

Committee of the Whole Minutes

Monday, April 7, 2025, 6:00 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 Planning and Economic Development, A. Martin
Supervisor of Legislative Services / Deputy Clerk, M. Dykstra
Senior Development Planner, C. Miller
Desktop Support Technician, R. Ubhi
Administrative Clerk, C. Greenley

1. CALL TO ORDER

Moved by: Councillor L. Dunstall

Seconded by: Councillor S. Cressman

THAT the Committee of the Whole on April 7, 2025 be called to order at 6:00 p.m.

Motion Carried Unanimously

2. TERRITORIAL LAND ACKNOWLEDGEMENT

Councillor S. Cressman read the Territorial Land Acknowledgement.

3. ADDITIONS TO THE AGENDA

Item 7.1 Specific Interest Delegations

- 7.1.1 Item 6.2 Official Plan 01/24, Draft Plan of Subdivision Application 30T-24601, Zone Change Application 02/24, Nafziger Road, New Hamburg
 - 7.1.1.1 Michelle McCarthy, Dillon Consulting Limited
 - 7.1.1.2 Barry Wolfe
- 7.1.2 Item 10.1 CAO-2025-08 - Governance Policy HR-001 Hiring and Termination of Employees
 - 7.1.2.1 Barry Wolfe

Item 9.6 COR-2025-17 Petition for Drainage Works by Owners- Demtec Enterprises Inc.

4. ADOPTION OF THE AGENDA

Moved by: Councillor L. Dunstall

Seconded by: Councillor S. Martin

THAT the Agenda as presented for April 7, 2025 be adopted, as amended.

Motion Carried Unanimously

5. DISCLOSURE OF PECUNIARY INTEREST UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT

Councillor S. Cressman declared a conflict of interest with Item 6.2 Official Plan Amendment Application 01/24, Draft Plan of Subdivision Application 30T-24601, Zone Change Application 02/24, Nafziger Road, New Hamburg.

6. PUBLIC MEETINGS

6.1 Zone Change Application 02/25 - 73 Hincks Street, New Hamburg

Mayor N. Salonen declared the opening of the public meeting at 6:03 p.m.

Senior Development Planner, C. Miller, presented the report.

The Committee asked and received a response on the following:

- How the proposed zone change might impact noise and traffic in the area;

- Tax revenue implications as a result of the proposed zone change; and,
- Clarification regarding parking concerns submitted by a resident.

Mayor N. Salonen asked if there were any members of the public who wished to address to the Committee.

There were no comments from the public, and no further comments from the Committee.

Moved by: Councillor K. Wilkinson

Seconded by: Councillor L. Dunstall

THAT Council approve Zone Change Application 02/25, affecting Lots 31-34 and C.H. Ahrens Block, Plan 532A, to rezone the subject property from Zone 10 (Industrial) and Zone 3 (Residential) to Zone 7 (Commercial) and eliminate residential uses otherwise permitted within Zone 7.

Motion Carried Unanimously

6.2 Official Plan Amendment Application 01/24, Draft Plan of Subdivision Application 30T-24601, Zone Change Application 02/24, Nafziger Road, New Hamburg

Councillor S. Cressman declared a conflict of interest on this item and recused from voting.

Manager of Planning and Economic Development, A. Martin, presented the report.

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

- Clarification on setback requirements from industrial operations in the area and blast radius;
- Clarification of the functional servicing plan for this development; and,
- How costs of servicing this development will be covered.

M. McCarthy of Dillon Consulting Limited, on behalf of the Applicant, addressed the Committee.

The Committee asked and received a response from M. McCarthy on the following:

- Confirmation on number of stories and units proposed in the multi-residential building;
- Whether daycare and senior living are being considered; and,
- What types of commercial businesses and jobs the applicant plans to attract to the employment lands.

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

- Whether six stories in the multi-residential building poses a fire access issue.

Delegate B. Wolfe addressed the Committee.

Mayor N. Salonen asked if there were any members of the public who wished to address to the Committee.

Pierre Chauvin, of MHBC Planning, addressed the Committee.

There were no further comments from the public.

The Committee requested that more information regarding project phasing be brought forward in future reports.

Mayor N. Salonen declared the public meeting closed at 6:53 p.m.

Moved by: Councillor L. Dunstall

Seconded by: Councillor H. Sidhu

THAT Report DS 2025-04 be received for information.

Motion Carried Unanimously

7. DELEGATIONS

7.1 Specific Interest Delegations

7.1.1 Item 6.2 Official Plan Amendment Application 01/24, Draft Plan of Subdivision Application 30T-24601, Zone Change Application 02/24, Nafziger Road, New Hamburg

7.1.1.1 Michelle McCarthy, Dillon Consulting Limited

7.1.1.2 Barry Wolfe

7.1.2 Item 10.1 CAO-2025-08 - Governance Policy HR-001 Hiring and Termination of Employees

7.1.2.1 Barry Wolfe

8. CORRESPONDENCE

There were no items of correspondence.

9. CONSENT AGENDA

Councillor S. Martin pulled Consent Item 9.3, IS-2025-04 - PWOC Master Plan, and Consent Item 9.5, IS-2025-11 - Winter Operations Plan Development, for discussion.

Moved by: Councillor L. Dunstall

Seconded by: Councillor S. Cressman

THAT Consent Agenda Items 9.1, 9.2, 9.3, 9.4, 9.5 and 9.6 be approved.

Motion Carried Unanimously

9.1 COR-2025-11 - 2024 Annual Status Update - Multi-year Accessibility Plan

THAT Report COR-2025-11 - 2024 Annual Status Update – Multi-year Accessibility Plan be received for information.

9.2 COR-2025-14 - Nicklas Municipal Drain 2025 Update

THAT Report Nicklas Municipal Drain 2025- Update be received for information; and,

THAT Council considers the provisional adoption of By-law 2025-18 being a By-law to provide for drainage works known as the Nicklas Municipal Drain 2025.

9.3 IS-2025-04 - PWOC Master Plan

The Committee asked and received a response on the following:

- Environmental considerations regarding salt use and storage; and
- Whether sand could be used rather than salt.

THAT Report IS-2025-04 - PWOC Master Plan be received for information.

9.4 IS-2025-09 - Knipfel/Petersburg DWS Conversion – Director’s Order

THAT Report IS-2025-09 - Knipfel/Petersburg DWS Conversion – Director’s Order be received for information.

9.5 IS-2025-11 - Winter Operations Plan Development

The Committee asked and received a response on the following:

- Options to alleviate parking issues during Township-declared snow events; and,
- Clarification of Significant Weather Event vs. Snow Event.

THAT Report IS-2025-11 Winter Operations Plan Development be received for information.

9.6 COR-2025-17 - Petition for Drainage Works by Owners - Demtec Enterprises Inc.

THAT Council accepts the Petition for Drainage Works by Owners Demtec Enterprises Inc.

10. REPORTS

10.1 CAO-2025-08 - Governance Policy HR-001 Hiring and Termination of Employees

Acting CAO / Director of Corporate Service/CFO, G. Clark, presented the report.

The Committee discussed:

- Cost-saving opportunities related to reviewing vacant positions;
- Alternative methods for reviewing levels of service regarding staffing; and,
- The responsibility of staff and Council in determining who is responsible for reviewing positions.

Delegate B. Wolfe addressed the Committee.

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

- Whether comparable policies noted in the Report can be provided to Committee and made public.

The Committee directed staff to provide the comparable policies noted in the Report to Committee Members before the April 28 Regular Council Meeting.

Moved by: Councillor S. Martin

Seconded by: Councillor L. Dunstall

THAT Report CAO-2025-08 Governance Policy HR-001 Hiring and Termination of Employees be received for information; and,

THAT Council direct staff to present an updated HR-001 Policy with best practice recommendations on recruitment for review and consideration at the June Committee of the Whole meeting.

Motion Carried Unanimously

10.2 COR-2025-07 - 2023 Audited Financial Statements

Acting CAO / Director of Corporate Services/CFO, G. Clark, presented the report.

The Committee asked and received a response on the following:

- Clarification on financial statements and amortization vs. asset management; and,
- Whether asset depreciation can be highlighted more in public facing budget comments.

Moved by: Councillor S. Cressman

Seconded by: Councillor S. Martin

THAT Council approves the 2023 Audited Financial Statements as included in Report COR-2025-07 2023 Audited Financial Statements.

Motion Carried Unanimously

10.3 COR-2025-16 - Final Tax Levy Rates and Due Dates

Acting CAO / Director of Corporate Services/CFO, G. Clark, introduced the Report.

The Committee asked and received a response on the following:

- Communication opportunities to inform the public on interim and final tax bill calculations.

Moved by: Councillor L. Dunstall

Seconded by: Councillor S. Martin

THAT Report COR-2025-16 - Final Tax Levy Rates and Due Dates be received; and,

THAT Council consider By-law 2025-19, being a by-law to set the tax rates and due dates for the final billing of property taxes for 2025.

Motion Carried Unanimously

10.4 IS-2025-10 - Baden Sanitary Trunk Sewer - Cost Sharing Agreement

Director of Infrastructure Services, J. Molenhuis, presented the report.

Moved by: Councillor L. Dunstall

Seconded by: Councillor K. Wilkinson

THAT IS-2025-10 Baden Sanitary Trunk Sewer - Cost Sharing Agreement be received; and,

THAT Council consider By-law 2025-20, being a By-law that authorizes the Mayor and the Clerk to enter into a cost-sharing agreement with the Region of Waterloo for reimbursement of contract administration fees and construction costs related to the Regional Baden Sanitary Forcemain to be included within the Baden Trunk Sanitary Sewer Project.

Motion Carried Unanimously

11. ANNOUNCEMENTS

Mayor N. Salonen provided the following announcements:

- The passing of former Township of Wilmot employee Thomas Hale.
- The Waterloo Regional Police Service Rural Policing Strategy includes the creation of the Rural Sergeant position to serve as a liaison to the Townships. Please email the Mayor's office to be sent the handout for the strategy, or you can connect with Sgt. James Hiuser directly at RuralSGT@wrps.on.ca.
- The New Hamburg Firebirds are the Doherty Division Champions.
- Temporary speed cushions along Mannheim Road have been installed, however an increase in traffic is likely to continue during the closure. Staff continue to work with the Region and Waterloo Regional Police Service to determine whether further steps can be taken to prioritize safety and minimize disruptions.
- The Prime Ministers Path Engagement Project draft recommendations will be presented to Council on May 12, 2025. The Prime Ministers Path

Engagement Project third Community Gathering has been rescheduled from April 2 to May 28, 2025 so that Council's direction can be discussed. Stay involved by following the [Prime Ministers Path project page](#).

- The flood warning for New Hamburg has been lifted, however residents should remain vigilant and stay away from rivers and waterways.
- Federal Election Day is April 28, 2025.

Councillor S. Cressman provided the following announcement:

- Heritage Wilmot Heritage Day is on Saturday, April 26, 2025 10am - 2pm at the New Dundee Community Centre.

Councillor L. Dunstall provided the following announcement:

- The Federal Election All Candidates Meeting is at 6pm on Monday, April 14, 2025 at Puddicombe House in New Hamburg.

12. **ADJOURNMENT**

Moved by: Councillor L. Dunstall

Seconded by: Councillor S. Cressman

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

Motion Carried Unanimously