

Council Meeting Minutes

Council Meeting

Date: June 24, 2024, 7:00 P.M.
Location: 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: Chief Administrative Officer, S. Chambers
Director of Community Services, C. Catania
Director of Corporate Services/CFO, G. Clark
Director of Infrastructure Services, J. Molenhuis
Director of Development Services, H. O'Krafka
Manager of Legislative Services / Municipal Clerk, J. Bunn
Manager of Communications and Strategic Initiatives, D. Kell
Manager of Planning and Economic Development, A. Martin
Supervisor of Legislative Services / Deputy Clerk, K. Bos
Desktop Support Technician, R. Ubhi

1. CALL TO ORDER

Moved by: Councillor L. Dunstall

Seconded by: Councillor S. Cressman

THAT the Regular Council Meeting held on June 24, 2024 be called to order at 7:00 p.m.

Motion Carried Unanimously

2. TERRITORIAL LAND ACKNOWLEDGEMENT

Councillor S. Cressman read the Territorial Land Acknowledgment.

3. ADDITIONS TO THE AGENDA

Item 7.1 - Delegation regarding Item 10.1 DS-2024-08 - Draft Plan of Subdivision Application 30T-22601 and Zone Change Application 05/22, Wilmot Woods Developments Inc.

Item 8.1 - Correspondence Regarding a Petition for a Walkway in Mannheim

Item 8.2 - Correspondence Regarding Call for Support for the 2025 U18 OHF Championship Coming to Wilmot

4. ADOPTION OF THE AGENDA

Moved by: Councillor S. Cressman

Seconded by: Councillor S. Martin

THAT the Agenda for June 24, 2024 be adopted, as amended

Motion Carried Unanimously

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

There were no disclosures of pecuniary interest.

6. MINUTES OF PREVIOUS MEETINGS

Moved by: Councillor L. Dunstall

Seconded by: Councillor S. Cressman

THAT the Minutes of the June 10, 2024 Regular Council Meeting and June 18, 2024 Special Council Meeting be adopted as presented.

Motion Carried Unanimously

7. DELEGATIONS

7.1 Item 12.1 - DS-2024-08 - Draft Plan of Subdivision Application 30T-22601 and Zone Change Application 05/22, Wilmot Woods Developments Inc.

7.1.1 Dave Aston, Paul Grespan, and Rachel Wolff representing MHBC

8. CORRESPONDENCE

Councillor H. Sidhu pulled Item 8.2 Correspondence Regarding Call for Support for the 2025 U18 OHF Championship Coming to Wilmot.

A motion was brought forward by Councillor H. Sidhu, seconded by Councillor S. Cressman THAT Council waive notice to consider a motion regarding Correspondence Regarding Call for Support for the 2025 U18 OHF Championship Coming to Wilmot. The motion carried unanimously.

A motion was brought forward by Councillor H. Sidhu, seconded by Councillor S. Cressman THAT Council endorses the organizing committee's bid to host the 2025 U18 Ontario Hockey Federation (OHF) Championships on April 18-20, 2025 in the Township of Wilmot; and THAT Staff be directed to send a letter to the organizing committee regarding their endorsement of this event. The motion carried unanimously.

Councillor S. Cressman pulled Item 8.1 Correspondence Regarding a Petition for a Walkway in Mannheim.

Council asked and received answers from staff regarding the following:

- Timeline for the Municipal Class Environmental Assessment for Mannheim Road.

A motion was brought forward by Councillor S. Cressman, seconded by Councillor K. Wilkinson THAT Council waive notice to consider a motion regarding Correspondence Regarding a Petition for a Walkway in Mannheim. The motion carried unanimously.

A motion was brought forward by Councillor S. Cressman, seconded by Councillor K. Wilkinson THAT Council direct Staff to report back during the 2025 Budget process on the cost of including the Municipal EA for Mannheim Road. The motion carried unanimously.

8.1 Correspondence Regarding a Petition for a Walkway in Mannheim

8.2 Correspondence Regarding Call for Support for the 2025 U18 OHF Championship Coming to Wilmot

9. **CONSENT AGENDA**

Councillor S. Martin pulled Item 9.1 DS-2024-09 - Bill 165, Keeping Energy Costs Down Act, 2024 -An Act to amend the Ontario Energy Board Act, 1998.

Councillor S. Cressman pulled Item 9.2 COR-2024-32 - Funding Agreement for the Renewed Canada Community-Building Fund, 2024-2034.

Moved by: Councillor S. Cressman

Seconded by: Councillor L. Dunstall

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

Motion Carried Unanimously

9.1 DS-2024-09 - Bill 165, Keeping Energy Costs Down Act, 2024 -An Act to amend the Ontario Energy Board Act, 1998

THAT Report DS-2024-09 be received for information.

9.2 COR-2024-32 - Funding Agreement for the Renewed Canada Community-Building Fund, 2024-2034

THAT Report 2024-32 regarding Funding Agreement for the Renewed Canada Community-Building Fund, 2024-2034, be received; and further,

THAT staff be directed to bring forward for Council consideration a by-law authorizing the Mayor and Clerk to enter into a municipal funding agreement on the Canada Community-Building Fund with The Association of Municipalities of Ontario (AMO) for a 10-year term from 2024-2034.

9.3 COR-2024-33 - Server Upgrade Award

THAT Report COR-2024-33 be accepted for information.

10. REPORTS

10.1 DS-2024-08 - Draft Plan of Subdivision Application 30T-22601 and Zone Change Application 05/22, Wilmot Woods Developments Inc.

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

Council asked and received answers from staff regarding the following:

- The inclusion of raised intersections, traffic calming measures and sidewalks in the plan of subdivision;
- Development Charges;
- Proposed mixed housing units and the inclusion of affordable units;
- The condition for acoustic barriers along the Canadian National Railway and maintenance;
- Location in proximity to Nafziger Road;

- Waterloo Street and the potential for turning lanes;
- The ROPA 6 designation of Employment Lands east of the subdivision;
- The standards for the roundabout included in the plans;
- The Township's Official Plan definition of affordable housing units;
- Changes to the Development Charges Act for affordable housing units; and
- The cost and responsibility of the construction of the trails.

Delegates D. Ashton, P. Grespan and R. Wolff spoke to Staff Report DS-2024-08 - Draft Plan of Subdivision Application 30T-22601 and Zone Change Application 05/22, Wilmot Woods Developments Inc.

Council asked and received a response from the delegate on the following:

- The location of the Park in Stage 1; and
- The integration of smaller square footage single detached townhomes.

Moved by: Councillor L. Dunstall

Seconded by: Councillor S. Martin

THAT Council recommend to the Region of Waterloo the following conditions of draft approval for Draft Plan of Proposed Subdivision 30T-22601:

1. That this approval applies to plan of subdivision 30T-22601 by MHBC Planning Ltd., with a revision date of May 6, 2024, which shows a total of 36 residential blocks (consisting of between 328 and 489 townhome and single detached units), 3 multiple residential blocks (consisting of between 194 and 254 stacked townhome or apartment units), 1 park block, 4 walkway/trail blocks, 4 open space blocks, 3 stormwater/servicing blocks, 1 future development block, 1 road widening block, 8 reserve blocks (0.3m), and 10 streets proposed to be developed in 4 stages.
2. That the following shall be conveyed to the Township of Wilmot for the purposes stated therein, at no cost and free and clear of all encumbrances:

- a. Stage 1, Block 20 for park purposes.
 - b. Stage 1, Blocks 21-24 for open space purposes.
 - c. Stage 1, Blocks 25-26 for stormwater management purposes.
 - d. Stage 1, Block 27 for a servicing corridor.
 - e. Stage 1, Block 28 for a walkway.
 - f. Stage 1, Blocks 29-30 for trail purposes.
 - g. Stage 1, Blocks 32-39 for 0.3m reserves.
 - h. Stage 1, Street One, Street Two, Street Three, Street Four, Street Eight, and Ingold Avenue as municipal roads.
 - i. Stage 2, Street Six and Street Seven as municipal roads.
 - j. Stage 3, Block 8 for a walkway.
 - k. Stage 3, Street One and Street Five as municipal roads.
 - l. Stage 4, Street Nine and Street Ten as municipal roads.
3. That the Subdivider shall enter into a subdivision agreement with the Township which will cover all planning and engineering aspects of the development and identify in detail applicable Township standards and specifications relative to municipal services. The agreement will further address all requirements, financial and otherwise of the Township of Wilmot concerning the provision of roads and the installation of services, facilities and drainage, landscaping, the payment of fees and provision of financial securities and deposits to ensure the proper and orderly completion of the development.
 4. That prior to undertaking detailed engineering design for the subdivision, the Subdivider shall provide design guidelines to the satisfaction of the Township, addressing at minimum the following:
 - a. That, wherever possible, driveways to be paired to allow greater opportunities for on-street parking.
 - b. Promote a detailed design strategy that minimizes the need for swales/drainage features on one side of a dwelling in an effort to allow unobstructed side entrances and pathways to the rear of the property. This may include consideration of pairing drainage swales on one side of the dwelling.

- c. Stipulate that mechanical equipment (air conditioner, heat pumps etc.) be provided at the rear of the dwelling or within the same side as paired drainage solutions identified in item (b).
 - d. Facilitate design solutions that eliminates the need for acoustic barriers.
 - e. Design the subdivision to eliminate the need for retaining walls whenever feasible.
 - f. Design multiple blocks such that front entrances face the municipal street and that back lotting be avoided.
 - g. Include traffic calming measures on municipal streets such as raised intersections and trail crossings, boulevard bump outs within parking lanes to intermittently narrow the street etc.
5. That no grading or site alteration shall occur until such time as the subdivision agreement has been registered, and all approvals (municipal or otherwise) have been granted related to said grading or site alteration to the satisfaction of the Township. For further clarity, area grading will not be permitted through a separate agreement.
6. That prior to any grading or construction on site and prior to registration of the plan, the owners or their agents submit the following plans and reports to the satisfaction of the Grand River Conservation Authority, the Region of Waterloo and the Township of Wilmot:
- a. A detailed storm water management report in accordance with the 2003 Ministry of the Environment Report entitled "Stormwater Management Planning and Design Manual";
 - b. A detailed Lot Grading, Servicing and Storm Drainage Plan;
 - c. An Erosion and Siltation Control Plan in accordance with the Grand River Conservation Authority's Guidelines for sediment and erosion control, indicating the means whereby erosion will be minimized and silt maintained on-site throughout all phases of grading and construction; and,
 - d. The submission and approval of a Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Permit from the GRCA prior to grading in a regulated area

and/or construction of the Stormwater Management outlet in a regulated area.

7. That the Subdivider agrees to complete and maintain the works in accordance with the approved plans and reports noted in Condition 6, above.
8. That, prior to final approval, the Subdivider shall submit a lot grading and drainage plan for the approval of the Township, the Region and the GRCA. The lot grading plan shall incorporate a minimum requirement of 15cm of topsoil in all blocks and boulevards.
9. That prior to registration of Stage 1 the Subdivider shall confirm that a legal outlet for post-development stormwater flows has been secured to the satisfaction of the Township.
10. That subdivision agreement shall contain a condition(s) whereby the Subdivider shall be responsible for the preparation of new assessment schedules for municipal drains affected by the subdivision lands.
11. That prior to registration of Stage 1 the Subdivider shall confirm that a legal outlet for sanitary sewer flows has been secured to the satisfaction of the Township.
12. The Subdivider agrees to obtain and comply with all necessary Provincial, Regional, Township, and GRCA approvals with respect to sanitary sewer, watermain, and stormwater management works.
13. That the Subdivider shall provide a master utility locate plan for hydro (including street lights) and all other utilities prior to final approval of the detailed engineering. The Subdivider's engineer is responsible to review the utility submission to ensure there are no conflicts with sewer, watermains, driveways, sidewalks, multi-use trails, boulevard trees, and signage. At such time as the Subdivider's engineer has reviewed the utility drawings a clearance letter is to be provided to the Township for each utility.
14. That prior to registration, the Subdivider shall make satisfactory arrangements with Enova Power Corp for the provision of permanent electrical services to the plan, with all electrical servicing within the plan be underground unless deemed not

feasible by Enova, and that wood poles will not be utilized within the plan.

15. The Subdivider further agrees that should permanent installations be impractical at the time, to pay all costs incurred through the provision of temporary electrical services and the removal of such services when permanent installations are possible.
16. That street lighting shall be provided at the owner's expense in accordance with the standards and specifications of the Township of Wilmot, the Region of Waterloo and Enova Power Corp.
17. That prior to or concurrent with the registration of any Stage the Subdivider shall grant any easements required for utility or municipal servicing purposes.
18. That a maximum of one vehicular access be provided from each of Blocks 4 and 18 (Stage 1) to Street 2, subject to any need for an emergency access that is not a primary entrance.
19. That no vehicular access be provided from Blocks 1-5 (Stage 2) to Street 2.
20. That the Subdivider shall submit a park plan and landscaping plan prepared by a qualified landscape architect for the park block, and open space blocks, trail blocks, and stormwater management blocks to the satisfaction of the Township. The approved landscaping plan shall set out the location of all pathways and sidewalks, the ground cover for each block, lighting, plantings, and fencing/bollard requirements and shall form a part of the subdivision agreement between the Township and the Subdivider.
21. That a qualified landscape architect shall provide a document outlining the landscaping specifications, along with tree species, planting locations, and maintenance requirements for all trees planted within boulevards and lands to be conveyed to the Township. This document shall be prepared in consultation with Appendix C of the Township Tree Canopy Policy Framework 2023 and to the satisfaction of the Township.
22. That the Subdivider shall landscape the blocks and boulevards as required by Conditions 20 and 21 in accordance with the approved plans and documents for each phase.

23. That the Subdivider agrees to construct, in accordance with the approved plans and within the timeframe and financing schedule outlined below, the park, open space, walkway and trail blocks, and all trails within and abutting the subdivision, as set out in the approved plans to the satisfaction of the Township.

- a. Grading, topsoiling and seeding shall be completed prior to occupancy of the first unit within the stage within which the park, open space, walkway or trail blocks are located or in the event of winter conditions by June 1st immediately following the issuance of the first occupancy permit.
- b. Construction of the park and trails within the park, open space, walkway, and trail blocks shall be completed within one year of registration or servicing the stage within which such blocks are located, whichever occurs first.
- c. The applicable construction costs of the park and trails such as grading, topsoiling, seeding, sodding, installation of playground equipment, landscaping, servicing, signage and furnishings in accordance with the approved plans shall be paid for by the Subdivider.
- d. The applicable supply and construction costs of playground equipment, landscaping, and furnishings relating to the park block shall be reimbursed to the Subdivider and the repayment method, which may include development charge credits, shall be set out in the subdivision agreement.

24. That further to Condition 23:

- a. The Subdivider, at their cost, shall construct an asphalt 3.0m multi-use trail (MUT) through Blocks 29 and 30 (Stage 1).
- b. The Subdivider, at their cost, shall construct an asphalt 3.0m MUT through Blocks 20 and Block 21 (Stage 1) linking the MUT on Street 2 to the trail along the south side of the Ivan Gingerich Drain.
- c. The Subdivider, at their cost, shall construct an asphalt trail with a minimum width of 2.4m within Block 28 (Stage 1) and Block 8 (Stage 3).
- d. The Subdivider shall construct an asphalt or compacted stone dust trail with a minimum width of 2.4m:

- i. within Block 24 (Stage 1) connecting Ingold Avenue to Block 27 (Stage 1) at their cost, and
 - ii. from the trail within Block 24 (Stage 1) to connect to the existing trail within the Township owned woodlot to the west of Block 24 to be reimbursed to the Subdivider with the repayment method, which may include development charge credits, to be set out in the subdivision agreement.
25. That the Subdivider shall construct the stormwater management blocks including municipal trails within the stormwater management blocks and service corridor block, in accordance with the approved plans prior to registration of Stage 1. When trails within stormwater management blocks or service the corridor block serve a combined function for maintenance access, the trails shall be constructed to the standard required for maintenance access or to the width specified below, whichever is greater.
 - a. Within Block 26 (Stage 1), trails shall include a surface treatment of compacted stone dust or asphalt and a minimum width of 2.4m.
 - b. Within Blocks 25 and 27 (Stage 1), the extension of the MUT from Street 2 to Block 29 (Stage 1) shall be asphalt and a minimum width of 3.0m.
26. That the Subdivider shall construct a separated asphalt boulevard MUT with a minimum width of 3.0m along the east side of Waterloo Street from the existing sidewalk to the south side of the Ivan Gingerich Drain within one year of registration or servicing of Stage 1. The Region and/or the Township shall repay the Subdivider for portions of the MUT that do not abut the subdivision lands. The repayment method, which may include development charge credits, shall be set out in the subdivision agreement.
27. That the Subdivider, at their cost, shall construct a separated asphalt boulevard MUT with a minimum width of 3.0m along the north/east side of the entirety of Street 2 within one year of registration or servicing of Stage 1.

28. That sidewalks on all other streets shall be constructed to the standard, in the location and of the width specified by the Township of Wilmot.
29. That all lands abutting blocks to be conveyed to the Township of Wilmot shall be fenced or otherwise appropriately delineated to the satisfaction of the Township.
30. That all offers of purchase, sale, or lease for single detached, semi-detached, or street fronting townhome dwellings, include the following clause and that, prior to occupancy, the Subdivider or subsequent builder be required to conspicuously post this clause on the inside of the overhead garage door:

“Parking

Purchasers or tenants are advised that this property consists of a maximum driveway width of “x” (x to be specified based on the specific lot). This dwelling includes an attached garage that, combined with the driveway, provides available parking of “x” spaces (x to be determined based on the specific lot). Parking is only permitted within the attached garage and driveway. The driveway may not be widened, nor can a walkway be constructed beside the driveway to expand its width in accordance with the Township of Wilmot Zoning By-law. Occupants of this dwelling are advised that if they have more than “x” vehicles (x to be the number of parking spaces previously identified) and/or they do not intent to park within the garage, this property may not be suitable for their needs. Please note that on-street parking cannot be relied upon for daily parking needs.

Site alterations

Please be aware that this property is designed to adequately address surface drainage with surface water typically being conveyed along property lines. Water may stand on the surface during rain events. No alterations to grading, landscaping (raised gardens, retaining walls etc.), and no hard surfacing is permitted within 0.6m of any property line as set out in the Township of Wilmot Zoning By-law.”

31. That the Subdivider agrees to provide all prospective purchasers with a copy of the grading control plan and a copy of the subdivision agreement.

32. That prior to registration of Stage 1, the Subdivider shall enter into an agreement with the Township of Wilmot to implement the mitigation measures required to abate noise from the abutting railway.
33. That prior to registration of Stage 1, the Subdivider shall ensure that if an acoustic barrier is required abutting Block 1, Block 2, Block 7, or Block 8 (Stage 4), that:
 - a. With respect to Blocks 1 and 2, that a separate block or easement be conveyed to the Township, separate from the stormwater management block to accommodate the acoustic barrier construction and maintenance.
 - b. With respect to Blocks 7 and 8:
 - i. that the acoustic barrier not be located between the residential blocks and the Township trail block, and
 - ii. that a separate block or easement be conveyed to the Township, separate from the 10.0m trail block to accommodate the acoustic barrier construction and maintenance.
34. That prior to registration of Stage 4, an updated noise study be completed to confirm requirements for noise attenuation and to specifically evaluate alternatives to the construction of an acoustic barrier to the satisfaction of the Township, Region, and CN including more passive methods of abatement including berms, landscaping and the use of noise warning clauses.
35. That if, prior to registration of Stage 4, changes to the required mitigation measures are identified, the Subdivider shall amend the existing, or enter into a new, agreement to implement the mitigation measures to abate noise from the abutting railway.
36. That if, prior to registration of Stage 4, an updated noise study determines that an acoustic barrier is required, the location of said barrier shall be in accordance with Condition 33 and the following shall be required and identified within the agreement referenced in Condition 35:
 - a. That the Subdivider agrees that where an acoustic barrier is constructed on Township property, that prior to registration of Stage 4, the Subdivider will be required to pay to the Township

55% of the actual construction cost to be held in a barrier replacement fund to be used to replace the barrier in future. This is estimated to be sufficient to provide a one-time replacement of the barrier, assuming a 30 year life span and 2% marginal rate of return.

b. Where the barrier is on private property adjacent to public property, the Subdivider shall enter into an Agreement with the Township which shall be registered, on title of the properties on which the barrier is to be constructed, immediately upon registration of the subdivision. The agreement shall implement the following clause with respect to the acoustic barrier located on these lots and must be included in all offers of purchase/sale and tenancy agreements:

i. "Purchasers/tenants are advised that a noise barrier wall is located at the rear/side of this property. The owner of this property also owns his/her section of the noise barrier wall. The noise barrier wall is not in public ownership. Monitoring, maintenance, inspection, repair and replacement of this noise barrier wall, including any associated costs, are the sole responsibility of the property owner. The Township of Wilmot is in no way responsible for this noise barrier wall. Should this noise barrier wall fail, it is the property owner's responsibility to repair or replace his/her section of the wall, at his/her cost. If the property owner fails to maintain the noise barrier wall, the Township of Wilmot will notify of the requirement to repair in writing. If the property owner does not comply with the Township's request, the Township will correct the deficiency and bill the property owner accordingly".

37. That all streets, including the approved entrance locations to lots/blocks, shall be constructed by the Subdivider in accordance with the specifications and requirements of the Township.

38. That the detailed engineering design include an entrance and on-street parking location plan to the satisfaction of the Township of Wilmot including all entrance locations, widths, and surface treatments.

39. That the streets shall be named to the satisfaction of the Township of Wilmot and said names shall be assigned by the Township of Wilmot within the Subdivision Agreement.
40. That, prior to registration, the Subdivider shall pay for and install all regulatory street signs.
41. That the Subdivider shall indicate to prospective purchasers in all offers of purchase and sale that mail delivery will be from a designated centralized mailbox and, that the location of the centralized mailbox shall be determined prior to the closing of any home sale.
42. That the Subdivider shall ensure the provision of a potable water supply to each lot to the satisfaction of the Township of Wilmot and Region of Waterloo.
43. That the access and egress for all construction traffic, for the life of the development, shall be from Waterloo Street directly to Street 2.
44. That the Subdivider shall install signs on Laschinger Boulevard (at Waterloo Street), Charles Young Avenue, and Ingold Avenue to advise that construction traffic is prohibited. The signs and their locations shall be to the satisfaction of the Township.
45. That the Subdivider shall erect a sign at the entrance to the subdivision, at the Subdivider's expense, which identifies all blocks within the approved plan of subdivision and which identifies the zoning and use of each block. The design of the sign shall be submitted to the Township of Wilmot for approval prior to its erection. The Subdivider shall be responsible to obtain a building permit for said sign if a permit is required. Upon completion of the subdivision the sign shall be removed at the expense of the Subdivider.
46. That a maximum of five model home units (which may not include a multiple dwelling or townhome block) may be constructed prior to registration of the development provided that no residential occupancy of any model home may be permitted until such time as the subdivision plan is registered.
47. That prior to release of the plan for registration, the Subdivider shall pay all legal fees incurred by the Township related to the processing and approval of the plan.

48. That prior to registration of the subdivision agreement and prior to release of the plan for registration, the Subdivider shall pay the Township Development Services subdivision registration fee in accordance with the Township Fees and Charges By-law.
49. That prior to the release of the plan for registration, the Subdivider shall pay the Township Infrastructure Services subdivision review administration fee and subdivision drawing and construction review fees in accordance with Township Fees and Charges By-law.
50. That prior to the release of the plan for registration, the Subdivider shall provide a deposit of \$15,000 for potential installation of future traffic calming measures on Charles Young Avenue, Ingold Avenue, and Laschinger Boulevard. Should the Township determine that improvements are not required at such time as final acceptance of the subdivision, or if the improvements are installed at a cost less than the deposit, the remaining amount shall be returned to the Subdivider.
51. That prior to the issuance of a building permit, the Subdivider agrees to pay the development charge in force at the time of building permit issuance.
52. That the Subdivider agrees to contribute to affordable housing within the Township by:
 - a. Contributing directly to an affordable housing project approved for development within the Township of Wilmot in an amount no less than \$500 per residential unit in the plan, or
 - b. Constructing affordable housing units with the plan, or
 - c. Providing an affordable housing contribution to the Township of Wilmot for each residential unit developed within the plan, which contribution will be paid and used in accordance with the following:
 - i. the affordable housing contribution shall be \$500 per residential unit, regardless of unit type, and shall not be subject to indexing or any other increase;
 - ii. the affordable housing contribution is payable for each residential unit in the plan, and shall be collected by the Township, at the time of issuance of a building permit for the unit(s);

- iii. the affordable housing contribution shall not be payable in respect of any subsequent secondary/accessory units or suites within a single detached, semi-detached or townhouse unit, or in respect of any non-residential development;
 - iv. the affordable housing contributions paid by the Subdivider will be used by the Township toward the capital costs of a planned affordable housing project that is otherwise fully funded and approved, and may be given by the Township to a not-for-profit affordable housing corporation for that purpose or used by the Township to acquire land to be conveyed to such a corporation for that purpose; and
 - v. the payment of the affordable housing contribution by the Subdivider pursuant to this condition shall be in full satisfaction of any and all requirements respecting the contribution to or provision of affordable or social housing in respect of the development of the lands within the plan, and, for greater certainty, the lands shall not be subject to any inclusionary zoning by-law and the Subdivider shall be exempt from any development charge imposed by the Township in respect of affordable or social housing.
53. That prior to release of the plan for registration, the Subdivider will provide the Township of Wilmot with a detailed description of how each condition of draft approval has been satisfied.

and,

THAT Council approve Zone Change Application 05/22 as follows:

1. To change the zoning of the subject property from Zone 1 (Agricultural) to Zone 2b (Residential), Zone 2c (Residential), Zone 4 (Residential), and Zone 11 (Open Space).
2. For those lands zoned Zone 2b, the following shall apply to a Residential Building – Single Detached, in addition to and/or replacing those regulations contained within By-law 83-38, as amended:
 - a. Minimum lot area, 270 square metres
 - b. Minimum lot frontage and width, 9m (interior lot), 12m (corner lot)

- c. Minimum front yard setback for the habitable and uninhabitable (garage) portion of a building, 6m notwithstanding:
 - i. that at no point shall the uninhabitable portion of the dwelling be closer to the front lot line than the habitable portion of the dwelling;
 - ii. that the habitable portion of the dwelling may include a useable covered front porch;
 - iii. on lots with a width of less than 11m, the garage shall be setback a minimum of 9m from the front lot line.
 - iv. where the front yard setback for the uninhabitable (garage) portion of the dwelling is a minimum of 9m, the minimum front yard setback for the habitable portion of the dwelling shall be 3.5m
 - d. Minimum side yard setback, 1.2m
 - e. Minimum exterior side yard setback, 3.5m
 - f. Minimum rear yard setback, 7.5m
 - g. Maximum lot coverage all buildings, 55%
 - h. Maximum lot coverage accessory buildings in conformity with Section 6.3 of By-law 83-38, provided combined main and accessory buildings lot coverage does not exceed 55%
 - i. Maximum building height, 12m
3. For those lands zoned Zone 2c, the following shall apply in addition to and/or replacing those regulations contained within By-law 83-38, as amended:
- a. "Residential Building – Street Townhouse" shall be an additional permitted use
 - b. Minimum front yard setback for the habitable and uninhabitable (garage) portion of a building, 6m notwithstanding:
 - i. that at no point shall the uninhabitable portion of the dwelling be closer to the front lot line than the habitable portion of the dwelling;
 - ii. that the habitable portion of the dwelling may include a useable covered front porch;

- iii. on lots with a width of less than 11m, the garage shall be setback a minimum of 9m from the front lot line
 - iv. where the front yard setback for the uninhabitable (garage) portion of the dwelling is a minimum of 9m, the minimum front yard setback for the habitable portion of the dwelling shall be 3.5m
 - c. Minimum side yard setback, 1.2m
 - d. Minimum exterior side yard setback, 3.5m
 - e. Minimum rear yard setback, 7.5m
 - f. Maximum lot coverage all buildings, 55%
 - g. Maximum lot coverage accessory buildings in conformity with Section 6.3 of By-law 83-38, provided combined main and accessory buildings lot coverage does not exceed 55%
 - h. Maximum building height, 12m
 - i. “Residential Building – Single Detached” specific regulations:
 - i. Minimum lot area, 270 square metres
 - ii. Minimum lot frontage and width, 9m (interior lot), 12m (corner lot)
 - j. “Residential Building – Street Townhouse” specific regulations:
 - i. Minimum lot area, 165 square metres
 - ii. Minimum lot frontage and width, 5.5m (interior lot), 8.5m (corner lot)
4. For those lands zoned Zone 4, the following shall apply in addition to and/or replacing those regulations contained within By-law 83-38, as amended:
- a. “Residential Building – Townhouse” shall be an additional permitted use
 - b. Minimum off-street parking shall be provided as follows:
 - i. Residential Building – Apartment, 1.2 spaces per dwelling unit

- ii. Residential Building – Cluster Townhouse and Residential Building – Back-to-Back Townhouse, 1.5 spaces per dwelling unit
- iii. Residential Building – Street Townhouse, 2.0 spaces per dwelling unit
- c. Maximum building height main building, 15m or 4-storeys, whichever is greater.
- d. Minimum front yard setback, 6.0m
- e. Minimum interior side yard setback, 3.0m or half the building height (maximum 12m)
- f. Minimum exterior side yard setback, 3.5m
- g. Minimum rear yard setback, 6.0m
- h. Maximum lot coverage all buildings, 60%
- i. Maximum lot coverage accessory buildings in conformity with Section 6.3 of By-law 83-38, provided combined main and accessory buildings lot coverage does not exceed 60%
- j. Residential Building – Apartment specific regulations:
 - i. Minimum lot frontage and width, 30m
 - ii. “Amenity Area” shall be defined as the area of the lot or block not occupied by buildings, parking and driveway areas which may include patios and landscaped areas on the site, swimming pools and other outdoor areas which can be used for recreational purposes, the area devoted to the private outdoor balconies and the floor area devoted to the indoor entertainment, social and/or recreational common rooms.
 - iii. Minimum amenity area shall be 30 square metres per dwelling unit.
- k. Residential Building – Cluster Townhouse and Residential Building – Back to Back Townhouse specific regulations:
 - i. Minimum lot frontage, 20m
- l. Residential Building – Street Townhouse specific regulations:

- i. Minimum front yard setback for the uninhabitable (garage) portion of the dwelling, 9m
- ii. Where the front yard setback for the uninhabitable (garage) portion of the dwelling is a minimum of 9m, the minimum front yard setback for the habitable portion of the dwelling, including a useable covered front porch, shall be 3.5m.

Motion Carried Unanimously

10.2 COR-2024-30 - Housekeeping Amendment to the Township of Wilmot's Dog and Kennel Bylaw 2023-11

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

Council asked and received answers from staff regarding the following:

- The historical context of the distinction within the definition.

Moved by: Councillor L. Dunstall

Seconded by: Councillor H. Sidhu

THAT Council receives report COR-2024-30 for information and further;

THAT a By-law be brought forward to approve the amendments to the Dog and Kennel bylaw 2023-11 as outline in Report COR-2024-30.

Motion Carried Unanimously

10.3 COR-2024-31 - 2025 Budget Schedule

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

Council asked and received answers from staff regarding the following:

- Community engagement timelines; and
- Experience with the timeline suggested in Report COR-2024-31.

Moved by: Councillor S. Martin

Seconded by: Councillor S. Cressman

THAT Report COR-2024-31 be received; and further,

THAT the dates listed in Appendix A be approved to carry out the presentation, deliberation, and approval of the 2025 Operating and Capital Budgets of the Township of Wilmot.

Motion Carried Unanimously10.4 COR-2024-34 - DC Bylaw Amendment – Removal of Expiry Date**Moved by:** Councillor L. Dunstall**Seconded by:** Councillor S. Cressman

THAT Report COR-2024-34 be received for information; and further,

THAT Bylaw 2024-35 DC Amending Bylaw, which removes the expiry date currently included in the townships DC Bylaw 2019-42, be approved.

Motion Carried Unanimously10.5 CS-2024-16 - Amendment to By-law 2024-06 Fees and Charges for the Township of Wilmot

Director of Community Services, C. Catania presented the report.

Council asked and received answers from staff regarding the following:

- The swimming lessons have separate effective dates; and
- Further clarity on the new program Adapted Aquatics Lessons.

Moved by: Councillor S. Martin**Seconded by:** Councillor L. Dunstall

THAT Report CS-2024-16, Amendment to By-law 2024-06 Fees and Charges for the Township of Wilmot be received for information; and further,

THAT Council approves amendments to the applicable Community Services Schedules of By-law 2024-06 as described in this report.

Motion Carried Unanimously**11. BY-LAWS****Moved by:** Councillor S. Cressman**Seconded by:** Councillor L. Dunstall

THAT By-Laws as attached to this Agenda be read a first, second and third time, and finally passed in Open Council.

Motion Carried Unanimously

- 11.1 By-Law 2024-33 Being a By-Law to Authorize the Execution of the Canada Community-Building Fund Agreement Between Twp of Wilmot and AMO
- 11.2 By-Law 2024-34 Being a By-Law to Amend By-Law 2024-06 Being the Fees and Charges By-law
- 11.3 By-Law 2024-35 Being a By-Law to Amend By-law 2019-42 Being the Development Charges By-Law
- 11.4 By-Law 2024-36 Being a By-Law to Amend By-Law 2023-11 Being a By-law to Regulate Dogs and License Dog Kennels
- 11.5 By-law 2024-37 Being a By-Law to Further Amend By-law no. 83-38 Being a Zoning By-law for the Township of Wilmot (Wilmot Woods)

12. NOTICES OF MOTION

There were no Notices of Motion.

13. ANNOUNCEMENTS

Mayor N. Salonen provided announcements on:

- Egyptian Heritage Month - July
- Nith River Promenade and Trail Opening - June 24th
- Congratulations to Waterloo-Oxford Graduates
- Sirens for Life Campaign- Kick-off Friday June 28th
- 2024 Wilmot Canada Day Event- July 1st
- Waterloo Region High-Performance Development Standards Community Workshop - June 27th
- Strategic Plan Community Input
- Castle Concert Series - June and July

Councillor S. Martin provided an announcement on:

- The Dunk Tank schedule for the 2024 Wilmot Canada Day Event

14. CONFIRMATORY BY-LAW

Moved by: Councillor S. Martin

Seconded by: Councillor L. Dunstall

THAT the Confirmatory By-Law as attached to this Agenda be read a first, second and third time, and finally passed in Open Council.

Motion Carried Unanimously

15. ADJOURNMENT

Moved by: Councillor S. Cressman

Seconded by: Councillor L. Dunstall

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

Motion Carried Unanimously