

**TOWNSHIP OF WOOLWICH  
COMMITTEE OF THE WHOLE MINUTES  
September 20, 2011**

The Committee of the Whole met in Closed Session at 5:00 p.m. in the Councillor's Office and in Regular Session at 6:00 p.m. in Council Chambers on the above date. Present: Mayor Cowan and Councillors Bauman, Bryant, Herteis and Poffenroth.

**DISCLOSURES OF PECUNIARY INTEREST**

None.

**RESOLUTIONS COMING FORWARD FROM CLOSED SESSION**

None.

**DELEGATIONS**

Richard Petherick, Director of Finance/Treasurer introduced Paul Dowber, Financial Analyst.

**E40-2011: Zone Change Application 5/2011 - Robert and Lisa Shuh**

*Robert Shuh*

Mr. Shuh addressed Council and spoke in opposition of the recommendation. Mr. Shuh clarified that his application was for three years and that the report recommends approval for one year which does not make sense economically for him. Mr. Shuh advised that the application was made to allow for a temporary residence due to security concerns on the property, which has since been resolved.

MOVED BY Councillor Bauman

SECONDED BY Mayor Cowan

THAT the Council of the Township of Woolwich hears the unregistered delegation of Ken Geisel.

...CARRIED

*Ken Geisel*

Mr. Geisel submitted correspondence dated August 20, 2011 outlining the reasons he opposes this application. He spoke at the meeting in support of his letter.

MOVED BY Councillor Bauman

SECONDED BY Councillor Herteis

THAT the Council of the Township of Woolwich approve Zone Change Application 5/2011 (Robert and Lisa Shuh) to amend the Agricultural (A) zoning by adding a site-specific provision through a Temporary Use, to permit a mobile home to be located on the property and function as the primary residence for a one year period, concerning a property described as German Company Part Lots 52, 68 and 69, Plan 58R-3333 Part 2, and located at 6515 Line 86, subject to the following:

1. That the amending By-law be in accordance with the proposed By-law attached as Appendix A to Report E40-2011;

Councillor Poffenroth moved a motion to include an amendment in the resolution that the Zone Change By-law come forward when it is requested by Mr. Shuh.

MOVED BY Councillor Poffenroth

SECONDED BY Mayor Cowan

THAT the Council of the Township of Woolwich approve Zone Change Application 5/2011 (Robert and Lisa Shuh) to amend the Agricultural (A) zoning by adding a site-specific provision through a Temporary Use, to permit a mobile home to be located on the property and function as the primary residence for a one year period, concerning a property described as German Company Part Lots 52, 68 and 69, Plan 58R-3333 Part 2, and located at 6515 Line 86, subject to the following:

1. That the amending By-law be in accordance with the proposed By-law attached as Appendix A to Report E40-2011;

AND FURTHER THAT the Zone Change By-law come forward at the time that Mr. Shuh requests it.

...CARRIED

E71-2011: Zone Change Application 6/2011 – 603048 BC Ltd. (Tubeline Manufacturing)

In response to inquiries raised by Council, Dan Kennaley, Director of Engineering and Planning Services referred to the revised draft Zoning By-law which was provided to Council and advised that there are regulations in place regarding the noise from back up beepers on equipment.

*Sam Head*

Mr. Head addressed Council on behalf of the applicant in support of the application and recommendation. In response to inquiries by Council, he noted that the operating hours of the business are 7:00 a.m. until 5:00 p.m. and there are no drill presses used at the operation. Mr. Head advised that there are approximately forty employees at the operation, and there will be opportunity for more employment as the operation expands.

Councillor Poffenroth asked if the By-law could be amended regarding operation hours to avoid excessive noise resulting from the operation. Mr. Kennaley noted that the existing By-law limits noise and advised that additional information on the particulars of this By-law will be provided for the Council meeting next week.

MOVED BY Councillor Herteis

SECONDED BY Councillor Bauman

THAT the Council of the Township of Woolwich approve Zone Change Application 6/2011 for 603048 BC Ltd. (Tubeline) concerning the property at 6455 Reid Woods Drive and described as German Company Tract Part Lots 112 and 113, more specifically described as 58R-12743 Parts 1 to 4, Township of Woolwich, to amend the existing site specific provisions to permit the fabrication of farm related equipment with accessory uses, including sales of associated parts and equipment repairs, subject to the following:

1. That the amending By-law be in accordance with the proposed By-law attached as Appendix 'C' to Report E71-2011;

...CARRIED

E73-2011: Zone Change Application 10/2010 – Robert Brubacher (Wellington Fertilizer)

In response to inquiries raised by Council, Mr. Kennaley advised that he will report back to Council regarding confirmation that all building permit fees are the same for both Agricultural and Industrial/Commercial areas.

Councillor Bauman asked if a letter of credit is obtained by the Township to ensure protection against concerns with dust, Mr. Kennaley advised that this option will be reviewed and further information will be provided at the Council meeting next week.

*Robert Brubacher, Wellington Fertilizer*

Mr. Brubacher addressed Council in support of the recommendation. In response to inquiries by Council, Mr. Brubacher advised that the unloading of trucks will be done by driving through the unloading zone, alleviating the concern of noise with back up beepers, and the need for trucks to back up across Sideroad 5.

MOVED BY Mayor Cowan

SECONDED BY Councillor Herteis

THAT the Council of the Township of Woolwich heard the unregistered delegation of Darren MacMillian.

*Darren MacMillian, adjacent property owner.*

Mr. MacMillian addressed Council and referred to correspondence previously provided to Council outlining his concerns with the application including noise, hours of operation, health concerns, visual impact and soil and groundwater contamination.

Councillor Bauman suggested that well monitoring be completed to have a benchmark should it be required in the future. Mr. Kennaley advised that staff will discuss the issue of well monitoring with the applicant's environmental consultant and can address these concerns at the Council meeting next week.

MOVED BY Councillor Bauman

SECONDED BY Councillor Poffenroth

THAT the Council of the Township of Woolwich approves Zone Change Application 10/2010 for Robert Brubacher (Wellington Fertilizer) concerning the property at 7021 Sideroad 5 West, to amend the Agricultural zoning with site specific regulations to permit a fertilizer operation as a Farm Related Use on approximately 0.7 ha., subject to:

1. the amending By-law be in accordance with the proposed By-law attached as Appendix 'C' to Report E73-2011;
2. prior to the passing of the amending by-law, the applicant enter into a site plan agreement, with the Township of Woolwich.

...CARRIED

**STAFF REPORTS****E72-2011: Zone Change Application 9/2011 – Joan Kron**

MOVED BY Councillor Bauman

SECONDED BY Councillor Poffenroth

THAT the Council of the Township of Woolwich hears the unregistered delegation of Karen Kron.

...CARRIED

*Karen Kron*

Mr. Kron addressed Council and spoke in support of the recommendation.

MOVED BY Mayor Cowan

SECONDED BY Councillor Poffenroth

THAT the Council of the Township of Woolwich approves Zone Change Application 9/2011 to amend the Agricultural (A) zoning by adding a site-specific provision through a Temporary Use to permit a mobile home (garden suite) for ten years for the property located at 299 St. Charles Street East, subject to the following:

1. That the amending By-law be in accordance with the proposed By-law attached as Appendix A to Report E72-2011;
2. That the By-law be deemed to conform to the Township Official Plan.

...CARRIED

**PLANNING PUBLIC – 7 P.M.**

Councillor Bryant read the following introduction:

*This meeting constitutes the formal public meeting required under Section 34 of the Planning Act. The meeting is for information purposes only and no decisions will be made at this time. The applications will be brought forward at a future meeting of the Committee of the Whole when staff has had an opportunity to review all submissions and prepare recommendations. All those in attendance will be given an opportunity to speak. Interested parties are invited to sign the appropriate sign up sheet in the lobby, if they wish further notification with respect to the applications. Individuals are requested to submit a written outline of any oral submissions made at the Public Meeting to the Township Clerk.*

**Zoning Amendment**

*If a person or public body that files an appeal of a decision of the Council of the Township of Woolwich in respect of the proposed zoning by-laws does not make oral submissions at a public meeting or make written submissions to the Council of the Township of Woolwich before the proposed zoning by-law amendments are passed:*

- a) *the person or public body is not entitled to appeal the decision of the Township of Woolwich to the Ontario Municipal Board; and*

- b) *the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.*

Councillor Bryant then declared the public meeting to be open and asked staff to review the applications.

E75-2011: Information Report Z/C 13/2011 – Benjamin Realty

Dan Kennaley, Director of Engineering and Planning Services introduced and summarized the report.

*Heather Demaiter , Benjamin Tree Farm*

Ms. Demaiter addressed Council in support of the application.

E76-2011: Information Report Z/C 14/2011 – Weide Lea Farms Ltd.

Dan Kennaley, Director of Engineering and Planning Services introduced and summarized the report. In reponse to an inquiry by Councillor Bauman, Mr. Kennaley confirmed that the application is for one property, however there are likely two addresses to reflect the two dwellings on the property.

*Katrina Von Hugo*

Ms. Von Hugo addressed Council and provided background information on the reasoning for the two dwellings on the property.

Since there was nothing further, Councillor Bryant declared the public meeting closed.

**CORRESPONDENCE**

None.

**OTHER BUSINESS**

None.

**OUTSTANDING ACTIVITY LIST, as of September 16, 2011**

None.

**GREEN AND PINK ITEMS, as of September 16, 2011**

None.

**PUBLIC NOTICE**

None.

**NOTICE REGARDING CLOSED MEETINGS**

None.

**ADJOURNMENT**

MOVED BY Councillor Poffenroth  
SECONDED BY Mayor Cowan  
THAT the meeting be adjourned.

...CARRIED

Submitted by,  
Bonnie Bryant  
Chair