

Council Meeting Minutes

Council Meeting

Date: September 9, 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: Acting CAO & Director of Corporate Services/CFO, G. Clark
Director of Infrastructure Services, J. Molenhuis
Director of Development Services, H. O'Krafka
Director of Community Services, C. Catania
Manager of Legislative Services / Municipal Clerk, J. Bunn
Manager of Communications and Strategic Initiatives, D. Kell
Manager of Planning and Economic Development, Andrew Martin
Supervisor of IT, K. Jeffreys
Supervisor of Legislative Services / Deputy Clerk, K. Bos

1. CALL TO ORDER

Moved by: Councillor L. Dunstall

Seconded by: Councillor S. Cressman

THAT the Regular Council Meeting held on September 9, 2024 be called to order at 7:01 p.m.

Motion Carried Unanimously

2. TERRITORIAL LAND ACKNOWLEDGEMENT

Councillor S. Cressman read the Territorial Land Acknowledgment.

3. ADDITIONS TO THE AGENDA

Item 8 - Delegations

- Delegations regarding Item 7.1
 - Ryan Scott
- Delegations regarding Item 7.2
 - Taylor Greb
- Delegations regarding Item 11.1
 - Barry Wolfe
 - Sandy Glaze

Item 9 - Correspondence

- Correspondence from Dorothy Wilson regarding Wilmot Land Assembly Project
- Correspondence from Dennis and Pat Mighton regarding Preserve our farmland

4. ADOPTION OF THE AGENDA

Moved by: Councillor S. Martin

Seconded by: Councillor S. Cressman

THAT the Agenda as presented for September 9, 2024 be adopted.

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 7.2 DS-2024-12 - Zone Change Application 04/24, 430 Snyder's Road East, Baden.

6. MINUTES OF PREVIOUS MEETING

Moved by: Councillor S. Martin

Seconded by: Councillor L. Dunstall

THAT the Minutes of the August 26, 2024 Regular Council Meeting be adopted as presented.

Motion Carried Unanimously

7. PUBLIC MEETING

7.1 DS-2024-11 - 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 presented the report.

Delegates D. Woolcott, S. Jefferson, K. Smart Associates Limited and R. Scott addressed Council.

Council asked and received response from the delegates regarding the following:

- The covenants that existed during the development of Shephard Place.

M. L. Tanner, NPG Planning Solutions on behalf the applicant addressed Council.

Council asked and received response from the agent of the applicant regarding the following:

- Willingness to reduce the number of housing units in the development;
- Height of the sound barrier;
- Applicants experience with development projects;
- The implications of the noise study on the proposed development;
- Timeline on the peer review of the noise study;
- Parking requirements.

Council asked and received response from staff regarding the following:

- Provincial Policy Statement in respect to higher-density housing;
- If there would be another Public Meeting if the designs changes; and,

- Potential for road improvements to Bergey Court.

Director of Development Services, H. O'Krafka provided comments on the role of Council in the planning process in respect to applications.

Moved by: Councillor H. Sidhu

Seconded by: Councillor K. Wilkinson

THAT Report DS 2024-11 be received for information.

Motion Carried Unanimously

7.2 DS-2024-12 - Zone Change Application 04/24, 430 Snyder's Road East, Baden

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.

Delegate H. Price from GSP Group Inc. on behalf of the applicant addressed Council.

Council asked and received response from the agent of the applicant regarding the following:

- The site set-backs of the proposed development in comparison to the existing building;
- The proposed height of the building;
- Compatibility with the residential area; and,
- Tree planting specifications.

Council asked and received response from staff regarding the following:

- Height of the proposed development in respect to other developments within Baden.

Moved by: Councillor L. Dunstall

Seconded by: Councillor S. Martin

THAT Report DS 2024-12 be received for information.

Motion Carried

8. DELEGATIONS

8.1 General Interest Delegations

8.1.1 Impact of Destruction of Farmland for Industrial Uses

Erin Jackson

8.2 Specific Interest Delegations

8.2.1 Item 7.1 - DS-2024-11 - Official Plan Amendment Application 02/24 and Zone Change Application 03/24, 59 Bergey Court / 12 Shephard Place, New Hamburg

8.2.1.1 Donald & Ferne Woolcott

8.2.1.2 Steve Jefferson, K. Smart Associates Limited

8.2.1.3 Mary Lou Tanner, NPG Planning Solutions on behalf of owner

8.2.1.4 Ryan Scott

8.2.2 Item 7.2 - DS-2024-12 - Zone Change Application 04/24, 430 Snyder's Road East, Baden

8.2.2.1 Heather Price, GSP Group Inc. on behalf of owner

8.2.2.2 Taylor Greb

8.2.3 Item 11.1 DEV-2024-10 Draft Plan of Subdivision Application 30T-21601 and Zone Change Application 07/21, Snyder's Road (Baden) GP Inc.

8.2.3.1 Pierre Chauvin, MHBC Planning Urban Design & Landscape Architecture

8.2.3.2 Rachel Wolff, MHBC Planning Urban Design & Landscape Architecture

8.2.3.3 Barry Wolfe

8.2.3.4 Sandy Glaze

9. CORRESPONDENCE

9.1 Correspondence from John Jordan Regarding a motion we are not willing hosts in Wilmot Township

- 9.2 Correspondence from Mike Rice Regarding the Destruction of 770 acres of rare prime farmland
- 9.3 Correspondence from Grand River Conservation Authority Regarding the Conservation Areas Strategy – Consultation Period
- 9.4 Correspondence from Segal Construction in Regards to Municipal Housing Initiative Resolution
- 9.5 Correspondence from Dorothy Wilson Regarding Wilmot Land Assembly Project
- 9.6 Correspondence from Dennis and Pat Mighton regarding Preserve our farmland

10. **CONSENT AGENDA**

Mayor N. Salonen pulled Item 10.3 DS-2024-13 - CMHC Housing Accelerator Fund (HAF) Application Round 2.

Moved by: Councillor H. Sidhu

Seconded by: Councillor S. Martin

THAT Consent Agenda Items 10.1, and 10.2 be approved.

Motion Carried Unanimously

- 10.1 COR-2024-45 - Appointment of Engineer for Drainage Works Petitioned by JJZ Developments Inc.

THAT Headway Engineering be appointed as the engineer firm to prepare a report with instruction as per Section 8(4) of the Drainage Act to include the JJZ Developments Inc. petition in the Section 4 report for the Badenview and Good petitions.

- 10.2 CS-2024-20 - Region of Waterloo and Township Library Maintenance Agreement

THAT Report CS-2024-20, Region of Waterloo and Township Library Maintenance Agreement be received for information; and,

THAT Council adopt the Region of Waterloo and Township of Wilmot Library Branches Maintenance Agreement; and,

THAT the Mayor be authorized to execute the Memorandum of Understanding for the Library Maintenance Agreement with the Region of Waterloo.

10.3 DS-2024-13 - CMHC Housing Accelerator Fund (HAF) Application Round 2

This Item was considered in Section 11 Reports.

Director of Development Services, H. O'Krafka presented the report.

Council asked and received response from staff regarding the following:

- Housing needs assessment to address long-term housing needs;
- Clarification on what the current as-of-right number is;
- The distinction that implementing a 4 unit as-of-right bylaw would have on the planning process; and,
- County of Norfolk feedback on asking for flexibility on the 4 unit as-of-right.

Councillor K. Wilkinson called for a recorded vote.

Moved by: Councillor L. Dunstall

Seconded by: Councillor H. Sidhu

THAT Council commit to implementing a 4 unit as-of-right bylaw for the Township of Wilmot; and,

THAT Council commit to completing a Housing Needs Assessment report, and a reoccurring scheduled review to ensure it remains current, within the first 2 years of the HAF program; and,

THAT Council authorize staff to make application to the HAF 2 program on behalf of the Township of Wilmot utilizing an Action Plan aligned with the 8 of the 10 HAF best practices identified by CMHC and discussed within Report DS-2024-13.

In Favour (2): Mayor N. Salonen, and Councillor S. Martin

Against (4): Councillor S. Cressman, Councillor K. Wilkinson, Councillor H. Sidhu, and Councillor L. Dunstall

Motion Defeated (2 to 4)

11. REPORTS

11.1 DS-2024-10 - Draft Plan of Subdivision Application 30T-21601 and Zone Change Application 07/21, Snyder's Road (Baden) GP Inc.

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

Council asked and received response from staff regarding the following:

- Timing of the stages in relation to the Baden Trunk Sewer; and,
- Location of the entrance of the future school site.

The agent on behalf of the applicant R. Wolff and P. Chauvin from MHBC Planning Urban Design & Landscape Architecture addressed Council.

Council asked and received response from the agent of the applicant regarding the following:

- Clarification on multi-residential versus townhouses;
- Reason for the higher percentage of multi-residential then required by planning tools;
- The timing of the purchase of the school site;
- The demand for the increase in intensification in the Draft Plan of Subdivision Application; and,
- Location of the connection to the Baden Trunk Sewer;
- The park space and the stormwater management pond;
- The proposed single family dwellings; and,
- The vehicular traffic with the main egress point being Snyder's Road W through the phased developments.

Delegates B. Wolfe and S. Glaze addressed Council.

Council asked and received response from staff regarding the following:

- Stormwater plans;
- The small triangle of existing multi-residential zoning in the proposed mapping;
- The housing market driving the types of homes in the development;
- Soil conditions and the stormwater pond;
- Scale of the intensification in the proposed development;

- Zoning Bylaw Amendment approval implications versus the Draft Plan of Subdivision approval;

A motion was brought forward by Councillor K. Wilkinson, seconded by Councillor L. Dunstall THAT the conditions of draft approval as contained in Report DS-2024-10 for Draft Plan of Proposed Subdivision 30T-21601 be amended to include THAT as a condition of draft approval, Council requests the Region of Waterloo support that unit types other than singles and semis be capped at 30% of the unit types within the development. The motion was defeated.

Moved by: Councillor S. Martin

Seconded by: Councillor L. Dunstall

THAT Council recommend to the Region of Waterloo the conditions of draft approval as contained in Report DS-2024-10 for Draft Plan of Proposed Subdivision 30T-21601; and,

THAT Council approve Zone Change Application 07/21 including the zones and regulations outlined in Report DS-2024-10.

Motion Carried

A motion was brought forward by Councillor K. Wilkinson seconded by Councillor S. Cressman THAT Council does now recess at 9:58 p.m. to resume at 10:03 p.m. The motion carried unanimously.

A motion was brought forward by Councillor L. Dunstall, seconded by Councillor S. Cressman. THAT Council does now reconvene at 10:08 p.m. The motion carried unanimously.

11.2 IS-2024-31 - Award of Tender - Baden Sanitary Trunk Sewer

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

Council asked and received response from staff regarding the following:

- If the project costs are being debentured; and,
- The shape of Stage Two.

Moved by: Councillor S. Martin

Seconded by: Councillor L. Dunstall

THAT Council award RFT2024-17, Phase 1 Baden Sanitary Trunk Sewer to Steed and Evans Limited of St. Jacobs, Ontario as per their tender

submission on August 28, 2024, as the lowest compliant bidder in the amount of \$2,798,391.70 plus HST; and,

THAT Council authorize the execution of an agreement for the acquisition of property and/or permission to enter for the purpose of installing the sanitary trunk sewer with the Estate of Enid and Elizabeth Schmidt.

Motion Carried Unanimously

11.3 COR-2024-46 - Draft Council Discretionary Expenses Policy - Follow Up Report

Acting Chief Administrative Officer & Director of Corporate Services / CFO, G. Clark presented the report.

Moved by: Councillor L. Dunstall

Seconded by: Councillor K. Wilkinson

THAT Report COR-2024-46 be received as information; and further,

THAT the draft Council Discretionary Expense Policy be adopted as attached to Report COR-2024-46.

Motion Carried Unanimously

11.4 COR-2024-47 - Long-term Financial Framework

Acting Chief Administrative Officer & Director of Corporate Services / CFO, G. Clark presented the report.

Council asked and received response from staff regarding the following:

- Decisions on authorized investment dealers; and,
- Clarification on deferred revenue.

Moved by: Councillor L. Dunstall

Seconded by: Councillor S. Cressman

THAT Report COR-2024-47 Long-Term Financial Framework be received; and,

THAT the financial policies in attachments 1 through 6 as follows be approved;

- a. FIN-001 Long-Term Financial Framework

- b. FIN-002 Budget Policy
- c. FIN-003 Debt Management Policy
- d. FIN-004 Investment Policy
- e. FIN-005 Revenue Policy
- f. FIN-006 Reserve and Reserve Fund Policy; and,

THAT Bylaw 2016-44 Trust Fund By-law and 2023-51 Reserve and Reserve Fund By-law be repealed; and,

THAT the following changes to existing reserve and reserve funds be made;

- a. Consolidation of SP08 Working Funds RF (6150) into SP01 Tax Stabilization RF (6104) and renaming the Tax Operating Contingency Reserve (6104)
- b. Renaming of Reserves and Reserve Funds as outlined in Appendix A to the FIN-006 Reserve and Reserve Fund Policy.

Motion Carried Unanimously

12. BY-LAWS

Moved by: Councillor S. Cressman

Seconded by: Councillor H. Sidhu

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

Motion Carried

12.1 By-law 2024-44 Being a By-Law to Further Amend By-Law No. 83-38 of The Township Of Wilmot Being a Zoning By-Law for the Township Of Wilmot

13. ANNOUNCEMENTS

Mayor N. Salonen provided announcements on:

- Fall Program Registration- Open now for Wilmot Residents
- Strategic Plan Public Information Sessions

- Thursday, September 10th at 12:00 p.m.(noon) at the Wilmot Recreation Complex
- Thursday, September 10th at 7:00 p.m. at the St. Agatha Community Centre
- Wilmot Fire Department Volunteer Recruitment- Information Nights
 - Baden - Wednesday, Sept. 11 at 6:30 p.m. at Station 1, 99 Foundry St.
 - New Hamburg - Wednesday, Sept. 11 at 6:30 p.m. at Station 3, 121 Huron St.
 - New Dundee - Thursday, Sept. 12 at 6:30 p.m. at Station 2, 55 Front St
- New Hamburg Fall Fair- September 12th to 15th at the New Hamburg Community Centre and Norm Hill Park
- Wilmot Terry Fox Run is being hosted at Schmidt Woods at the Wilmot Recreation Complex on September 15th from 9:00 a.m. to 12:00 p.m. (noon)
- Wilmot Aquatic Centre is hosting Story and Swim, a two-part activity hosted at the Wilmot Recreation Complex. This program is offered on Wednesday, September 18th. The story begins at 9:45 a.m., and the swim takes place at 10:30 a.m. in the Leisure Pool. All participants must register in advance.

Councillor S. Cressman provided an announcement on:

- New Dundee Fish Fry- September 18th

Councillor L. Dunstall provided an announcement on:

- Wilmot Optimist Breakfast at the Legion- September 14th

Councillor S. Martin provided a note of appreciation to staff on:

- The Castle Kilbride Summer Concert Series

14. **CONFIRMATORY BY-LAW**

Moved by: Councillor S. Cressman

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

DRAFT