

**Council Meeting Minutes****Regular Council Meeting**

June 13, 2022, 7:00 P.M.

Virtual Location

Members Present: Mayor L. Armstrong  
Councillor A. Hallman  
Councillor C. Gordijk  
Councillor B. Fisher  
Councillor J. Gerber  
Councillor J. Pfenning

Staff Present: Director of Parks, Facilities, and Recreation Services, S. Jackson  
Director of Public Works and Engineering, J. Molenhuis  
Director of Corporate Services/Treasurer, P. Kelly  
Director of Development Services, H. O'Krafka  
Supervisor of IT, K. Jeffreys  
Manager of Planning/EDO, A. Martin  
Chief Administrative Officer, S. Chambers  
ILS Program Manager, C. Tarling  
Municipal Clerk, A. Flach

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**1. MOTION TO CONVENE INTO CLOSED MEETING**

There was no Closed Meeting of Council this date.

**2. MOTION TO CONVENE IN OPEN MEETING****Resolution No. 2022- 142**

**Moved by:** Councillor C. Gordijk

**Seconded by:** Councillor B. Fisher

THAT Council convenes in Open Session at 7:00 p.m.

**Motion Carried**

### 3. **MOMENT OF SILENCE**

Mayor L. Armstrong recognized that June is Seniors Month and this year's theme is Stay Active, Connected, and Safe.

Seniors Month is a time to acknowledge the many seniors that have served us, making significant contributions to communities across the country. Seniors are an important part of our community, and we appreciate their wisdom, wit, and experiences.

We also recognize the health and social issues our aging community members face. There are many lifestyle changes we can make to help us, and our loved ones lead healthier and happier lives.

Mayor Armstrong closed by encouraging everyone to celebrate this month by taking the time to thank a senior in our life.

### 4. **TERRITORIAL ACKNOWLEDGEMENT**

Councillor J. Gerber read the Territorial Acknowledgement.

### 5. **ADDITIONS TO THE AGENDA - NONE**

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

Councillor A. Hallman confirmed withdrawal of her Notice of Motion regarding Minister's Zoning Orders listed as Item 15.2.

#### **Resolution No. 2022- 143**

**Moved by:** Councillor A. Hallman

**Seconded by:** Councillor J. Pfenning

That the Agenda for June 13, 2022, as amended to withdraw Item 15.2, be adopted.

**Motion Carried As Amended**

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

7.1 Councillor J. Pfenning - DS-2022-14 - Draft Plan of Subdivision Application 30T-22601 and Zone Change Application 05/22, Wilmot Woods Developments Inc.

There are multiple points of interest between Councillor Pfenning's farm business and the property in question; Councillor Pfenning currently rents

the subject property and holds title to the adjacent farmland. Accordingly, Councillor Pfenning did not take part in the discussion of this item.

## 8. MINUTES OF PREVIOUS MEETINGS

### Resolution No. 2022- 144

**Moved by:** Councillor J. Pfenning

**Seconded by:** Councillor C. Gordijk

THAT the minutes of the following meetings be adopted as presented:

- May 30, 2022 Regular Council meeting; and,
- May 30, 2022 Closed Council meeting.

**Motion Carried**

## 9. PUBLIC MEETINGS

### 9.1 DS-2022-14 - Draft Plan of Subdivision Application 30T-22601 and Zone Change Application 05/22, Wilmot Woods Developments Inc.

Councillor J. Pfenning declared a conflict on this item. (There are multiple points of interest between Councillor Pfenning's farm business and the property in question; Councillor Pfenning currently rents the subject property and holds title to the adjacent farmland. Accordingly, Councillor Pfenning did not take part in the discussion of this item.)

A. Martin provided an overview of the report, the proposed plan and next steps with respect to proceeding with the draft plan of subdivision application 30T-22601 and zone change application 05/22 for Wilmot Woods Developments Inc.

With respect to street naming, A. Martin indicated staff is very interested in exploring the relationship between the Indigenous community and the street naming and will be engaging the community. He stated staff will present a report to Council concerning the naming and the process post-draft approval. He reminded Council the naming will need to be acceptable to the Region of Waterloo.

Mayor L. Armstrong called upon the registered delegation.

P. Britton, MHBC, appeared on behalf of the Applicant, Wilmot Woods Developments, and provided details relating to the subject lands. He

reported that they have met several times with staff during the pre-submission phase, conducted consultations with First Nations, performed an archaeological survey and developed the vision for the project in conjunction with staff. With respect to road alternatives, he stated various options were reviewed before deciding on the preferred road alternative. Other considerations included providing a variety of unit types and densities, particularly those that address the "missing middle", housing affordability, land use compatibility, and universal and age-friendly design measures. The proposed development includes a community trail, storm water management, and a park system. It also provides for long-term protection of core environmental features, respects the scale and character of the adjacent neighbourhood, and includes an appropriate range and mix of density of housing.

P. Britton and staff responded to questions regarding the intensification rate for the development; the meaning of various codes used in the development plan; whether a traffic study has been done or will be done; what will be the maximum height; the timeframe for bringing this report back to Council; and, whether the plan could be presented to the Community Safety and Crime Prevention Advisory Committee.

Mayor L. Armstrong requested the Clerk to indicate if there were any other persons present who wish to address Council on this matter. The Clerk indicated there was one additional delegation. Mayor L. Armstrong called upon the delegation to speak.

K. Thomason briefly mentioned this plan is encouraging as it addresses concerns relating to planning more complete communities.

The Mayor requested a second and last time if there was anyone else who wishes to address Council on this matter. The Clerk indicated there were no other delegations.

The Mayor declared the Public Meeting closed after the Recommendation was moved, seconded and voted on by Council.

**Moved by:** Councillor C. Gordijk

**Seconded by:** Councillor B. Fisher

THAT Report DS 2022-014 be received for information.

**Motion Carried**

## **10. PRESENTATIONS - NONE**

## 11. CONSENT AGENDA

Consent Agenda Item 11.1 was dealt with separately in order to afford Council the ability to ask questions about this matter.

**Moved by:** Councillor C. Gordijk

**Seconded by:** Councillor J. Pfenning

THAT the recommendation for Consent Item 11.2 be approved.

**Motion Carried**

### 11.2 COR-2022-23 - Video Surveillance System – Award of Contract

#### **Resolution No. 2022- 146**

THAT Report COR 2022-023 be received for information purposes; and further,

THAT Council award RFT 2022-26 Supply, Delivery, and Installation of Video Surveillance System to EllisDon Facilities Services Inc. in the amount of \$169,927.20 plus HST and Delco Security in the amount of \$61,830.00 plus HST as per the bid submissions dated May 26, 2022.

### 11.1 PWE-2022-25 - Co-operative Contract - 2022 Asphalt Paving Program

It was requested to move this item from Consent in order to ask questions of staff.

In answer to the question regarding when the work will be done on this project, J. Molenhuis, Director of Public Works and Engineering, indicated staff will know better once the contract has been awarded but staff anticipate the work will be done some time in June or July of 2022. He confirmed residents will be given advance notice of at least a few days to a week depending on the contractor.

#### **Resolution No. 2022- 145**

**Moved by:** Councillor C. Gordijk

**Seconded by:** Councillor J. Pfenning

THAT Report 2022-25, Co-operative Contract - 2022 Hot Mix Asphalt Paving Program be received for information, and,

THAT Council approve participation in the co-operative tender with the Township of Woolwich for supply and placement of hot-mix asphalt

pavement by Capital Paving Inc. for the 2022 Asphalt Paving Program at a cost of \$174,369.59, plus HST.

**Motion Carried**

## **12. REPORTS**

### **12.1 DS-2022-13 - Region of Waterloo Official Plan Review – Land Needs Assessment**

Council continued consideration of Councillor Hallman's Alternative Motion from the May 30, 2022 Regular Council meeting and asked questions of staff regarding what decision the Region will be making and timing for a decision from them; the implications of expanding development, especially in relation to greenfield lands and farmland; whether the staff report involves further lands being designated beyond what has already been designated within the countryside line; and, how are development charges determined.

H. O'Krafka, Director of Development Services, reiterated staff's concerns that they do not have enough information to make a decision regarding a preferred option, but staff believes the options presented by the Region do not provide for equity for Wilmot. He stated staff would like to see as many options as possible and emphasized the importance of Wilmot receiving its equitable share of growth. He suggested the capacity of the New Hamburg Wastewater Plant is not being fully utilized for residential and industrial purposes.

Council debated the importance of growth in balance with the protection of farmland and acknowledged the need for increased density targets along with intensification. Council restated its commitment to climate change, sustainable and attainable housing, and the importance of moving forward with achieving those goals.

In response to a Procedural question regarding Staff's Recommendation, staff indicated that Staff's Recommendation would only be considered if Councillor Hallman's Alternative Motion failed and no other Alternative Motion was put forward. Staff confirmed that whatever is approved by Council will be forwarded to the Region as Council's official position on this matter.

With the agreement of Councillors Hallman and Gordijk who moved and seconded the Alternative Motion, Councillor J. Pfenning requested two (2) friendly amendments as follows:

- That Wilmot Township be allocated its equitable share of the total growth in the Region to maintain its relative position to the other communities in the Region; and,
- That Wilmot Township requests all scenarios for growth to 2051 for Wilmot ensure the unallocated capacity of the New Hamburg Wastewater Treatment Plant (NHWWTP) is sufficient and also be required to utilize the NHWWTP capacity over adding capacity elsewhere to accommodate all forecast residential and employment growth (including opportunities for a wide range of potential forms of employment growth) until 2051.

The following Alternative Motion, as amended, was voted on:

**Resolution No. 2022- 147**

**Moved by:** Councillor A. Hallman

**Seconded by:** Councillor C. Gordijk

THAT Report DS 2022-013 be received for information; and further,

THAT Council advise the Region of Waterloo of the following:

WHEREAS Wilmot Township has committed to ambitious climate change targets, including a reduction of GHG of 50% by 2030 and 80% by 2050 that will require an ambitious and visionary Regional Official Plan;

That Wilmot Township recommends that the Regional Official Plan process be delayed as required to provide municipalities and citizens more time for fulsome engagement on, investigation of, and education about growth options for the community;

That Wilmot Township receive the Regional Consultant's Report on the sustainability and climate impact of each Growth Option, including any new proposed Growth Options, prior to responding with Wilmot's preferred option;

That Wilmot Township would like to undertake intensification, visioning, and sustainability studies as required to determine the opportunities and optimal locations available to accommodate future population growth prior to committing to specific population allocations and intensification and density targets;

That Wilmot Township requests that all scenarios for growth to 2051 for Wilmot Township utilize higher intensification rates consistent with current trends, and the results of the aforementioned intensification studies - recognizing that this target may be significantly greater than the historical rate of intensification for Wilmot Township and the intensification rate being proposed for other rural Townships;

That Wilmot Township seeks to create complete, sustainable communities where new residential population growth is balanced by accompanying new employment growth; and,

That Wilmot Township be allocated its equitable share of the total growth in the Region to maintain its relative position to the other communities in the Region;

That Wilmot Township requests all scenarios for growth to 2051 for Wilmot ensure the unallocated capacity of the New Hamburg Wastewater Treatment Plant (NHWWT) is sufficient and also be required to utilize the NHWWT capacity over adding capacity elsewhere to accommodate all forecast residential and employment growth (including opportunities for a wide range of potential forms of employment growth) until 2051; and,

That the Township of Wilmot generally supports options for growth that provide for:

- no Community Area expansions and no farmland loss based on increased intensification targets
- not trigger a requirement for identification and removal of excess lands from current urban designations
- support an increased focus on the missing middle and accessory units through implementation of inclusionary zoning
- meet the needs of an aging community
- provide for complete, sustainable and walkable communities, supported by active transportation and public transit
- be consistent with achievement of climate change commitments; and increased minimum density requirements for developments in greenfield areas of the Township.

**Motion Carried As Amended**



## 12.2 PFRS-2022-23 - Wilmot Smart Commute Program

S. Jackson, Director of Parks, Facilities and Recreation Services, provided highlights of the report.

### **Resolution No. 2022- 148**

**Moved by:** Councillor A. Hallman

**Seconded by:** Councillor C. Gordijk

THAT Report PFRS 2022-023 be received for information; and further,

THAT Council endorse the proposed Wilmot Smart Commute Program locations, namely four (4) spaces at the Wilmot Recreation Complex, two (2) spaces at the Kirkpatrick Park parking lot, and two (2) spaces at the Wilmot Administration Complex upon completion of the parking lot expansion project and two (2) spaces at the New Dundee Community Centre.

**Motion Carried**

## 13. **CORRESPONDENCE**

None.

## 14. **BY-LAWS**

THAT By-law No 2022-26 be read a first, second and third time and finally passed in Open Council.

### 14.1 By-law 2022-26 Being a By-law to Confirm the Establishment of a Highway in the Township of Wilmot - Redford Drive

### **Resolution No. 2022- 149**

**Moved by:** Councillor J. Pfenning

**Seconded by:** Councillor A. Hallman

**Motion Carried**

## 15. **NOTICE OF MOTIONS**

### 15.1 No Nuisance Noise Ontario – Nuisance Noise Created by Modified and/or Missing Mufflers

Mayor L. Armstrong called upon the delegation for this matter.

K. Thomason indicated concerns regarding loud noises in rural settings which cause issues for wildlife and suggested solutions currently being used in some European municipalities.

**Resolution No. 2022- 150**

**Moved by:** Councillor A. Hallman

**Seconded by:** Councillor J. Pfenning

THEREFORE BE IT RESOLVED THAT Wilmot Council urges The Province Ontario to work with the Lieutenant Governor to expedite the proclamation of section 75.1 of the Highway Traffic Act (Better for People, Smarter for Businesses Act, 2019, S.O. 2019, c. 14, Sched. 16, s. 11);

THEREFORE BE IT FURTHER RESOLVED THAT the Minister of Transportation be requested to set a maximum decibel count for exhaust systems to ensure the exhaust system with the capability of exceeding 80 decibels will not be available for sale and will be not permitted in the Province of Ontario;

THEREFORE BE IT FURTHER RESOLVED THAT the Minister of Transportation consider reviewing the increasing associated penalties for non-compliance;

THEREFORE BE IT FURTHER RESOLVED THAT the province of Ontario be requested to provide funding for police services in Ontario to be equipped with the appropriate decibel monitor device to aid in effective enforcement efforts; and finally,

THEEFORE BE IT FINALLY RESOLVED THAT a copy of this motion be sent to the Hon. Caroline Mulroney, Minister Transportation; the Hon. Rod Phillips, Minister of Long-Term Care and local MPP; and the Region of Waterloo and all Regional Municipalities; and the Waterloo Regional Police Service.

**Motion Carried**

**15.2 Minister's Zoning Orders**

Councillor A. Hallman withdrew this Notice of Motion and indicated her intention to bring forward a revised motion at a later date.

**15.3 Wilmot Township Build It Right the First Time**

Mayor L. Armstrong called upon the delegations to speak to this matter.

B. Schumacher, representing 50by30WR, indicated the group's full support of the motion in order to conform more rapidly to the National Building Code and to require green development standards with higher tier energy performance to assist with achieving a reduction in energy consumption in the Waterloo region.

K. Thomason, co-founder for Green WR, advocated for better design including green development standards in order to help address the climate crisis. He emphasized the need for rapid action rather than waiting until 2030 to implement better standards.

K. Elgie, a member of Green WR, highlighted the need to take action to address the climate emergency and the importance of implementing mandatory green development standards as part of the Township's climate action plan.

#### **Resolution No. 2022- 151**

**Moved by:** Councillor J. Pfenning

**Seconded by:** Councillor A. Hallman

WHEREAS the Province of Ontario adopted greenhouse gas reduction targets of 30% by 2030, and emissions from buildings represented 22% of the province's 2017 emissions;

WHEREAS all Waterloo Region municipalities, including the Township of Wilmot, adopted greenhouse gas reduction targets of 80% below 2012 levels by 2050 and endorsed in principle a 50% reduction by 2030, an interim target that requires the support of bold and immediate provincial and federal actions;

WHEREAS greenhouse gas emissions from buildings represent 45% of all emissions in Waterloo Region, and an important strategy in the ClimateActionWR's, TransformWR Community Climate Action Strategy, adopted by all Councils in Waterloo Region, targets new buildings to be net-zero carbon or able to transition to net-zero carbon using region-wide building standards and building capacity and expertise of building operators, property managers, and in the design and construction sector;

WHEREAS the draft National Model Building Code proposes energy performance tiers for new buildings and a pathway to requiring net zero ready construction in new buildings, allowing the building industry, skilled trades, and suppliers to adapt on a predictable and reasonable timeline while encouraging innovation;

WHEREAS the Ministry of Municipal Affairs and Housing is consulting on changes for the next edition of the Ontario Building Code (ERO #: 019-4974) that generally aligns with the draft National Model Building Code except it does not propose adopting energy performance tiers, it does not propose timelines for increasing minimum energy performance standards step-by-step to the highest energy performance tier, and, according to Efficiency Canada and The Atmospheric Fund, it proposes adopting minimum energy performance standards that do not materially improve on the requirements in the current Ontario Building code;

WHEREAS buildings with better energy performance provide owners and occupants with lower energy bills, improved building comfort, and resilience from power disruptions that are expected to be more common in a changing climate, tackling both inequality and energy poverty;

WHEREAS municipalities are already leading the way in adopting or developing energy performance tiers as part of Green Development Standards, including Toronto and Whitby with adopted standards and Ottawa, Pickering, and others with standards in development;

WHEREAS Green Development Standards are being developed by local municipalities in partnership with the Region of Waterloo, and all local electricity and gas utilities through WR Community Energy;

WHEREAS while expensive retrofits of the current building stock to achieve future net-zero requirements could be aligned with end-of-life replacement cycles to be more cost-efficient, new buildings that are not constructed to be net-zero will require substantial retrofits before end-of-life replacement cycles at significantly more cost, making it more cost-efficient to build it right the first time.

THEREFORE BE IT RESOLVED THAT Council request the Province of Ontario immediately adopt a more ambitious energy performance tier of the draft National Model Building Code as the minimum requirement for the Ontario Building Code and the necessity for bold and immediate provincial action on climate change; and,

THEREFORE BE IT FURTHER RESOLVED THAT Council request the Province of Ontario encourage and provide authority to municipalities to adopt higher energy performance tiers and Green Development Standards than the Ontario Building Code; and,

THEREFORE BE IT FUTHER RESOLVED THAT Council request the Province of Ontario to facilitate capacity, education and training in the

implementation of the National Model Building Code for municipal planning and building inspection staff, developers, and homebuilders to help build capacity; and,

THEREFORE BE IT FINALLY RESOLVED THAT this resolution be provided to the Minister of Municipal Affairs and Housing, to area MPPs, and to all area Municipalities who participate in the Waterloo Region Chief Building Officials group.

**Motion Carried**

## **16. ANNOUNCEMENTS**

June 21st is National Indigenous Peoples Day. This is a day for all Canadians to recognize and celebrate the unique heritage, diverse cultures and outstanding contributions of First Nations, Inuit and Métis peoples. Although these groups share many similarities, they each have their own distinct heritage, language, cultural practices and spiritual beliefs. I encourage community members to recognize this day through listening and learning about Indigenous History in Canada, as we travel together on a path to Truth and Reconciliation.

June is also Recreation and Parks Month! We are encouraging everyone to celebrate all month long by getting active and enjoying nature. With almost fifty-eight (58) kilometers of existing trails and twenty-four (24) parks to discover and enjoy in Wilmot, there is no shortage of ways to get active and connect with nature. Visit [wilmot.ca/JRPM](http://wilmot.ca/JRPM) for more information.

Lastly, nominations are still being accepted for Citizen of the Year Awards. These awards are given to individuals who have demonstrated all-round community involvement, recognizing local residents who build communities and show what can be achieved with passion and determination. For more information, please visit [wilmot.ca/citizenoftheyear](http://wilmot.ca/citizenoftheyear).

Councillor B. Fisher reported there are several events happening in Baden in the upcoming weeks including car shows the 1st week of June, concerts at Castle Kilbride beginning in early July, and food trucks.

Councillor A. Hallman thanked the Mannheim Optimists for their fishing derby event. She recognized that June 19 commemorates the emancipation of Black People, June 21 is National Indigenous Peoples Day, and July 1 will see Canada Day in Wilmot once again so encouraged residents to visit [www.canadadayinwilmot.com](http://www.canadadayinwilmot.com) to find out about various events that are planned. Also, she recognized that this year is the first time since the pandemic that Grade

6, 8 and 12 students will be able to celebrate graduation and extended congratulations to all these students.

**17. BUSINESS ARISING FROM CLOSED SESSION - NONE**

**18. CONFIRMATORY BY-LAW**

**Resolution No. 2022- 152**

**Moved by:** Councillor J. Gerber

**Seconded by:** Councillor C. Gordijk

THAT By-law Nos 2022-27 and 2022-28 be read a first, second and third time and finally passed in Open Council.

**Motion Carried**

**19. ADJOURNMENT**

**Resolution No. 2022- 153**

**Moved by:** Councillor A. Hallman

**Seconded by:** Councillor C. Gordijk

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

**Motion Carried**