held on October 25, 2011 at the Crosshill Council Chamber, be adopted as presented. Carried
- P. & D. 125/11 – Zoning By-law Amendment 04/11 & Official Plan Amendment 01/11 re: 3639 Nafziger Rd. – Dealt with earlier in the meeting (see above).
- P. & D. 126/11 – Minor Variance Application A8/11 re: 1300 Queen’s Bush Rd., Wellesley
- 262 Moved by: Herb Neher – Seconded by: Ross Kelterborn
That the Council of the Township of Wellesley accept the comments in this report and forward this report to the Committee of Adjustment for their consideration in the matter of application A8/11. Carried
- P. & D. 127/11 – Waste Water Unit Allocation
- 263 Moved by: Paul Hergott – Seconded by: Herb Neher
That the Council of the Township of Wellesley accept this Planning Report for information.

And further that the Council of the Township of Wellesley approve the following allocation of individual residential waste water connections for the following situations:

Name	Number of Proposed Units	PPU
Robert Hunke (3639 Nafziger Rd.)	1	1 x 3.34 = 3.34 ppu
TOTAL	= 1	=3.34 ppu

Carried

Mayor Kelterborn declared a conflict of interest.

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- P. & D. 128/11 – Maple Leaf Journal Reproduction and Sale
264 Moved by: Ross Kelterborn – Seconded by: Herb Neher
That the Council of the Township of Wellesley maintain control over the production and sales of the Maple Leaf Journal CD-ROM with capital costs to be covered by funds from the Koehler Estate account and proceeds to be donated to the WTHHS and deposited into the Koehler Estate account. Carried
- P. & D. 128/11 – Certificate of Occupancy – For information
CO-56-11 re: Ivan M. Martin, 4065 Lawson Line, RR#3 Wallenstein
CO-57-11 re: Simeon Sherk, 4336 Boomer Line, RR#1 St. Clements
CO-58-11 re: Amos M. Hoover, 3875 Lawson Line, RR#3 Wallenstein
CO-59-11 re: Abner W. Burkhart, 4263 Ament Line, RR#3 Wallenstein
CO-60-11 re: Amos L. Martin, 4066 Lobsinger Line / 2641 Moser
Young, RR#1 St. Clements
CO-61-11 re: Abraham B. Martin, 1459 Gerber Rd., RR#1 Wellesley
CO-62-11 re: Emerson M. Martin, 3325 Manser Rd., RR#1 Linwood
- P. & D. 130/11 – GRCA Application for Permission No. 548/11 re: 1149 Geddes St.,
Hawkesville, Township of Wellesley – For information

Road & Bridge; Property & Fire:

- Chairperson: Paul Hergott
- R. & B.; P. & F. 89/11 – Road & Bridge; Property & Fire Committee minutes from
meeting held October 25th, 2011
265 Moved by: Jim Olender – Seconded by: Ross Kelterborn
That the minutes of the Road & Bridge; Property & Fire Committee meeting held on
October 25, 2011 at the Crosshill Council Chamber, be adopted as presented. Carried
- R. & B.; P. & F. 90/11 – Lot Grading Release for Lots 23, 24, 62, 63, 64, 67, 68 & 90
Block 110, RP58M-380 – Mill Creek Meadows
266 Moved by: Herb Neher – Seconded by: Jim Olender
That the Council of the Township of Wellesley approve lot grading releases for Lots
23,24,62,63,64,67,68,90 & Block 110, RP 58M-380 – Mill Creek Meadows Subdivision.
Carried
- R. & B.; P. & F. 91/11 – Lot Grading Releases for Lots 35, 56, 69, 70, 71, 72, 73, 74, 75,
76, 77, 78, 102 & 103 RP58M-380 – Mill Creek Meadows
267 Moved by: Jim Olender – Seconded by: Ross Kelterborn
That the Council of the Township of Wellesley approve Lot Grading Releases for Lots
35, 56, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 102, 103 RP58M-380 Mill Creek Meadows
Subdivision. Carried

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- R. & B.; P. & F. 92/11 – Lot Grading Release for Municipal Number 5 Chapel St.,
Hawkesville
- 268 Moved by: Jim Olender – Seconded by: Ross Kelterborn
That the Council for the Township of Wellesley issue a lot grading release for Municipal
Number 5 Chapel Street, in Hawkesville. Carried
- R. & B.; P. & F. 93/11 – Lot Grading Releases for Lots 4, 5, 6, 7 & 12 Voisin Court, St.
Clements
- 269 Moved by: Herb Neher – Seconded by: Jim Olender
That the Council of the Township of Wellesley approve lot grading releases for Lots
4,5,6,7,12 Voisin Court St. Clements. Carried
- R. & B.; P. & F. 94/11 – Lot Grading Release for Lot 19 RP58M-476, Wellesley Village
Estates Phase IV
- 270 Moved by: Jim Olender – Seconded by: Herb Neher
That the Council of the Township of Wellesley approve lot grading release for Lot 19
RP 58M-476 in Phase IV of the Wellesley Village Estates Subdivision. Carried
- R. & B.; P. & F. 95/11 – Request for Support re: Rumble Strips on Moser-Young Rd.,
Township of Wellesley – NOTE & FILE

Mayor Kelterborn provided background of this issue. Council discussion ensued.

Administration/Finance:

- Chairperson: Ross Kelterborn
- Admin./Finance 85/11 – Administration & Finance Committee minutes from meeting
held October 25th, 2011
- 271 Moved by: Jim Olender – Seconded by: Paul Hergott
That the minutes of the Administration & Finance Committee meeting held on October
25, 2011 at the Crosshill Council Chamber, be adopted as presented. Carried
- Admin./Finance 86/11 – OGRA Welcomes Newly Appointed Ministers – For
information
- Admin./Finance 87/11 – Resolution from the Township of North Dumfries
– NOTE & FILE
- Admin./Finance 88/11 – 2012 Council & Committee Calendar – For discussion
- Council discussed the option to have limited meetings during July and August. Grace
Kosch, Acting Clerk to prepare a report of how area townships proceed during the
summer months for the November 15th, 2011 Council Meeting.

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Recreation:

Chairperson: Jim Olender

Recreation 53/11 – Recreation Committee minutes from meeting held October 25th, 2011

- 272 Moved by: Herb Neher – Seconded by: Paul Hergott
That the minutes of the Recreation Committee meeting held on October 25, 2011 at the Crosshill Council Chamber, be adopted as presented. Carried

Recreation 54/11 – Multi Use Sports Pad, Wellesley – First Steps – For information

Brad Voisin, Director of Facilities will proceed in setting up a Committee. Regular progress report will be provided to Council.

Mayor Kelterborn asked for an update on the Wellesley soccer fields. Will McLaughlin, Executive Director Operations provided an update and proposed completion timelines.

Personnel: No report

Chairperson: Herb Neher

- B** Moved by: Paul Hergott - Seconded by: Herb Neher
That the Committee of the Whole rise and Council resume and report. Carried
- C** Moved by: Jim Olender - Seconded by: Herb Neher
That the report of the Committee of the Whole be adopted as set forth in the motions and actions detailed above. Carried

Accounts: No report

Unfinished Business: None

New Business: None

Other Reports:

Councillor Neher commented he did not get a notification regarding the Remembrance Day Ceremony in Linwood 2011.

Councillor Hergott provided Council with an overview of the EMO Exercise held at the Administration Office on October 27, 2011. Will McLaughlin, Executive Director Operations spoke of the excellent job done by Fire Chief Andrew Lillico in coordinating the exercise.

Grace Kosch, Acting Clerk provided Council with an update regarding the Township of Wellesley Business Directory, stating the final letters have been mailed to the business owners which will enable them to update their own information.

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Caucus:

- 273 Moved by: Paul Hergott – Seconded by: Jim Olender
That this portion of the meeting be closed to the public in order to consider the following:
X Section 239(2)(b) of the Municipal Act – personal matters about an identifiable individual, including municipal or local board employees;
X Section 239(2)(d) of the Municipal Act – labour relations or employee negotiations;
Carried
- 273 Moved by: Paul Hergott – Seconded by: Jim Olender
That the Council meeting resume and report. Carried
- Admin./Finance 89/11 - Section 239(2)(b) of the Municipal Act – personal matters about an identifiable individual, including municipal or local board employees
- 275 Moved by: Jim Olender – Seconded by: Herb Neher
That the Council of the Township of Wellesley approve the vacancy rebates as detailed in File No. CAUCUS Admin./Finance 89/11. Carried
- Admin./Finance 90/11 - Section 239(2)(b) of the Municipal Act – personal matters about an identifiable individual, including municipal or local board employees
- 276 Moved by: Paul Hergott – Seconded by: Herb Neher
That the Council of the Township of Wellesley write-off a total of \$42,909.22 in taxes as per Schedules A, B and C as detailed in File No. CAUCUS Admin./Finance 90/11. Carried
- Personnel 42/11 - Section 239(2)(d) of the Municipal Act – labour relations or employee negotiations – For information
- Personnel 43/11 - Section 239(2)(d) of the Municipal Act – labour relations or employee negotiations – For information
- Personnel 44/11 - Section 239(2)(d) of the Municipal Act – labour relations or employee negotiations – For discussion
- Council discussion ensued.

By-Laws:

- D Moved by: Jim Olender - Seconded by: Herb Neher
By-Law No.
37/2011 - Confirming be read a first and second time. Carried
- E Moved by: Paul Hergott - Seconded by: Jim Olender
That By-Law No. 37/2011 pass first and second readings. Carried

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F Moved by: Herb Neher - Seconded by: Jim Olender
 That By-Law No. 37/2011 be read a third time and passed and the Mayor and Clerk be authorized to sign and seal the By-Laws under the Corporate Seal. Carried

<u>Next Meetings:</u> Regular Council Meeting	November 15, 2011	6:45pm
Regular Committee Meeting	November 29, 2011	6:45pm
Regular Council Meeting	December 5, 2011	6:45pm

277 On a motion by Paul Hergott, the Council meeting adjourned.

Grace Kosch
Acting Clerk – Grace Kosch

Ross Kelterborn
Mayor – Ross Kelterborn