

# CITY COUNCIL AGENDA



**DATE** March 25, 2008 – 7:00 p.m.

Please turn off or place on non-audible all cell phones, PDAs, Blackberrys and pagers during the meeting.

**O Canada**  
**Silent Prayer**  
**Disclosure of Pecuniary Interest**

## **CONFIRMATION OF MINUTES** (Councillor Hofland)

*"THAT the minutes of the Council Meeting held February 19, 25, March 3 and 4, 2008 and the minutes of the Council meeting held in Committee of the Whole on February 19 and 25, 2008 be confirmed as recorded and without being read."*

## **PRESENTATION**

- a) Guelph's New City Hall: "Looking To the Future"

## **DELEGATIONS** (Councillor Kovach)

*"THAT persons desiring to address Council be permitted to do so at this time."*  
(limited to a maximum of five minutes)

- a) Eric Smart on behalf of the Royal Canadian Legion with respect to the development of their land. (Clause 1 of the report of the Community Development & Environmental Services Committee)
- b) Wilson Street Parking Structure. (Clause 1 of the report of the Governance & Economic Development Committee): -
- Lloyd Longfield on behalf of the Guelph Chamber of Commerce
  - Craig Chamberlain on behalf of Guelph Non-Profit Housing

## **COMMITTEE OF THE WHOLE** (Councillor Laidlaw)

*"THAT Council now go into Committee of the Whole to consider reports and correspondence."*

## **REPORTS FROM COMMITTEES OF COUNCIL AND OTHER COMMITTEES**

- 
- a) **Community Development and Environmental Services Committee**  
"THAT the Third Report of the Community Development and Environmental Services Committee be received and adopted."
  - b) **Emergency Services, Community Services and Operations Committee**  
"THAT the Third Report of the Emergency Services, Community Services & Operations Committee be received and adopted."
  - c) **Governance and Economic Development Committee**  
"THAT the Third Report of the Governance and Economic Development Committee be received and adopted."

## **CONSENT AGENDA**

- a) **Reports from Administrative Staff**
- b) **Items for Direction of Council**
- c) **Items for Information of Council**

Resolution to adopt the Consent Agenda

*"THAT the balance of the March 25, 2008 Consent Agenda be adopted."*

Resolution – (Councillor Piper)

*"THAT the Committee rise with leave to sit again."*

Resolution – (Councillor Salisbury)

*"THAT the action taken in Committee of the Whole in considering reports and correspondence, be confirmed by this Council."*

## **SPECIAL RESOLUTIONS**

### **BY-LAWS**

Resolution – 1st & 2nd reading of By-laws (Councillor Wettstein)

Verbal Resolution – Council to into Committee of the Whole to consider the by-laws.

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**Note:**

When all by-laws have been considered, a member of Council should move **“THAT** *the Committee rise and report the by-laws passed in Committee without amendment (or as amended).*”

Resolution – 3rd reading of By-laws (Councillor Beard)

**QUESTIONS**

**MAYOR’S ANNOUNCEMENTS**

Please provide any announcements, to the Mayor in writing, by 12 noon on the day of the Council meeting.

**NOTICE OF MOTION**

**ADJOURNMENT**

Council Committee Room B  
February 19, 2008 5: 30 p.m.

**A meeting of Guelph City Council.**

Present: Mayor Farbridge, Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Piper, Salisbury and Wettstein

Absent: Councillor Laidlaw.

Staff Present: Mr. H. Loewig, Chief Administrative Officer; Dr. J. Laird, Director of Environmental Services; Ms. L.E. Payne, Director of Corporate Services/City Solicitor; Ms. T. Agnello, Deputy Clerk and Mrs. L.A. Giles, Director of Information Services/City Clerk

- 1. Moved by Councillor Kovach  
Seconded by Councillor Beard

THAT the Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to Section 239 (2) (e) and (g) of the Municipal Act, with respect to:

- Litigation or potential litigation;
- A matter in respect of which a Council, Board, Committee or other body may hold a closed meeting under another Act.

Carried

The meeting adjourned at 5:31 o'clock p.m.

.....  
Mayor

.....  
Clerk

Council Committee Room B  
February 19, 2008 5: 32 p.m.

**A meeting of Guelph City Council meeting in Committee of the Whole.**

Present: Mayor Farbridge, Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury and Wettstein

Mr. H. Loewig, Chief Administrative Officer; Dr. J. Laird, Director of Environmental Services; Ms. L.E. Payne, Director of Corporate Services/City Solicitor; Ms. T. Agnello, Deputy Clerk and Mrs. L.A. Giles, Director of Information Services/City Clerk

**DECLARATIONS UNDER MUNICIPAL CONFLICT OF INTEREST ACT**

There were no declarations of pecuniary interest.

Mr. H. Loewig  
Ms. L.E. Payne

- 1. Moved by Councillor Kovach  
Seconded by Councillor Burcher  
THAT direction be given to staff with respect to a governance matter in respect of which a meeting may be closed under another Act.

Carried

Mr. H. Loewig  
Ms. L.E. Payne

- 2. Moved by Councillor Kovach  
Seconded by Councillor Laidlaw  
THAT direction be given to staff with respect to a matter of litigation or potential litigation.

Carried

The meeting adjourned at 6:03 o'clock p.m.

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Mayor

.....  
Clerk

Council Chambers  
February 19, 2008

**Council reconvened in formal session at 7:00 p.m.**

Present: Mayor Farbridge, Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury and Wettstein

Staff Present: Mr. H. Loewig, Chief Administrative Officer; Mr. M. Amorosi, Director of Human Resources; Chief S. Armstrong, Director of Emergency Services; Mr. P. Cartwright, General Manager of Economic Development & Tourism; Dr. J. Laird, Director of Environmental Services; Mr. D. McCaughan, Director of Operations; Mr. R. MacKay, Acting Director of Community Services; Ms. L.E. Payne, Director of Corporate Services/City Solicitor; Mr. J. Riddell, Director of Community Design and Development Services; Mr. B. Stewart, Acting Director of Finance; Ms. A. Aram, Manager of Budget Services; Mr. B. Barr, Manager of Fleet Services; Mr. M. Cameron, Manager of Parklands and Greenways; Mr. B. Chapman, Manager of Traffic & Parking; Mr. B. Coutts, Manager of Court Services; Mr. G. Dupuis, Manager IT Services; Mr. R. French, Manager of Transit Services; Mr. R. Hagey, Financial Consultant – Operations & Environmental Services; Mr. M. Humble, Financial Consultant – Community Design & Development Services and Corporate Services; Mr. D. Kudo, Infrastructure Planning; Design & Construction Manager; Mr. S. Mattina, Manager of Road/Right of Ways; Ms. K. McCracken, Director of Guelph Museums; Ms. G. Nisbet, manager of Taxation & Revenue; Ms. M. Plaunt, Manager of Policy Planning & Urban Design; Mr. B. Poole, Chief Building Official; Ms. R. Prince, Manager of Financial Services; Mr. L. Quan, Deputy Fire Chief-Administration; Ms. T. Sinclair, Assistant City Solicitor; Ms. T. Sprigg, Senior Communications Officer; Ms. P. Tollett, Financial Consultant – Community Services & Emergency Services; Ms. S. Trerise, Senior Business Development Specialist/Tourism Sector; Ms. L. Warren, Administrator of Disability Services; Mr. D. Wyman,

Manager Solid Waste Resources; Mrs. L.A. Giles, Director of Information Services/City Clerk; and Ms. T. Agnello, Deputy City Clerk

Guelph Police Services: Ms. S. Morris, Director of Corporate Services; Mr. B. Eden, Deputy Chief

Guelph Public Library: Mr. N. McLeod, Chief Librarian & Chief Executive Officer

## **DECLARATIONS UNDER MUNICIPAL CONFLICT OF INTEREST ACT**

There was no declaration of pecuniary interest.

The Mayor advised that the purpose of the meeting was to deliberate the 2008 Tax Supported Operating Budget and the Tax Supported Capital Budget and the 2009-1017 Capital Forecast.

1. Moved by Councillor Billings

Seconded by Councillor Kovach

THAT persons wishing to address Council be permitted to do so at this time.

Carried

## **DELEGATIONS**

Paul Reeves was present on behalf of the Guelph Accessibility Advisory Committee and advised that additional curb ramps, audible pedestrian signals and mobility buses are needed. He also requested that a rubberized surface at Margaret Greene Park be installed. He requested that Council consider funding these additional enhancements.

Jane Cabral, was present on behalf of the Guelph Neighbourhood Support Coalition and provided information on the various funding received and the programs the neighbourhood groups provide to their communities. She requested an additional \$50,000 in funding for the neighbourhood groups be included in the 2008 operating budget and suggested that the funds are available due to the recent restructuring.

Rade Kovacevic was present and expressed concern with sidewalk snow removal. He advised that people with physical disabilities have difficulties getting around on the sidewalks. He suggested that the sidewalks outside of the downtown core are not cleared soon enough and that it is imperative that snow be removed from sidewalks in a timely manner. He expressed concern with the increase to the police budget. He requested that the police budget increase be removed and that the money be allocated to sidewalk snow plowing.

Nicole Freeborn requested that the budget be amended by reallocating the proposed police budget increase to social services. She suggested that there is a need for a youth shelter in the City and that it must be created immediately.

Joshua Gilbert was present and expressed concern with the increase of applications for affordable and social housing and the number of units being added to the City stock. He requested that the City provide additional

funding for affordable housing. He advised that he supports a 0% increase to the police budget and that the funds be allocated to affordable/social housing.

Yehuda Nestel was present and advised that he is an organizer of the Guelph Union of Tenants and Supporters and expressed concern with the funding for the Guelph Police Services in light of the surplus from last year. He also expressed concern with the purchase and use of tasers. He requested that Council not approve the 7% increase to the Police budget and divert the \$1.1 million to social service programs.

Matthew Soltys expressed concern with the proposed funding for the Guelph Police Services.

Councillor Laidlaw arrived at 7:38 p.m.

Zach O'Connor suggested that there is a drug problem in the city, which should be addressed through a harm protection initiative that includes providing condoms and making available clean needles and equipment for drug users. He suggested that the funding for a downtown police liaison should be reallocated to the provision of safe crack kits. He urged Council to not approve the increase to the police budget.

Gord Tosh was present on behalf of the County of Wellington. He expressed concern that the expansion package for land ambulance has not been recommended for approval. He provided information relating to the response times and advised that there is continuing pressure on the service due to the increase of calls. He expressed concern that the response time to parts of the County have twice the recommended response time. He requested that the City fund additional ambulance service.

Terry O'Connor, President of the Guelph & District Labour Council was present and congratulated Council on their strategic plan and priority listing. He suggested that within the capital budget there are some projects that will create jobs which the Labour Council supports. He further suggested that more resources should be allocated to affordable housing and twenty minute bus service. He suggested that the City should consider implementing a low income bus pass. He also suggested that an overall procurement policy should be implemented to ensure that the City purchases goods from responsible manufactures that are of quality and at the best price. He advised that the Labour Council is not in favour of entering into public/private partnerships.



Becky Chevalier was present and expressed concern with transit service and the difficulties with the Next Bus system. She requested that the budget include funding for bus passes for families with low income. She suggested that improvements needs to be made to the overall transit service and that there should be no increase to the transit fares. She requested that the increase to the police services be redirected to transit service and social service programs.

2. Moved by Councillor Wettstein  
Seconded by Councillor Beard

THAT the 2008 Tax Supported Operating Budget net levy (including expansions) in the amount of \$143,118,436 be approved;

AND that the proposed expansions outlined as "Approved by SMT" in Section two of the budget binder be approved;

AND THAT \$1,700,000 of the Rate Stabilization Reserve be used as revenue in the 2008 budget;

AND THAT the proposed increases to user fees as outlined in Section 15 of the budget binder and the compensation adjustments included in the recommended budget be approved;

AND THAT the 2008 Tax Supported Capital Budget in the amount of \$47,219,150 and the 2009-2017 Tax Supported Capital Forecast in the amount of \$540,686,310 (ten year total \$587,905,460) be approved.

3. Moved by Councillor Kovach  
Seconded by Councillor Hofland

Counc. Laidlaw  
Mr. R. MacKay  
Mr. B. Stewart

That the request of the Guelph Neighbourhood Support Coalition for an additional \$50,000 be referred to the Emergency Services, Community Services & Operating Committee for consideration and to report back to Council on availability of funding within the existing budget;

AND THAT the Guelph Neighbourhood Support Coalition be included in future budgeting processes;

AND THAT a presentation be made to the Emergency Services, Community Services & Operations Committee on participatory budgeting.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge. (13)

VOTING AGAINST: (0)

Carried

Mr. R. MacKay  
Mr. R. French  
Mr. B. Stewart

4. Moved by Councillor Burcher  
Seconded by Councillor Bell

THAT the matter of a low income reduced bus fare pass be referred to staff for investigation and report back to Council on the costing.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Piper, Salisbury, Wettstein and Mayor Farbridge (12)

VOTING AGAINST: Councillor Laidlaw (1)

Carried

In response to questions, the Director of Corporate Services of the Guelph Police Services provided information on the 2007 police surplus.

In response to questions, the Deputy Police Chief provided information relating to community initiatives of the drug and substance abuse police programs.

5. Moved in Amendment by Councillor Hofland  
Seconded by Councillor Burcher

THAT the land ambulance expansion priorities:

- to provide an extension of ambulance staffing to 7 days a week / 8 hours per day for the Drayton station
- implementation of a trial program for Paramedic Response Unit, (PRU) serving the Rockwood, Erin and Hillsburgh area of Guelph

be approved.

It was requested that the expansion packages be voted on separately

Chief Armstrong  
Mr. B. Stewart

6. Moved in Amendment by Councillor Hofland  
Seconded by Councillor Burcher

THAT the land ambulance expansion package with respect to providing an extension of ambulance staffing to 7 days a week / 8 hours per day for the Drayton station be approved.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Wettstein and Mayor Farbridge. (11)

VOTING AGAINST: Councillors Piper and Salisbury (2)

Carried

7. Moved in Amendment by Councillor Hofland  
Seconded by Councillor Burcher  
THAT the land ambulance expansion package with respect to the implementation of a trial program for Paramedic Response Unit (PRU) serving the Rockwood, Erin and Hillsburgh area of Guelph be approved.

VOTING IN FAVOUR: Councillors Beard, Burcher, Farrelly, Hofland, Laidlaw, and Mayor Farbridge. (6)  
VOTING AGAINST: Councillors Bell, Billings, Findlay, Kovach, Piper, Salisbury and Wettstein (7)

Defeated

Chief S. Armstrong  
Mr. B. Stewart

8. Moved in Amendment by Councillor Laidlaw  
Seconded by Councillor Bell  
THAT the land ambulance expansion package with respect to 168 hours of additional land ambulance staffing for the Guelph/Puslinch area be approved.

VOTING IN FAVOUR: Councillors Bell, Billings, Burcher, Laidlaw, Piper, Wettstein and Mayor Farbridge. (7)  
VOTING AGAINST: Councillors Beard, Farrelly, Findlay, Hofland, Kovach and Salisbury (6)

Carried

Mr. B. Stewart  
Mr. S. Wilson

9. Moved in Amendment by Councillor Burcher  
Seconded by Councillor Hofland  
THAT the City fund a youth shelter in the amount of \$72,000.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge. (13)  
VOTING AGAINST: (0)

Carried

Mr. B. Stewart  
Mr. S. Wilson

10. Moved by Councillor Piper  
Seconded by Councillor Kovach  
THAT the matter with respect to the cost sharing between the County of Wellington and the City of Guelph for funding of the youth shelter be referred back to the Social Services Committee for reconsideration.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge. (13)  
VOTING AGAINST: (0)

Carried

Mr. R. MacKay  
Mr. R. French  
Mr. B. Stewart

11. Moved in Amendment by Councillor Laidlaw  
Seconded by Councillor Hofland  
THAT 20 minute transit service be approved to  
commence July 7, 2008 from the start of service  
until the end of the PM rush.

VOTING IN FAVOUR: Councillors Beard, Burcher, Farrelly,  
Findlay, Hofland, Laidlaw, Piper, Salisbury, Wettstein and  
Mayor Farbridge. (10)

VOTING AGAINST: Councillors Bell, Billings and Kovach  
(3)

Carried

12. Moved in Amendment by Councillor Beard  
Seconded by Councillor Burcher  
THAT the funding for Guelph Hospice be reduced by  
\$50,000 per year to reflect a total funding of \$750,000  
over five years.

VOTING IN FAVOUR: Councillors Beard and Mayor  
Farbridge. (2)

VOTING AGAINST: Councillors Bell, Billings, Burcher,  
Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper,  
Salisbury and Wettstein (11)

Defeated

13. Moved in Amendment by Councillor Findlay  
Seconded by Councillor Laidlaw  
THAT the capital financing for the Guelph General Hospital  
MRI be reduced from \$1.19M to a total of \$750,000 over  
five years.

VOTING IN FAVOUR: Councillors Beard, Burcher, Findlay,  
Laidlaw, Salisbury and Mayor Farbridge. (6)

VOTING AGAINST: Councillors Bell, Billings, Farrelly,  
Hofland, Kovach, Piper and Wettstein (7)

Defeated

Mr. B. Stewart

14. Moved in Amendment by Councillor Wettstein  
Seconded by Councillor Burcher  
THAT the capital financing for the Guelph General Hospital  
MRI be reduced to \$1M.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings,  
Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw,  
Piper, Salisbury, Wettstein and Mayor Farbridge. (13)

VOTING AGAINST: (0)

Carried

Mr. S. Wilson

15. Moved by Councillor Salisbury  
Seconded by Councillor Piper  
THAT the County of Wellington be requested to honour previous funding commitments with respect to the Guelph General Hospital, in connection with the County's funding of the current MRI project.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (12)

VOTING AGAINST: Councillor Burcher (1)

Carried

Dr. J. Laird  
Mr. B. Stewart

16. Moved in Amendment by Councillor Billings  
Seconded by Councillor Piper  
THAT the expansion package for a Curbside Advisor be funded at \$0.

VOTING IN FAVOUR: Councillors Beard, Billings, Burcher, Farrelly, Findlay, Hofland, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge. (11)

VOTING AGAINST: Councillors Bell and Kovach (2)

Carried

17. Moved in Amendment by Councillor Kovach  
Seconded by Councillor Salisbury  
THAT revenues for Solid Waste be increased by \$70,000.

VOTING IN FAVOUR: Councillors Billings, Farrelly, Kovach and Salisbury (4)

VOTING AGAINST: Councillors Beard, Bell, Burcher, Findlay, Hofland, Laidlaw, Piper, Wettstein and Mayor Farbridge. (9)

Defeated

18. Moved by Councillor Laidlaw  
Seconded by Councillor Hofland  
THAT the Procedural By-law be suspended to allow Council to continue beyond 11:00 p.m.

Carried

Ms. L.E. Payne  
Mr. B. Stewart

19. Moved in Amendment by Councillor Beard  
Seconded by Councillor Piper  
THAT the utility budgets be reduced by \$91,400;  
AND THAT these funds be used to fund the expansion package for an Energy Conservation Co-ordinator.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge. (13)  
VOTING AGAINST: (0)

Carried

20. Moved in Amendment by Councillor Kovach  
Seconded by Councillor Farrelly  
THAT the requested expansion package for 3 Fleet Technicians for Transit be reduced to 2 Fleet Technicians.

VOTING IN FAVOUR: Councillors Bell, Billings, Farrelly, Kovach and Mayor Farbridge (5)  
VOTING AGAINST: Councillors Beard, Burcher, Findlay, Hofland, Laidlaw, Piper, Salisbury and Wettstein. (8)

Defeated

Mr. B. Stewart

21. Moved in Amendment by Councillor Burcher  
Seconded by Councillor Findlay  
THAT \$660,000 in revenue be moved from reserves and/or capital from current or debt, to the 2008 Operating Budget;

AND THAT staff bring forward a report to the Finance, Administration & Corporate Services Committee on the sources of funding.

VOTING IN FAVOUR: Councillors Beard, Burcher, Findlay, Hofland, Salisbury, Wettstein and Mayor Farbridge. (7)  
VOTING AGAINST: Bell, Billings, Farrelly, Kovach, Laidlaw and Piper (6)

Carried

22. Moved by Councillor Wettstein  
Seconded by Councillor Beard  
THAT the 2008 Tax Supported Operating Budget net levy (including expansions) in the amount of \$143,454,237 be approved;

AND that the proposed expansions outlined as "Approved by SMT" in Section two of the budget binder be approved as amended;

AND THAT \$1,700,000 of the Rate Stabilization Reserve be used as revenue in the 2008 budget;

AND THAT the proposed increases to user fees as outlined in Section 15 of the budget binder and the compensation

adjustments included in the recommended budget be approved;

AND THAT the 2008 Tax Supported Capital Budget in the amount of \$47,181,150 and the 2009-2017 Tax Supported Capital Forecast in the amount of \$540,534,310 (ten year total \$587,715,460) be approved.

VOTING IN FAVOUR: Councillors Beard, Bell, Burcher, Farrelly, Findlay, Hofland, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge. (11)

VOTING AGAINST: Councillors Billings and Kovach (2)

Carried

**ADJOURNMENT**

The meeting adjourned at 11:45 o'clock p.m.

Minutes read and confirmed March 25, 2008.

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Mayor

.....  
Clerk

Council Committee Room B  
February 25, 2008 5:30 p.m.

**A meeting of Guelph City Council.**

Present: Mayor Farbridge, Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Laidlaw, Piper, Salisbury and Wettstein

Absent: Councillor Kovach

Staff Present: Ms. L.E. Payne, Director of Corporate Services/City Solicitor; Mr. J. Riddell, Director of Community Design and Development Services; Ms. T. Sinclair, Assistant City Solicitor; Mrs. L.A. Giles, Director of Information Services/City Clerk; and Ms. J. Sweeney, Council Committee Co-ordinator

1. Moved by Councillor Farrelly  
Seconded by Councillor Hofland

THAT the Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to Section 239 (2) (b) and (e) of the Municipal Act, with respect to:

- personal matters about an identifiable individual;
- litigation or potential litigation.

Carried

The meeting adjourned at 5:31 o'clock p.m.

.....  
Mayor

.....  
Clerk



Council Committee Room B  
February 25, 2008 5:32 p.m.

**A meeting of Guelph City Council meeting in  
Committee of the Whole.**

Present: Mayor Farbridge, Councillors Beard, Bell,  
Billings, Burcher, Farrelly, Findlay, Hofland, Laidlaw,  
Piper, Salisbury and Wettstein

Absent: Councillor Kovach

Staff Present: Ms. L.E. Payne, Director of Corporate  
Services/City Solicitor; Mr. J. Riddell, Director of  
Community Design and Development Services; Ms. T.  
Sinclair, Assistant City Solicitor; Mrs. L.A. Giles, Director  
of Information Services/City Clerk; and Ms. J. Sweeney,  
Council Committee Co-ordinator

**DECLARATIONS UNDER MUNICIPAL CONFLICT OF  
INTEREST ACT**

There were no declarations of pecuniary interest.

The Assistant City Solicitor provided an update with  
respect to litigation matters.

- 1. Moved by Councillor Beard  
Seconded by Councillor Piper  
THAT the Litigation Status Report dated February 15,  
2008 be received for information.

Ms. L.E. Payne

Carried

- 2. Moved by Councillor Hofland  
Seconded by Councillor Beard  
THAT City Council authorize appropriate City staff to  
attend the upcoming Ontario Municipal Board hearing  
to support the use variance in application A-121/07, to  
permit the former manse to be occupied by a residential  
use at 154 Dublin Street North;

PASSED IN COUNCIL  
BY SPECIAL  
RESOLUTION

AND THAT City Council support the mediation process and  
authorize appropriate City staff to participate in any  
Ontario Municipal Board initiated mediation discussions on  
the matter of Committee of Adjustment Application A-  
121/07 at 154 Dublin Street North.

Carried

PASSED IN COUNCIL  
BY SPECIAL  
RESOLUTION

3. Moved by Councillor Piper  
Seconded by Councillor Beard  
THAT notice be given to the County of Wellington:  
(a) terminating, on one year's notice, the existing  
agreements between the City and the County in respect  
of social services and social housing, and (b) commencing  
arbitration of the costs apportionments in respect of  
social services and social housing pursuant to the relevant  
legislation.

Ms. L.E. Payne

AND THAT staff be given direction with respect to a  
potential litigation matter.

Carried

Mrs. L.A. Giles

4. Moved by Councillor Burcher  
Seconded by Councillor Hofland  
THAT the correspondence from Jason Scott tendering his  
resignation from the Committee of Adjustment, be  
received regret;  
  
AND THAT the correspondence from Al Harrison tendering  
his resignation from the River Systems Advisory  
Committee, be received with regret.

Carried

5. Moved by Councillor Laidlaw  
Seconded by Councillor Burcher  
THAT Connie Van Anandel be allowed to address committee.

Carried

Ms. Van Anandel addressed Council regarding the CAO's  
performance appraisal process.

The meeting adjourned at 6:25 o'clock p.m.

.....  
Mayor

.....  
Clerk

Council Chambers  
February 25, 2008

**Council reconvened in formal session at 7:00 p.m.**

Present: Mayor Farbridge, Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Laidlaw, Piper, Salisbury and Wettstein

Absent: Councillor Kovach

Staff Present: Mr. M. Amorosi, Director of Human Resources; Chief S. Armstrong, Director of Emergency Services; Mr. D. McCaughan, Director of Operations; Mr. R. MacKay, Acting Director of Community Services; Ms. L.E. Payne, Director of Corporate Services/City Solicitor; Mr. J. Riddell, Director of Community Design and Development Services; Mr. B. Stewart, Acting Director of Finance; Mr. P. Cartwright, General Manager of Economic Development & Tourism; Mr. D. Corks, Downtown Economic Development Manager; Mr. S. Hannah, Manager of Development and Parks Planning; Ms. J. Jylanne, Senior Policy Planner; Mr. P. Kraehling, Senior Policy Planner; Mr. M. McCrae, Manager of Corporate Property Services; Mr. I. Panabaker, Heritage/Urban Design Planner; Mr. J. Stokes, Manager of Realty Services; Mr. C. Walsh, Manager of Wastewater Services; Mrs. L.A. Giles, Director of Information Services/City Clerk; and Ms. J. Sweeney, Council Committee Co-ordinator

**DECLARATIONS UNDER MUNICIPAL CONFLICT OF INTEREST ACT**

There was no declaration of pecuniary interest.

1. Moved by Councillor Piper  
Seconded by Councillor Findlay

THAT the minutes of the Council meetings held on January 28, 29 February 4, 5 and 6, 2008 and the minutes of the Council meeting held in Committee of the Whole on January 28 and February 4, 2008 be confirmed as recorded and without being read.

Carried

**PRESENTATIONS**

Heritage Plaques were presented for the following buildings:

- 8 Glenhill Place

- 22-26 Oxford Street
- 646 Paisley Road – Maxwellton
- 611 Silvercreek Parkway North – School Section No. 4
- 20-22 Stuart Street – Ker Cavan
- 26 Stuart Street – Ker Cavan (Coach House)
- 109 Surrey Street
- 127-135 Wyndham Street North – Alma Block

Councillor Leanne Piper was presented with an Ontario Heritage Trust Certificate of Achievement in recognition of her work relating to heritage issues.

2. Moved by Councillor Salisbury  
Seconded by Councillor Hofland

THAT persons wishing to address Council be permitted to do so at this time.

Carried

## **REGULAR MEETING**

### **DELEGATIONS**

#### **Draft Civic Precinct Strategic Urban Design Plan**

Ian Panabaker, Heritage/Urban Design Planner reviewed the public consultation held with respect to the Civic Square. He outlined the role and purpose of a Civic Precinct Plan to review and capitalize on planned public investments to create new destinations downtown and to provide a catalyst for broader renewal. He also advised that the precinct would define an urban design framework to guide future public investments and private development and to establish a clear vision and design guidelines for the new Civic Square. He advised that the Civic Precinct would create a signature civic square for year round use and a place for civic/cultural events. He highlighted the proposed phasing and preliminary cost estimates for the project.

Mark Rodford was present on behalf of the Downtown Guelph Business Association and expressed support for the proposed development of the Civic Square. He advised that the Downtown Guelph Business Association has committed \$200,000 over the next 4 years towards the construction of an ice rink. He further advised that they are dedicated to assist in raising funds for this project. He suggested that the development of the civic square would provide economic benefits to the downtown and would attract people to the area.

Julia Grady was present on behalf of the Guelph Civic League and commended the City on the public involvement on the development of this space. She requested that Council direct staff to move to the next stage of the process.

Ken Hammill advised that a small committee has been established to determine how to raise funds for an ice rink. He suggested that there are opportunities to raise funds by taking advantage of government grants and naming rights.

3. Moved by Councillor Burcher  
Seconded by Councillor Piper

Mr. J. Riddell  
Ms. L.E. Payne  
Mr. B. Stewart

THAT Guelph City Council support the directions outlined in the Draft Civic Precinct Strategic Urban Design Plan (Part One), dated February 20, 2008, which includes the design concept for the Civic Square with a skating rink/water feature and the proposed reconstruction of Carden Street and Wilson Street;

AND THAT staff use the Civic Square concept plan described in the Draft Civic Precinct Strategic Urban Design Plan as the basis for negotiations regarding the cost and schedule impacts of the proposed redesign of the outdoor public spaces on the existing contract;

AND THAT the final Civic Precinct Strategic Urban Design Plan, including a financial plan and recommended sequence for completing the projects in the precinct area, be brought back to Community Design and Environmental Services Committee for approval.

VOTING IN FAVOUR: Councillors Beard, Bell, Burcher, Farrelly, Findlay, Hofland, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (11)

VOTING AGAINST: Councillor Billings (1)

Carried

### **Canada Day Celebration Funding**

Marva Wisdom was present on behalf of the Rotary Club of Guelph and provided information with respect to the annual Canada Day celebrations. She advised that she was in support of the recommendation.

**Councillor Laidlaw presented Clause 5 of the Second report of the Emergency Services, Community Services & Operations Committee.**

4. Moved by Councillor Laidlaw  
Seconded by Councillor Hofland  
THAT funding of Canada Day celebrations be considered outside of the 2009 Grant process;

AND THAT staff be directed to find the additional funding of \$10,000.00 for 2008 Canada Day celebrations.

It was requested that the clauses be voted on separately.

Counc. M. Laidlaw  
Mr. B. Stewart

5. Moved by Councillor Billings  
Seconded by Councillor Salisbury  
THAT the matter of funding Canada Day celebrations outside of the grant process be referred back to the Emergency Services, Community Services & Operations Committee for consideration as part of the overall review of the grant process.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (12)  
VOTING AGAINST: (0)

Carried

Mr. R. MacKay  
Mr. B. Stewart

6. Moved by Councillor Laidlaw  
Seconded by Councillor Hofland  
THAT staff be directed to find the additional funding of \$10,000.00 for 2008 Canada Day celebrations.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (12)  
VOTING AGAINST: (0)

Carried

7. Moved by Councillor Wettstein  
Seconded by Councillor Bell  
THAT Council now go into the Committee of the Whole to consider reports and correspondence.

Carried

**Councillor Burcher presented the Second Report of the Community Development & Environmental Services Committee**

**Proposed Options for Eramosa Bridge/Trail Rehabilitation**

Mr. J. Riddell

8. Moved by Councillor Burcher  
Seconded by Councillor Piper  
THAT the Community Design and Development Services report 08-15, dated February 8, 2008 and entitled "Proposed Trail Connection Under the Eramosa Road Bridge" be received;

AND THAT the Eramosa Road bridge rehabilitation including the replacement of the existing bridge deck, proceed in 2008 subject to approval of the project as identified in the Capital budget;

AND THAT staff be directed to implement Option #2 of Report 08-15 regarding the trail connection across Eramosa Road in conjunction with the bridge rehabilitation project.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (12)  
VOTING AGAINST: (0)

Carried

**Councillor Laidlaw presented the balance of the Second Report of the Emergency Services, Community Services & Operations Committee.**

#### **Water Street Traffic Management Review**

Mr. D. McCaughan

9. Moved by Councillor Laidlaw  
Seconded by Councillor Hofland  
THAT the existing all-way stop controls installed on Water Street at Maple Street and Water Street at McCrae Boulevard remain in place.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (12)  
VOTING AGAINST: (0)

Carried

#### **Ontario Street Traffic Management Review**

Mr. D. McCaughan

10. Moved by Councillor Laidlaw  
Seconded by Councillor Hofland  
THAT the existing all-way stop controls installed at the intersection of Ontario Street at Arthur Street South/ Manitoba Street and at Ontario Street at Neeve Street remain in place.

AND THAT the Director of Operations confirm with the Director of Community Design and Development Planning that the realignment of the corner of Ontario Street will occur with the realignment of York Road.

AND THAT the Operations Department staff be directed to provide alternative recommendations to the Committee to address the local issues outside of the traffic management process.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (12)  
VOTING AGAINST: (0)

Carried

### **Additional Group Relamping of Streetlights in 2008**

11. Moved by Councillor Laidlaw  
Seconded by Councillor Hofland

Mr. D. McCaughan  
Mr. B. Stewart

THAT Council approve the re-lamping of an additional quadrant of City street lights in 2008 as outlined in the Emergency Services, Community Services and Operations Committee February 11, 2008 report Additional Group Relamping of Streetlights in 2008.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (12)  
VOTING AGAINST: (0)

Carried

### **City of Guelph Accessibility Plan (Ontarians with Disabilities Act 2001)**

12. Moved by Councillor Laidlaw  
Seconded by Councillor Hofland

Ms. L.E. Payne

THAT the City of Guelph Accessibility Plan 2008 be approved;

AND THAT the Accessibility Plan be submitted to the Ministry of Community and Social Services, Province of Ontario.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (12)  
VOTING AGAINST: (0)

Carried



**Councillor Wettstein presented the First Report of the Finance, Administration & Corporate Services Committee**

**Policy for the Sale and Disposition of Real Property Interests (Surplus Lands Policy)**

Ms. L.E. Payne

13. Moved by Councillor Wettstein  
Seconded by Councillor Findlay  
THAT the Policy for the Sale and Disposition of Real Property Interests be approved;

AND THAT staff bring forward a by-law to repeal By-law (1995)-14835, The Surplus Property By-law.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (12)  
VOTING AGAINST: (0)

Carried

**Councillor Wettstein presented the Second Report of the Governance & Economic Development Committee**

**Downtown Community Improvement Plan Process**

Mr. P. Cartwright  
Mr. J. Riddell

14. Moved by Councillor Wettstein  
Seconded by Councillor Piper  
THAT the Downtown Community Improvement Plan Process report prepared by the Downtown Economic Development Manager dated February 14, 2008 be received;

AND THAT staff be directed to proceed as outlined in the report of the Downtown Economic Development Manager dated February 14, 2008.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (12)  
VOTING AGAINST: (0)

Carried

**Councillor Beard presented the First Report of Council as Committee of the Whole**

**Appointments to the Board of Commissioners of the Guelph General Hospital**

Mrs. L.A. Giles

15. Moved by Councillor Beard  
Seconded by Councillor Laidlaw  
THAT Paul Elliott, Peter Ferraro, John Core and Robert Carter be appointed to the Board of Commissioners of the Guelph General Hospital for a term expiring November 2011;

AND THAT Joanne Shoveller be appointed to the Board of Commissioners of the Guelph General Hospital for a term expiring November 2008.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (12)

VOTING AGAINST: (0)

Carried

### **Appointments to the Elliott Board of Trustees**

Mrs. L.A. Giles

16. Moved by Councillor Beard  
Seconded by Councillor Laidlaw  
THAT G. Douglas Gamsby and John Bruijns be appointed to the Elliott Board of Trustees for a term expiring November 2010;

AND THAT Betsy Allan and Dan Chapman be appointed to the Elliott Board of Trustees for a term expiring November 2008.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (12)

VOTING AGAINST: (0)

Carried

### **CONSENT AGENDA**

17. Moved by Councillor Billings  
Seconded by Councillor Burcher  
THAT the February 25, 2008 Consent Agenda as identified below, be adopted:

a) **Grange and Cityview Subdivision: Request for an Extension of Draft Plan Approval by 2014707 Ontario Inc. (23T-01506)**

Mr. J. Riddell

THAT Report 08-19 regarding a request for a Draft Plan Approval extension to the Grange and Cityview Subdivision (23T-01506) from Community

Design and Development Services, dated February 25, 2008, be received;

AND THAT the application by 2014707 Ontario Inc. for a two (2) year Draft Plan Approval extension to the Grange and Cityview Subdivision (23T-01506) on lands legally described as Part of Lot 14 and all of Lot 23, Registered Plan 53, City of Guelph, known municipally as 333 Grange Road and 134 Cityview Drive, be approved to an extended lapsing date of March 14, 2010, subject to the conditions outlined in Schedule 2 of the Community Design and Development Services Report 08-19 dated February 25, 2008.

b) **Mountford Affordable Housing – Development Charge Late Payment Agreement**

Mr. J. Riddell  
Mr. B. Stewart  
Ms. L.E. Payne

THAT a deferred development charges agreement for municipal Development Charges among Maple Grove Co-operative Development Corporation, Home Ownership Alternatives Non-Profit Corporation (Greater Toronto Area), and the City as outlined in Report 08-22 from Community Design and Development Services dated February 25, 2008 respecting an affordable ownership housing development at 35 Mountford Drive, be approved and the Mayor and Clerk be authorized to execute the agreement;

AND THAT approval of the deferred development charges agreement supersede the third paragraph of Council’s Resolution of April 2, 2007 in regard to financial assistance for 22 units and said portion of resolution be repealed.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (12)  
VOTING AGAINST: (0)

Carried

18. Moved by Councillor Beard  
Seconded by Councillor Hofland  
THAT the Committee rise with leave to sit again.

Carried

19. Moved by Councillor Bell  
 Seconded by Councillor Wettstein  
 THAT the action taken in Committee of the Whole in considering reports and correspondence, be confirmed by this Council.

Carried

**SPECIAL RESOLUTIONS**

**154 Dublin Street North – Upcoming Ontario Municipal Board Hearing – File A-121/07**

Mr. J. Riddell  
 Ms. L.E. Payne

20. Moved by Councillor Burcher  
 Seconded by Councillor Billings  
 THAT City Council authorize appropriate City staff to attend the upcoming Ontario Municipal Board hearing to support the use variance in application A-121/07, to permit the former manse to be occupied by a residential use at 154 Dublin Street North;

AND THAT City Council support the mediation process and authorize appropriate City staff to participate in any Ontario Municipal Board initiated mediation discussions on the matter of Committee of Adjustment Application A-121/07 at 154 Dublin Street North.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (12)

VOTING AGAINST: (0)

Carried

**County of Wellington / City of Guelph Agreements**

Ms. D. Van Wyck  
 Mr. S. Wilson  
 Mayor Farbridge  
 Warden John Green  
 Ms. L.E. Payne

21. Moved by Councillor Piper  
 Seconded by Councillor Findlay  
 THAT notice be given to the County of Wellington:  
 (a) terminating, on one year’s notice, the existing agreements between the City and the County in respect of social services and social housing, and (b) commencing arbitration of the costs apportionments in respect of social services and social housing pursuant to the relevant legislation.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (12)

VOTING AGAINST: (0)

Carried

## **BY-LAWS**

22. Moved by Councillor Billings  
Seconded by Councillor Burcher  
THAT leave be now granted to introduce and read a first and second time By-laws Numbered (2008)-18496 to (2008)-18512, inclusive.

Carried

The By-laws were read a first and second time at 9:08 o'clock p.m.

Council went into Committee of the Whole on By-laws Numbers (2008)-18496 to (2008)-18512, inclusive.

Mayor Farbridge in the Chair.

At 9:11 o'clock p.m., the Committee rose and reported By-laws Numbered (2008)-18496 to (2008)-18512, inclusive, passed in Committee without amendment.

23. Moved by Councillor Burcher  
Seconded by Councillor Billings  
THAT By-laws Numbered (2008)-18496 to (2008)-18512, inclusive, be read a third time and passed.

Carried

The By-laws were read a third time and passed at 9:12 o'clock p.m.

## **MAYOR'S ANNOUNCEMENTS**

Councillor Hofland advised that she would be declaring a possible pecuniary interest with regards to the proposed Official Plan and Zoning Amendments for the property known as 35 and 40 Silvercreek Parkway South (Lafarge lands) as she owns land in the vicinity of the application and would not be discussing or voting on the matter.

Councillor Beard reminded everyone of the City of Guelph Pollination Initiative to be held March 7 and 8, 2008 at the Guelph Youth Music Centre.

## **ADJOURNMENT**

The meeting adjourned at 9:15 o'clock p.m.

Minutes read and confirmed March 25, 2008.

.....  
Mayor

.....  
Clerk

Council Chambers  
March 3, 2008 7:00 p.m.

**A meeting of Guelph City Council.**

Present: Mayor Farbridge, Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw (arrived at 7:05 p.m.), Piper, Salisbury and Wettstein

Staff Present: Ms. T. Sinclair, Assistant City Solicitor; Mr. J. Riddell, Director of Community Design and Development Services; Mr. S. Hannah, Manager of Development & Parks Planning; Mr. A. Hearne, Senior Development Planner, Ms. K. Nasswetter, Planner; Mr. R. Phillips, Transportation Planning & Development Engineering Manager; Mr. P. Cartwright, General Manager of Economic Development Services; Mr. J. Mairs, Economic Development Project Manager; Ms. T. Agnello, Deputy City Clerk; and Ms. D. Black, Assistant Council Committee Co-ordinator

**DECLARATIONS UNDER MUNICIPAL CONFLICT OF INTEREST ACT**

Councillor Hofland declared a possible pecuniary interest with regards to 35 & 40 Silvercreek Parkway because she owns property in the area and did not discuss or vote on the matter.

The Mayor provided information with respect to the meeting format. She also advised that because the 35 & 40 Silvercreek Parkway South application is before the Ontario Municipal Board, there is not a decision to be made, but rather a position to be taken regarding the application.

**35 and 40 Silvercreek Parkway South**

Mr. S. Hannah, Manager of Development & Parks Planning outlined information with respect to this application. He reviewed the boundaries of the property and the current Official Plan and Zoning designations. The applicant is requesting to change the Official Plan designation from Industrial to Community Commercial (with 450,000 sq ft commercial space) and an Open Space. The applicant appealed to the Ontario Municipal Board in July of 2007 regarding Council's failure to make a decision within 120 days. There was a pre-hearing meeting to identify the participants to be involved in the process. A second pre-hearing date has been set for June and prior to that time,

City staff will need to review new material, hold their public meetings, and Council will need to establish its position. He stated that the application has been revised to address major changes of access and size. He also advised that additional studies have been submitted regarding environmental impact, parks and trails feasibility, traffic impact, stormwater management, underpass drainage design, urban design and sustainability and they are actively being reviewed by staff and agencies.

He summarized the issues that are being reviewed by staff including conformity with various policy documents; as well as addressing concerns with the scale, traffic impacts, compatibility issues, and consideration of alternative designs. Economic considerations and environmental impacts are also being reviewed. The proposed park is generally supported but concerns regarding access and trail connections need to be resolved.

He then outlined the next steps which would be staff review of new material, a future council meeting to establish a position on the application and then a second OMB pre-hearing meeting on June 12, 2008. He explained how the public can get involved and advised that they are trying to get an evening OMB hearing date set to allow for more public participation.

Council requested information on the monitoring wells and possible contamination and would like staff to address the access of the portion of the land being proposed for parkland.

Staff stated that the property will need to be free of contaminants before it is accepted as a park and they were directed to provide a report on all associated costs including costs to establish access to the park and maintenance.

Mr. Michael Spaziani, architect for the applicant, was present to provide information on this development. He stated there is a flood issue and believes their proposed development will resolve this issue. He confirmed that the property will be remediated. He stated that the park concept plan is designed to preserve the natural state, and provide connection points to the neighbourhoods. He suggested this could be a natural outdoor skating rink at nearly 2 acres, and would also provide emergency and service vehicular access. He outlined the setback requirements and grading issues. He stated that the developer believes there is a sufficient amount of



buffering from the neighbourhood and the largest retail structures are located in the least visible parts of the site and buffered with vegetation. He then provided information with respect to the layout of the property and the environmental initiatives they are incorporating into their development.

In response to questions, he stated that the developer may pay for the underpass, but it may be paid through development charges. He said the second storey use of the building along Silvercreek could potentially be offices but that is subject to market demands. He stated there is no residential plan at all at this time.

Mr. John Barrington, on behalf of the applicant, advised that the MTO has indicated there is a possibility that Paisley Road will go over the Hanlon with no direct access but will have ramps to provide access from Paisley to Silvercreek and they will be reviewing the various access options.

Mr. Steven Zakem, solicitor for the applicant, advised that they believed the application was not moving forward and wanted to get it started. He said they have tried not to be adversarial by agreeing to a second pre-hearing conference rather than insisting on a hearing date.

Mr. Peter Van Arden, on behalf of the applicant's engineer explained that there may be flooding from 1-2 ft during severe storms which was created by infrastructure overload and not the development. He said the GRCA have indicated they feel the development is technically feasible. It was suggested that the City could impose access to the park as a condition of the development agreement.

Mr. Mat Weston, representative of Fieldgate Properties, owner of property since 2006 stated they have held several public meetings and have refined their proposal based on comments from staff and the community. He addressed the issue of the underpass and said that it has been modified to include a safe crossing of the CN rail line. He stated they recognize that traffic and planning are also issues and advised the layout has been changed to address community concerns. He also stated that the current orientation of Silvercreek Parkway prohibits the big box stores from being closer to Hanlon as the community prefers and they believe the buildings are not obtrusive in their current location on the site.

He clarified they are pursuing this proposal and advised that if the proper market analysis is done, it could be

considered under the Commercial Policy Review. He advised that they believe their application is not required to comply with Places To Grow legislation because the application came in before the legislation was passed.

Mr. John Fitzsimons was present to raise issues regarding the traffic generated by the proposed development of the site. He outlined some scenarios based on big box retail and furniture stores to reflect various traffic patterns and volumes and summarized that the traffic impact will be substantial.

Mr. David Graham was present to request consideration to a park-and-ride railway station on the site. He would like to see a platform for the trains. He discussed potential rail connections to Waterloo and other inter-city services and believes this is an ideal location and it would not prevent the developer from developing the rest of the property.

Ms. Barbara O’Cleirigh, an area resident, was present to address traffic concerns. She does not believe this development is compatible with the neighbourhood character. She said she would like Council to consider the impact this large development will have on the area – especially in light of the high volume of vehicular traffic that would result.

Ms. Cynthia Bragg, an resident, expressed concern about impact on health that increased traffic will bring. She believes that the bottleneck at Edinburgh Road will be even more severe with 15-16 thousand cars per day travelling between Paisley Road and Waterloo Avenue. She stated the idling of the cars and increased traffic will lead to respiratory issues that would reduce life expectancy and increase cardiopulmonary diseases and put increased stress on the City’s limited health resources. She believes that developing these lands so close to downtown and a residential neighbourhood is putting people at unnecessary risk. She would like the Smart growth principles to apply to this development.

Mr. Derek Hodge was present to express concern about increased traffic and its impact on the street. He stated that the proposed curbside parking will limit the traffic to one lane each way from the current two and it would create a severe back up. He stated concern that the roads within the development would become a drag strip. He also raised the issue of the noise levels of traffic – especially the squealing of trucks using engine brakes and gearing up noises. He believes there is not enough room for the recommended right turn lanes and

boulevards would have to be reduced which would situate the houses too close to the roadway. He stated that the development should be pedestrian-friendly.

Ms. Oshea Davidson, member of the Howitt Park Neighbourhood Residents Association stated that although the park is proposed, access is problematic and dangerous because it is framed by railway lines. She does not want the City to pay for contamination and suggested that clean up be a condition of the development agreement. She wanted to know how the applicant can request park zoning if the property does not meet the City's park criteria. She would like staff to determine what the accumulative cost to the City will be including establishing access and maintenance of the park.

Mr. Steve Hodge, was concerned over traffic congestion and its affect on children's health. He stated that pollution from idling of cars in a school area during peak period is dirtier than the air pollution in industrial centres. She said that the parked cars block the traffic flow and aggravates a lot of drivers and is certain that Paisley Road cannot support any further increase in traffic volume. He stated this neighbourhood needs to remain a sensible, sustainable walkable community.

Mr. Ron Foley, was present as a representative of the Howitt Park Neighbourhood Residents Association to address the proposed underpass. He would like information regarding the costs of the underpass including the estimated costs regarding relocation and rework of existing services. He suggested that the developer pays the whole amount. He said that the underpass will eventually become the City's responsibility to maintain and he would like to see an estimate of costs for maintenance, snow removal, sanding, and other related costs. He also stated that he believes approval would be required from the MTO and possibly CN and this should be obtained before the development goes any further. He requested further information from City staff regarding road closures and alternative routes while they build the underpass. He also raised concerns regarding traffic flow and gridlocks that would result from the construction and completion of the development.

Mr. Richard Gingerich, a long time resident in the area addressed the consequences of heavy traffic in the area and exhaust fumes. He advised it takes several minutes to get onto Paisley in a vehicle and it is difficult to cross as a pedestrian. He believes the increase in traffic will deteriorate the neighbourhood and people will move out

and there will be an increase in absentee landlords which he believes would lead to lower priced housing and less desirable tenants. He stated that the road would need widening to accommodate the increased traffic, yet the houses are too close to the road for this to be feasible. He does not see the logic of putting a big box store in the middle of a residential area.

Ms. Lynne Francis was present to address the environmental impacts of this development. She raised concerns regarding the increase of air pollution due to increase in traffic volumes; noise pollution due to engine brakes and beeping of trucks reversing; and an increase in light pollution due to parking lot and store lighting. She stated that the odour from the current business of port-a-potty storage has negatively affected values of the homes in the area and is unhappy that they are stored so close to the residents. She is concerned about covering such a large portion of the area with asphalt and the affects it would have on the flooding that occurs on the property as well as the loss of due to construction activities. She is also concerned about the increase on the carbon footprint and does not believe the development is conducive to walkers or bikers. She would like the City to reject the current proposal.

1. Moved by Councillor Beard

Seconded by Councillor Farrelly

That the meeting recess after the conclusion of the 35 & 40 Silvercreek Parkway application agenda item and resume Tuesday, March 4<sup>th</sup>, 2008 at 7:00 p.m.

Carried

Ms. Shannon Campeau was present to express concern about the incompatibility of the development with the neighbourhood. She cited the example of the storage of portable toilets close to the property line as being indicative of the applicant's disregard for compatibility.

Ms. Carolyn English was present to express concerns with respect to the compatibility of the proposed large scale store developments. She also expressed concern with respect to the glare and light pollution, the amount of asphalt, and the increase of traffic of both delivery vehicles and consumers.

Ms. Karen Moore was present to review the summary of the survey circulated at the public meeting held January 31, 2008. She highlighted some responses to the four questions. She stated she believes the developer should

be spending more time trying to develop a compatible use to this site.

Mr. Robert Fischer was present to state that the traffic volumes are not compatible with the neighbourhood and neither would the noise of engine brakes. He stated that there would be an increase in traffic congestion along the Hanlon, and with no bicycle lanes, safety would be a major concern. He also raised the concern of the two lanes being blinded by the sun. He raised the issue of increased costs to put in traffic lights, widen lanes, pay for installation and maintenance. He stated that the applicant is looking to put something unique to Guelph on this site so traffic from neighbouring cities would put added stress on the traffic levels.

2. Moved by Councillor Findlay  
Seconded by Councillor Laidlaw

THAT the procedural by-law be suspended to allow the Council meeting to continue beyond 11:00 p.m.

Carried

Ms. Elinore Kent was present to state that the focus should be on the downtown core to ensure it will flourish. She suggested the site could be used for low income housing for mothers with children with a green garden area so they could grow their own vegetables to supplement their income. She stated the traffic on Waterloo Avenue is busy enough now and the City should not approve a development that would increase the traffic volume.

Mr. Paul Campeau was present to provide comments regarding the rezoning of the property. He believes the proposed development is inappropriate for this site. Because the neighbourhood is full of older homes, the site is less than 2 km from the downtown core, and the footprint is so large, he does not see the development as being suitable. He also raised financial concerns such as the accumulative long term costs to taxpayers in regard to light and noise pollution and the affect on property values? He does not see the benefit to the City. He was also concerned that this site would also allow overnight parking of RV's in the parking lot. He stated that any plan that is decided upon needs to fit into the existing neighbourhood. He also pointed out that the trend in commercial developments is turning towards smaller scale stores and does not want to see a large abandoned building left on the property in a few short years. He would like the City to create a zoning category to fit with the residential neighbourhood.

Ms. Mary Macleod, and Ms. Chantelle Boudreau were present to suggest an alternate model of development. They believe a contemporary model would favour pedestrian use and lessen the stress that commuter traffic brings to cities. They would like a mixed-use village concept put into place on the site.

Ms. Jacqueline Leslie was present to express concern with the development proposal stating that the big box discourages cyclists and pedestrians. She raised issues around the influx of traffic, devaluation of property, increased noise and air pollution. She believes the proposal does not take into consideration the sense of place, does not promote a safe, walkable environment and it impacts negatively on the aesthetics of the surrounding properties.

Ms. Adrienne Corning, on behalf of the Guelph Civic League, was present to ask Council not to support the current proposal for the site. She stated that she believes city residents are lacking the opportunity, knowledge and resources to fully understand the planning process. She would like the City to take leadership in a collaborative process with citizens, developers and staff. She does not believe this development meets Guelph's plans.

Mr. Lee Phillips, on behalf of the Guelph Bible Conference Centre, was present to express concerns with the development. He advised the Conference Centre hosts children and family camps during the summer months and conferences throughout the winter and rely on the peacefulness they currently experience. He stated they believe the development would cause the destruction of the privacy and quiet of the property and could adversely affect future bookings. He stated that the bulk of their facilities would be within 25-30 metres from a large commercial building and the accompanying lighting and noise of air conditioning and heating structures would disrupt the peace of the camp. He also agreed with other delegates that the increased traffic would be detrimental to the neighbourhood.

Ms. Susan Watson was present to express concern that the developer has already filed with the OMB. She requested detailed information regarding density and phasing policies. She also advised that she believes that this development does need to comply with Places to Grow and requested City's legal Council to determine if Places to Grow applies. She advised this property was rejected as a commercial node during the Commercial Policy Review process and the City should not retract

their decision. She urges Council not to approve this development and believes the OMB hearing is worthwhile to hold up the integrity of the City's Official Plan.

Ms. Marion Steele, an urban economist, believes Guelph's industrial tax rate is too high and believes it should be reduced. She said that an industrial land owner can improve his property value by getting a zone change. She would like the land kept as an industrial use zone. She believes the population projections used in the applicant's report are too high and would like to see accurately revised numbers for the OMB hearing. She believes the report uses Cambridge numbers to show Guelph needs, and is not taking out Guelph shopper numbers when doing their calculations. She also believes the report does not address shopping where you work or enough information regarding scattered retail in Guelph. She would like a detailed assessment completed. She stated the development should locate in one of the current commercial nodes.

Mr. Ben Bennett was present to request Council to reject the development plan. He stated that this site was not approved as a commercial node during the Commercial Policy Review. He believes the underpass should be removed from the plan and the Big Box stores should be located on the west part of the site and leave the east side as a park or a neighbourhood-friendly retail development. He also believes the issues with other developers should be resolved before it goes any further.

Ms. Susan Ratcliffe was present to provide some historical background with respect to the area. She stated there is a heritage of housing, recreation and industry in the area. She asked Council to vote against the development and maintain the heritage character of the neighbourhood.

Mr. Hugh Whiteley was present to state that he believes that any development on the property should respect the effects it would have on the surrounding neighbours. He believes the current proposal imposes too much a burden on the neighbouring area and the applicant needs to find a more suitable use. He stated that vehicle access should encourage use of the Hanlon Expressway as much as possible and believes this could be accomplished by rerouting the Wellington to Hanlon access ramp to a lower elevation. He stated that restoration of a baseflow of Silver Creek is a key component to providing care for the natural environment.

Mr. Chris Corosky, on behalf of Armel was present to express opposition to the proposal. He stated this

proposal will severely limit Armel's ability to develop their approved commercial property at Paisley & Elmira and would prevent the west end from attaining its proposed purpose of commercial hub. He advised they have retained a market consultant to understand the impacts of the Lafarge development and have been advised it is not needed or warranted for Guelph and would replace approved commercial nodes. The underpass would particularly negatively affect their property at Paisley and Silvercreek. He advised that any users on this site could be accommodated on other available approved sites that would not have the adverse traffic impacts. He stated that the Comprehensive Commercial Policy review recognized Armel properties as a node but not the Lafarge lands and he would like the City to stand by their previous position.

Ms. Madeleine Webb was present to express concern about the increase in big box stores, and drawing consumers away from the downtown core.

Mr. Paul Hay, a member of the Burdock Collective, was present to urge Council to consider the effect on the environment that this development will have. He would like to see restoration of the environment or leave the property as is.

Mr. Hannah summarized the issues that staff will be addressing on this application.

- Traffic impacts – appropriateness of roads to accommodate, cut throughs, paying for widening, health related issues
- Underpass – who should pay, overall costs, feasible, maintenance, and input from CN and MTO
- Park – feasibility study, access/connections, costs, issue of contaminants, usability of the park as it relates to flooding
- Alternative designs – offices, residential village concepts, go transit
- Policy documents – applicability of Places to Grow, Intensity and density growth.

3. Moved by Councillor Billings  
Seconded by Councillor Burcher

Mr. J. Riddell

THAT Report 08-25 dated March 3, 2008 regarding an application for an Official Plan amendment and Zoning By-law amendment for 35 and 40 Silvercreek Parkway South from Community Design and Development Services be received.



VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (12)  
VOTING AGAINST: (0)

Councillor Hofland declared a pecuniary interest and did not vote or speak on this matter.

Carried

**Council recessed at 12:50 a.m., March 4, 2008 to be reconvened at 7:00 p.m. March 4, 2008.**

**Council reconvened the Council Planning Meeting of March 3, 2008 in the Council Chambers in formal session at 7:00 p.m., Tuesday, March 4, 2008**

Present: Mayor Farbridge, Councillors Beard, Bell, Billings, Farrelly, Findlay, Hofland, Kovach, Piper, Salisbury and Wettstein

Absent: Councillors Burcher and Laidlaw

Staff Present: Ms. T. Sinclair, Assistant City Solicitor; Mr. J. Riddell, Director of Community Design and Development Services; Mr. S. Hannah, Manager of Development & Parks Planning; Mr. A. Hearne, Senior Development Planner; Ms. T. Agnello, Deputy City Clerk; and Ms. D. Black, Assistant Council Committee Co-ordinator

**340 Clair Road East**

Mr. Al Hearne, Senior Development Planner, provided information with respect to this application. He explained that the owners have asked to subdivide the subject property. The development will create 93 single detached residential lots; a cluster townhouse/apartment block ranging from 75 to 120 dwelling units, a Separate Elementary School site and an open space landscape feature which will become part of the common element condominium landscape features that has been established in an earlier phase. He advised that the owner wishes to rezone the lands to Specialized Residential Zones and an Institutional Zone to allow for the development to take place.

In response to questions, Mr. Jeff Robinson, representative of Westminister Woods advised that higher densities are being considered in the next phases with similar units and more mid-rise products and cluster townhomes in order to exceed the Places to Grow targets. He advised they are also looking toward adding retail in the future phases.

4. Moved by Councillor Billings  
Seconded by Councillor Hofland

Mr. J. Riddell

THAT Report 08-21 regarding a Proposed Draft Plan of Residential Subdivision and associated Zoning By-law Amendment for approval of Phase 4 of the Westminister Woods East Subdivision applying to property municipally known as 340 Clair Road East, City of Guelph, from Community Design and Development Services dated March 3, 2008, be received.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Farrelly, Findlay, Hofland, Kovach, Piper, Salisbury, Wettstein and Mayor Farbridge (11)  
VOTING AGAINST: (0)

Carried

### **348 Crawley Road**

Mr. Al Hearne, Senior Development Planner advised that the applicant proposes to amend the zoning on the subject property from the existing Urban Reserve Zone to the Industrial Zone. He stated the subject lands are a small part of the owners Southgate Industrial Business Park application for draft plan of subdivision and zoning bylaw amendment. This portion is being brought forward separately to be used for land assembly involving the subject property and 995 Southgate Drive and will accommodate the construction of the distribution warehouse facility. He also advised that the Committee of Adjustment has given the necessary approvals with conditions to move this application forward while protecting the stone heritage house. He advised that there are conditions in place to allow the stone heritage building to be moved whenever the owner is ready to do so.

There is a minor change in the zoning amendment since the application was first received but it still allows for industrial land use, manufacturing and warehousing. He advised that no further notice is required at this time as the intent of the zoning has not changed and the balance of the Southgate Industrial Subdivision application will return to Council for a decision in the future.

Ms. Astrid Clos advised that the rezoning is a condition of a purchase of sale so there is a timing issue. She provided further information on the taxes for this property as a whole. She assured Council that the storm water management is part of the site plan control and is a part of the draft plan conditions. She advised there are discussions regarding LEEDs initiatives. She also advised Leslie Marlow, the applicant, was present to answer questions.

Mr. Whiteley was present to raise issues with respect to the recharge of water on the property. He believes it is feasible to maintain the quality and quantity of the recharge to groundwater and would like to see this as a condition of redevelopment on the property. He would also like to have green roof technology as a requirement of the development of the property.

Mr. Leslie Marlowe, owner, wanted to assure Council that the recharge will remain on site and during the site plan review the recharge will be addressed. He agrees that a portion of the roof being dedicated to green roof technology would be a great idea but does not feel the whole roof would be the best solution.

Council was advised that the area to the north of the site was subject to an environmental impact study and storm water management study that dealt with ground water recharge and staff anticipates an effective large groundwater system to be installed.

Staff stated that they would like to review the green roof issue further before placing it as a requirement of the development and they are currently pursuing green building initiatives.

Mr. Marlowe advised that the development of the property is still well within the limitations placed on the property.

Staff advised they will ensure that the berm vegetation/ plantings will be of a compatible nature to promote their chances of survival.

5. Moved by Councillor Wettstein  
Seconded by Councillor Billings

Ms. A. Clos  
Mr. J. Riddell  
Dr. J. Laird  
Mr. P. Cartwright  
Mr. B. Stewart  
Ms. L.E. Payne  
Mr. D. McCaughan

THAT the application by Industrial Equities Guelph Corporation for a Zoning By-law Amendment from the UR (Urban Reserve) Zone to the B.1 (Industrial) Zone affecting property municipally known as 348 Crawley Road and legally described as Part 2, Plan 61R10107, Concession 7, formerly Township of Puslinch, City of Guelph, be approved in accordance with the uses and regulations set out in Schedule 2 of the Community Design and Development Services Report 08-18 dated March 3, 2008;

AND THAT Guelph City Council has determined that no further public notice is required in respect of the proposed zoning bylaw amendment to the B.1 (Industrial) Zone, (File 23T-06503/ZC0617) in accordance with Section 34(17) of The Planning Act.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Farrelly, Findlay, Hofland, Kovach, Piper, Salisbury, Wettstein and Mayor Farbridge (11)

VOTING AGAINST: (0)

**BY-LAWS**

5. Moved by Councillor Farrelly  
 Seconded by Councillor Bell  
 THAT leave be now granted to introduce and read a first and second time By-laws Numbered (2008)-18513 to (2008)-18514, inclusive.

Carried

The By-laws were read a first and second time at 8:16 o'clock p.m.

6. Moved by Councillor Piper  
 Seconded by Councillor Hofland  
 THAT Council now go into Committee of the Whole to consider the by-laws.

Carried

Council went into Committee of the Whole on By-laws Numbers (2008)-18513 to (2008)-18514, inclusive.

7. Moved by Councillor Kovach  
 Seconded by Councillor Hofland  
 THAT the Committee rise and report the by-laws passed in Committee without amendment.

Carried

At 8:18 o'clock p.m., the Committee rose and reported By-laws Numbered (2008)-18513 to (2008)-18514, inclusive, passed in Committee without amendment.

6. Moved by Councillor Findlay  
 Seconded by Councillor Bell  
 THAT By-laws Numbered (2008)-18513 to (2008)-18514, inclusive, be read a third time and passed.

Carried

The By-laws were read a third time and passed at 8:19 o'clock p.m.

**ADJOURNMENT**

The meeting adjourned at 8:20 o'clock p.m.  
Minutes read and confirmed March 25, 2008.

.....  
 Mayor

.....  
 Deputy Clerk

Council Chambers  
March 4, 2008 6:00 p.m.

**A meeting of Guelph City Council.**

Present: Mayor Farbridge, Councillors Beard, Bell, Billings, Farrelly, Findlay, Hofland, Kovach, Piper, Salisbury and Wettstein

Absent: Councillors Burcher and Laidlaw

Staff Present: Ms. L. Payne, Director of Corporate Services/City Solicitor; Mr. J. Riddell, Director of Community Design and Development Services; Mr. D. McCaughan, Director of Operations; Chief Shawn Armstrong, Director of Emergency Services/Fire Chief; Dr. J. Laird, Director of Environmental Services; Ms. T. Agnello, Deputy City Clerk

**FCM Presentation - Green Municipal Corporation**

Mr. Doug Salloum, FCM representative was present to provide information with respect to Green Municipal Corporation. He advised they are a not-for-profit organization created in 2003. He provided information with respect to the carbon market and buying and selling reduction of carbon dioxide and the various options available. He also stated that municipalities are non-regulated emitters that still have the option to sell to regulated emitters.

**ADJOURNMENT**

The meeting adjourned at 7:00 o'clock p.m.

Minutes read and confirmed March 25, 2008.

.....  
Mayor

.....  
Deputy Clerk

**REPORT OF THE COMMUNITY DEVELOPMENT AND ENVIRONMENTAL  
SERVICES COMMITTEE**

March 25, 2008

Her Worship the Mayor and  
Councillors of the City of Guelph.

Your Community Development and Environmental Services Committee beg  
leave to present their THIRD REPORT as recommended at its meeting of March 7,  
2008.

CLAUSE 1            THAT City Council approve the request from The Royal Canadian  
Legion – Colonel John McCrae Memorial Branch 234 located at  
895-919 York Road and legally described as Part of Lots 4 and  
5, Concession 2, Division "C" (formerly Guelph Township)  
designated as Parts 1, 2, 3, 4 and 5, Reference Plan 61R7636,  
to defer the Legion's share of the assessment costs of road and  
services construction valued at \$191,825.00 that apply to the  
severed parcel over a fifteen (15) year period with payments of  
\$12,789.00 annually until the full amount is paid in order to  
help facilitate the sale of the Legion lands;

AND THAT Council authorize staff to execute a new or amended  
site plan agreement incorporating the proposed payment  
arrangement.

CLAUSE 2            THAT the Biosolids Management Master Plan Implementation  
Strategy, as outlined in the report of the Director of  
Environmental Services dated March 7, 2008, be approved;

AND THAT the Mayor and Clerk be authorized to enter into an  
Agreement between the City of Guelph and Lystek International  
Inc. to obtain a license for the Lystek technology and to  
purchase the associated capital equipment, subject to the  
satisfaction of the Director of Environmental Services and the  
City Solicitor;

AND THAT Clause 2 be subject to the satisfactory completion of  
the Canadian patent review.

CLAUSE 3            THAT staff be directed to add the following as a condition of all  
future Draft Plan of Subdivision approvals within the City of  
Guelph;

"THAT the developer agrees to eliminate the use of any  
covenants that would restrict the use of clotheslines."

Community Development & Environmental Services Committee Report

AND THAT prior to the registration of all or any portion of the plan, the developer's lawyer shall certify to the Director of Community Design and Development Services that there are no restrictive covenants which restrict the use of clotheslines.

All of which is respectfully submitted.

Councillor Mike Salisbury, Acting Chair  
Community Development &  
Environmental Services Committee



# COMMITTEE REPORT



**TO** Community Development and Environmental Services Committee

**SERVICE AREA** Community Design and Development Services

**DATE** March 7, 2008

**SUBJECT** Alternative Financial Arrangements for Colonel John McCrae Memorial Branch (NO. 234) Royal Canadian Legion, 895-919 York Road, Guelph Ontario

**REPORT NUMBER** 08-28

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## RECOMMENDATION

“THAT City Council approve the request from The Royal Canadian Legion - Colonel John McCrae Memorial Branch 234 located at 895-919 York Road and legally described as Part of Lots 4 and 5, Concession 2, Division “C” (formerly Guelph Township) designated as Parts 1, 2, 3, 4 and 5, Reference Plan 61R-7636, to defer the Legion’s share of the assessment costs of road and services construction valued at \$191,825.00 that apply to the severed parcel over a fifteen (15) year period with payments of \$12,789.00 annually until the full amount is paid in order to help facilitate the sale of the Legion lands;

AND THAT Council authorize staff to execute a new or amended site plan agreement incorporating the proposed payment arrangement.”

## BACKGROUND

The lands known as 895-919 York Road are currently owned by The Royal Canadian Legion. In 1996, the Legion made application for amendments to the City's Official Plan and Zoning By-law to change the land use designation of the northerly portion of the site (containing the current Legion Building and parking area) from "Industrial" to "Service Commercial". The application also included a request for a specialized industrial zoning on the southerly part of the site (currently vacant) to allow the future use of the lands by a club complex and conference centre. The intent of the application was to allow the Legion to sell the commercially zoned lands (Part 2, severed parcel) and use the proceeds to finance the construction of a smaller Legion facility on the land zoned specialized industrial (Part 1, retained parcel).

At the time, the Legion also requested Council to authorize the following payment arrangements pertaining to the retained portion: (a) deferral of the payment of development charges until 2047; and (b) the non-payment of the cost of \$104,595, for infrastructure work along the Watson Parkway frontage, unless the parcel is to be used for a purpose other than that of Legion facility, or if there is a change in the ownership of the parcel. Council approved the application on April 23, 1997, subject to conditions, including the payment arrangements as requested by the Legion. With respect to the severed parcel, the Legion at that time, agreed to pay the frontage costs of infrastructure work along Watson Parkway and York Road at the time of severance or building permit. These conditions are incorporated in the site plan control agreement that is registered on title as Instrument Number 801118 and remains in force.

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## REPORT

In January 2008, an application was made to the Committee of Adjustment for consent for severance of the parcel containing the current Legion building and parking area Part 2, with frontages along York Road and Watson Parkway South, while retaining Part 1, with a frontage along Watson Parkway South (see Attachment 4). At that time, the Legion requested that the financial payment of \$191,825.00 applicable to the severed parcel be deferred over a fifteen year payback period.

Engineering Services and Development and Parks Planning recommended approval of the application, subject to conditions that are included in the Minutes and Decision of the Committee of Adjustment (see Attachments 2 and 3). The condition relating to financial arrangements states:

“That a new or amended site plan agreement be executed and registered on title, containing any modified financial arrangements for the payment of City services as may be supported by City Council, to the satisfaction of the Director of Community Design and Development Services and the City Solicitor, prior to the endorsonation of the deed.”

The Legion’s request for alternative financial arrangements are detailed in Attachments 1 and 3 of this report. Staff are requesting Council to consider the Legion’s request (see Attachment 1) to defer the payment of the cost of infrastructure work along the frontages on York Road and Watson Parkway, applicable to the severed parcel subject to an annual payment \$12,789.00 over fifteen years for the total amount of \$191,825.00. Normally conditions wouldn’t be required on the retained parcel for full payment prior to release of the site plan. As indicated in the Legion’s letter, the payment deferral will enable the Legion to proceed with the sale of the severed parcel.

In the event Council approves this request, a new agreement will be entered between the City and the Legion. The proposed new agreement will incorporate the conditions of the existing agreement and will be registered on title of Parcel 2.

The proposed financial arrangement will not apply to the payment of development charges by the developer for the severed parcel, or the payment of costs for works within the road right-of-way that may be needed for providing access and service connections to either of the two parcels at the time of their developments.

## CORPORATE STRATEGIC PLAN

Supports Strategic Plan Goal 1:

An attractive, well-functioning and sustainable city

1.1 A distinct community identity with leading edge, city-wide urban design policies

## FINANCIAL IMPLICATIONS

The City is not currently anticipating any road or service improvements and therefore there are no significant financial implications in allowing the payment of \$191,825.00 to be deferred over 15 years. The payment is based on capital costs only and does not include any interest component.

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## DEPARTMENTAL CONSULTATION

Planning, Engineering and the CAO's office have been consulted in regard to the recommendation to authorize payment deferral as proposed.

## COMMUNICATIONS

N/A

## ATTACHMENTS

- Attachment 1 - The Royal Canadian Legion Letter
- Attachment 2 - Committee of Adjustment Minutes, dated January 22, 2008
- Attachment 3 - Committee of Adjustment Decision, dated January 25, 2008
- Attachment 4 - Proposed Severance Plan



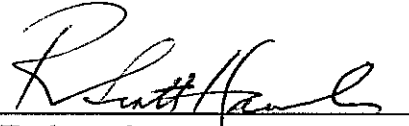
**Prepared By:**

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**Endorsed By:**

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## Attachment 1

**Application:** B-2/08

**Applicant:** Colonel John McCrae Memorial Branch 234  
Royal Canadian Legion

**Agent:** Eric Smart

**Location:** 919 York Road

**In Attendance:** Bill Matthews, President, Royal Canadian Legion  
Eric Smart

Chair R. Funnell questioned if the sign had been posted in accordance with Planning Act requirements.

Mr. Smart replied the notice sign was posted and comments were received from staff. He explained they have an offer to purchase for the property containing the original Legion building and have submitted an application for severance to allow for the sale of the existing building and the eventual construction of a new smaller building fronting onto Watson Parkway. He explained the purchaser has until the end of March to waive their conditions and following that the Legion has 90 days to waive their conditions. He noted that part of the offer allows the Legion 9 months to construct a new building. He noted there is an existing site plan control agreement registered on title and the proposed purchaser has concerns who the owner is deemed to be in the agreement. He noted the Legion owes the municipality monies related to the development of the original building and the proposed owner does not want to be responsible for payment of these costs. He noted they are prepared to approach City Council to request deferral of the payments owing to the municipality in the amount of \$191,825.00. He noted the cost for the sale of the existing building will finance a smaller 13,570 square foot building which will support the Legion operations.

Committee member J. Scott noted the memo received from Planning staff recommends the Committee consider one recommendation with consideration of the application which will allow the Legion to meet with City Council and a new site plan control agreement authored, if necessary.

Planner G. Austin noted the recommendations from Engineering Services are not necessary as the conditions form part of an existing site plan control agreement registered on title.

Having had regard to the matters that are to be had regard to under Section 51(24) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended, and having considered whether a plan of subdivision of the land in accordance with Section

51 of the said Act is necessary for the proper and orderly development of the land,

Moved by L. McNair and seconded by J. Andrews,

"THAT in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, consent for severance of Part of Lot, Concession 2, Division 'C', known as 919 York Road, a parcel with a frontage along York Road of 144.53 metres (474.18 feet) and a depth along Watson Parkway, South of 167.95 metres (551.02 feet), be approved, subject to the following conditions:

1. That a new or amended site plan agreement be executed and registered on title, containing any modified financial arrangements for the payment of City services as may be supported by City Council, to the satisfaction of the Director of Community Design and Development Services and the City Solicitor, prior to the endorsement of the deed.
2. That prior to issuance of a building permit, the applicant makes arrangements for provision of hydro servicing to the severed parcel, satisfactory to the Technical Services Department of Guelph Hydro Electric Systems Inc.
3. That prior to issuance of a building permit, the applicant submits a site plan showing the driveway location maintaining a minimum clearance of 1.5 metres from existing hydro poles, satisfactory to the Technical Services Department of Guelph Hydro Electric Systems Inc. If this clearance is not provided, relocation of an existing hydro pole will be at the owner's expense.
4. That the documents in triplicate with original signatures to finalize and register the transaction be presented to the Secretary-Treasurer of the Committee of Adjustment along with the administration fee required for endorsement, prior to January 25, 2009.
5. That all required fees and charges in respect of the registration of all documents required in respect of this approval and administration fee be paid, prior to the endorsement of the deed.
6. That the Secretary-Treasurer of the Committee of Adjustment be provided with a written undertaking from the applicant's solicitor, prior to endorsement of the deed, that he/she will provide a copy of the registered deed/instrument as registered in the Land Registry Office within two years of issuance of the consent certificate, or prior to the issuance of a building permit (if applicable), whichever occurs first.
7. That a Reference Plan be prepared, deposited and filed with the Secretary-Treasurer which shall indicate the boundaries of the severed parcel, any

easements/rights-of-way and building locations. The submission must also include a digital copy of the draft Reference Plan (version ACAD 2000 – 2002) which can be forwarded by email (cofa@guelph.ca) or supplied on a compact disk."

Carried.

**Application:** B-3/08, B-4/08, A-6/08 and A-7/08  
**Applicant:** Industrial Equities Guelph Corporation  
**Agent:** Leslie Marlow  
**Location:** 995 Southgate Drive and 348 Crawley Road  
**In Attendance:** Leslie Marlow  
Ian Rawlings  
John Stirling  
Gary Fraser  
Stephen Wall  
Gary Fraser

Chair R. Funnell questioned if the sign had been posted in accordance with Planning Act requirements.

Leslie Marlow replied the signs were posted and revised comments were received from staff. He noted they agree with the conditions recommended by staff.

John Stirling noted he represents Courneys Alberta Ltd., the owners of 950 Southgate Drive. He noted there a distribution centre for TDL Group is located on the property with a total of up to 300 employees and plans are currently being discussed for an expansion of up to 100,000 square feet. He noted their concerns related to traffic generation and agreements in place for long term improvements for the Hanlon Parkway. He noted they would like the opportunity to discuss their concerns with the applicant and requested the decision of the Committee not be sent for a minimum of 7 days to allow for further discussions to occur.

Mr. Marlow noted they have no objection to the request.

Jim Mairs confirmed the Economic Development Department has been working in excess of 1 year with a client who would like to develop this site for a new Canadian distribution centre. He noted they would like to work with TDL and the applicant to address their concerns.

Application Number B-3/08

**COMMITTEE OF ADJUSTMENT**  
**APPLICATION NUMBER B-2/08**

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The Committee, having had regard to the matters that are to be had regard to under Section 51(17) of the Planning Act, R.S.O. 1990, Chapter P.13, as amended, and having considered whether a plan of subdivision of the land in accordance with Section 51 of the said Act is necessary for the property and orderly development of the land, passed the following resolution:

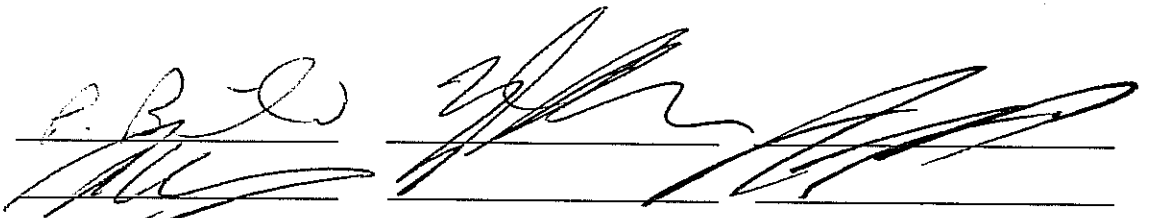
"THAT in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, consent for severance of Part of Lot, Concession 2, Division 'C', known as 919 York Road, a parcel with a frontage along York Road of 144.53 metres (474.18 feet) and a depth along Watson Parkway, South of 167.95 metres (551.02 feet), be approved, subject to the following conditions:

1. That a new or amended site plan agreement be executed and registered on title, containing any modified financial arrangements for the payment of City services as may be supported by City Council, to the satisfaction of the Director of Community Design and Development Services and the City Solicitor, prior to the endorsement of the deed.
2. That prior to issuance of a building permit, the applicant makes arrangements for provision of hydro servicing to the severed parcel, satisfactory to the Technical Services Department of Guelph Hydro Electric Systems Inc.
3. That prior to issuance of a building permit, the applicant submits a site plan showing the driveway location maintaining a minimum clearance of 1.5 metres from existing hydro poles, satisfactory to the Technical Services Department of Guelph Hydro Electric Systems Inc. If this clearance is not provided, relocation of an existing hydro pole will be at the owner's expense.
4. That the documents in triplicate with original signatures to finalize and register the transaction be presented to the Secretary-Treasurer of the Committee of Adjustment along with the administration fee required for endorsement, prior to January 25, 2009.
5. That all required fees and charges in respect of the registration of all documents required in respect of this approval and administration fee be paid, prior to the endorsement of the deed.
6. That the Secretary-Treasurer of the Committee of Adjustment be provided with a written undertaking from the applicant's solicitor, prior to endorsement of the deed, that he/she will provide a copy of the registered deed/instrument as registered in the Land Registry Office within two years of issuance of the consent certificate, or prior to the issuance of a building permit (if applicable), whichever occurs first.

**COMMITTEE OF ADJUSTMENT  
APPLICATION NUMBER B-2/08**

7. That a Reference Plan be prepared, deposited and filed with the Secretary-Treasurer which shall indicate the boundaries of the severed parcel, any easements/rights-of-way and building locations. The submission must also include a digital copy of the draft Reference Plan (version ACAD 2000 – 2002) which can be forwarded by email (cofa@guelph.ca) or supplied on a compact disk."

Members of Committee  
Concurring in this Decision

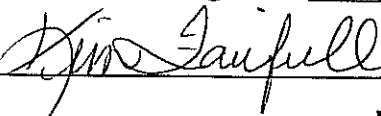


The last day on which a Notice of Appeal to the Ontario Municipal Board may be filed is February 14, 2008.

I, Kim Fairfull, Secretary-Treasurer, hereby certify this to be a true copy of the decision of the Guelph Committee of Adjustment and this decision was concurred by a majority of the members who heard this application at a meeting held on January 22, 2008.

Dated: January 25, 2008

Signed:





## Attachment 3



### The Royal Canadian Legion

Colonel John McCrae Memorial Branch 234  
919 York Road  
Guelph, On. N1E 6Y9

tel: 519-822-1565  
fax: 519-822-1567  
email: rcl234@on.aibn.com

COMMUNITY DESIGN AND  
DEVELOPMENT SERVICES

Mr. R. Scott Hannah  
Manager of Development and Parks Planning  
City Hall, 59 Carden Street  
Guelph Ontario , N1H 3A1

JAN 28 2008

24-Jan-08

Subject: Site Plan Control Agreement

Dear Mr. Hannah;

We respectfully request consideration of the following changes. These changes would facilitate the completion of the sale of Part 2 of the Legion property. There are two concerns for which we seek solutions. Both concerns relate to the payment of assessments registered on title for the Legions share of the costs of road and services construction valued at \$191,825 that apply to Part 2.

1. A conditional offer under consideration would allow the Legion to downsize without borrowing if the above assessment were not required to be paid immediately. We suggest that we pay \$12,789 annually until the full amount is paid. It would be an appropriate condition that should the ownership of the property change that the remaining amount owing would be payable.
2. The buyer is concerned that they may have to pay these obligations relevant to Part 2. With an agreement with the owners of Part 1 to pay the assessments against Part 2 the title could be cleared to the satisfaction of the buyer.

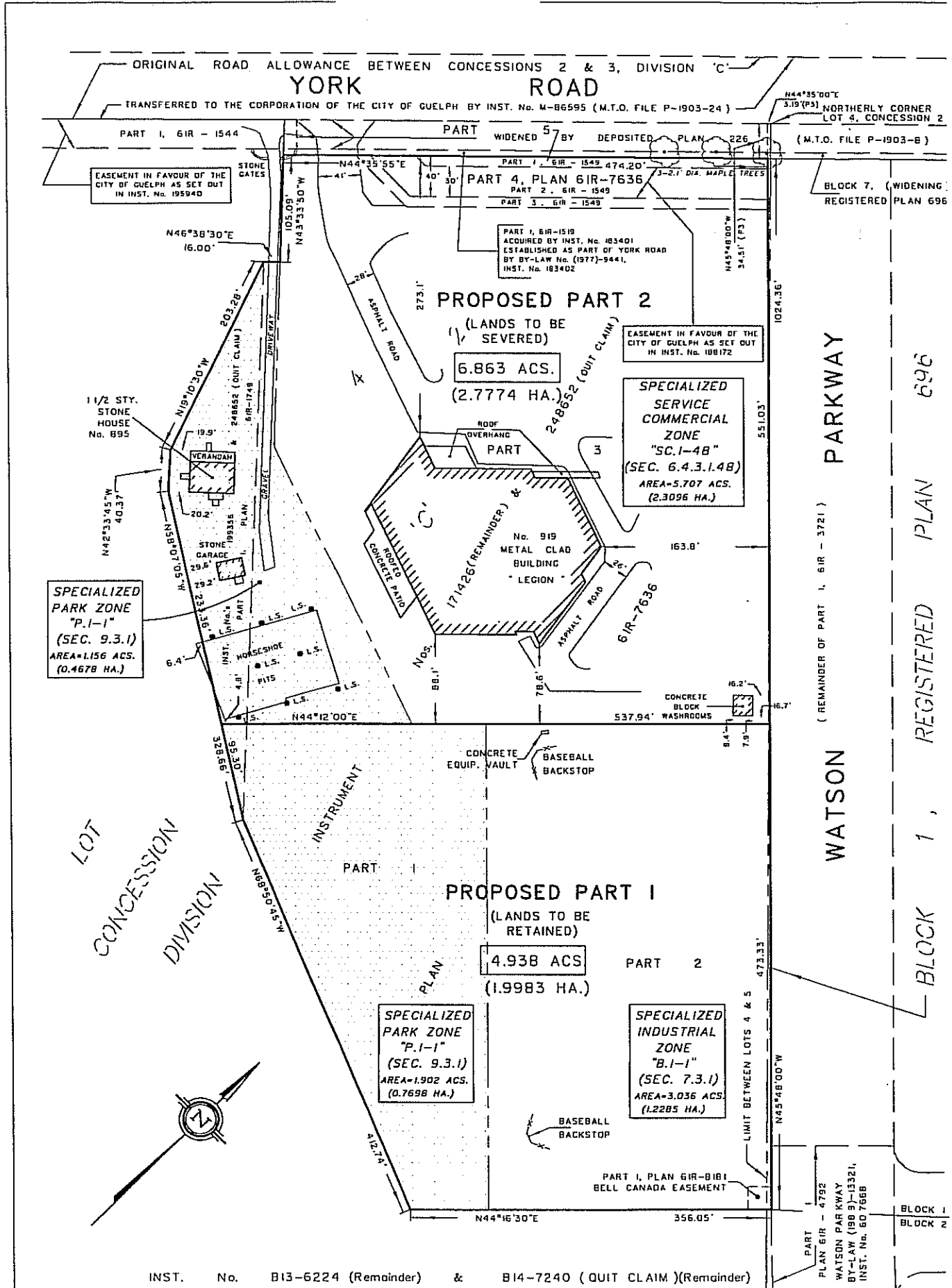
We trust that you will give this thoughtful consideration.

Yours truly,

Eric Smart  
Chair, Property Development Committee

**Attachment 4**

Plan Indicating  
Lands to be Retained - Part 1  
Lands to be Severed - Part 2



# COMMITTEE REPORT



**TO** Community Development and Environmental Services Committee

**SERVICE AREA** Environmental Services  
**DATE** March 7, 2008

**SUBJECT** Biosolids Management Master Plan Implementation and Approval of an Agreement between the City of Guelph and Lystek International Inc.

**REPORT NUMBER**

---

## RECOMMENDATION

THAT the Biosolids Management Master Plan Implementation Strategy, as outlined in the report of the Director of Environmental Services dated March 7, 2008, be approved;

AND THAT the Mayor and Clerk be authorized to enter into an Agreement between the City of Guelph and Lystek International Inc. to obtain a license for the Lystek technology and to purchase the associated capital equipment, subject to the satisfaction of the Director of Environmental Services and the City Solicitor.”

## BACKGROUND

### Executive Summary:

After several years in development at the City of Guelph, the FCM funded and Guelph sponsored proprietary Lystek Advanced Biosolids Treatment Process has proven to meet the most stringent biosolids quality criteria in the industry (US EPA “Class A”) while providing economic, environmental, and community benefits. This is significant in the industry as this process is not only applicable at Guelph, but across the industry, allowing municipalities an alternate option to economically raise the bar and maximize existing infrastructure. Key benefits include:

1. High Quality Product:
  - Achieves US EPA “Class A” quality criteria (virtually pathogen free)
2. Environmental Sustainability (minimizes carbon footprint):
  - Product is compatible with existing infrastructure. Up to 25% can be recycled to double digester gas production and maximize benefit of existing Co-Generation facility (green power), thereby offsetting power requirements for the treatment plant (incl. in Co-Generation cost benefit analysis).
  - High solids fluid minimizes haulage requirements (less trucks on the road) as compared to a liquid “Class B” program. Recycling further reduces haulage requirements.
  - Minimal energy/fuel input vs. drying type technologies and Nitrogen is retained
  - Land application approach minimizes soil compaction and mitigates odors.
  - In addition to the macronutrients of Nitrogen (N), Phosphorus (P) (and Potassium (K) in the case of Lystek), Biosolids include carbon and micronutrients such as Copper and Zinc also required for plant growth.

3. Community:
  - Has a significant economic benefit to the community in terms of off setting costs to farmers for commercial fertilizer, valued at up to \$280 per acre due to Potassium added in processing, an \$80 per acre value added over traditional “Class B” biosolids programs.
4. Economic End Use Diversification Reduces Risk (sludge is produced relentlessly):
  - Significantly reduces costs associated with sole option of landfill thereby allowing investment in infrastructure with an estimated eight-year payback. Est. at >\$1M per annum.
  - Reduces power requirements/cost via enhancing Co-Generation capability (included in Co-Generation Cost Benefit Analysis).
5. Compatible with Existing Depth of Experience (over 30 years)
  - Is compatible with existing land application equipment for liquid “Class B” biosolids and depth of experience in Ontario i.e., new and better but integrated and familiar.

Based on the above, staged implementation is recommended. Stage 1 includes purchase and upgrade of the existing Lystek facility and construction of 3 of the 4 proposed storage tanks. Stage 2 includes update of the Biosolids Management Master Plan (2011-2012) including assessment of Lystek process optimization, need for 4th storage tank, emerging issues, and need for further diversification.

### **Biosolids Management Master Plan:**

In the early 1990s, the City selected composting as the preferred biosolids management option to preserve costly landfill capacity and to respond to operational concerns associated with landfilling biosolids (see Appendix A – ‘*What Are Biosolids*’). Biosolids generated at the WWTP were composted via an in-vessel composter and the composted biosolids were used for landfill cover. With the closure of the Eastview landfill in 2002, the compost infrastructure has been utilized to transfer and amend the dewatered sludge prior to disposal at Greenlane Landfill, now owned by the City of Toronto.

In 2001, in advance of closure of the Eastview Landfill, the City initiated the development of a Biosolids Management Master Plan to consider how biosolids should be managed in the future.

In 2006, after having followed the EA process, including agency correspondence and public consultation, the draft Biosolids Management Master Plan was completed and the following resolution was passed by Guelph City Council at their meeting held August 21, 2006:

“THAT the report of the Director of Environmental Services dated July 31, 2006 entitled “Biosolids Management Master Plan” be received;

AND THAT a notice of Master Plan Completion be issued and public comments be invited for a period of 30 days;

AND THAT, public comments received be incorporated and that the recommendations of the Biosolids Management Master Plan be implemented;

AND THAT Council endorse the Wastewater Treatment Plan Biosolids Facility Upgrade as its top priority with regard to applying for the Canada-Ontario Municipal Rural Infrastructure Fund (COMRIF) Intake Three funding program;

AND THAT more detailed financial implications be provided to Council;

AND THAT the City inter link the proposed Clean Water Act Legislation, Bill 43, specifically the implications on source protection as it would apply to wastewater and the discharge into the water system.”

### **Notice of Biosolids Management Master Plan Completion:**

Following Council's approval, a notice of Master Plan Completion was issued and public comments were invited for a period of 30 days. Two comments were received and responses were provided and were also appended to the Biosolids Management Master Plan. Key strategies arising from the Biosolids Management Master Plan were: diversification via implementation of Lystek (see below) and long-term biosolids storage; and continued utilization and/or further evaluation of the existing composter for replacement or retrofitting. Many components of the 20-year Master Plan are underway (e.g. waste activated sludge-thickening pilot, replacement of 2 of 4 presses, construction of first new digester).

### **Lystek Demonstration and FCM Funding:**

In 2003, during the development of the Master Plan, in an effort to divert biosolids from landfill and to move immediately towards beneficial reuse through land application, the City of Guelph completed the first phase of a demonstration trial of the propriety Lystek process under an FCM-funded agreement. The Lystek process treats dewatered Class B biosolids and, via a combination of physical and chemical treatment processes, generates a Class A biosolids that can be permitted for land application. The Lystek product is a high quality, high solids content material that is compatible with existing handling and land application technologies which are readily available in Ontario.

In 2004, City Council approved the execution of an agreement with Lystek International Inc. (By-law (2004)-17586) to develop and install equipment necessary for, and to carry out the second phase of a pilot process demonstration at the Wastewater Treatment Plant. Under the agreement, Lystek successfully demonstrated the ability to convert dewatered biosolids to a pumpable high-solids liquid and to meet the US EPA's Class A quality criteria. The benefits not only include a high quality product for beneficial agricultural reuse but numerous handling, storage, and application advantages over a traditional Class B product.

In March of 2005, the Federation of Canadian Municipalities (FCM) approved funding under the Green Municipal Enabling Fund (GMEF) for this project, entitled '*Advanced Biosolids Treatment Process for the Production of High Solids and Low Pathogen Product for Beneficial Reutilization*'. Under this funding agreement, FCM paid for a portion of the capital cost for the project (~45%). The agreement included options for the City to implement the Lystek technology on a permanent basis by paying Lystek for a negotiated portion of the remaining cost of the capital equipment (~45%).

### **COMRIF Funding Application:**

Recognizing the critical nature of biosolids management, Council endorsed the Wastewater Treatment Plant Biosolids Facility Upgrade (biosolids storage) as its top priority with regard to applying for the Canada-Ontario Municipal Rural Infrastructure Fund (COMRIF) Intake Three funding program. Unfortunately the City's application was not successful. Council is advised of financial implications through the annual budget process.

### **Provincial Legislation, Including the Clean Water Act:**

Through the City's involvement on the Lake Erie Region Source Protection Committee, and the GRCA Water Managers Meetings, staff continue to ensure our wastewater discharge into the Lake Erie water system and our biosolids management program continues to comply with all legislation and regulations.

## **REPORT**

### **Agreement with Lystek International Inc:**

In 2006 and 2007, the City of Guelph continued to work with Lystek International Inc. to expand the beneficial reuse pilot by adding interim storage capacity at the Wastewater Treatment Plant,. Implementation of storage is a requirement under the Nutrient Management Act and reduces the risk of process upset and performance failure by adding a buffer between process control and ultimate biosolids re-use/disposal.

Both in 2006 and 2007, the City of Guelph, with support from Ontario Ministry of the Environment and the agricultural community, successfully processed and land-applied Lystek treated biosolids to agricultural land in accordance with the applicable Certificates of Approval and the requirements of the Nutrient Management Act, R.S.O. 2002. In order to achieve this, and in addition to infrastructure requirements, the services of a professional, licensed, land application program contractor were required. Following the City's purchasing By-law, Terratec Environmental Ltd., was the successful vendor (Contract No. 05-014) for land application of the Lystek product for the years 2008-2012.

Based on the successful demonstration of the propriety Lystek Advanced Biosolids Treatment Process, the Agreement between the City of Guelph and Lystek International Inc. includes the following components:

1. Purchase the capital equipment (i.e. the negotiated portion not funded by FCM ~45%), associated with the existing on-site Lystek treatment process at a cost of \$850,000, and to obtain the license to use the technology at no cost;
2. A performance hold back of 50% or \$425,000 to be released upon completion of a successful 2008 final processing and performance trial;
3. Complete the upgrades of the existing on-site Lystek treatment process for enhanced processing capability and redundancy at a cost of \$254,065;
4. License to use the Lystek process in perpetuity at no cost to the City;
5. Indemnification of the City for any infringement issues that may arise as a result of utilizing the Lystek process; and
6. An interim Letter of Credit for \$125,000 to cover any infringement issues.

### **Biosolids Management Master Plan:**

Staff continue to work to refine the options in terms of long-term benefits and associated costs. In addition to the Lystek technology discussed above, based on experiences to date and further refinement of the Biosolids Management Master Plan recommendations, staff recommend ongoing staged implementation as follows:

1. Staged implementation of long-term biosolids storage as required under the Nutrient Management Act;
2. Continue to use the existing composter infrastructure for processing of dewatering biosolids prior to landfill, in the interim, and as required as an ongoing contingency to land application and storage;
3. Update the Biosolids Management Master Plan in 2010-11 to assess the need for further diversification/retrofitting of the existing composter and/or implementation of alternate diversification options.

## **CORPORATE STRATEGIC PLAN**

- Goal 5            A community-focused, responsive and accountable government.  
Goal 6            A leader in conservation and resource protection/enhancement.

## FINANCIAL IMPLICATIONS

The cost for the demonstration Lystek Process is \$1,104,065 for the existing demonstration unit and upgrades. The capital cost for the Lystek Process is in the approved capital account WS0035 (funding summary attached as Appendix B). It is anticipated that the payback for the combined capital outlay for Lystek and long-term storage (as required by the Nutrient Management Act and as approved in the 2009 capital budget) will be approximately eight years based on the current cost of landfill disposal (see Appendix C).

## DEPARTMENTAL CONSULTATION

Corporate Services Department – Legal Services and Corporate Property Divisions  
Environmental Services Department – Waterworks Division  
Finance Department

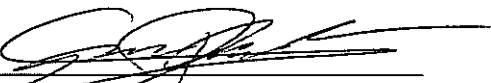
## COMMUNICATIONS


The Draft Biosolids Management Master Plan was available for review from October 6th, 2006 till Nov 6th, 2006 at the following locations:

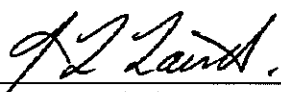
- Library, Main Branch, 100 Norfolk Street, Monday to Friday 10:00 a.m. to 9:00 p.m., Saturdays 9:00 a.m. to 5:00 p.m. and Sundays 1:00 p.m. to 5:00 p.m.
- City of Guelph, Environmental Services Department, Wastewater Services Division, 530 Wellington Street West from 8:30 a.m. to 4:30 p.m.
- City Clerk's office, City Hall, 59 Carden Street, Guelph, ON N1H 3A1, Monday to Friday 8:30 a.m. to 4:30 p.m.
- Website – [www.guelph.ca](http://www.guelph.ca)

## ATTACHMENTS

Appendix "A" "What Are Biosolids?"  
Appendix "B" Funding Summary  
Appendix "C" Revised Cost Benefit Analysis and Capital Payback Graph  
Appendix "D" Conceptual/Plan View of Proposed Biosolids Storage Facility  
Appendix "E" Ontario Ministry of Agriculture and Food/Ministry of the Environment joint publication "Sewage Biosolids - Managing Urban Nutrients Responsibly for Crop Production"

  
Prepared By:  
Cameron Walsh  
Manager of Wastewater Services

  
Recommended By:  
Bill Stewart  
Acting Director of Finance

  
Recommended By:  
Janet L. Laird, Ph.D.  
Director of Environmental Services

**APPENDIX "A"**

*What Are Biosolids?*

Sewage biosolids are generated as a result of removal of settleable, floating, and soluble organics and nutrients from the municipal wastewater stream via the wastewater treatment plant (WWTP) processes. The process of removal of solids and the biological conversion of soluble organics is completed in a matter of hours at the WWTP and results in a highly purified and disinfected effluent which is discharged to the Speed River. Conversely, the solids which are removed are further processed and stabilized over a period of weeks. Failure of the solids handling processes and/or the inability to utilize or dispose of the treated biosolids would result in the failure of the treatment process (i.e. the effluent will become sludge laden). Therefore, a diversified and robust biosolids management program is critical for the continued effective operation and performance of the WWTP, in compliance with Provincial legislation, regulations and the Certificate of Approval (C. of A.) issued by the Province.

Stabilization processes at the Guelph WWTP include anaerobic digestion, a biosolids composter, and the proprietary Lystek process. Anaerobic digestion produces a liquid "Class B" biosolids with a relatively low solids concentration (more water to handle/haul). The existing composter and proprietary Lystek process take dewatered digested sludge and further process it to produce a higher solids "Class A" biosolids (i.e. less water to handle/haul).

Class "B" biosolids have reduced levels of pathogens and must be managed in accordance with applicable standards (i.e. set back distances from water courses, etc.). Class "A", as defined by the US EPA (United States Environmental Protection Agency), are considered virtually pathogen free, enjoy unrestricted use (e.g. sold as fertilizers). In Canada, no such distinction is made and all biosolids products are currently managed similar to Class "B" biosolids under the Ontario Ministry of Agriculture and Food/Ministry of the Environment jointly administered Nutrient Management Act R.S.O. 2002. Of note, Class "B" beneficial biosolids reuse programs have been utilized by municipalities in North America for more than 30 years (Provincial flyer attached).

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Report to Community Development and Environmental Services Committee  
**APPENDIX "B"**

**Budget and Financing Schedule**

JDE Project number: WS0035  
 Project name: Lystek  
 Prepared by: Ryan Hagey  
 Date: February 19, 2008

Total Cost	External Financing			Internal Financing		
	Subsidy	Devt Charges	Developer/ Other	Current Revenues	City Reserves	Debt
12,330,000	0	7,412,100	0	92,000	4,825,900	0
<b>12,330,000</b>	<b>0</b>	<b>7,412,100</b>	<b>0</b>	<b>92,000</b>	<b>4,825,900</b>	<b>0</b>
1,104,065	0	663,702	0	8,238	432,125	0
<b>1,104,065</b>	<b>0</b>	<b>663,702</b>	<b>0</b>	<b>8,238</b>	<b>432,125</b>	<b>0</b>
3,944,978	0	2,371,498	0	29,435	1,544,045	0
3,360,555	0	2,020,176	0	25,075	1,315,304	0
3,920,402	0	2,356,724	0	29,252	1,534,426	0
<b>12,330,000</b>	<b>0</b>	<b>7,412,100</b>	<b>0</b>	<b>92,000</b>	<b>4,825,900</b>	<b>0</b>
0	0	0	0	0	0	0
<b>12,330,000</b>	<b>0</b>	<b>7,412,100</b>	<b>0</b>	<b>92,000</b>	<b>4,825,900</b>	<b>0</b>

**A. Budget Approval & Additional Funding**  
 WS0035 WWTP Biosolids Facility Upgrades

**Budget Approval**

**B. Budget Requirement**

Tender Price: Lystek (excluding GST)

City Share

plus: Expenditures to Date - WS0035

plus: Committed Work on Existing POs & Contracts - WS0035

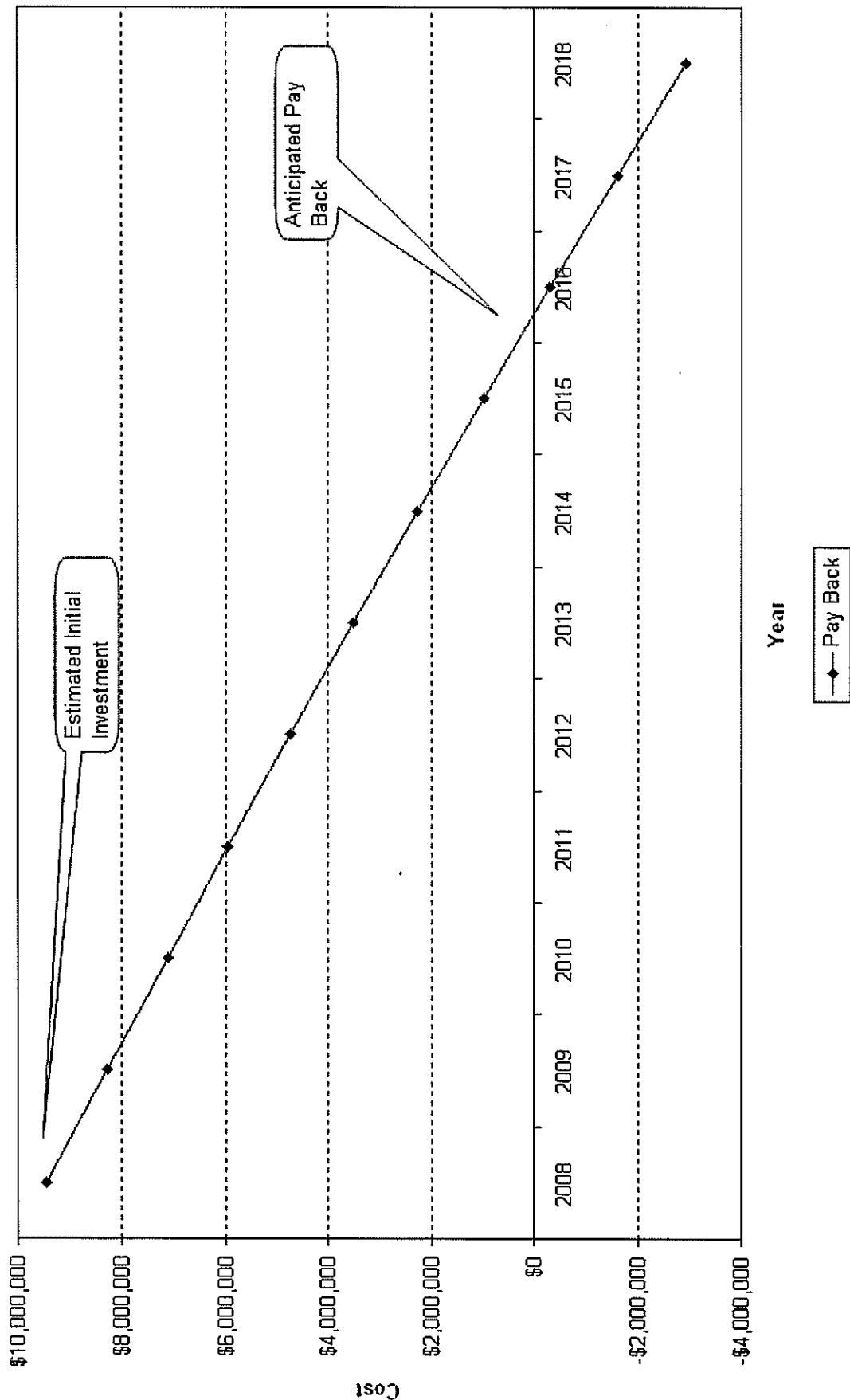
plus: Future Work - WS0035

**TOTAL BUDGET REQUIREMENT**

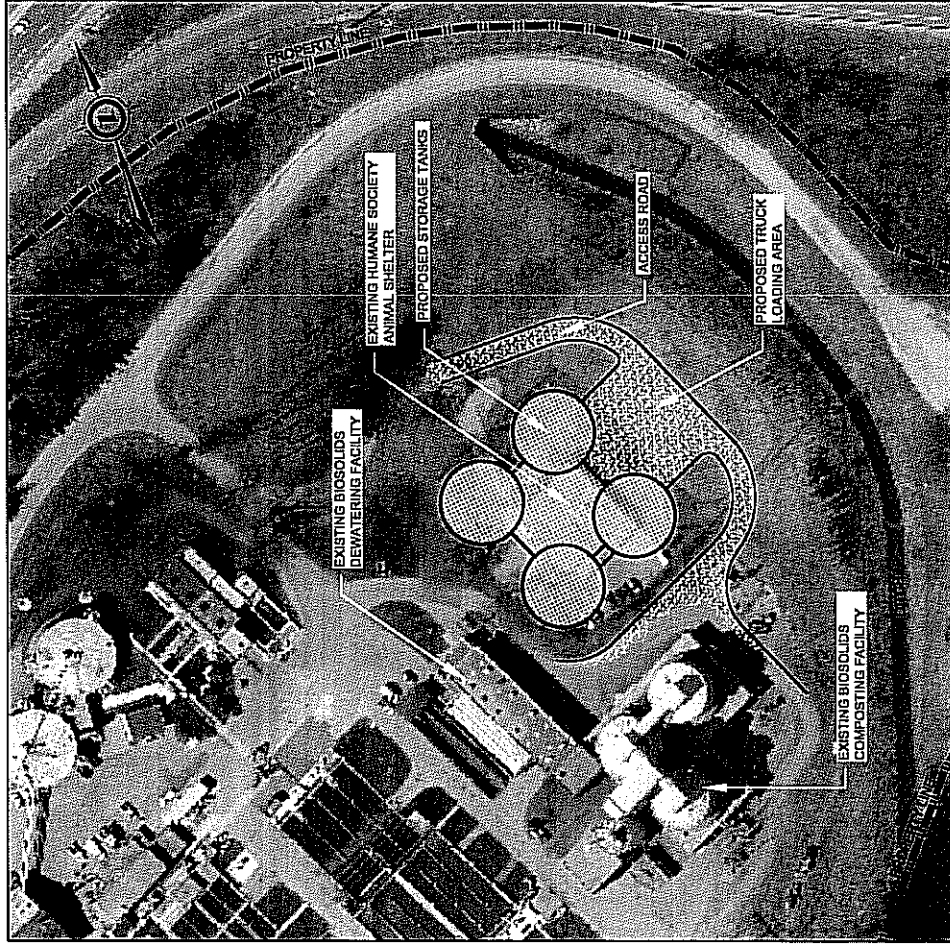
**C. Surplus / (Deficit)**

**D. Revised project budget**

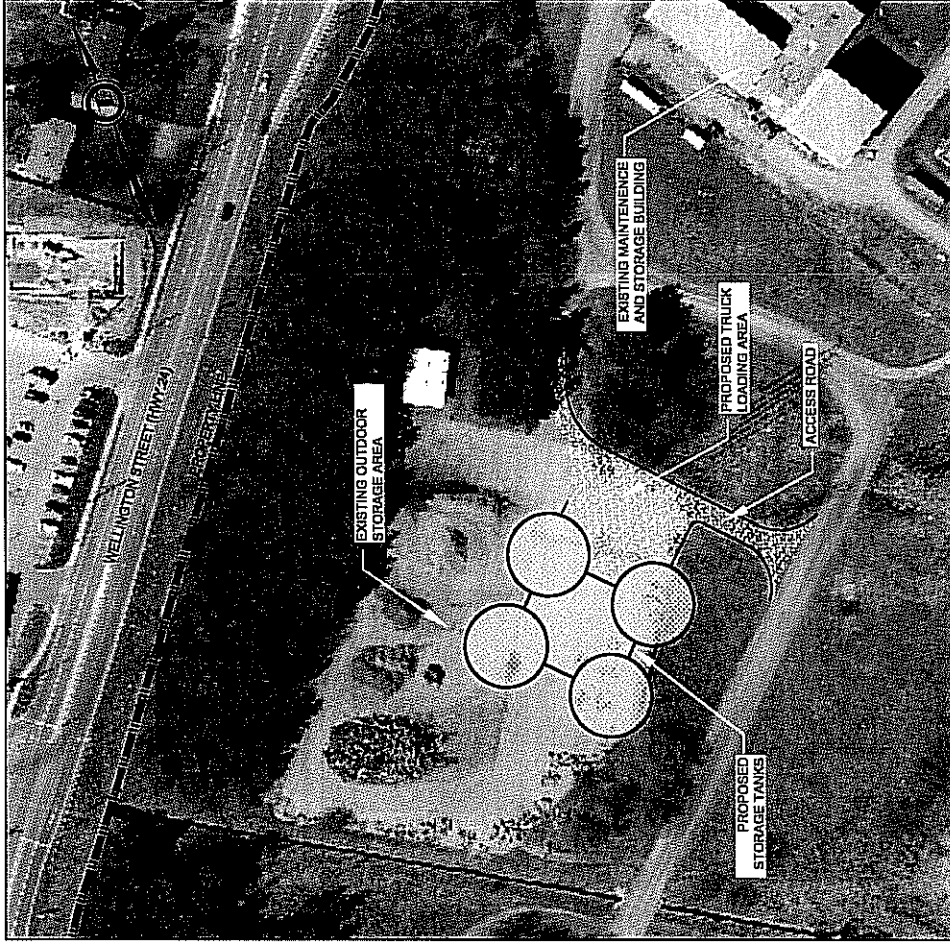
### Lystek and Storage Capital Pay Back Vs. Landfill



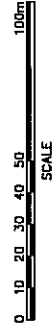
APPENDIX "D"



ALTERNATIVE AREA No.1



ALTERNATIVE AREA No.2



WASTEWATER TREATMENT PLANT  
CITY OF GUELPH

**CH2MHILL**

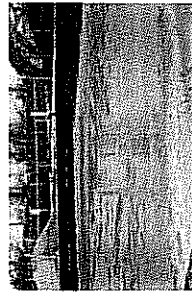
PROJECT No. 352146

FIGURE 2  
ALTERNATIVE LOCATIONS FOR  
PROPOSED BIOSOLIDS STORAGE FACILITY

APPENDIX "E"

**Provincial standards and on-farm management ensure sewage biosolids are applied safely.**

Municipal wastewater treatment plants receive raw sewage from residential, industrial and commercial sources. The raw sewage is treated in a series of steps to remove solids and organic matter. The remaining liquid is treated in a secondary treatment process. The resulting biosolids may still contain some chemicals that aren't beneficial to crops, but pose minimal risk to the environment when applied to land in accordance with the regulations.

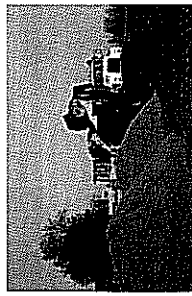


The Regulations were developed to ensure that any biosolids being used are of benefit to crops and are applied in a way that does not degrade the natural environment or pose harm to human or animal health.

- The Regulations set out criteria for:
  - composition of 11 elements of concern
  - amount, method and timing of application
  - separation distances from sensitive areas
  - suitable soil types and topography

The key to successful sewage biosolids utilization is management, which is a combination of:

- proper application methods
- best management practices
- nutrient management planning



When management will get the most benefit from the applied biosolids, while protecting the environment and the health of people and animals.

**A farm-specific nutrient management plan balances crop requirements, land base, and available nutrients.**

Improperly applied, nutrients can be detrimental to soil and water resources. For example:

- nutrient applications can pollute surface and ground water
- nitrate nitrogen is very dynamic and excessive soil nitrate at the end of the growing season can leach into ground water, posing a risk to human and animal health
- phosphorus applications can pollute surface water, which can harm plants and fish, degrading water quality and harming fish and wildlife habitat.

Over application of nutrients is also a waste of money. As nutrient sources, sewage biosolids should only be applied in accordance with nutrient management planning principles – meaning that total available nutrients applied should not exceed what the crop can use.



**Other off-farm generated materials may also benefit crop production or soil quality.**

Some industrial processes produce organic and inorganic residuals that may benefit crop production, such as food processing by-products and paper mill biosolids.

As with sewage biosolids, application of these residuals to land must be in accordance with the Regulations. In addition, these residuals may be subject to a more rigorous review by the Biosolids Utilization Committee (BUC). For more information about BUC or land application of materials other than sewage biosolids, contact the Bureau of the Ministry of the Environment or the Ontario Ministry of Agriculture and Food.

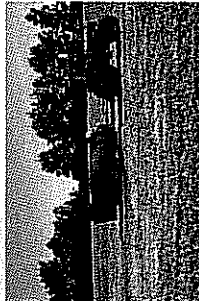
**Roles and responsibilities**

ROLE	RESPONSIBILITIES
<b>MUNICIPALITY</b> (as generator of the biosolids)	<ul style="list-style-type: none"> <li>• must keep records of:                             <ul style="list-style-type: none"> <li>• biosolids quality</li> <li>• location of all application sites</li> <li>• date of application with site</li> </ul> </li> <li>• it is also responsible for:                             <ul style="list-style-type: none"> <li>• ensuring land-applied biosolids meet the criteria in the Regulations</li> <li>• providing alternative destinations if biosolids do not meet the criteria or can't be applied</li> <li>• preparing a Nutrient Management Strategy</li> </ul> </li> </ul>
<b>FARMER</b> (as user)	<ul style="list-style-type: none"> <li>• ensuring that all waiting periods (as outlined in the Regulations) between biosolids application and harvesting or grazing are followed</li> <li>• using best management practices in order to optimize the benefits and minimize the risks of sewage biosolids land application</li> </ul>

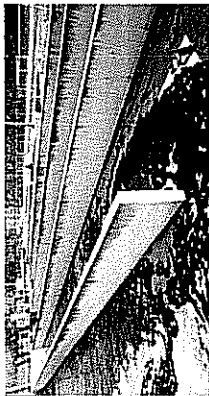
**For more information**

- For more information or to obtain a meeting publication call the Ontario Ministry of Agriculture and Food Agricultural Information Contact Centre at 1-888-466-2372 from within Ontario.
- Email your requests to products@omaf.gov.on.ca or visit the OMAF website at www.omafr.gov.on.ca. Offices can be found in: 15199, 82-5-3833 or mailed to Growth, Ontario, Ontario, Information Centre, 1 Stone Road West, Guelph, Ontario, N1G 4Y2
- Call the OMAF incident management line at 1-866-747-4660 or email: incident@omafr.gov.on.ca
- Contact the nearest Government Information Centre or office of the Ministry of the Environment

- Additional OMAF Resources**
- Land Application of Sewage Biosolids for Crop Production Factsheet Order No. 00-023
  - Soil Fertility Handbook, Publication 611
  - Agronomy Guide for Field Crops, Publication 811
  - Best Management Practices booklets:
    - Nutrient Management BMP 05
    - Water Management BMP 07
    - Nutrient Management Planning BMP 14



- FARMER**
- has the right to:
    - request flexibility in the land application
    - stop or refuse biosolids application at any time
  - is responsible for:
    - ensuring that biosolids are land-applied in accordance with the Regulations
    - ensuring that biosolids are land-applied in accordance with the Regulations, but not disruptive to normal farming practices



**Sewage Biosolids**  
Managing Urban Nutrients Responsibly for Crop Production

**Sewage biosolids result from municipal wastewater treatment.**

- The treatment of municipal wastewater produces sewage biosolids, which are biologically stable, semi-solid or liquid materials that are retained for further treatment and processing
- Sewage biosolids can then be utilized by methods such as digestion or addition of lime to stabilize the nitrogen content and reduce odour-producing potential. Once stabilized, biosolids can be applied to land in liquid form, or be dewatered and applied as a solid material.

**Sewage biosolids contain nutrients that can be used for crop growth, such as:**

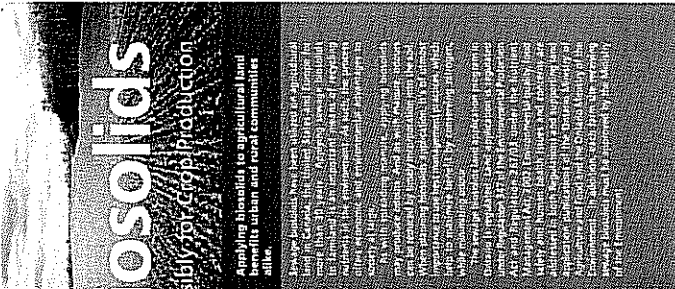
- mineral and organic nitrogen, and phosphorus
- micronutrients such as zinc, magnesium and copper

They may also contain trace amounts of other elements such as arsenic, lead and mercury. Concentrations of these elements in land-applied sewage biosolids are regulated under the Pesticides Management Act, 2002, and the Environmental Protection Act.

**Crop production can be enhanced by biosolids.**

When applied according to best management practices, sewage biosolids will:

- improve soil fertility
- offset the need for commercial fertilizers
- add organic matter, enhancing soil structure, moisture retention and pore capacity, while reducing the potential for wind and water erosion



Applying biosolids to agricultural land benefits urban and rural communities alike.

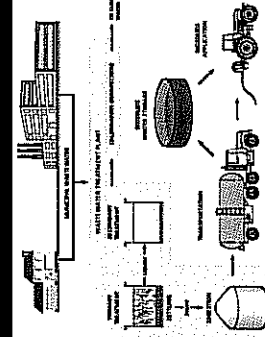
Large amounts of biosolids are produced in Ontario each year. The total biosolids production in 2002 was 1.1 million tonnes. This material is currently being applied to land in Ontario and other provinces. The total biosolids production in 2002 was 1.1 million tonnes. This material is currently being applied to land in Ontario and other provinces.

As with untreated sewage, applying biosolids to land can pose risks to human and animal health. The Ontario Ministry of the Environment and Heritage has developed a series of best management practices to help reduce these risks. These practices include:
 

- ensuring that biosolids are applied in accordance with the Regulations
- ensuring that biosolids are land-applied in accordance with the Regulations, but not disruptive to normal farming practices

For more information or to obtain a meeting publication call the Ontario Ministry of Agriculture and Food Agricultural Information Contact Centre at 1-888-466-2372 from within Ontario.

### Municipal wastewater treatment



### Metal concentrations in sewage biosolids

Metal	Concentration (mg/kg)
Arsenic	4.3
Cadmium	3.4
Chromium	4.5
Copper	550
Mercury	1.4
Nickel	6.5
Lead	17
Zinc	45
Chromium 20°C	3016

Source: 2002 Survey of Municipal Sewage Biosolids Quality. Biosolids are a by-product of wastewater treatment and are used for various purposes.

### Typical sewage biosolids characteristics

Type of Sewage Biosolids	Total Nitrogen (kg dry weight/100 kg wet weight)	Fertilizer Equivalent Nitrogen (kg dry weight/100 kg wet weight)	Total Phosphorus (kg dry weight/100 kg wet weight)	Fertilizer Equivalent Phosphorus (kg dry weight/100 kg wet weight)
Aerobic liquid	1.6	0.15	2.7	0.4
Aerobic solids	0.9	0.15	2.7	0.4
Aerobic semi-solids	4.2	1.06	8.0	2.7
Dewatered	26	10.0	27	6.45

Notes: Nitrogen fertilizer equivalent is the sum of the inorganic nitrogen plus 30% of the organic nitrogen applied. It is assumed that no nitrogen is lost during application.

Phosphate fertilizer equivalent assumes 40% phosphorus availability in the year of application.

### Suitable crops for biosolids land application

These crops are well-suited to using nitrogen supplied by biosolids. Nutrients such as phosphorus and potassium should be applied within crop recommendations.

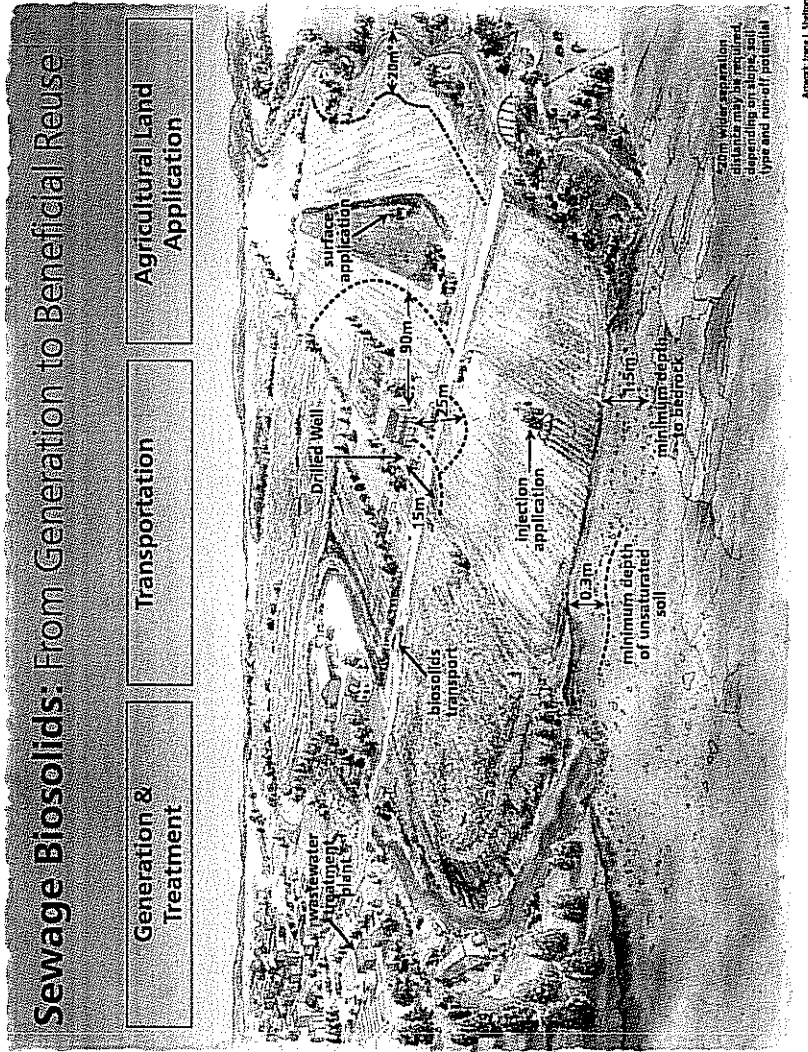
**Cereals:** Corn, wheat, barley, oats, rye, sorghum, millet, rice, and other cereals. Biosolids can be applied to these crops, but they may require additional nitrogen.

**Perennial crops and pastures:** Alfalfa, clover, lucerne, and other perennial crops. Biosolids can be applied to these crops, but they may require additional nitrogen.

**Tree fruits and grapes:** Apples, pears, peaches, plums, cherries, and grapes. Biosolids can be applied to these crops, but they may require additional nitrogen.

**Notes:**

- The maximum application rate per hectare for sewage biosolids must not exceed the maximum rate specified in the site Certificate of Approval or as determined by the Nutrient Management Plan, whichever is most restrictive.
- For more information on biosolids, contact the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) at 1-800-387-0338 or visit the website at <http://www.omafra.on.ca/biosolids/>.
- The Ontario Ministry of Agriculture and Food Nutrient Management Computer Program, NMAN, can be used for the determination of suitable application rates.



# Sewage Biosolids: From Generation to Beneficial Reuse

Generation & Treatment

Transportation

Agricultural Land Application

### Separation distances

- 90259 - Residence: 30m if surface applied or 25m if injected or incorporated within 6 hours
- 45030 - Residential Area: 45m if surface applied or 30m if injected or incorporated within 6 hours

Regulation 267/03 under the Nutrient Management Act, 2002, requires a minimum 20m separation distance between the top of the nearest bank of a surface watercourse and the area of application of biosolids. For injection applications, the distance may be reduced depending on the soil type, the slope of the land and the application method used in the area near the watercourse. Separation distances are determined on a case by case basis.

Source: Figure 1.1, 2002

# **CDES Committee**

## **Biosolids Management Master Plan Implementation & Lystek Agreement**

**Presented By: C. Walsh, Manager of Wastewater Services**

**March 7<sup>th</sup> 2008**

## Background

### Current Status: Contract Landfill – Why Change?

- Sludge is produced “relentlessly”
  - 15 Tonnes Per Day Raw Sludge
  - 11 Tonnes Per Day Treated Biosolids (Class B)
- Landfill is costly
- Transportation time approx 1 hour
- Logistic issues re loading, disposal, weather...
- Woodchips added – additional cost
- Greenhouse gasses (Landfill)
  - 1 Tonne Wet Sludge ~ 1 Tonne Carbon Dioxide (CO<sub>2</sub>-eq)
  - w/ Methane (CH<sub>4</sub>) recovery ~ 35% Loss
    - Note: CH<sub>4</sub> has 21x the Global warming potential of CO<sub>2</sub>

# Background Cont.

## Biosolids Management Master Plan

- Vision: “To provide direction for biosolids management activities to the year 2025”
- Conclusions:
  - Land application of Lystek-treated biosolids most economical and beneficial for City
  - Solids treatment and handling equipment upgrades would be required (Anaerobic Digestion, Thickening, Dewatering)
  - Consider construction of storage facilities for Lystek-Treated biosolids to maximize beneficial use of biosolids
  - Develop a plan for replacement of the existing Composter



# Lystek?

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## Lystek Advanced Biosolids Treatment Process

- FCM Funded, Guelph Sponsored, Innovative Technology
- Under development from 2002 to current at Guelph
- Process involves pH adjustment, mixing, and temperature to create high quality, high solids, end product
- Holds US patent and Canadian patent pending

## Lystek as Installed at the Guelph WWTP



# Lystek Cont.

## Lystek Advanced Biosolids Treatment Process

- Benefits:
  - Meets US EPA “Class A” Criteria – Pathogen Free
  - New and better but integrated and familiar
  - Significantly reduces costs associated with Landfill
  - Minimizes carbon footprint
    - Landfill contingency only
    - Enhances digester gas production and Co-generation potential, off setting power requirements for facility;
    - Reduced haulage
  - Value added to agricultural community (approx. \$280 per acre)
  - Comparatively simple operation and small space requirements

# Land Application Program

## Regulatory Backdrop

- Regulated under the Nutrient Management Act (NMA) by the MOE & OMAF
- Clean Water Act:
  - Lake Erie Source Water Protection Committee established including Guelph representation
  - NMA is a key source water protection tool and speaks to all nutrient sources i.e., commercial fertilizers, untreated manure, treated biosolids etc.
  - NMA phased-in facilities and farms will be “ahead of the game”

# Land Application Program Cont.

## Guelph Lystek Processed Biosolids Land Application



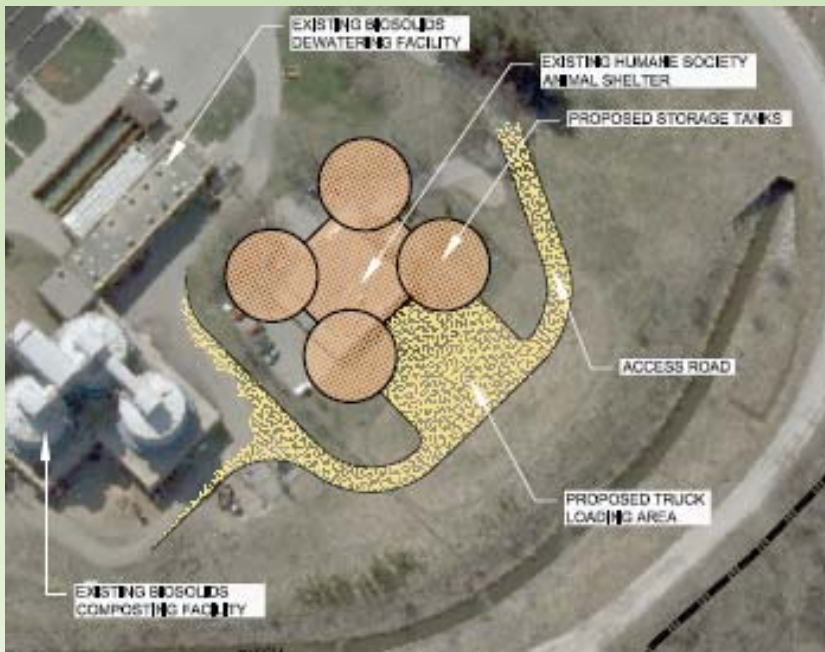
Appropriate Set Back  
per NMA

Direct injection via  
“Terra-gator”



# Land Application Program Cont.

## Lystek Processed Biosolids Storage



- 240 Days of Storage is Required per NMA
- Preferred location – Existing Humane Society site
- Staged implementation – Construct 3 of 4 storage tanks initially and continue to optimize process
- Update Biosolids Management Master Plan in 2011

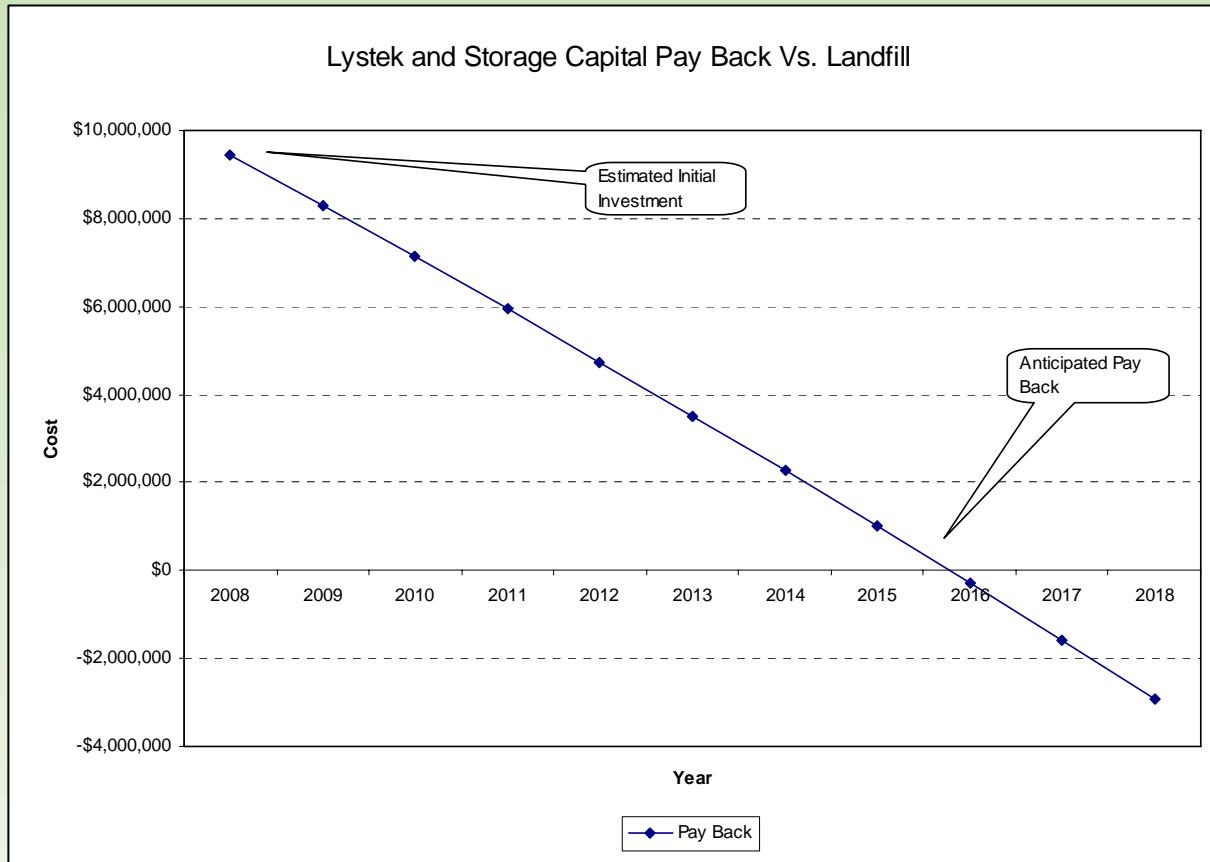
# Financial Implications

## Lystek License Agreement

- Contingent on issuance of MOE Certificate of Approval
- License to use technology in perpetuity – no cost to Guelph
- Complete upgrades for redundancy at \$254K
- \$425K hold back pending successful final processing trials
- Indemnification of the City should unexpected Canadian patent infringement issues arise
- An interim Letter of Credit for \$125K

# Financial Implications

## Program Implementation Cost and Anticipated Pay Back



- Approved in 2009 Capital budget



## Summary

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- Risk Management via Diversification
- Landfill as contingency only
- High Quality Product (Class A)
- Agricultural benefit
- Savings Vs. Base Case
- Integrated - Innovative yet familiar
- Minimized carbon foot print
- Capital cost shared by FCM
- Comparatively simple operation
- Minimal space requirements
- License fee waved by Lystek International Inc.

# Questions?

# COMMITTEE REPORT



**TO** Community Development and Environmental Services Committee

**SERVICE AREA** Community Design and Development Services  
**DATE** March 7, 2008

**SUBJECT** Restrictive Covenants for Clotheslines  
**REPORT NUMBER** 08-27

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## RECOMMENDATION

**"THAT staff be directed to add the following as a condition of all future Draft Plan of Subdivision approvals within the City of Guelph.**

**That the developer agrees to eliminate the use of any covenants that would restrict the use of clotheslines; and**

**That prior to the registration of all or any portion of the plan, the developer's lawyer shall certify to the Director of Community Design and Development Services that there are no restrictive covenants which restrict the use of clotheslines"**

## BACKGROUND

At a meeting of the Planning, Environment and Transportation Committee held June 5, 2006 the following resolution was passed:

**"THAT staff report back to the Planning, Environment & Transportation Committee on policy guidelines with regard to restrictive covenants, especially with regard to energy efficient initiatives/conservation;**

**AND THAT staff provide a sample list of the types of covenants that are used."**

## REPORT

Restrictive covenants run with the title of the land and are legal and enforceable. In some cases, developers impose a number of restrictive covenants (Attachment 1) on all lots within a plan of subdivision.

Restrictive covenants are often enforced by the developer, land owners within a subdivision or neighbourhood group but not by the City nor is the City a party to such restrictive covenants. The City of Guelph Zoning By-law does not restrict the use of clotheslines; rather, it is the developer who imposes restrictive covenants that restrict or limit the use of clotheslines. In some cases the restrictive covenants may conflict with the policies, vision or mission of a City.

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The City of Guelph Official Plan, Section 3.8 outlines energy conservation and climate change protection objectives including a reduction in greenhouse gas emissions in order to minimize Guelph's contribution to climate change impacts. Further, City Council unanimously endorsed the vision, goals and general directions of the Community Energy Plan (CEP). As recommended in the CEP staff are undertaking a review the Development Approval Process investigating where opportunities exist for energy conservation. Staff acknowledge the inclusion of an additional condition of Draft Plan of Subdivision related to clotheslines as an opportunity to promote energy efficiency and conservation and as additional opportunities arise staff will bring them forward for Council's consideration.

Amendments to the Planning Act through Bill 51 have provided municipalities with new design tools. Under Section 51 (Plans of Subdivision) of the amended Planning Act the City may now impose conditions related to energy efficiency and conservation through the Development Approval Process for subdivision approval so long as the conditions are supported by Official Plan policy, are reasonable and are relevant to the subdivision. The proposed condition of Draft Plan of Subdivision Approval related to the prohibition of covenants restricting clotheslines is to be included within the Subdivision Agreement and signed prior to registration. This approach is consistent with existing process regarding the inclusion of conditions of Draft Plan of Subdivision approval.

A new condition of Draft Plan of Subdivision Approval is recommended requiring that the developer agree to eliminate the use of any covenant that would restrict the use of clotheslines and that the developer's lawyer certify to the Director of Community Design and Development Services prior to the registration of all or any portion of the plan that there are no restrictive covenants which restrict the use of clotheslines

It should also be noted, that the Ministry of Environment is also currently considering developing a regulation that would support the use of clotheslines. It is proposed that the regulation would be made under the Energy Conservation Leadership Act and would override restriction in law including restrictive covenants and agreements which ban the use of outdoor clotheslines. The Ministry has not provided a timeframe for the development or implementation of the proposed regulation.

The course of action outlined in this report is not retroactive; it is recommended to be applied to any new approval of a draft plan of subdivision.

### **CORPORATE STRATEGIC PLAN**

The proposed recommendation will assist the City to be a leader in conservation, resource protection and enhancement, and has the following links to the Corporate Strategic Plan:

- 6.2 Less total greenhouse gas emissions for the City as a whole compared to the global average.
- 6.5 Less energy and water per capita use than any comparable Canadian city.

### **FINANCIAL IMPLICATIONS**

N/A

### **DEPARTMENTAL CONSULTATION**

Legal Services was consulted.

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## COMMUNICATIONS

Staff have reviewed the proposed recommendation with the Guelph Development Association (GDA). The GDA is in general agreement to remove any covenants that would restrict the use of clotheslines in future.

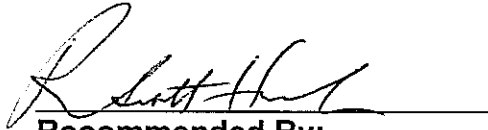
## ATTACHMENTS

Attachment 1: Examples of Restrictive Covenants



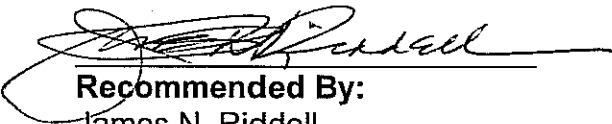
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**Recommended By:**

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Director of Community Design and Development Services  
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## Attachment 1: Examples of Restrictive Covenants

- That no clothesline (other than one umbrella type clothes drying stand per parcel of land or lot provided the same is less than 2.5 meters in diameter when open) shall be placed or erected on any part of the Lands nor any structure(s) thereon. No air conditioning equipment nor heat pump nor similar equipment and machinery shall be placed or erected where it can be seen from any street and same shall be situated to the extent reasonably possible so as to minimize the noise effect of same on occupants of other homes on the Lands.
- Not to remove any trees from any Lot(s) or Block(s) other than for the purpose of a dwelling foundation and driveway without the prior written consent of The Corporation of the City of Guelph
- That no article, chattel or other item (including snowmobile, camper, trailer) nor vehicle or vehicles of any kind shall be continually parked or stored on any part of the Lands other than as set out herein unless same is permanently stored within a garage suitable for automobile storage on which the doors of same are kept closed other than as needed for ingress and egress. The foregoing does not prevent parking of currently licensed passenger automobile(s) in road worthy condition with such insurance as is required to permit use on the highways of Ontario provided same is routinely (i.e. at least once a week) driven off the Lands. References to a passenger automobile shall include automobiles, mini-vans, sport utility vehicles and pick up trucks used for personal transportation. No commercial vehicles, trucks or tractor trailer cabs are permitted anywhere on the Lands except as is strictly required to permit the delivery or pickup of any article or articles that are being delivered to or from a home on the Lands unless same are kept within the confines of a closed garage.
- Shall not place or erect any clotheslines on any part of the Lands nor any structure(s) thereon. No air conditioning equipment nor heat pump nor similar equipment and machinery shall be placed or erected where it can be seen from any street and same shall be situated to the extent reasonably possible so as to minimize the noise effect of same on occupants of other homes on the Lands.
- Shall keep the sidewalk in front of the lot owned by such owner free of ice and snow and shall keep the grass on the boulevard in front of such lot cut so as to not exceed the usual length of grass for lawns within the subdivision of which the lot forms a part.
- The roof water shall be discharged onto the surface of the ground and not be connected to the storm sewers without the approval of the City of Guelph.
- Will not erect outdoor television antenna, signal transmission or signal reception devise, satellite dishes larger than two (2) feet in diameter or other antenna on the property or the house to be erected thereon.

**REPORT OF THE EMERGENCY SERVICES, COMMUNITY SERVICES  
& OPERATIONS COMMITTEE**

March 25, 2008

Her Worship the Mayor and  
Councillors of the City of Guelph.

Your Emergency Services, Community Services & Operations Committee beg leave to present their THIRD REPORT as recommended at its meeting of March 17, 2008.

CLAUSE 1            THAT the Community Services staff and Finance staff be directed to find a source of funding in the amount of \$50,000 as requested by the Guelph Neighbourhood Support Coalition.

CLAUSE 2            THAT an application for a special event permit to serve alcohol at a wedding to be held on Saturday May 31<sup>st</sup> at Goldie Mill Park be approved;

AND THAT the applicant be granted an exemption from the City's Noise by-law with the following conditions:

- the music is provided by a DJ and not a live band;
- the applicant utilizes a decibel meter to monitor sound levels to ensure the noise is within acceptable limits;
- residents are provided with written details of the event before the date it occurs;
- the area residents be provided with contact information to call regarding their concerns.

CLAUSE 3            THAT the Mayor and City Clerk be authorized to sign the beverage supply agreement between Coca-Cola Bottling Company (CCBC) and the City of Guelph.

CLAUSE 4            THAT the insect infestation thresholds established by the City of Toronto be adopted by the City of Guelph;

AND THAT a definition of "pest", that excludes weeds and fungal infections, be included in the City's pesticide by-law (2007) 18308, a by-law to regulate the use of pesticides within the City of Guelph;

AND THAT By-law (2007)-18308 be amended to include a provision that all licensed commercial applicators of pesticides be required to obtain accreditation through the PHC/IPM Council (Plant Health Care) by April 1<sup>st</sup>, 2009;

AND THAT Bylaw (2007)- 18308, Section 3 be amended to include insect repellent for personal use;

AND THAT Bylaw (2007)- 18308, Section 3 be amended to include lawn bowling greens;

AND THAT staff undertake public education of the thresholds for insect infestation;

AND THAT By-law (2007)-18308, a by-law to regulate the use of pesticides within the City of Guelph be reviewed annually to encourage further reductions in pesticide use.

All of which is respectfully submitted.

Councillor Maggie Laidlaw, Chair  
Emergency Services, Community Services &  
Operations Committee

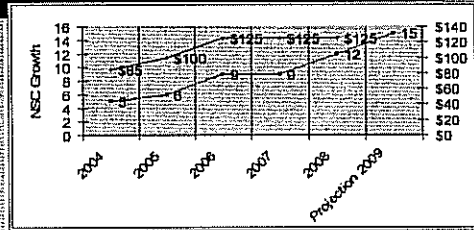


## Guelph Neighbourhood Support Coalition

### Presentation to the Emergency Services, Community Services, and Operations Committee

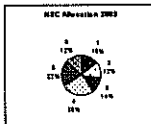
Monday March 17<sup>th</sup>, 2008

## NSC Growth

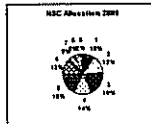


- 2006-25% Increase in the number of groups
- 2008-25% increase in the number of groups
- 2009-25% increase in the number of groups (projected)
- since 2006-0% increase in funding

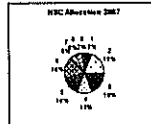
## Allocation of Funds 2005-2008



2005: \$246,000 for 6 groups

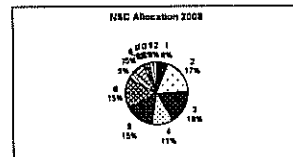


2006: \$201,750 for 9 groups



2007: \$235,990 for 9 groups

## NSC Allocation 2008 Without Funding Increase



Possible 2008 scenario given the lack of increase in funding and the continued increase in the number of groups (\$235,000 for 12 groups)

## Allocation of funds is done through a Participatory Budgeting Process

- **Diagnosis:** Residents identify local needs, generate ideas to respond to the needs, elect delegates to represent each neighbourhood
- **Deliberation:** Delegates discuss local priorities, and develop concrete projects that address them
- **Collective decision-making:** Residents negotiate which projects to fund, and piece together a final budget
- **Execution:** Implement chosen projects
- **Monitoring:** Residents monitor the implementation

## Core Principles of Participatory Budgeting at the NSC

- **Democracy** - Any Guelph resident can be involved (regardless of citizenship status)
- **Equity** - All voices are valued, consensus
- **Access** - We address barriers to participation
- **Community participation** - No one neighbourhood is more important than another
- **Fairness** - We set our priorities together
- **Education** - Collective capacity building toward all groups being successful at the budget table
- **Transparency** - We share budget, fundraising and programming information

## Benefits of Participatory Budgeting

- Participants get to decide local issues that directly affect their lives
- In many cases, as people with the greatest needs play a larger role in decision-making, spending decisions redistribute resources to communities with the most need
- Opens municipal accounts to public scrutiny, it nurtures higher levels of accountability and transparency
- Generates greater ownership, pride, and empowerment among residents, which often results in more caring, enlightened and engaged citizenry

## Neighbourhood Groups: Community Engagement vs. Top-Down Service Provision

- Able to immediately mobilize and adapt in response to a need or neighbourhood feedback
- Identified, developed and implemented by volunteer members of the community for their community
- NG programs reduce barriers by being affordable, walkable and accessible (We are seen as a progressive and supportive model by social service agencies such as Family and Children's Services of Guelph)
- Participants grow their social development by increasing skills, knowledge and confidence to be active and engaged citizens
- Creates informal links and networks in the community

### Implications of our request being denied:

- Neighbourhood groups will need to fundraise more on their own: this takes time away from focusing on communicating with citizens about community needs and further developing the the Coalition's capacity
- If groups are not able to raise more money on their own, there may be an inability to maintain/increase capacity which will mean wait lists, cancellations, and residents falling through the cracks

### Implications of our request being denied:

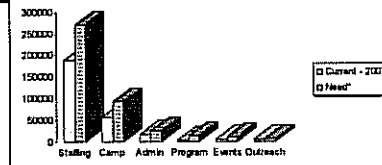
- Less time to participate and support City initiatives
- NSC members have already identified feelings of disappointment, and being unappreciated, and unsupported by the City
- Negotiating for scarce resources can create tension and animosity between groups

### Our Contribution: The Dollar Value of Volunteers

- NSC 2007 Totals  
 1428 different volunteers x (10hr/12mos) 120 x \$12  
 (\$12 per Volunteer Canada recognized rate)  
 = \$2 056 320.00



### Service Provision Gaps



\*Need is defined as expected costs for 2008 - Costs not covered by allocated dollars result in further fundraising or program cuts.

Waitlists - In 2007 over 140 children were put on waitlists for programs. These children were either referred to another program or turned away.

## Our Request

\$50,000 to:

- Respond to service provision gaps (outlined in previous slide)
- Allocate a portion of the funding increase to new groups
- Continue the opportunity for community involvement and civic engagement at the neighbourhood level, which we see as complimentary to, rather than overlapping with, City of Guelph Recreation and Community Development Department programs



## Questions

# COMMITTEE REPORT

**TO** Emergency Services, Community Services and Operations Committee

**SERVICE AREA** Operations  
**DATE** Tuesday March 25, 2008

**SUBJECT** Notification and Recommendation of a Special Event at Goldie Mill

**REPORT NUMBER**

---

## RECOMMENDATION

**THAT** an application for a special event permit to serve alcohol at a wedding to be held on Saturday, May 31<sup>st</sup> at Goldie Mill Park be approved;

**AND THAT** the applicant's request to have amplified music during the event not be approved

## BACKGROUND

Permitting and Scheduling staff received on June 14, 2007, a special event application from Kathryn Kuntz to reserve the ruins at Goldie Mill Park as the venue for the Kuntz/Fokl wedding party. The event set-up will commence on Friday, May 30<sup>th</sup>, with the actual event starting at 4:00pm on May 31<sup>st</sup>, and will conclude at 11:00pm the same day. The expected attendance at the wedding is approximately 100 guests.

Staff met with Alex Fokl on January 20, 2008, to confirm the specific operational requirements to host the May event, as well as the specific limitations of site, i.e. requirements to fence off the area and perform utility locates prior to driving any tent stake or T-bar into the ground, as well as the limitations for staff to respond to last minute/overnight graffiti or vandalism at the mill.

## REPORT

The ruins have been reserved in the past for special events and in accordance with the Corporate Policy on special events, the event requires Council approval based on the based on the organizer's request to serve alcohol. Staff have confirmed with the organizer the requirement to use Smart-Serve trained bartenders and have security staff on-site while alcohol is served.

Historically, amplified music at Goldie Mill has been prohibited, further to a Council directive shortly after the facility was opened to special events and in response to an outcry from the local community regarding excessive noise emanating from what was normally a very quiet area along the river.

---

## **CORPORATE STRATEGIC PLAN**

The special event relates to the strategic corporate goals of:

Personal and Community Well-being ---a healthy and safe community where life can be lived to the fullest.

and

Government and Community Involvement---a consultative and collaborative approach to community decision making.

## **FINANCIAL IMPLICATIONS**

N/A

## **DEPARTMENTAL CONSULTATION**

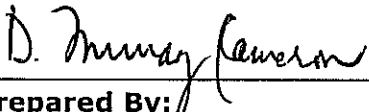
Operations staff have consulted with Community Services staff to confirm the requirements of the proposed special event.

## **COMMUNICATIONS**

N/A

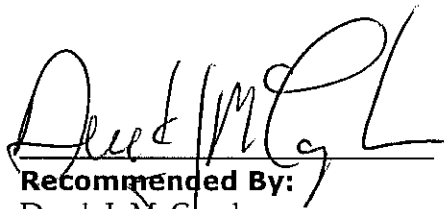
## **ATTACHMENTS**

N/A



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**Recommended By:**

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Director of Operations  
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derek.mccaughan@guelph.ca

We recognize that in the past,  
 - However, we feel that w/o music, ...  
 - So, I'm here to ask for reconsideration given responsible

On May 31<sup>st</sup>, 2008, Kathryn Kuntz and I, Alex Folkl, will be married at Goldie Mill Park. To help our guests to hear our service, we would like to use a PA system to gently amplify the recitation of our vows. Further, we would like to utilize a microphone for speeches inside the mill, and hire a DJ who would play soft dinner music from 7-9pm, and music ~~for dancing~~ from 9-11pm. We recognize that in the past amplified music from events occurring at the Mill has caused a noise disturbance for nearby residents. For this reason, we are seeking your permission in advance of the event, and intend to take the following actions to minimize potential noise disturbances as a result of our wedding:

- 1) Music will be for dinner & a bit after - we are going to Eber to dance
- 1) Music will be provided by a DJ instead of a live band, allowing precise control of sound levels.
  - 2) We will use a decibel meter to determine how loud sound can be at the Mill before it is heard in residential neighborhoods surrounding the Mill. Throughout the evening we will monitor the meter to ensure we stay within an acceptable level.
  - 3) We will provide residents with a detailed description of when to expect music, and all amplified sound will cease by 11pm.
  - 4) We will designate a member of the wedding to whom residents can speak if they have a complaint about sound from the Mill. This person will carry a cellular phone throughout the evening and residents will be given his number. If the music is too loud, residents can call him, and we will turn it down.

On March 12<sup>th</sup>, 2008, at a meeting of a subcommittee of Guelph city council, I will be asking councilors if they will allow amplified sound for our event. Because their reluctance to allow amplification is the result of concerns voiced by neighborhood residents in the past, I will present them the same four-point plan listed above. I would also like to present them with a list of neighborhood residents who would be willing to let us have amplified sound for our wedding.

Below, local residents were asked to list their name, date, address, and whether or not they would be willing to allow amplified music at Goldie Mill on May 31<sup>st</sup> 2008 from 8-11pm, provided we follow the plan listed above.

Name	Date	Address	Wedding can proceed with amplified sound?

There were 17 neighbours completed the form with unanimous "Yes" answer.

# COMMITTEE REPORT



**TO** Emergency Services, Community Services and Operations Committee

**SERVICE AREA** Community Services  
**DATE** February 28, 2008

**SUBJECT** Beverage Supply Agreement  
**REPORT NUMBER**

---

## **RECOMMENDATION**

THAT the Mayor and City Clerk be authorized to sign the beverage supply agreement between Coca-Cola Bottling Company (CCBC) and the City of Guelph

## **BACKGROUND**

At the conclusion of the previous agreement's term, a RFP process in respect of the supply of non-alcoholic beverages (excluding water) for city facilities was initiated and the successful bidder was Coca-Cola Bottling Company. This was an opportunity for the supply needs of the City to be addressed for efficiency and consistency through one vendor.

## **REPORT**

Staff from Community Services, Purchasing/Risk Management and Legal have reviewed and approved the content of the agreement.

Following completion of the RFP process, CCBC has been the beverage supplier to the Sleeman Centre, River Run Centre, Evergreen Senior's Centre, Victoria Road Recreation Centre, Dehli Centre, Exhibition and Centennial arenas and City Hall. The West End Recreation Centre is not included as it is covered under an alternative pre-existing arrangement. The agreement recommended by staff in this report formalizes the existing agreement and covers the period July 17, 2006 to July 2009. The agreement includes a provision for renewal for one further three year term if the parties mutually agree in writing within the prescribed time. The agreement grants CCBC the exclusive right to supply non-alcoholic beverages and certain related advertising rights. In turn, CCBC is required to provide related equipment for use in the above mentioned City facilities.

## **CORPORATE STRATEGIC PLAN**

Goal 5: A community-focused, responsive and accountable government.

## **FINANCIAL IMPLICATIONS**

The approved budget for beverage supply is approximately \$90,000 annually. The agreement also provides for consistent product pricing over the term of the agreement and limits the amount of any product price increases.

## **DEPARTMENTAL CONSULTATION**

Legal Services  
Purchasing/Risk Management



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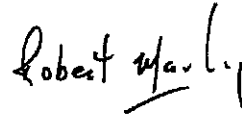
**COMMUNICATIONS**

**ATTACHMENTS**



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**Prepared By:**  
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**Recommended By:**  
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# COMMITTEE REPORT

**TO** Emergency Services, Community Services and Operations  
Committee

SERVICE AREA Operations  
DATE Monday March 17, 2008

**SUBJECT** Pesticide Bylaw Pest Infestation Thresholds  
REPORT NUMBER

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## RECOMMENDATION

**THAT** the proposed pest thresholds identified in the Operations' report Pesticide Bylaw Pest Infestation Thresholds of March 17<sup>th</sup>, 2008 be adopted in accordance with the City's pesticide bylaw (2007) – 18308, a bylaw to regulate the use of pesticides within the City of Guelph;

**AND THAT** By-law (2007)-18308 be amended to include a provision that all licensed commercial applicators of pesticides be required to obtain accreditation through the PHC/IPM Council (Plant Health Care) by April 1<sup>st</sup>, 2009;

**AND THAT** By-law (2007)-18308, Section 3 be amended to include municipal sports fields, lawn bowling greens, railway and all utility corridors, insect repellent for personal use and control of Buckthorn and other invasive plant species within natural areas;

**AND THAT** staff undertake public education of the thresholds identified in the Operations' report Pesticide Bylaw Pest Infestation Thresholds of March 17<sup>th</sup>, 2008.

## BACKGROUND

At the May 3, 2007 meeting of Council, staff were directed to;

Review the management of exemptions used by other municipalities for the purpose of addressing infestations and report back with any recommendations for amendments to the bylaw;

To work with the Guelph Turf Grass Institute with respect to the definition of infestation thresholds;

And to consider the possibility of requiring commercial applicators to be IPM certified and report back.

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## **REPORT**

Very broadly, pesticide by-laws can be seen as prescriptive or restrictive. A prescriptive by-law specifies how and when you use pesticides, whereas a restrictive by-law effectively bans pesticides and then provides for exemptions. An example of a prescriptive by-law is in use in the town of Caledon. Their by-law states that no person shall discharge a pesticide unless specific conditions are being satisfied for its use. A restrictive by-law would simply state the restriction. Both types of by-laws make use of various components such as phased-in enforcement and exemptions. To the extent of the municipal pesticide by-law review undertaken (see Appendix 'A'), we have found no jurisdiction that outright bans the use of pesticides.

### **Exemptions**

All by-laws reviewed make use of exemptions. Exemptions vary from municipality to municipality but they can be generally divided into two classes; exemptions for specific pesticides and exemptions that specify where, when or how pesticides can be used.

### **Exempt Pesticides**

Pesticides are broadly defined in regulation as any product, organism or substance registered under the federal Pest Control Products Act and used for directly or indirectly controlling, destroying, attracting or repelling a pest or for mitigating or preventing its injurious, noxious or troublesome effects.

Consequently, products like corn gluten, horticultural soap and mineral oil would also be prohibited under a general prohibition for pesticides. To overcome this, by-laws modify the definition of a pesticide specifically to exempt some reduced risk pesticides. As in Guelph, the list of exempt pesticides usually includes:

- (a) A soap;
- (b) A mineral oil, also called "dormant or horticultural oil";
- (c) Silicon dioxide, also called "diatomaceous earth";
- (d) Biological Pesticides, including Bt (*Bacillus thuringiensis*) and nematodes;
- (e) Borax, also called "boric acid" or "boracic acid";
- (f) Ferric phosphate;
- (g) Acetic acid;
- (h) Pyrethrum or pyrethrins;
- (i) Fatty acids;
- (j) Sulphur; or
- (k) Corn gluten meal

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As new reduced risk pesticides are approved by the Pesticide Management Regulatory Agency, they will be reviewed for possible inclusion into the list of exempt pesticides.

### **Exemptions and Thresholds of Municipalities**

Many municipalities in Ontario have made specific exemptions within their by-laws for continued use of pesticides by the public and the municipality. See Appendix 'A'.

#### **General Exemptions**

All municipal pesticide by-laws have general exemptions to limit the scope of the restriction. Common exemptions permitting pesticide application include:

- (a) public or private pools
- (b) to control termites
- (c) as a wood preservative
- (d) to exterminate or repel rodents
- (e) for injection into trees, stumps or wooden poles
- (f) to purify water for human or animal consumption
- (g) inside a building
- (h) to comply with the *Weed Control Act* and its regulations
- (i) to control, destroy, reduce or repel, directly or indirectly, an animal, plant or organism which is harmful to human health
- (j) to control, destroy, reduce or repel pests which have caused infestation to property

Item (j) above is the most difficult to interpret, even if the term infestation is defined within the context of the by-law.

#### **Other Exemptions**

In addition to the general exemptions ('a' through 'j' above), some by-laws also make exemptions for other uses including:

- (k) golf courses, municipal sports fields or lawn bowling greens
- (l) railway and utility corridors
- (m) insect repellent for personal use
- (n) control of Buckthorn and Other invasive plant species
- (o) the deterioration of hard landscapes

Where golf courses and sports fields are exempt, the exemption is usually tied to a pesticide reduction strategy. Integrated Pest Management (I.P.M.) is the most widely recognized pesticide reduction strategy.

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Staff have given consideration to these other possible exemptions and recommend that Guelph's by-law be amended to provide an exemption for:

**Municipal sports fields\*:** infestation of broad leaved weeds represents a known safety concern for participants in sports activities. While staff will undertake to improve cultural maintenance of the turf on these facilities, application of pesticides through and accredited IPM applicator should be retained as a spot control option to address infestations;

**Lawn bowling greens\*:** this type of facility, like golf courses, is particularly prone to loss through rapid infestation;

**Railway and all Utility corridors\*:** staff are somewhat empathetic to a request for exemption from Guelph Junction Railway. Alternate means of controlling infestations are labour intensive and require constant monitoring of the turf to deal with issues as they arise. Corridors are generally remote and receive maintenance on an infrequent basis. Given rail/utility corridors abut private property, not allowing an exemption may result in the corridors becoming infested making maintenance of abutting properties more difficult.

**Insect repellent for Personal use:** application of insect repellent is for personal protection and should be acknowledged within the by-law.

**Buckthorn and other invasive plant species\*:** for the preservation and quality of woodlots and other natural areas *only* where manual eradication is not feasible.

\*the bylaw amendment would require that any application of a pesticide on these properties be undertaken by accredited IPM applicator.

### **City of Guelph Proposed Weed and Insect Thresholds**

In consultation with the Guelph Turfgrass Institute and further to a review of other municipalities' pesticide bylaws, the thresholds recommended for the City of Guelph (see Appendix 'B') are based largely on the Ontario Ministry of Agriculture, Food and Rural Affairs Publication 816 Turf IPM Manual.

While thresholds are widely established for many common turf insect pests, thresholds for broad-leaved weeds (e.g. dandelions) are *more subjective and can be based on **personal tolerance and/or perceptions of people who use the turf***. Although staff have provided a suggested threshold for the application of pesticides to control broad-leaved weeds, Council could consider removing the threshold altogether thereby further reducing the amount of pesticides applied within this community. In so doing, Council would signal to the community that broad-leaved weeds are not considered pests.

A comparison of Guelph's proposed weed and insect thresholds with those municipalities who have identified weed and /or insect thresholds can be referenced on Appendix 'C' and 'D', respectively.

### **IPM Accredited Applicators**

An Integrated Pest Management (IPM) approach recommends the use of pesticides as a last resort in controlling pest in the management of turf, trees and ornamentals, with a goal of reducing exposure to humans, pets and other non-target organism to pesticides.

Careful planning and management of the landscape is the basis of an IPM program and to bolster the desired environmentally sound approach to pest control and is consistent with Council's desire to better manage pesticides within our community. Consequently, staff recommend that all licensed commercial applicators be required to obtain accreditation through the PHC/IPM Council (Plant Health Care) and be held to their code of practice and desk and field audit processes.

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Recognizing that some commercial applicators may not be currently accredited, it is further recommended that commercial applicators be given until April 1<sup>st</sup>, 2009 to obtain accreditation.

### **Public Response**

An ad was placed in the City Page of the Guelph Tribune over a two week period to solicit public opinion of the proposed thresholds. Eleven responses were received by Operations at the time of printing this report. See attached Appendix 'E'.

### **CORPORATE STRATEGIC PLAN**

The recommendations of the report support the goals:

2: A healthy and safe community where life can be lived to the fullest

6: A leader in conservation and resource protection and enhancement

### **FINANCIAL IMPLICATIONS**

N/A

### **DEPARTMENTAL CONSULTATION**

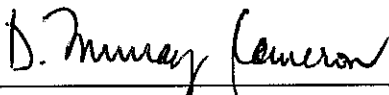
N/A

### **COMMUNICATIONS**

Public comment on the proposed infestation thresholds was sought through public notice made in the Guelph Tribune on the City's Pages over a two week period.

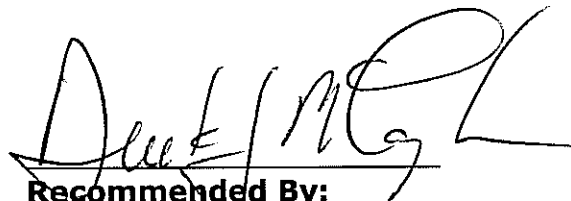
### **ATTACHMENTS**

Public comments received in response to the public notice appearing in the Guelph Tribune. See Appendix 'E'.



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## Appendix 'A'

### **Best Practice Review of Municipal Pesticide By-laws**

**Caledon** has addressed the issue of municipal pesticide use under sections 3.2 and 3.5 of their by-law. Under section 3.2.2, a pesticide may be applied on a horticultural landscape where an I.P.M. qualified applicator demonstrates that an application is necessary to diminish an infestation of the horticultural landscape. In the instance of pesticide applications on a golf course, the applicator must be I.P.M. accredited or holds I.P.M. certification under the Audubon Cooperative Sanctuary for golf courses.

**Hamilton** provides for the application of pesticides, under section 3.2.2, to control or destroy insects on horticultural landscapes subject to the infestation meeting established threshold limits. Further applications are permitted for the purpose of maintaining public lands where such applications are consistent with City policy and for the purpose of marking athletic sports fields, and maintaining golf courses and lawn bowling greens provided the application is performed under the direction of an I.P.M. accredited person. Individuals applying pesticides to public lands, horticultural areas and golf courses and bowling greens must obtain I.P.M. certification by April 2010.

**London** provides for the exemption of pesticide applications to control or destroy insects that have caused infestation to property. Golf courses, playing fields or lawn bowling greens may be treated such that any use or application is permitted only under the direction of an I.P.M. accredited groundskeeper.

**Markham** permits pesticide applications within their boundaries of the Town to control infestations to property as defined by established thresholds. Golf courses or lawn bowling greens may also be treated provided any such use or application of pesticide is permitted only under the direction of an I.P.M. accredited agent.

**Newmarket** has included under a list of exemptions to use pesticides, to control or destroy pests which have caused Infestation to property, and on a golf course, Town owned and Town permitted playing field or lawn bowling green provided any such use or application is permitted only under the direction of an I.P.M. accredited groundskeeper. Threshold limits have yet to be developed.

**North Bay** does not provide an explicit exemption for municipal use; however, they have adopted a definition of 'threshold levels' to clearly define an infestation for different specific land uses. In areas where there is a high aesthetic value and low risk of public contact (i.e. public flower beds), the threshold for defining an infestation is low. In landscapes where there is significant public contact with little landscape and little aesthetic requirements (i.e. public playgrounds and adjoining land), there is a very high threshold. The thresholds are expressed as a percentage of weed coverage.

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**Oakville** provides for exemptions on golf courses and their lawn bowling green. Pesticide applications are permitted only on an I.P.M. accredited golf course or on the bowling green provided that such use or application is in keeping with the integrated pest management program in place at the golf course or lawn bowling green. As well, pesticide applications are also permissible to control buckthorn or other invasive species in woodlots, valley lands and along trails; however, no specific exemption is provided for the control of residential/commercial or public land infestations.

**Orangeville** has provided specific exemptions for 'Residential, Commercial and Industrial Use Lands' provided an I.P.M. accredited applicator has made an assessment and determined treatment is necessary. Where the scope of the bylaw limits spot spraying to the residential/commercial/industrial horticultural landscape with no spraying during the months of July or August, non-compliance of these conditions is granted to diminish an infestation of the horticultural landscape. For 'Public Use Lands' an I.P.M. accredited applicator may discharge a pesticide on a horticultural landscape where documentation has been provided to demonstrate that an application is necessary to diminish an infestation of the horticultural landscape.

**Peterborough** includes golf courses and their lawn bowling greens as exempted sites provided that any use or application of pesticide is permitted only under the direction of an I.P.M. accredited groundskeeper, but does not reference exemptions due to infestations. Where infestations occur, a not-for-profit member of Peterborough 'Green Up' will respond to calls and make recommendations to resolve gardening problems with the most economical and environmentally friendly solutions. The City of Peterborough supports the service.

**Thorold** makes provisions for pesticide use on golf courses and utility/railroad corridors, aside from its general exemption to control or destroy pests that have caused infestation to property. A permit, issued by the City must be obtained by the owner and/or occupants for conditions of infestation, amongst others, on properties other than golf courses and utility/railroad corridors. Prior to the issuance of the permit, properties shall be inspected by City staff to provide a review of site conditions and approve the permit application.

**Windsor** provides an exemption for 'Residential, Commercial and Industrial Use Lands' under sections 3.1 of their by-law. Applicators must be I.P.M. accredited and determine and provide documentation to the City to demonstrate that an application is required, and limit the application to spot spraying of 20% of the horticultural area; however, to diminish an infestation of the horticultural landscape, the 20% of area limitation is waived.

Under section 3.2 'Public Use Lands' applications are permitted subject to the demonstration of an infestation of the horticultural landscape or to prevent deterioration of the hard landscape. On December 31, 2008, the public use lands exemption will be repealed (section 10.1.3), leaving the municipality with only the general use exemptions. The general use exemptions are similar to other general exemptions in all by-laws, and include exemptions for health and safety reasons and infestations.



## Appendix 'B'

### City of Guelph Proposed Pesticide Action Thresholds for Weeds and Insects

The proposed threshold levels are the minimum number of weeds or insects which must be present to constitute an 'infestation' before herbicide/pesticide applications are permitted. Thresholds do not restrict the use of natural controls or the pesticides identified in Schedule 'A' of the by-law, under conditions above or below the thresholds.

<b>Infestation Thresholds for Weeds</b>			
	<b>Where</b>	<b>Action Level/Threshold</b>	<b>Comments</b>
<b>Class A</b>	Home lawns, irrigated sports fields, lawn bowling greens, horticultural garden parks i.e., Floral Clock	Weed free to 5-10% weed cover	Usually sprayed when 10-15% weed cover is reached.
<b>Class B</b>	Non-irrigated sports fields, commercial lawns, general parkland.	Between 20-50% weed cover	Weeds are tolerated as long as the function of the site is not compromised
<b>Class C</b>	Naturalized areas/passive parkland.	More than 50% weed cover	Controls may only be needed in the interest of public or worker safety, i.e., sightlines and noxious weeds

The pesticide action threshold for broadleaf weed infestation is noted as a percentage of ground cover by broadleaf weeds in a given area of landscape (land class) and provided that an area of at least one metre square shall be used for the measurement of the percentage. More than one area may be measured on a horticultural landscape provided each area is at least one metre square or larger. Where any area of at least one metre square meets or exceeds the pesticide action threshold, it is proposed the application of pesticides may be carried out in that area under the terms of Guelph's by-law. The intent of such a measurement and application process is to encourage pesticide use only in areas where threshold levels have been reached and to provide for spot application of pesticides under clause 3 m) Infestations to Property, of Guelph's By-law.

**Appendix 'B' cont.**

**City of Guelph**

**Proposed Pesticide Action Thresholds for Weeds and Insects**

<b>Infestation Thresholds for Insects</b>	
	<b>Action Level/Threshold</b>
<i>Leatherjackets</i> European Crane Fly	2-3 larvae/0.1m <sup>2</sup> for non-irrigated turf
	More than 5 larvae/0.1m <sup>2</sup> for irrigated turf
<b>White Grubs</b>	
June Bugs	5-10 larvae/0.1m <sup>2</sup> for non-irrigated/stressed turf
	More than 10 larvae/0.1m <sup>2</sup> for irrigated sites
European Chafer	5-10 larvae /0.1m <sup>2</sup> for non-irrigated/stressed sites
	More than 15 larvae/0.1m <sup>2</sup> for irrigated sites
<i>Black Turfgrass Ataenius</i>	30-40 larvae/0.1m <sup>2</sup> , mainly a golf course concern
<i>Sod Webworms</i>	1 larva/0.1m <sup>2</sup> for non-irrigated/stressed sites
	2-3 larvae/0.1m <sup>2</sup> for irrigated/healthy turf
<i>Hairy Chinch Bugs</i>	2-3 larvae/0.1m <sup>2</sup> or 20-30 larvae/m <sup>2</sup> Stressed turf may be damaged by as few as 1 larva/0.1m <sup>2</sup>
	20-30 chinch bugs/0.1m <sup>2</sup>
<b>Black Cutworm</b>	More than 5 cutworms /1 m <sup>2</sup>

Note: 0.1m<sup>2</sup> = 1 ft<sup>2</sup>

Appendix 'C'

Weed Threshold Comparison							
Guelph			Hamilton	Markham	North Bay	Toronto	
Where	Threshold*	Comment			Site Classification*: Class A, B and C ---Turf and Garden	Private Property	Parklands---Weeds and Disease
Class A: Home Lawns, Irrigated sports fields, lawn bowling greens, horticultural garden parks i.e., Floral Clock	Weed free to 5-10% weed cover	Usually sprayed when 10-15% weed cover is reached.	The pesticide action threshold for broadleaf weed infestation is 30% ground cover by area, being 30% coverage by broadleaf weed in a given area of landscape and provided that an area of at least one metre square shall be used for measurement of the percentage. More than one area may be measured on a horticultural landscape provided each area is at least one metre square or larger. Where any area of at least one metre square meets or exceeds the pesticide action threshold, the application of pesticides may be carried out in that area under the terms of Hamilton's bylaw.	No broadleaf weed threshold identified for private/public lands. Application of pesticide for weeds is not permitted; however, golf courses and bowling greens are exempt.	Class A: <u>High Value/Low Contact</u> sites such as: formal municipal flower beds, commercial landscaping and residential flower beds along arterial roads, commercial plant nurseries From 20-30% weed coverage by area or 10 broadleaf weeds per m <sup>2</sup>		Bowling Greens: Weed Threshold – 0% Disease control – Threshold – 0%
Class B: Non-irrigated sports fields, commercial lawns, general parkland	Between 20-50% weed cover	Weeds are tolerated as long as the function of the site is not compromised					Garden Parks: Weed Threshold – 10% Disease control – Threshold – 10%
Class C: Naturalized areas/passive parkland	More than 50% weed cover	Controls may only be needed in the interest of public or worker safety, i.e., sightlines and noxious weeds					Stadiums (dedicated staff and equipment on-site): Threshold – 10%
*The pesticide action threshold for broadleaf weed infestation is noted as a percentage of ground cover of broadleaf weeds in a given area of landscape (land class) and provided that an area of at least one metre square shall be used for the measurement of the percentage. More than one area may be measured on a horticultural landscape provided each area is at least one metre square or larger. Where any area of at least one metre square meets or exceeds the pesticide action threshold, it is proposed that application of pesticides may be carried out in that area under the terms of Guelph's by-law. The intent of such measurement and application process is to encourage pesticide use only in areas where threshold levels have been reached and to provide for spot application of pesticides under clause 3m) Infestations to Property, of Guelph's pesticide by-law.					Class B: <u>Moderate to High Value/Moderate Contact</u> sites such as: residential lawns, sports fields landscape beds in parks and non-arterial boulevards and medians From 40-100% weed coverage by area or 30 broadleaf weeds per m <sup>2</sup>	No broadleaf weed threshold for residential lawns. The City does not consider weeds or common fungal diseases in lawns an infestation.	Premier Sports Fields: Threshold – 10%
							Class A* Sports Field (lit and may be irrigated) Threshold – 30%
							Class B (unlit, regulated size or lit undersized)– Threshold – 30%
							Class C (undersized, unlit) Threshold – 30%
					Class C: <u>Low Value/High Contact and/or Environmental Risk</u> sites such as: school property, day care facilities, seniors' residences, health care facilities, tot lot playgrounds, natural parks and open space, recreational/playground areas, works yards, industrial sites, and environmentally sensitive areas 100% weed coverage by area or 40 broadleaf weeds per m <sup>2</sup> , or in the presence of vegetation in confined areas that need to be maintained clear of vegetation for safety reasons		Generally Maintained Areas (Passive Use) Threshold – 50%
							Regional Parks– Threshold – 50%

\*North Bay's Site Classification does not correspond to Guelph's proposed classes

\*Toronto's Sports field classification system

Appendix 'D'

Insect Threshold Comparison						
Insects	Guelph	Hamilton	Markham	North Bay	Private Property	Toronto
				Site Classification*: Class A, B and C Turf and Garden		Parklands—general insect thresholds
European Crane Fly	2-3 larvae/0.1m <sup>2</sup> for non-irrigated turf	Non-irrigated turf: more than 10 larvae per 0.1m <sup>2</sup>				Garden Park: Insect control -- Threshold -- 0%
	More than 10 larvae/0.1m <sup>2</sup> for irrigated sites	Irrigated turf: more than 5 larvae per 0.1m <sup>2</sup>				Stadiums (dedicated staff and equipment on-site): Threshold -- If loss of asset is likely
Black Turfgrass Ataenius	30-40 larvae/0.1m <sup>2</sup>	More than 35 larvae per 0.1m <sup>2</sup>				Premier Sports Fields: Insect control -- Threshold -- If loss of asset is likely
White Grubs			Non-irrigated: 5-10 larvae/0.1m <sup>2</sup> (approx. 1 sq. ft.)		Non-irrigated Turf: 5-10 larvae/0.1m <sup>2</sup>	Class A Sports Field (lit and may be irrigated) Threshold -- If loss of asset is likely
			Irrigated turf: 15 larvae/0.1m <sup>2</sup> (approx. 1 sq. ft.)		Irrigated Turf: 15 larvae/0.1m <sup>2</sup>	Class B (unlit, regulated size or lit undersized)-- Threshold -- If loss of asset is likely
June Beetle	5-10 larvae/0.1m <sup>2</sup> for non-irrigated/stressed sites.	3 or more grubs per 0.1m <sup>2</sup>		30-50 larvae/1.0m <sup>2</sup> or 3-5/0.1m <sup>2</sup>		Class C (undersized, unlit) If loss of asset is likely
	More than 10 larvae/0.1m <sup>2</sup> for irrigated sites					Generally Maintained Areas (Passive Use) Threshold -- If loss of asset is likely
European Chafer	5-10 larvae/0.1m <sup>2</sup> for non-irrigated/stressed sites.	Non-irrigated turf: 10 or more grubs per 0.1m <sup>2</sup>		20 larvae /1m <sup>2</sup> or 2/0.1m <sup>2</sup>		Regional Parks--Threshold --If loss of asset is likely
	More than 15 larvae/0.1m <sup>2</sup> for irrigated sites	Irrigated Turf: More than 20 grubs per 0.1m <sup>2</sup>				
Hairy Chinch Bug	2-3 larvae/0.1m <sup>2</sup> or 20-30 larvae/1m <sup>2</sup> Stressed turf may be damaged by as few as 1 larva/0.1m <sup>2</sup> 20-30 chinch bugs /0.1m <sup>2</sup>	25 or more per 20 cm diameter sample	20 chinch bugs per 20 cm to 25 cm (8 inch to 9 inch) diameter can	20 insects per 9 inch diameter can	20 chinch bugs per 20cm to 25cm (8 inch to 9 inch) diameter can	
Sod Webworm	1 larva/0.1m <sup>2</sup> for non-irrigated/stressed sites 20-30 chinch bugs /0.1m <sup>2</sup>	2 or more larvae per 0.1m <sup>2</sup>		20 larvae /1.0m <sup>2</sup> or 2/0.1m <sup>2</sup>		
Sod Webworm Lawn Moth		6 or more caterpillars per 0.1m <sup>2</sup>				
Black Cutworm	More than 5 cutworms /1m <sup>2</sup>	5 or more cutworms per 1m <sup>2</sup>		20 larvae /1m <sup>2</sup> or 2/0.1m <sup>2</sup>		

\*Site Classification as per North Bay's Weed Threshold

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## **Appendix 'E'**

The following individuals provided comment in response to the proposed weed and insect thresholds notice placed on the City Pages of the Guelph Tribune on Friday, February 22<sup>nd</sup> and 29<sup>th</sup>, 2008. Their comments are also attached as part of Appendix 'E'.

Oxanna Adams  
Norm Bazinet  
Joan Bruder  
Joe Jany  
Patti Maurice  
Nancy Mulhall  
Brenda Nailor  
Walter Palmer  
Gale Repta  
Alan Shody  
Erik Van Miltenburg

## **Appendix 'E'**

**From:** Oxanna Adams  
**Posted At:** February 28, 2008 12:23 PM  
**Posted To:** OPE- Reception  
**Conversation:** Feedback, infestation thresholds  
**Subject:** Feedback, infestation thresholds

Please find enclosed my response to the request for feedback on the proposed infestation thresholds. There appears to be a problem with my attachments so I am including my submission within the body of this e-mail as well.

Oxanna Adams

I would first like to comment on the deadline for feedback of March 7, 2008. Given the specialized and technical nature of the material presented, a 2 week response period is not long enough.

Secondly, from the posting in the City News section of the Guelph Tribune, it was not clear what the discussion of thresholds related to. It was evident only after reading the bylaw and the minutes of the May 22, 2007 council meeting, that staff was directed to more accurately define "infestation" as referred to in section 3 (Exceptions) subsection "m" of bylaw (2007)18308.

### **Feedback on the proposed weed and insect thresholds:**

This section of the bylaw reads:

3. "Notwithstanding Section 2, it is permitted to apply or use pesticide in the following cases: (m) To control or destroy Pests which have caused an infestation to property."

The original purpose of this exception was to provide for those extenuating and rare circumstances when damage to property was so severe as to cause a significant loss of investment. It was never intended to be used a determinant of minimum levels above which the application of pesticides would be allowed.

### **Infestation thresholds for Weeds:**

The definition of pests should not include weeds. To do so, sanctions the use of pesticides for cosmetic purposes, which is in direct contravention with the purpose of this bylaw.

The column "where" includes sports fields, general parkland and other public areas. The inclusion of public spaces in the list of exceptions unnecessarily complicates the issue. For example, if a poison ivy infestation were to occur in a naturalized city owned area, this situation would be covered by section 3 i) , "To control, destroy or repel, directly or indirectly, an animal, plant or other organism which is harmful to human health."

## **Appendix 'E'**

The inclusion of sports fields, parkland and naturalized areas in the infestation guidelines appears to indicate a desire by the operations department to resume spraying of Guelph's public spaces. If this is the case, the matter should be brought up for separate discussion and should not be included within the contents of this bylaw.

### **Infestation thresholds for Insects:**

It is under this category that the objective of providing a means of remedy for severe cases of turf loss is addressed. That being acknowledged, I question the existence of this exemption from a health perspective.

Council adopted a pesticide by-law because it acknowledged and accepted the statements made by the medical community and countless others that pesticide exposure is a human health risk. Since scientific data shows that insecticides are even a more potent risk, it doesn't make sense to allow their continued use if certain thresholds are reached. The only time they should be used is if there is a health issue as specified by section 3 i).

To allow the use of insecticides for aesthetic (cosmetic) purposes is in conflict with council's objective of providing the public with protection from pesticide exposure.

### **Conclusion:**

The topic of infestation resulted in a contentious year long debate in Toronto. Peterborough, on the other hand, passed a bylaw with no infestation exemptions; that bylaw appears to be working quite well.

I certainly hope that we are not heading down the same path as Toronto. The citizens of Guelph have waited long enough for a pesticide bylaw. More discussions about thresholds will only delay implementation of this very important bylaw and we will be forced to endure yet another year of exposure to harmful lawn-care chemicals.

The list of exceptions without section 3(m) provides all the tools necessary to ensure human health and safety is protected in our community. The continued inclusion of section 3 (m) only serves to weaken the bylaw.

It is therefore my recommendation that bylaw (2007)18308 be amended so as to remove all references to infestation exemptions

## **Appendix 'E'**

**From:** Norm Bazinet  
**Posted At:** Sunday March 02, 2008 2:52 PM  
**Posted To:** OPE- Reception  
**Conversation:** Comments on Weed and Insect Thresholds  
**Subject:** Comments on Weed and Insect Thresholds

### **Comments from Norm Bazinet on weed and insect thresholds**

In home lawns, highly visible weeds such as dandelions and low visibility weeds such as carpetweed, mouse-eared chickweed, prostrate knotweed, etc. make it difficult to define weed thresholds.

The threshold for weeds on all lawns in the City of Guelph, irregardless of class, should be 5% weed cover as a maximum. Otherwise, parks and commercial lawns serve as horrendous sources of infestation for neighbours. Allowing build-up of infestations of public and commercial properties is irresponsible. There are noxious weed species that are prohibited under the Weed Control Act.

The threshold for any turf insect pest should be the identification of one pest of any stage of any species in the lawn.

The City should allow spot treatment of weeds which only uses 5% of herbicides that would be used otherwise in broadcast applications but council for some unknown reason is consistently adamant to this idea.

People with ornamentals such as Dolby Crab or Norway Maple have complete blanketing from seedlings under and around these trees every year which requires annual application of herbicide or the return of their lawn to forest. Homeowners should be allowed to treat this problem without bureaucratic intervention.

The cost of hiring and training pest control advisors is an excessive tax burden. Furthermore, the acquisition of good pest control advisors on an annual/seasonal basis will be very difficult. This means that these people will have to be hired permanently even though the work is seasonal. By-law officers cannot learn this field properly. What kind of service will these people be able to provide when you get volumes of requests and time critical infestations? Homeowners realize too late that their lawns are not drying up from drought, but rather dessication from chinch bugs.

This whole process only creates another excessively expensive tear of unnecessary bureaucracy to life.

What about thresholds for other serious lawn pests like clover mite and fairy ring? Fairy ring occurs quickly and the lag time for bureaucratic approval guarantees loss of turf.



## Appendix 'E'

Combine the bureaucratic requirements for pesticides applications with the poor water management situation in the City of Guelph and homeowners have little chance of maintaining a lawn in this community.

The City of Guelph has not shown any intentions of expanding well fields even though the city is surrounded by a substantial aquifer and urban expansion continues unabated.

Lawn insects are very difficult if not impossible for homeowners to identify on their own. The only way to meet the requirements of the community will be to provide training information for the homeowner or provide rapid intervention form a City pest control advisor. This requires coordination between the advisor and the homeowner which means after hours work for the pest control advisor.

The determination of pest control thresholds must be appealable in court.

If any of this can be demonstrated to affect property values, then the City can expect multiple lawsuits.

**From:** joan bruder  
**Posted At:** February 28, 2008 3:57 PM  
**Posted To:** OPE- Reception  
**Conversation:** Pesticide By-Law  
**Subject:** Pesticide By-Law

Letter to the Mayor, Ward 2 Councillors and City Operations Staff:

I am writing to express my disappointment and strong opposition to the Pesticide Use document that was created by the operations department and printed in the Tribune last Friday.

I totally oppose the suggestion that there are threshold levels for 'weeds'.

I thought the whole point of the pesticide by-law was to ensure that pesticides are banned from this city. I do not want to be exposed to these toxic chemicals and to me this document from the operations department is simply maintaining the status quo in terms of pesticide use.

I do not want pesticides used in public spaces under any circumstances. The whole concept of 'weeds' as being undesirable or as being something that must be kept under control is not progressive. It shows a total lack of awareness and sensitivity. We all know by now that 'weeds' are in fact a valuable source of medicines and food and at some point in its cycle every 'weed' produces beautiful flowers. This document is even suggesting

## Appendix 'E'

that we spray naturalized areas! Why??? In order to 'manage' how natural it is allowed to be?

I thought the goal of the Pesticide by-law was to enforce the precautionary principle - to err on the side of caution and safety when it comes to the health of the people in this city. This document just looks like an excuse to continue spraying, because that's what's always been done and there is no desire to change. The fact is that Mayor Farbridge was voted back in by people like me who were counting on her to come through on this issue - on standing up for the environment.

The reality is that the majority of people in this city do not want pesticides allowed on public or private spaces. It is the job of council to see that city staff comply with the wishes of the people. This issue has been dragging on for 5 years now and still nothing has been done to stop it. How hypocritical, especially since Guelph has been promoting itself as a 'green' city for years.

Don't you think it's time we start to live up to the image?

Joan Bruder

-----Original Message-----

From: Joe Jany

Posted At: Friday February 29, 2008 9:43 PM Posted To: OPE- Reception

Conversation: Pesticide Use Feedback

Subject: Pesticide Use Feedback

We have used science and invention to make the lives of humans hugely longer and better than they used to be. While some inventions have had negative effects, we have to keep in mind that the world in its "natural" state contained many more elements that were harmful to humans. So I am in favour of using pesticides when needed to combat a variety of problems. I believe that these products have been subjected to stringent government safety precautions and that they are part of the scientific development that makes our lives better.

Without really knowing the science behind the proposed thresholds, I'm willing to accept that they allow the use of effective treatment against harmful organisms and vigorously support their implementation.

## **Appendix 'E'**

**From:** Patti Maurice  
**Posted At:** February 27, 2008 7:27 PM  
**Posted To:** OPE- Reception  
**Conversation:** Pesticide By-law  
**Subject:** Pesticide By-law

The recommendations by the staff of the City of Guelph regarding the proposed pesticide by-law completely counter the initial intent - to protect the public from these dangerous substances. The threshold levels proposed that open the way for the resumption of spraying instead of the cessation of spraying seem to suggest that what is really intended is that Guelph not have a pesticide by-law. Even the recommendation that natural areas and passive parklands could be sprayed to protect public and worker safety underscore this. This smacks of influence by chemical manufacturers and lawn care companies whose primary way to deal with lawn pests is through the use of chemical sprays.

The harmful effects of pesticide use are well documented and for staff to offer this latest information as their recommendation is reckless and unethical. To propose the continuing use of substances that are known to cause harmful and even fatal effects to humans and other living beings is just plain wrong.

This hysteria over weeds and insects is evidence of how disconnected we are to our place in the natural world. For the sake of the present and future generations of Guelph, don't gut this by-law with these inane and negating recommendations. Protect the public by ensuring that pesticide use is a practice of the past, understood for its damaging effects on living beings. Put Guelph back on the progressive road to a healthy future by ensuring that this by-law is enacted as it was originally intended.

Patricia D. Maurice

**From:** Nancy Mulhall  
**Posted At:** Tuesday February 26, 2008 11:21 AM  
**Posted To:** OPE- Reception  
**Conversation:** Pesticides and Thresholds  
**Subject:** Pesticides and Thresholds

Regarding the proposed thresholds proposed by the city of Guelph:

The thresholds proposed are practical and consistent with IPM practices. These thresholds are clear and well defined.

I would comment that perhaps the threshold for leatherjacket treatment should be higher. Our experience is that damage is not a problem unless the populations are very high, as grass is also growing vigorously in the spring, competing with the insects. This also would reinforce the message that treatment is only to be used where warranted – not because the larvae are icky. Leatherjacket treatment with Sevin is quite restricted by the label, as well.

## **Appendix 'E'**

For European Chafer grubs, irrigated sites may not necessarily have a good root zone, and treatment may well be warranted, and damage quickly evident, at numbers much lower than 15 grubs per square foot.

Where grubs have been a problem, or ongoing animal digging has caused financial loss, or when a high beetle flight is seen prior to egg laying, Merit is the preferred treatment. Merit is less toxic by several degrees than Sevin, the only other available grub control. Merit can be applied in a light granular format, which means no "sprays".

We would like to see a firm response regarding the use of Merit in Guelph, as our customers are anxiously waiting to find out if they can continue to access this product or not. Due to the nature of water restrictions, and the history of economic damage by this pest, the use of Merit for the past few years has saved a lot of lawns from damage, costly repair, and the use of extra water to re-establish the lawn after damage, while reducing overall pesticide use in terms of active ingredient and toxicity. Merit does not affect the earthworm population, but a later treatment with Sevin, if needed, will knock the earthworms back temporarily. Merit is definitely a more desirable pesticide solution for everyone from the applicator to the earthworm. (Unfortunately nematodes are not workable in our climate, and further hindered by requiring excessive water use.)

Along the same lines, we have a system where we note where crabgrass has been a problem, and target those areas for pre-emergent control in spring, which allows the desirable grasses to continue to fill in the bare areas where the crabgrass was, through rhizome growth. Will there be some clarification around this type of pesticide and IPM action? This activity means there are fewer crabgrass plants going to seed later, too. Later in the season, when we see crabgrass that is still at a treatable stage, we spot treat the plants.

Thank you for the opportunity to comment, and I look forward to having clarity around the IPM use of Merit and pre-emergent crabgrass control.

Regards,

**Nancy Mulhall**

## Appendix 'E'

**From:** Brenda Nailor

**Posted At:** Friday February 29, 2008 10:43 PM

**Posted To:** OPE- Reception

**Conversation:** response to Pesticide Action Thresholds for Weeds and Insects

**Subject:** response to Pesticide Action Thresholds for Weeds and Insects

Hello City of Guelph:

Thanks for the opportunity to comment on the proposed action thresholds for pesticide use in the City of Guelph.

Comment 1: I am not sure why the level of tolerance for weed infestation is higher on a non-irrigated field when compared to an irrigated field. Please confirm that the irrigated fields in Guelph are utilized by higher level athletes, and therefore, these surfaces must of higher quality. If this is the case, I support the thresholds as proposed. If not, then I challenge the proposal of more weeds in a non-irrigated field. A non-irrigated field is more susceptible to weed encroachment than an irrigated field; therefore, non-irrigated field require more intensive weed management, and more control measures, such as applications of herbicides.

Comment 2: Black Turfgrass Ataenius (spelled wrong in the newspaper announcement). As stated, this is primarily a golf course pest. Are golf courses regulated by this bi-law with regards to city inspections for action thresholds? If not, then I propose this insect is not considered as part of the threshold "list".

Comment 3: White Grubs (which actually include 3 species – June Bugs, European Chafer and Japanese Beetles). The action threshold is not appropriate based on the life cycle of the pest and the products available for control. Provisions should be added for those residents who noted significant grub damage in Year 1 and therefore require treatment during the egg laying period around July 10<sup>th</sup> in Year 2. Preventative control of white grubs is proven to be the best method for controlling this insect pest and for using less pesticide in an integrated pest management approach.

Comment 4: Hairy Chinch Bugs do not have larvae. They undergo incomplete metamorphosis, so the immatures are actually nymphs. I recommend you change the terminology so residents and inspectors are not looking for a larva when in fact they should be looking for a bug with wing buds.

Comment 5: I am not familiar with thresholds being set for all of these pests based on scientific data; admittedly I haven't kept up on the literature. Please tell me how you decided to go with these thresholds. I don't care one way or another; it's just really hard for me to comment on if these thresholds are reasonable or not without seeing some kind of data to support them. I'd appreciate your sending me the reference list you developed during your research.

Comment 6: Where are black cutworms a problem, other than on golf courses? If only on golf courses, then see comment 2.

Comment 7: What products, other than Merit, are registered for control of Leather Jackets? If none, then you should think about the registered use pattern. Merit can be applied for "For suppression of early fall larval stages of crane fly (larvae known as leatherjackets) apply MERIT 0.5G Insecticide to turfgrass areas known to be infected with leatherjackets. Application timing should commence when adult crane flies take flight in August and September and begin laying eggs." This means that the larvae found in the spring, which establish the threshold, can't be treated at that time, but at preventative treatment for the next spring should be applied in late summer.

## Appendix 'E'

Please call me if you want to chat (about pesticides on turf). I am actually trained as a turfgrass pathologist, so weeds and insects are a bit out of my scope. However, I am a pesticide regulatory specialist, and I like this kind of stuff. Good luck with this process. I am also interested in your comments on the Ontario gov't EBR proposal to ban pesticides in urban turf settings. Do you think that the Ontario law will supersede this Municipal effort and all this talk about thresholds will be for not?

Sincerely,  
Brenda

Brenda W. Nailor Consulting

-----Original Message-----

From: Walter Palmer

Sent: Sunday, February 24, 2008 7:38 PM

To: OPE- Reception

Cc: Mayors Office; Bob Bell; Kathleen Farrelly; Vicki Beard; Ian Findlay; Maggie Laidlaw; June Hofland; Gloria Kovach; Mike Salisbury; Lise Burcher; Leanne Piper; Christine Billings; Karl Wettstein

Subject: pesticides

To Whom it May Concern      24 Feb 08

Pesticides

This issue just doesn't seem to enjoy the sort of objective and consistent treatment that it deserves. It seems to defy being evaluated on the merits. While some people may wish that it were otherwise, the evidence supports getting rid of chemicals ... get them out of our lives as much as possible.

Now we're going to wrestle with the definition of 'pest infestation' that we sort of finessed when passing the law.

My view is that pesticides are for animal and insect pests. And I resent the lawn care industry's usurpation of the term. While this view may not be supported by all, I don't consider weeds to be pests, and chemicals that target weeds are herbicides.

I do not support ANY amount of chemical herbicide use in our city, so that would include all lawn care 'pesticides'.

I support use of rodent poison in cases where warranted by an inability to trap, and only INSIDE buildings.

I support insecticide where critters such as termites or ants are destroying property, or where bedbugs, cockroaches, etc have become established.

I resent efforts to include weed killers in this debate. They are what we want to get rid of, and let's remember that.

Walt Palmer

## Appendix 'E'

**From:** Gale Repta  
**Posted At:** February 27, 2008 7:54 PM  
**Posted To:** OPE- Reception  
**Conversation:** pesticides bylaw  
**Subject:** pesticides bylaw

To whom it may concern,

The purpose of Guelph's pesticide bylaw is to ban the use of lawn-care pesticides (which includes both herbicides and insecticides) for cosmetic purposes. By allowing spraying after a certain threshold is reached, we will not achieve this objective.

The use of herbicides is almost always for cosmetic purposes, therefore they should not be included in the definition of an infestation. If a weed is a threat to human health or safety, i.e. poison ivy, the eradication of this plant is permitted under section 3 (i) of the bylaw.

Permissible levels of spraying of Guelph's public space should not be included in this bylaw. Guelph's pesticide bylaw is intended to protect the public from the harmful effects of pesticide exposure. Setting thresholds for spraying will ensure that this objective is never met. This is especially true for insecticides; scientific studies link insecticide use to many serious acute and chronic illnesses. The use of insecticides should only be used for public health and safety reasons as permitted under section 3 (i)

We should remove all references to infestation thresholds from our bylaw.

Thank you.  
Gale Repta

**From:** Alan Shody **Posted At:** Sunday March 02, 2008 10:19 PM  
**Posted To:** OPE- Reception  
**Conversation:** Pesticides  
**Subject:** Pesticides

Currently I have a lawn care company treat my lawn. They have contacted me and agree with the bylaw. I would like to add the use of Merit if the lawn care company recommends to limit the damage to my lawn.

Thanks  
Al Shody

## **Appendix 'E'**

**From:** erik van miltenburg

**Sent:** Tuesday, February 26, 2008 5:07 PM

**To:** Mayors Office; Bob Bell; Vicki Beard; Ian Findlay; Maggie Laidlaw; June Hofland; Gloria Kovach; Mike Salisbury; Lise Burcher; Leanne Piper; Christine Billings; Karl Wettstein; feedback@guelphcivicleague.ca

**Subject:** pesticide use

I heartily support a total ban on all pesticide/herbicide use, both residential, and commercial and public, for any cosmetic reasons whatsoever, including so-called infestation of weeds.

Perhaps the guidelines should be: if you can't drink it, you can't put it on the grass - that way we know with certainty that our children won't be poisoned by the run-off.

It completely boggles the mind that common sense will not prevail in the issues of environmental contamination.

Really,

How will we ever have a healthy place to live if we persist in pouring poisonous substances on the ground that we live on?

thanks,  
erik.

Erik Van Miltenburg



# REPORT OF THE GOVERNANCE & ECONOMIC DEVELOPMENT COMMITTEE

March 25, 2008

Her Worship the Mayor and  
Councillors of the City of Guelph

Your Governance & Economic Development Committee beg leave to present this their THIRD REPORT as recommended at its meeting of March 13, 2008;

CLAUSE 1 THAT the Wilson Street Parking Structure Report of the Downtown Economic Development Manager dated March 13, 2008, be received;

AND THAT staff be directed to proceed as outlined in the report of the Downtown Economic Development Manager dated March 13, 2008;

AND THAT a Parking capital project be created for a Wilson Street Parking Structure with a budget of \$400,000 funded by the Parking Capital Reserve;

AND THAT the Wilson Street Parking Structure conceptual design, project cost estimate, financial model and construction mitigation plan for the construction period be brought to Council for approval prior to detailed design and construction.

CLAUSE 2 THAT a construction mitigation plan be developed for Phase 2 construction of the POA, prior to finishing Phase 1 – New City Hall construction.

CLAUSE 3 THAT staff be directed, through the Downtown Co-ordinating Committee, to immediately put together a parking mitigation plan to add additional parking spaces in the Macdonnel/Carden/Wilson Streets and market area.

All of which is respectfully submitted.

Councillor Gloria Kovach, Chair  
Governance & Economic Development  
Committee

# COMMITTEE REPORT

**TO** Governance and Economic Development Committee

**SERVICE AREA** Economic Development and Tourism Services

**DATE** March 13, 2008

**SUBJECT** Wilson Street Parking Structure

**REPORT** 08.03

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## RECOMMENDATION

**THAT the Wilson Street Parking Structure Report of the Downtown Economic Development Manager dated March 13, 2008 be received;**

**AND THAT staff be directed to proceed as outlined in the report of the Downtown Economic Development Manager dated March 13, 2008;**

**AND THAT a Parking Capital Project be created for a Wilson Street Parking Structure with a budget of \$400,000 funded by the Parking Capital Reserve**

**AND THAT the Wilson Street Parking Structure conceptual design, project cost estimate, financial model and construction mitigation plan for the construction period be brought to Council for approval prior to detailed design and construction.**

## BACKGROUND

At its meeting of March 7, 2007, the Finance, Administration and Corporate Services Committee passed the following resolution:

*THAT the Chief Administrative Officer be directed to bring forward a report to the appropriate committee with a framework which would address the short term, medium term and long term parking issues in the downtown.*

At its meeting of April 16, 2007 City Council passed the following resolution:

*THAT Guelph City Council approve the 2007 to 2011 Downtown Guelph Investment Action Plan, as detailed in the attached report prepared by the Manager of Economic Development and Tourism and the Chair of the Guelph Downtown Advisory Committee, as the framework for developing implementation programs and associated budgets*

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## REPORT

Staff are recommending that the process for building a parking structure at 10 Wilson Street be a priority as a first step to attracting, keeping and growing investment in Guelph downtown. The availability of additional parking is a prerequisite for new development within the downtown. As with all urban centres, parking is the foremost issue in Guelph and the Wilson and Baker Street surface lots present the only real potential sites for new municipal parking structures.

If Council approves the recommendations of this report, the estimate for the opening of the Wilson Street structure is Spring 2010. The expeditious construction of this facility will help alleviate parking demand when the Baker Street surface lot is offline during the construction of a new public parking facility, which is anticipated to begin in late 2009.

The development of the new Wilson Street public parking facility will also require the preparation of an interim parking plan and vehicle and pedestrian circulation plan. It is proposed that these plans will be developed with input from the members of the Downtown Coordinating Committee. The Downtown Coordinating Committee will also develop a publicity and information campaign in support of private businesses during the construction period.

### **Downtown Parking Strategy:**

A team comprising of City Operations staff and the Downtown Guelph Business Association have investigated the parking situation in the Downtown and have developed a strategy outlined as follows:

### **Short Term (Recent and Current Actions)**

The following actions have been taken to address immediate parking concerns in the vicinity of City Hall and Carden Street:

- 4 spaces were established in former bus bays on Carden Street
- 12 permit holders were relocated away from the Wilson Street Lot
- Freshfield Street was added as a new permit location
- Permit spaces have been added to existing meters near the Travelodge Hotel on Carden Street.
- Some overnight parking at the Wilson Street lot has been relocated to the West and East Parkades.

No complaints have been received since these changes were made. However, temporary removal of spaces due to Carden Street roadwork in December did generate a number of complaints.

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## **Medium Term (Next 2 Years)**

The Downtown has been divided into seven parking zones, roughly approximating the catchment areas for each of the large public parking lots and garages. This is illustrated on the attached Appendix 1. There are no impacts currently forecasted for Zones 1 and 2, south of the Via Rail tracks; Zone 4, the block generally bounded by Norfolk, McDonell, Cork and Wyndham Streets, and Zone 7, the north end of the downtown bounded by Suffolk and Woolwich Streets and Eramosa Road.

There are, however, significant impacts forecasted in the Zone 3, Carden Street adjacent to City Hall; Zone 5, Baker Street and Zone 6, north of the Via Rail tracks between Wyndham and the Speed River. Zone 3, Carden Street adjacent to City Hall is viewed as a priority and is the subject of this report. The parking requirements of this zone are summarized in Appendix 2.

### **Wilson Street Parking Structure**

Zones 3 forecasts a demand for 333 spaces. This figure does not account for the increase in visitor parking required due to the centralization of City services or for Civic Square events.

The forecasted immediate parking need for this area makes construction of a facility at Wilson Street a priority for increasing parking supply. A study completed in July 2004 by N.D. Lea Ltd. and GSP group indicated that a parking garage could be developed on the Wilson Street lot, which could provide approximately 514 parking spaces. This would be contained in a structure of five levels.

The Lea report did identify urban design issues and strategies related to developing large parking structures. The draft Civic Precinct Strategic Urban Design Plan for the area has identified other issues and goals for the structure, such as mixed-uses at grade, ultimate building height and architectural treatment that may impact the parking yield. The plan addresses how the structure can be designed to fit seamlessly into the overall design concept of the Civic Square area which is to become one of the most significant in the City.

Staff are recommending that a design firm be hired to proceed with a conceptual design that will include public and stakeholder consultation. Staff proposes to return to Council with this design concept, schedule, budget estimate, construction mitigation plans as well as funding options and recommendations before proceeding to the detailed design and tender stage for the construction project.

### **Long Term Parking Strategy (Beyond two years)**

It is not currently possible to predict the array of changes that may occur in the downtown beyond the next two years that will affect parking. The Community Improvement Plan, Local Growth Management Strategy and Downtown Action Plan are all focused on increasing activity in the downtown. While the City's Zoning By-law does not require new development to

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provide parking it is expected that market forces will require this. Urban design plans calling for the temporary closing of Carden Street to increase the size of the Civic Square during events will also reduce the amount of on street parking during these peak demand times.

To mitigate the continued need for dedicated parking, various initiatives are underway to encourage downtown visitors to use alternate transport that will not require parking. Plans for increased train and bus transit service, advocacy for non single driver commutes and other factors are expected to gain prominence in the coming years. A longer term parking strategy will take all these factors into account and balance the need to parking against other objectives in the Strategic Plan and the Official Plan.

### **Integration of the Wilson Street Parking Structure into the Civic Precinct Strategic Urban Design Plan**

On February 25, 2008, Council gave support to the directions set out in the draft Civic Precinct Strategic Urban Design Plan prepared by Community Design and Development Services. Council further gave staff direction to undertake a coordination of scheduling and financial plans for capital works in the area.

In the Urban Design Plan, the Wilson Street parking structure is identified as a future contributing building to the completion of the Civic Square. The final Plan intends to provide urban, architectural and programme guidelines for the proposed structure. These guidelines are to form the basis for the design of the parking building.

It is anticipated that the guidelines will include:

- A horizontal floor plate design to allow architectural treatment of the facades,
- Architectural treatment of facades as the structure will be highly visible from all sides.
- Height to relate to the new City Hall's third floor so that the structure does not overpower the adjacent buildings (this allows for a four floor structure at the north end)
- Appropriate fronting ground floor uses (civic or commercial) at the north-east corner adjacent to the Square.
- Building to incorporate a high level of CPTED (crime prevention through environmental design) so that the structure, internally and externally is designed to be safe, comfortable and not promote vandalism.

### **Construction Impact / Implementation Sequence of the Wilson Street Parking Structure**

The draft Civic Precinct Plan identifies the need to coordinate the projects in the area. This sequencing work is being undertaken now. Preliminary issues identified are:

- The assumption that the Wilson Parkade needs to be a priority means it may be under construction during the POA Courthouse renovation and construction of the Transit Transfer Station.

- 
- The assumption that construction of the Wilson Parkade will require both the temporary narrowing of Norfolk Street and the full closure of parts of Wilson Street during the one year construction period.
  - Provision of temporary short-term parking in the Carden/Wilson area during construction needs to be addressed as part of the implementation sequence.

## **CORPORATE STRATEGIC PLAN**

1. An attractive, well-functioning and sustainable city
  - 1.1 ...leading edge urban design policies
  - 1.5 ... The downtown as a place of community focus...
3. A diverse and prosperous local economy.
  - 3.1 ... Thriving and sustainable local employment opportunities
  - 3.3 ... highest ratio of ... of people who live and work in the same community
5. A community-focused, responsive and accountable government.
  - 5.2 ... A consultative and collaborative approach to community decision making

## **FINANCIAL IMPLICATIONS**

The uncommitted balance of the Parking Capital Reserve at the end of 2008 is projected at approximately \$1.6M. Traffic and Parking Services in Operations have estimated that \$400,000 will be required to provide a conceptual design and cost estimate for this parking structure.

If the design concept is acceptable to Council and staff are directed to move to the detailed design stage it is anticipated that cost will be an additional \$620,000 for a total of \$1,020,000.

At this time, the estimate to provide 500 spaces at an estimated \$30,000 per space is \$15M. in addition to the \$1,020,000 needed to bring it to the point of construction tender.

## **DEPARTMENTAL CONSULTATION**

Operations  
Finance  
CDDS - Planning  
Corporate Services – Corporate Property Services  
Corporate Services – Realty Services

## **COMMUNICATIONS**

N/A

## **ATTACHMENTS**

Appendix 1 – Downtown Parking Zones  
Appendix 2 – Parking Zone Table

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D.V. Corks

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**Prepared By**

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**Recommended By**

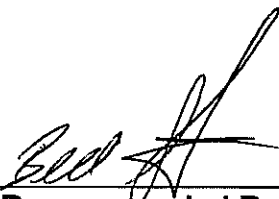
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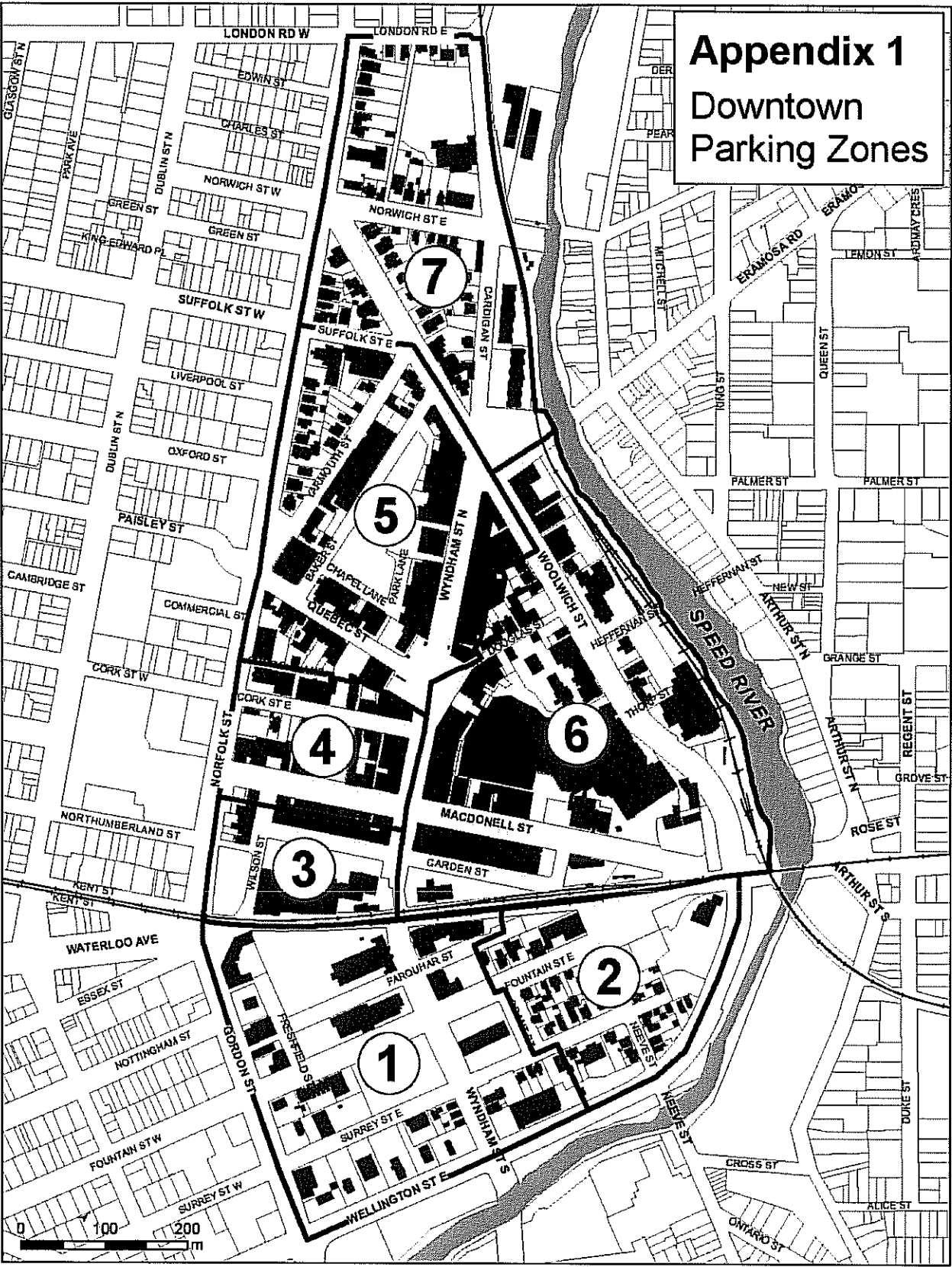


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# Appendix 1 Downtown Parking Zones





**Appendix 2  
Parking Zone Tables**

<b>Zone 3 – Carden Street</b>	<b>Traffic Generator</b>	<b>Impact on Parking</b>
Wilson Street	Wilson Street Surface lot	Loss of 87 surface spaces
Carden Street, west of Wyndham Street adjacent to City Hall	City Hall Occupation	Approximately 46 staff relocating to City Hall not included in total
	City Hall Underground Parking	Supply increases +43 but this is not public parking
	City Hall Surface Parking	Supply decreases -24 Supply increases +4
	2 Wyndham, 60 Carden, 55 Macdonell re-occupied 2009	Demand increases +96
	Provincial Offence Court occupation 2009	Demand increases +100
	Proposed Transit Transfer Station	Loss of 15 spaces from Carden Street Loss of 15 spaces from the VIA station Supply decreases -30
<b>TOTALS</b>	<b>Change in Demand</b>	<b>96+100=+196</b>
	<b>Change in Supply</b>	<b>- 87+ 4 - 24 - 30 = - 137</b>
	<b>Net Change (Supply-Demand)</b>	<b>An increased demand for 333 spaces</b>
		<i>Staff increases are forecasted at 14 per year or 70 over 5 years increasing parking demand in this area</i>

# CONSENT AGENDA

March 25, 2008

Her Worship the Mayor  
and  
Members of Guelph City Council.

## **SUMMARY OF REPORTS:**

The following resolutions have been prepared to facilitate Council's consideration of the various matters and are suggested for consideration. If Council wishes to address a specific report in isolation of the Consent Agenda, please identify the item. The item will be extracted and dealt with immediately. The balance of the Consent Agenda will be approved in one resolution.

### **A Reports from Administrative Staff**

<b>REPORT</b>	<b>DIRECTION</b>
<b>A-1) CITY INITIATED ASSESSMENT APPEALS</b>  THAT Council authorize City Staff to file an appeal with the Assessment Review Board;  AND THAT Council approve the necessary by-law to authorize appeals to the Assessment Review Board.	Approve
<b>B ITEMS FOR DIRECTION OF COUNCIL</b>	
<b>C ITEMS FOR INFORMATION OF COUNCIL</b>	

attach.

# COUNCIL REPORT



TO **Guelph City Council**

SERVICE AREA Finance  
DATE March 25, 2008

**SUBJECT City Initiated Assessment Appeals**  
REPORT NUMBER A-1

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## **RECOMMENDATION**

That Council authorize City Staff to file an appeal with the Assessment Review Board and;

That Council approve the necessary by-law to authorize appeals to the Assessment Review Board.

## **BACKGROUND**

The City of Guelph Finance Department – Taxation and Revenue Division, has taken steps to more actively manage the City of Guelph’s assessment base. This will allow the City to protect the assessment base and maximize taxation revenue. Greater fairness and equity will be achieved in the property tax system for all ratepayers by ensuring that every taxpayer is paying their fair share – no more, no less. As a part of a comprehensive financial management plan, these efforts will help to safeguard against the need to increase tax rates for all ratepayers to offset funding deficits or an increase need for municipal revenues.

## **REPORT**

The assessment roll for 2008 taxation was returned December 31, 2007 by the Municipal Property Assessment Corporation (MPAC). An analysis by Finance staff has revealed that properties listed in the attached Schedule “A” have been incorrectly assessed and should be appealed by the City of Guelph.

Council authorization is required by staff prior to the filing of these appeals. Costs to the City will be approximately \$600 for appeal fees. The deadline for filing appeals is March 31, 2008.

The provincial average change in assessment issued by the ARB in 2007 was -12.65% while Guelph’s change was only -5.60% or .11% of our total taxable assessment. This is directly related to the effective management of our assessment base by having staff more involved in the valuation and appeal process. It is estimated that an appeal of these properties could result in additional taxation revenue of approximately \$197,000 - \$274,000 – city portion only.

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## **CORPORATE STRATEGIC PLAN**

Supports the following goals:

- 1.5 – A balance tax assessment ratio
- 3.4 – Fair tax policies and streamlined processes across all levels of government
- 5.3 – Open, accountable and transparent conduct of municipal business

## **FINANCIAL IMPLICATIONS**

An additional \$197, 000 - \$274,000 taxation revenue to the 2008 Operating Budget

## **COMMUNICATIONS**

Municipal Property Assessment Corporation  
Municipal Tax Equity Consultants Inc

## **ATTACHMENTS**

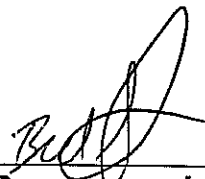
Schedule "A"



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**Prepared By:**

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**Recommended By:**

Bill Stewart  
Acting Director of Finance  
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bill.stewart@guelph.ca

Schedule "A"

2008 Assessment Review Board Appeals

Roll #	Address	Returned		Returned Property Class	Requested		Reason	Increased		Increased Tax	
		CVA	CVA		Property Class	Property Class		CVA	CVA	Revenue/High	Revenue/Low
010 012 00100	1820 Gordon St	1,079,000	11,750,000	RT/CT/CU	CXN	Value/Property Class Incorrect	10,671,000		\$150,268		\$108,192
020 016 04600	134 Cilyview Dr	393,000	2,000,000	RTEs	RTEs	Value Incorrect	1,607,000		\$17,569		\$12,650
020 016 09000	333 Grange St	340,000	2,000,000	RTEP	RTEP	Value Incorrect	1,660,000		\$18,149		\$13,067
030 023 06690	595 Victoria Rd N	49,000	3,000,000	RTEP	RTEP	Value Incorrect	2,951,000		\$32,263		\$23,230
040 017 19400	Woodlawn Rd W	107,000	2,600,000	RTEP	IXN	Value/property class Incorrect	2,493,000		\$46,594		\$33,548
060 009 19205	1077 Gordon St	165,000	1,000,000	RTEP	RTEP	Value Incorrect	835,000		\$9,129		\$6,573
									\$273,971		\$197,259

Please recycle!

- **BYLAWS** -

<b>- March 25, 2008 -</b>	
By-law Number (2008)-18515 A by-law to repeal By-law Number (1995)-14835 being a by-law to establish procedures respecting the sale and disposition of real property.	To repeal the by-law establishing procedures respecting the sale and disposition of real property as approved by Council February 25, 2008.
By-law Number (2008)-18516 A by-law to authorize the execution of a Lease Agreement between The Corporation of the City of Guelph and The Elliott.	To execute a Lease Agreement as previously approved by Council.
By-law Number (2008)-18517 A by-law to authorize certain complaints to the Assessment Review Board.	Authorizing certain complaints to the Assessment Review Board, as per Consent Report A-1.
By-law Number (2008)-18518 A By-law to amend By-law Number (2002) - 17017 (to amend No Parking Zones in Schedule X), and to adopt Municipal Code Amendment #457. (amending Chapter 301 of the Corporation of the City of Guelph's Municipal Code)	To amend the Traffic By-law.
By-law Number (2008)-18519 A by-law to amend By-law Number (1995)-14864, as amended, known as the Zoning By-law as it affects property known municipally as 348 Crawley Road. (legally described as Part of Lot 14, Concession 7, formerly Township of Puslinch – File Part of ZC0617)	To amend the zoning by-law as approved by Council.
By-law Number (2008)-18520 A by-law to authorize the execution of an Agreement between Network Site Services Ltd. and The Corporation of the City of Guelph. (Contract No. 2-0812 for the servicing and road construction	To execute Contract No. 2-0812 for the servicing and road construction of Northview Estates Subdivision, Phase 2.

<p>of Northview Estates Subdivision, Phase 2)</p>	
<p>By-law Number (2008)-18521  A by-law to provide for the temporary closure of a portion of Wideman Boulevard, Simmonds Drive, Bowen Drive, Norma Crescent and Mullin Drive during the servicing of Northview Estates Subdivision, Phase 2. (Contract No. 2-0812)</p>	<p>To temporarily close Wideman Boulevard, Simmonds Drive, Bowen Drive, Norma Crescent and Mullin Drive within the subdivision limits during the servicing of the Northview Estates Subdivision, Phase 2.</p>
<p>By-law Number (2008)-18522  A by-law to remove land from Part Lot Control. (Lot 26, Plan 61M129, designated as Parts 7 and 8, Reference Plan 61R10512 and Lot 34, Plan 61M129, designated as Parts 25 and 26, Reference Plan 61R10512)</p>	<p>To remove land known municipally as 14 and 16 Davison Drive and 19 and 21 Davison Drive, to create separate parcels for duplex dwellings.</p>