

## Committee of the Whole Minutes

Monday, March 3, 2025, 5:00 P.M.

Council Chambers - Hybrid

60 Snyder's Road West

Baden, Ontario

N3A 1A1

Members Present:

- Mayor N. Salonen
- Councillor S. Cressman
- Councillor K. Wilkinson
- Councillor H. Sidhu
- Councillor L. Dunstall
- Councillor S. Martin

Staff Present:

- Acting CAO / Director of Corporate Services/CFO, G. Clark
- Director of Community Services, C. Catania
- Director of Development Services, H. O'Krafka
- Director of Infrastructure Services, J. Molenhuis
- Manager of Legislative Services / Municipal Clerk, K. Bos
- Manager of Planning and Economic Development, A. Martin
- Supervisor of Legislative Services / Deputy Clerk, M. Dykstra
- Desktop Support Technician, R. Ubhi

---

### 1. CALL TO ORDER

**Moved by:** Councillor L. Dunstall

**Seconded by:** Councillor S. Cressman

THAT the Committee of the Whole on March 3, 2025 be called to order at 5:00 p.m.

**Motion Carried Unanimously**

### 2. CLOSED SESSION

**Moved by:** Councillor S. Martin

**Seconded by:** Councillor L. Dunstall

THAT a Closed Meeting of the Committee of the Whole be held on March 3, 2025, at 5:00 p.m. at the Wilmot Administrative Complex, in accordance with Section 239 (2) (f) and (b) of the Municipal Act, 2001, to consider the following:

- CAO Recruitment- Section 239(2)(f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and,
- People Plan - Section 239(2)(b) personal matters about an identifiable individual, including municipal employees

**Motion Carried Unanimously**

### **3. RECONVENE INTO OPEN SESSION**

**Moved by:** Councillor S. Cressman

**Seconded by:** Councillor L. Dunstall

THAT the Committee reconvene in Open Session at 6:10 p.m.

**Motion Carried Unanimously**

### **4. TERRITORIAL LAND ACKNOWLEDGEMENT**

Mayor N. Salonen read the Territorial Land Acknowledgement.

### **5. ADDITIONS TO THE AGENDA**

#### **8. Presentations**

- 8.1 New Hamburg Arena Preliminary Study Update (additional attachment)

#### **9.2 Specific Interest Delegations**

- 9.2.1 Item 12.2 CAO-2025-05 - People Plan Update
  - Barry Wolfe
- 9.2.2 Item 12.5 DEV-2025-02 - Official Plan Amendment Application 02/24 and Zone Change Application 03/24, 59 Bergey Court / 12 Shepard Place, New Hamburg
  - Mary Lou Tanner, NPG Planning Solutions
  - Ryan Mounsey, Urban Insights Inc.

- Timothy Hall

## 6. **ADOPTION OF THE AGENDA**

**Moved by:** Councillor S. Cressman

**Seconded by:** Councillor S. Martin

THAT the Agenda as presented for March 3, 2025 be adopted, as amended.

**Motion Carried**

## 7. **DISCLOSURE OF PECUNIARY INTEREST UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT**

Councillor S. Cressman declared a conflict of interest with Item 12.7 IS-2025-06 - Award of Tender - Victoria Street and Boullee Street Reconstruction.

## 8. **PRESENTATIONS**

### 8.1 **New Hamburg Arena Preliminary Study Update**

Bob Prince, Invizij Architects Inc. presented to the Committee.

## 9. **DELEGATIONS**

### 9.1 **General Interest Delegations**

### 9.2 **Specific Interest Delegations**

#### 9.2.1 **Item 12.2 CAO-2025-05 - People Plan Update**

##### 9.2.1.1 **Barry Wolfe**

#### 9.2.2 **Item 12.5 DEV-2025-02 - Official Plan Amendment Application 02/24 and Zone Change Application 03/24, 59 Bergey Court / 12 Shepard Place, New Hamburg**

##### 9.2.2.1 **Mary Lou Tanner, NPG Planning Solutions**

##### 9.2.2.2 **Ryan Mounsey, Urban Insights Inc.**

##### 9.2.2.3 **Timothy Hall**

## 10. **CORRESPONDENCE**

There were no items of correspondence.

## 11. **CONSENT AGENDA**

Councillor S. Cressman pulled item 11.4 IS-2025-08 - 2024 Annual Summary and Water Quality Report for discussion.

**Moved by:** Councillor K. Wilkinson

**Seconded by:** Councillor S. Cressman

THAT Consent Agenda Items 11.1, 11.2, 11.3 and 11.4 be approved.

**Motion Carried Unanimously**

**11.1 COR-2025-06 - Delton Reibling Municipal Drain Actual Cost By-Law**

THAT Report COR-2025-06 be received for information; and,

THAT Council considers the adoption of the By-Law to Amend By-Law 2023-23 to Provide for the Actual Costs for Drainage Works Known as the Delton Reibling Municipal Drain at the March 24, 2025 Regular Council Meeting.

**11.2 COR-2025-10 Regional Fireworks By-law Review**

THAT Report COR 2025-10 - Regional Firework By-law Review be received for information

**11.3 CS-2025-04 - Baden Firefighters Association Request for Event to be Deemed Municipally Significant**

THAT Report CS-2025-04 Baden Firefighters Association Request for Event to be Deemed Municipally Significant be received for information; and,

THAT Council designate the Baden Firefighters Association Hose Monkey Ball Tournament and Concert held at Sir Adam Beck Park on June 20 and 21, 2025 a Municipally Significant Event.

**11.4 IS-2025-08 - 2024 Annual Summary and Water Quality Report**

The Committee asked and received a response from staff on the following:

- Incident locations, and if boil water advisories were issued;
- Clarification regarding types of results, and their causes; and,
- Whether specific results will cause a health risk to the public.

THAT the 2024 Annual Summary and Water Quality Reports be received for information; and,

THAT Council remains committed to providing the necessary resources for the ongoing implementation, maintenance, and continual improvement of the Drinking Water Quality Management Standard (DWQMS) as outlined in this report.

## **12. REPORTS**

### **12.1 CAO-2025-01 - Chief Administrative Officer Recruitment Request for Proposal (RFP 2025-03)**

A motion was brought forward by Councillor S. Martin, seconded by Councillor S. Cressman THAT Report CAO-2025-06 be received, and; THAT RFP 2025-03, as in Attachment 1, be issued with a closing date of XXX, XX, XXXX.

Acting CAO / Director of Corporate Services / CFO G. Clark provided an introduction to the report.

A motion was brought forward by Councillor S. Martin and seconded by Councillor H. Sidhu THAT Council defers the consideration of this motion to the start of Q3-2025.

Council now voted on the motion to defer.

**Moved by:** Councillor S. Martin

**Seconded by:** Councillor H. Sidhu

THAT Council defers the consideration of this motion to the start of Q3-2025.

**Motion Carried**

### **12.2 CAO-2025-05 - People Plan Update**

Acting CAO / Director of Corporate Services / CFO G. Clark provided an introduction to the report.

The Committee asked and received a response from staff on the following:

- The scope of consultation for the cultural survey;
- Clarification regarding which attached organizational chart is the most accurate;
- Clarification regarding the role of the Manager of Strategy that is indicated within the organizational charts; and,

- The relevancy of the data provided by the consultants.

Delegate B. Wolfe addressed the Committee.

**Moved by:** Councillor L. Dunstall

**Seconded by:** Councillor S. Martin

THAT Report CAO-2025-05 People Plan update be received for information; and,

THAT Council directs Staff to report back on corporate culture initiatives and results; and,

THAT Council directs Staff to report back in Q3 with a People Plan report and 5 year plan for Council's approval.

**Motion Carried Unanimously**

### **12.3 CS-2025-02 - New Hamburg Arena Preliminary Study Update**

Director of Community Services C. Catania provided an introduction to the report.

The Committee asked and received a response from staff on the following:

- Clarification regarding when grant funding needs to be spent;
- The structural integrity of the existing roof structure, and its replacement date; and,
- Whether the building in its current state can be used utilized for alternative uses.

**Moved by:** Councillor S. Cressman

**Seconded by:** Councillor H. Sidhu

THAT Report CS-2025-02, New Hamburg Arena Preliminary Study Update be received for information and:

THAT Council direct Staff to develop a plan for alternative uses at the New Hamburg Community Centre based on the financial implications in this report.

**Motion Carried Unanimously**

### **12.4 CS-2025-03 - Arts and Culture Master Plan Interim Report**

Director of Community Services C. Catania provided an introduction to the report.

The Committee asked and received a response from staff on the following:

- Assurance that local traditions will be considered within the report.

**Moved by:** Councillor S. Cressman

**Seconded by:** Councillor S. Martin

THAT Report CS-2025-03, the 2025 Arts and Culture Master Plan Interim Report be received for information.

**Motion Carried Unanimously**

#### **12.5 DEV-2025-02 - Official Plan Amendment Application 02/24 and Zone Change Application 03/24, 59 Bergey Court / 12 Shephard Place, New Hamburg**

Manager of Planning and Economic Development A. Martin, provided an introduction to the report.

The Committee asked and received a response from staff on the following:

- Clarification regarding the range of densities listed within the report, and which ranges apply to the proposed development;
- The density proposed versus general density found within a greenfield development;
- Letters of support from various organizations; and,
- Responsible parties for the provision and payment for on-site snow removal services.

Delegate M. Tanner of NPG Planning Solutions addressed the Committee.

The Committee asked and received a response from the Delegate on the following:

- Purpose of the noise attenuation walls, and who are the benefitting parties;
- Positioning of units facing Shepard's Place; and,
- Road ownership.

Delegate R. Mounsey of Urban Insights Inc. addressed the Committee.

The Committee asked and received a response from the Delegate on the following:

- Clarification regarding who the Delegate represents.

Delegate T. Hall addressed the Committee.

The Committee asked and received a response from the Delegate on the following:

- Clarification regarding previous planning pre-consultations for the development lands.

The Committee asked and received a response from staff on the following:

- Whether the concerns raised during the previous planning pre-consultations regarding the development lands remain pertinent to the proposed development;
- Whether the Developer is willing to make additional modifications to the proposed development to address the concerns raised by the public;
- Clarification regarding who is eligible to appeal a Council decision to the Ontario Land Tribunal;
- Council's authority to determine an appropriate density for the site;
- Potential consequences of deferring the decision and the likelihood of subsequent appeal applications to the Ontario Land Tribunal;
- The design of Bergey Court; and,
- The feasibility of adding sidewalks within the development lands.

A motion was introduced by Councillor H. Sidhu, and Councillor L. Dunstall seconded the motion THAT the Committee amends the motion to add AND THAT Council directs staff to provide additional information regarding the inclusion of internal sidewalks within the proposed development. The motion carried.

The Committee asked and received a response from staff on the following:

- Whether garbage collection service is provided by a public entity or private entity.

A motion was introduced by Councillor L. Dunstall and Councillor K. Wilkinson seconded the motion THAT the Committee amends the motion



to add AND THAT Council directs staff report back if it is feasible to reduce the development to thirty (30) residential units. The motion was defeated.

The Committee asked and a received a response from staff on the following:

- Council's role in the planning process.

The Committee now voted on the main motion, as amended.

**Moved by:** Councillor L. Dunstall

**Seconded by:** Councillor S. Martin

THAT Council approve Official Plan Amendment No. 13 to change the designation of a portion of the lands described as Part of Lot 22, Concession South of Bleams Road from Open Space to Urban Residential;

THAT Council approve Zone Change Application 03/24 affecting Part Lot 22, Concession South of Bleams Road and Lot 1, Plan 1795 to:

1. rezone the subject lands from Zone 2 and 2f (Residential) to Zone 4a (Residential) and Zone 11 (Open Space);
2. decrease the maximum density from 35 units/hectare to 19.12 units/hectare on the lands zoned Zone 4a;
3. establish a minimum lot area of 1.83 hectares;
4. establish the lot line abutting Bergey Court as the front lot line, and the lot line abutting Shephard Place as the exterior lot line;
5. reduce the front yard setback from 7.6m to 6.0m for a street townhouse with its front façade facing Bergey Court and to 3.0m for one street townhouse unit having its side façade facing Bergey Court;
6. increase the exterior side yard setback from 6.0m to 7.5m for a street townhouse with its front façade facing Shephard Place;
7. establish the minimum and maximum driveway width for each street townhouse unit with its access on Shephard Place as 5.5m;
8. reduce the minimum lot area for future title separation of a street townhouse from 270m<sup>2</sup> to 204m<sup>2</sup>; and
9. reduce the minimum rear yard setback resulting from future title separation of a street townhouse from 7.6m to 6.4m.

AND THAT Council directs staff to provide additional information regarding the inclusion of internal sidewalks within the proposed development.

**Motion Carried Unanimously**

## **12.6 IS-2025-05 - Carmel Koch On Road Winter Parking - RARE Agreement**

Infrastructure Services Director J. Molenhuis provided an introduction to the report.

The Committee asked and received a response from staff on the following:

- Confirmation that the cost of the project is budgeted;
- Types of material to be used for the construction of on-site parking;
- Winter maintenance activities, and consequent impacts to the operational budget; and,
- Inter-governmental cost-sharing opportunities.

**Moved by:** Councillor L. Dunstall

**Seconded by:** Councillor K. Wilkinson

THAT Council authorize the Township of Wilmot to enter into a Contribution Agreement with Rare Charitable Research Reserve to fund the installation of 20 on-road parking spaces on Carmel-Koch Road at the Schneider Lands Bush Trail entrance; and,

THAT Council approve the realignment of Carmel-Koch Road at Wilmot Line to establish a T-intersection to reduce the speed of southbound vehicles and improve safety for drivers, pedestrians, and users of the proposed parking area on Carmel Koch Road; and,

THAT Council approve a capital project for the work in the amount of \$101,500 to be funded \$70,000 from RARE Donation and \$31,500 from Transportation Capital Reserve Fund.

**Motion Carried Unanimously**

## **12.7 IS-2025-06 - Award of Tender – Victoria Street and Boullee Street Reconstruction**

Councillor S. Cressman declared a conflict of interest with this item, and recused themselves from voting.

Infrastructure Services Director J. Molenhuis provided an introduction to the report.

**Moved by:** Councillor L. Dunstall

**Seconded by:** Councillor S. Martin

THAT Council award RFT2025-01 Victoria Street and Boullee Street Reconstruction to Cassidy Construction London Ltd. of London, Ontario as per their tender submission on February 5th, 2024, as the lowest compliant bidder in the amount of \$ 5,918,815.40 plus HST.

**Motion Carried Unanimously**

### 13. ANNOUNCEMENTS

Mayor N. Salonen provided the following announcements:

- Wilmot's Community Services Departments will be hosting a meeting for Special Event organizing groups and Affiliated Groups on Wednesday March 5th at 7:00 p.m. (2nd Floor Community Centre); and,
- The second community gathering for the Prime Minister's Path Engagement Project is coming up on March 5, 2025 from 4:30 - 8:00 p.m. at New Hamburg Community Centre.
- The Wilmot area speed cameras will still be active throughout March Break.

Councillor S. Cressman provided announcements on:

- New Dundee Board of Trade Pancake Supper Breakfast - March 16 at 10:30 a.m.

Councillor L. Dunstall provided announcements on:

- Wilmot Junior Optimist Pancake Supper Breakfast - March 4 at 5:00 p.m.

### 14. BUSINESS ARISING FROM CLOSED SESSION

**Moved by:** Councillor S. Cressman

**Seconded by:** Councillor L. Dunstall

THAT Council directs the Mayor and Staff to proceed as directed regarding CAO Recruitment.

**Motion Carried Unanimously**

### 15. ADJOURNMENT

**Moved by:** Councillor S. Martin

**Seconded by:** Councillor S. Cressman

THAT we do now adjourn to meet again at the call of the Chair.

**Motion Carried Unanimously**

DRAFT