



## **Council Meeting Minutes**

**Monday, May 17, 2021**

**Closed Council Meeting**

**6:00 P.M.**

**Regular Council Meeting**

**7:00 P.M.**

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

Staff Present: Acting Chief Administrative Officer / Director of Parks, Facilities and Recreation S. Jackson, Director of Information and Legislative Services D. Mittelholtz, Director of Public Works J. Molenhuis, Director of Development Services H. O'Kafka, Director of Corporate Services / Treasurer P. Kelly, Fire Chief R. Leeson, Director / Curator Castle Kilbride T. Loch, Manager of Information and Legislative Services / Deputy Clerk T. Murray, Manager of Planning / EDO A. Martin

### **1. MOTION TO CONVENE INTO CLOSED SESSION**

**Resolution No. 2021-95**

**Moved by: Councillor      Seconded by: Councillor**

THAT a Closed Meeting of Council be held on Monday, March 22, 2021 at 6:00 p.m. in accordance with Section 239(2) of the Municipal Act, 2001, for the purposes of:

- c) a proposed or pending acquisition or disposition of land by the municipality or local board

**CARRIED.**

### **2. MOTION TO RECONVENE IN OPEN SESSION**

**Resolution No. 2021-96**

**Moved by: Councillor C. Gordijk      Seconded by: Councillor B. Fisher**

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

CARRIED.

**3. MOMENT OF SILENCE**

**4. LAND ACKNOWLEDGEMENT**

**4.1 Councillor A. Hallman read the Land Acknowledgement**

**5. ADDITIONS TO THE AGENDA**

**6. DISCLOSURE OF PECUNIARY INTEREST UNDER THE MUNICIPAL  
CONFLICT OF INTEREST ACT**

**6.1** Councillor J. Gerber declared has an indirect conflict of interest in reference to Item 11.1.1 as a member of his family is employed by the applicant.

**7. MINUTES OF PREVIOUS MEETINGS**

**7.1 Council Meetings Minutes Monday April 26, 2021**

**Resolution No. 2021-97**

**Moved by: Councillor C. Gordijk      Seconded by: Councillor A. Hallman**

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

Regular Council Meeting April 26, 2021.

CARRIED.

**Resolution No. 2021-98**

**Moved by: Councillor B. Fisher Seconded by: Councillor C. Gordijk**

THAT delegation registered for matters not on the Agenda be allowed 5 minutes each to address Council.

DEFEATED.

Members of Council discussed the proposed procedural amendment for the meeting and suggested that insufficient notice had been given to the delegates. Staff was directed to review the delegation portions of the Procedural By-law as part of the review currently taking place.

## **8. PUBLIC MEETINGS**

### **8.1 REPORT NO. DS 2021-017**

**Zone Change Application 06/21**

**Concept Development Group In**

**Part of Lot 14, Concession North of Snyder's Road Parts 1 and 2,  
Plan 58R-1966**

**162 Snyder's Road East, Baden**

### **Resolution No. 2021-99**

**Moved by: Councillor B. Fisher**

**Seconded by: Councillor J. Pfenning**

THAT Report DS 2021-017 be received for information.

CARRIED.

The Manager of Planning / EDO outlined the report.

Andrea Sinclair, MHBC Planning, presented an overview of development. The presentation is attached as Appendix A. Council raised concerns over the suggested parking and Ms. Sinclair noted that those details are still being refined.

Jennifer Zielman appeared as a delegation, expressing concerns over the reduced set back and impacts on privacy for her property.

The Manager of Planning / EDO clarified that the reduced set back and visibility provisions would be highlighted in subsequent reports to Council.

O'Derald Gingerich appeared as a delegation and expressed his concerns over the proposed size of the development could potentially house 100 residents making it the largest residential building in Baden. He noted concerns over the height of the building and visitor parking.

Natasha Salonen appeared as a delegation and expressed concerns the proposed development and the alignment with the Township Strategic Plan, noting that the proposed parking reductions would not be supported by alternative transportation as the transit schedule does not run 7 days a week. Ms. Salonen also expressed her concerns that the design and aesthetic of the building is not compatible with the countryside community. She expressed her concerns for the lack of outdoor living space and access to greenspace for future residents.

Jeff Pinkney appeared as a delegation, noting that his family shares the similar concerns to previous delegations and encouraged reconsideration of an appropriate size building for the site.

## **9. PRESENTATIONS**

### **9.1 KW Hydro Annual Report**

**Mr. Jerry VanOoteghem, KW Hydro Corporation**

**Mr. Jim Philips, KPC Chair**

#### **Resolution No. 2021-100**

**Moved by: Councillor J. Pfenning      Seconded by: Councillor A. Hallman**

THAT the audited financial statements of Kitchener Power Corporation for the year ended December 31, 2020 as audited by KPMG LLP, as presented, are hereby received; and,

THAT Mr. James Phillips, Ms. Rosa Lupo and during their tenure, Mayor Berry Vrbanovic, Mayor Les Armstrong, Mr. Dave Schnider, Mr. Paul Singh and President & CEO Mr. Jerry Van Ooteghem be hereby elected Directors of Kitchener Power Corporation for the ensuing year; and,

THAT KPMG, LLP be hereby appointed as Auditors of Kitchener Power Corporation for the ensuing fiscal year and the Directors are authorized to set their remuneration.

**CARRIED.**

Mr. Jerry VanOoteghem and Mr. Jim Philips provided a presentation on the KW Hydro Annual Report. The presentation is attached as Appendix B.

Mr. VanOoteghem answered Council inquiry that the work from home data they had collected showed a 7.9% increase in residential usage while other classifications saw decreases in demand.

Council thanked KW Hydro for the community supports they continue to show.

## **10. CONSENT AGENDA**

### **10.1 PW 2021-012**

**Annual OSIM Inspections Program – Award of Contract**

### **10.3 ILS 2021-17**

**Newdale Farm (Stewart Good) Petition and Badenview (Patrick George) Petition – Engineer Appointment Transfer**

### **10.4 ILS 2021-18**

**Receipt of Petition for Drainage Works  
1184 Gerber Road, N ½ Lot 10, Concession 3B  
Township of Wilmot**

### **10.5 COR 2021-018**

**Municipal Collaboration, Joint Township ESRI ELA**

**Resolution No. 2021-101**

**Moved by: Councillor J. Pfenning      Seconded by: Councillor J. Gerber**

THAT Report Nos. PW 2021-012, ILS 2021-17, ILS 2021-18 and COR 2021-018 be approved.

CARRIED, AS AMENDED.

### **10.2 PW 2021-011**

**Annual Concrete Sidewalk Program – Award of Contract**

**Resolution No. 2021-102**

**Moved by: Councillor C. Gordijk****Seconded by: Councillor J. Pfenning**

THAT RFT 2021-13 be awarded to Chad Hartman Construction of St. Pauls, Ontario for the Annual Concrete Sidewalk Program, as per their bid submission dated April 14, 2021, in the amount of \$64,350.00, plus HST.

CARRIED.

The Director of Public Works and Engineering confirmed that the minor spot repairs in Manheim will be on Milne Drive, Knechtel Court and in New Dundee on Queen Street and Bridge Street.

## **11. REPORTS**

### **11.1 DEVELOPMENT SERVICES**

#### **11.1.1 REPORT DS 2021-018**

**Zone Change Application 04/20**

**Miller Boys Inc. /**

**Dryden, Smith & Head Planning Consultants**

**142-148 Snyder's Road West, Baden**

#### **Resolution No. 2021-103**

**Moved by: Councillor B. Fisher****Seconded by: Councillor J. Pfenning**

THAT Council approve Zone Change Application 04/20 made by Miller Boys Inc. / Dryden, Smith & Head Planning Consultants, affecting Part of 16, Concession North of Snyder's Road, to amend the current zoning to:

- permit 18 dwelling units in form of single-detached, semi-detached, townhome and apartments;
- reduce the overall required parking on site from 27 spaces to 26 spaces;
- reduce the required west side yard setback from 2.0m to 1.2m;
- reduce the required rear yard setback from 7.5m to 2.3m; and
- apply a holding symbol (H) that requires the approval of a noise study and archaeological assessment, and demonstration that sanitary sewer infrastructure constraints have been addressed, prior to development.

CARRIED.

The Manager of Planning / EDO outlined the report.

Nathan Riedel appeared as a delegation and expressed concerns with the proximity of the development to his property and requested that the development be reduced to a two-story structure. Mr. Riedel also expressed concerns for the parking allocations for the development.

Sam Head, Dryden, Smith & Head Planning Consultants, provided an overview of the status of the development project, noting that any concerns from delegations will be discussed with Township staff. Mr. Head advised Council that the project is designed for seniors, noting that the drainage report has been submitted to the Township and the final site plan process will address any issues. He advised that in terms of the building height, he would have further discussions with the applicant.

The Manager of Planning / EDO advised that the zoning regulates the height of the buildings, noting that the zoning allows for 10.5 meters.

## **12. CORRESPONDENCE**

## **13. BY-LAWS**

### **13.1 By-law No. 2021-27**

### **Zone Change Application 04/20**

### **Resolution No. 2021-104**

**Moved by: Councillor A. Hallman**

**Seconded by: Councillor J. Gerber**

THAT By-law Nos. 2021-27 be introduced, read a first, second and third time and finally passed in Open Council.

CARRIED.

## **14. NOTICE OF MOTIONS**

## **15. ANNOUNCEMENTS**

**15.1** Councillor A. Hallman congratulated Marilyn Saurus of New Dundee was recognized for her continued volunteering in the Township.

**15.2** Councillor J. Pfenning reminded everyone to do one small thing everyday for themselves to recharge and help get through these challenging times.

## **16. DELEGATIONS**

The following persons appeared as delegations in relation to the proposed Hallman Pit. Any prewritten statements provided will be included in the appendices as noted.

- 16.1 Rory Farnan and Samantha Lernout, Citizens for Safe Ground Water, Appendix C.
- 16.2 Dorothy Wilson, Appendix D.
- 16.3 Linda Laepple, Appendix E.
- 16.4 Dave Prong, appeared as a delegation and expressed his concerns for the proposed Hallman Pit, noting objections to the proposal and the need to protect the farmland that would be lost. He noted concerns for the ground water, wetlands and animal habitat impacts that could result from the development.
- 16.5 Mark Gordon appeared as a delegation and expressed his concerns on the climate change impacts and the potential health impacts on the residents in the surrounding area.
- 16.6 Christina Harnack, Appendix F.
- 16.7 David Bricker appeared as a delegation, expressing concerns for noise, nature and health impacts as a result of the operations of the proposed gravel pit.
- 16.8 Laverne Forwell appeared as a delegation and expressed his concerns on the impacts the proposed Hallman Pit could have on the natural area.

## **17. BUSINESS ARISING FROM CLOSED SESSION**

### **Resolution No. 2021-105**

**Moved by: Councillor A. Hallman**

**Seconded by: Councillor C. Gordijk**

THAT Confidential Report PFRS 2021-09 be received for information; and further,

THAT Council accepts the generous donation of land from Wolfgang, Regina, Ekk and Jenn Pfenning, for passive recreational use, and that this natural area be named in memory of Andreas Pfenning; and further,

THAT the Township assume all surveying and legal costs associated with the transfer; and

THAT, the Township provide a tax receipt in an amount determined by an independent certified appraisal the cost of which, including any review by the Township solicitor, would be borne by the Township.

CARRIED.

## **18. CONFIRMATORY BY-LAW**

### **18.1 By-law No. 2021-28**

#### **Resolution No. 2021-106**

**Moved by: Councillor B. Fisher**

**Seconded by: Councillor C. Gordijk**

THAT By-law No. 2021-28 to Confirm the Proceedings of Council at its Meeting held on May 17, 2021 be introduced, read a first, second, and third time and finally passed in Open Council.

## **19. ADJOURNMENT (10:14 p.m.)**


#### **Resolution No. 2021-107**

**Moved by: Councillor A. Hallman**

**Seconded by: Councillor J. Pfenning**

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

CARRIED.



# Statutory Public Meeting

Proposed Multiple Residential Development  
162 Snyder's Road E, Baden  
May 17, 2021



# PRIMARY PROJECT TEAM

**Steve Schwartzentruer and Mike Ulmer,**

*Concept Development Group Inc.*

**Glenn Reinders**

*Reinders & Law*

**Andrea Sinclair and Gillian Smith**

*MHBC Planning*

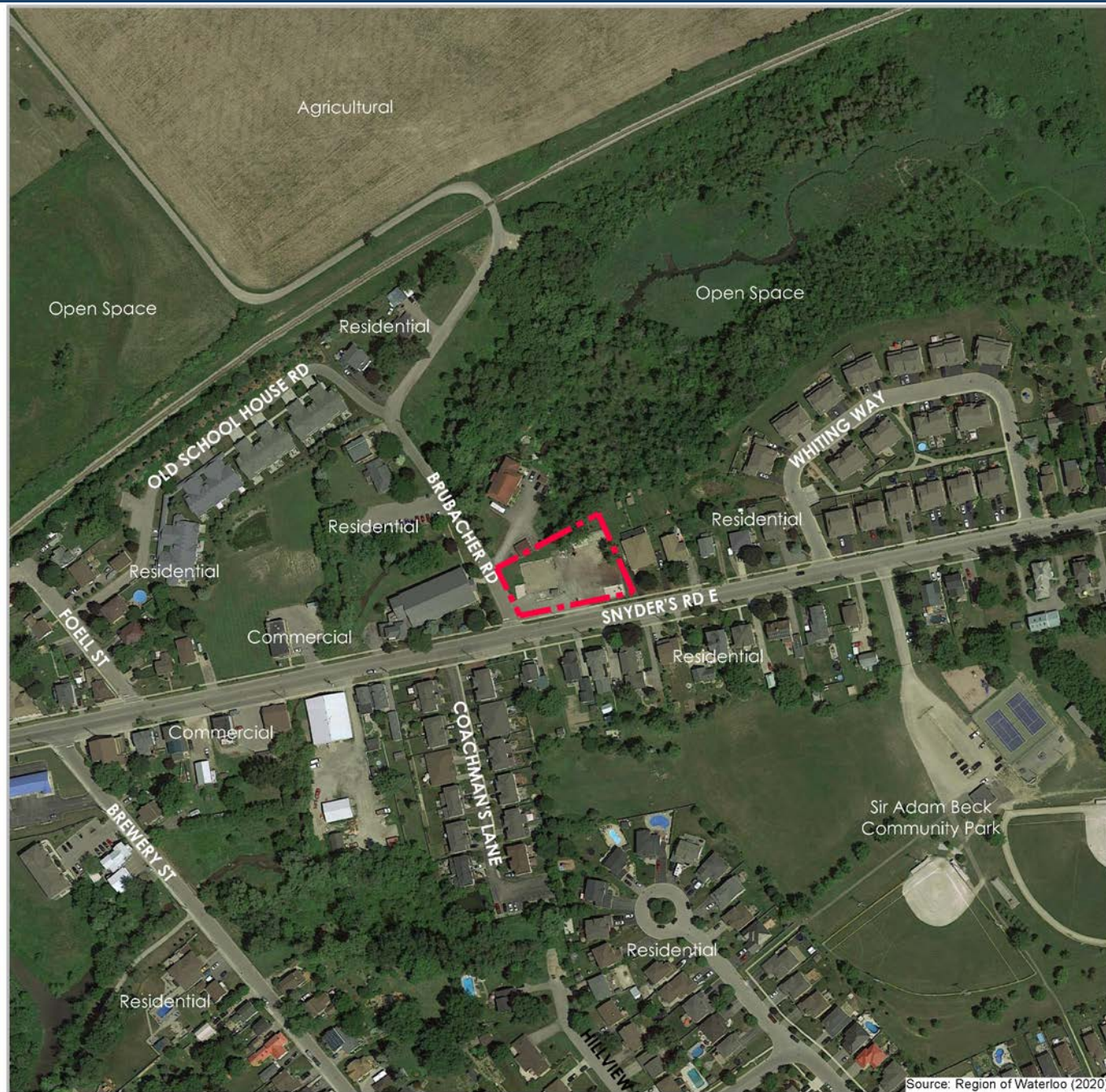
*Technical Reports including Planning, Servicing, Archaeology, and Noise have been prepared in support of the Zoning By-law Amendment*

# LOCATION

162 Snyder's Road E, Baden

Within close proximity of key services and amenities including:

- Transit
- Active Transportation
- Sir Adam Beck Community Park
- Grocery/Convenience Stores
- Downtown Baden

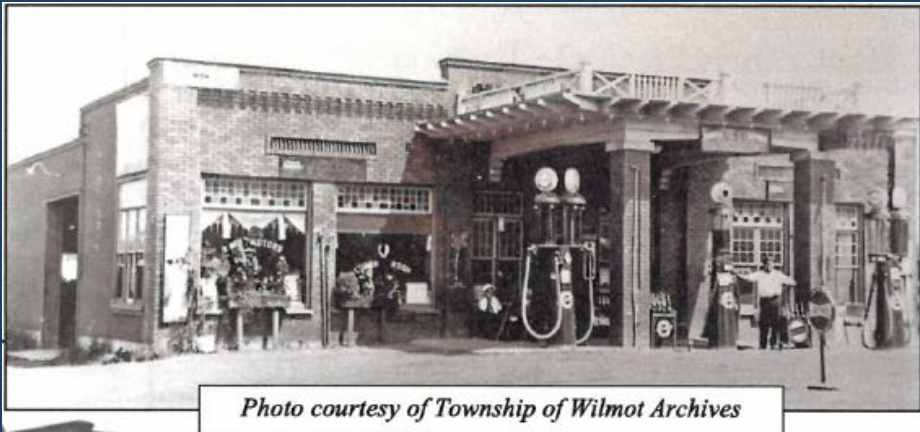


# SITE HISTORY

162 Snyder's Road E, Baden



*Photo courtesy of Marlene Miller*



*Photo courtesy of Township of Wilmot Archives*



*Photo courtesy of Sarah Demerling of Demazing Photography*

162 Snyder's Road East has an exciting history and has been subject to a number of owners and uses. Past uses have included:

- Woolen Mill (burned to the ground in 1916)
- Garage (lunch bar, gas pumps, car repairs)
- Construction of wood furniture (1977 fire)
- Meat Market and Grocery
- Landscape Supplies (2016 fire)

The lands are currently a vacant Brownfield site. Remediation of the site is underway.

# DEVELOPMENT PROPOSAL

162 Snyder's Road E, Baden



- 32 one & two bedroom rental apartment units
- Pedestrian connection from the lobby to the Snyder's Rd sidewalk
- Tenants governed by landlord-tenant legislation
- Landscaping within the site & along Snyder's Rd & Brubacher St
- Amenity space including balconies & a rooftop terrace
- Lockers, vehicular parking & bicycle storage

# BENEFITS OF PROPOSAL

Current Use of Property	Proposed Use of Property
Vacant	Apartment building providing purpose built rental units
Contaminated soils	Remediate & re-urbanize
Underutilized	<p>Infill of an underutilized parcel of land in the Urban Area that will:</p> <ol style="list-style-type: none"><li>1) Be located within an established area of the Township, in close proximity to Downtown Baden;</li><li>2) Introduce more housing options to the area;</li><li>3) Support the social, health &amp; well-being of current and future residents.</li></ol>

# PLANNING APPLICATION TIMELINE

162 Snyder's Road E, Baden

- Informal Pre-Submission Meeting: December 16, 2020
- Zoning By-law Amendment Submitted April 9, 2021
  - Including all required technical reports
- Application deemed 'Complete' on April 15, 2021
- Statutory Public Meeting (We Are Here)
- Review of Staff, Agency and Public Comments
- Consideration of comments and resolution of any technical issues
- Staff Recommendation Report and Council Decision

# PURPOSE OF PLANNING APPLICATION

162 Snyder's Road E, Baden

The vacant site is proposed to be redeveloped as a multiple residential apartment building comprised of 32 residential units.

## **EXISTING ZONE:**

**Zone 5:** *which permits dwelling units only above ground level commercial uses.*



## **PROPOSED ZONE:**

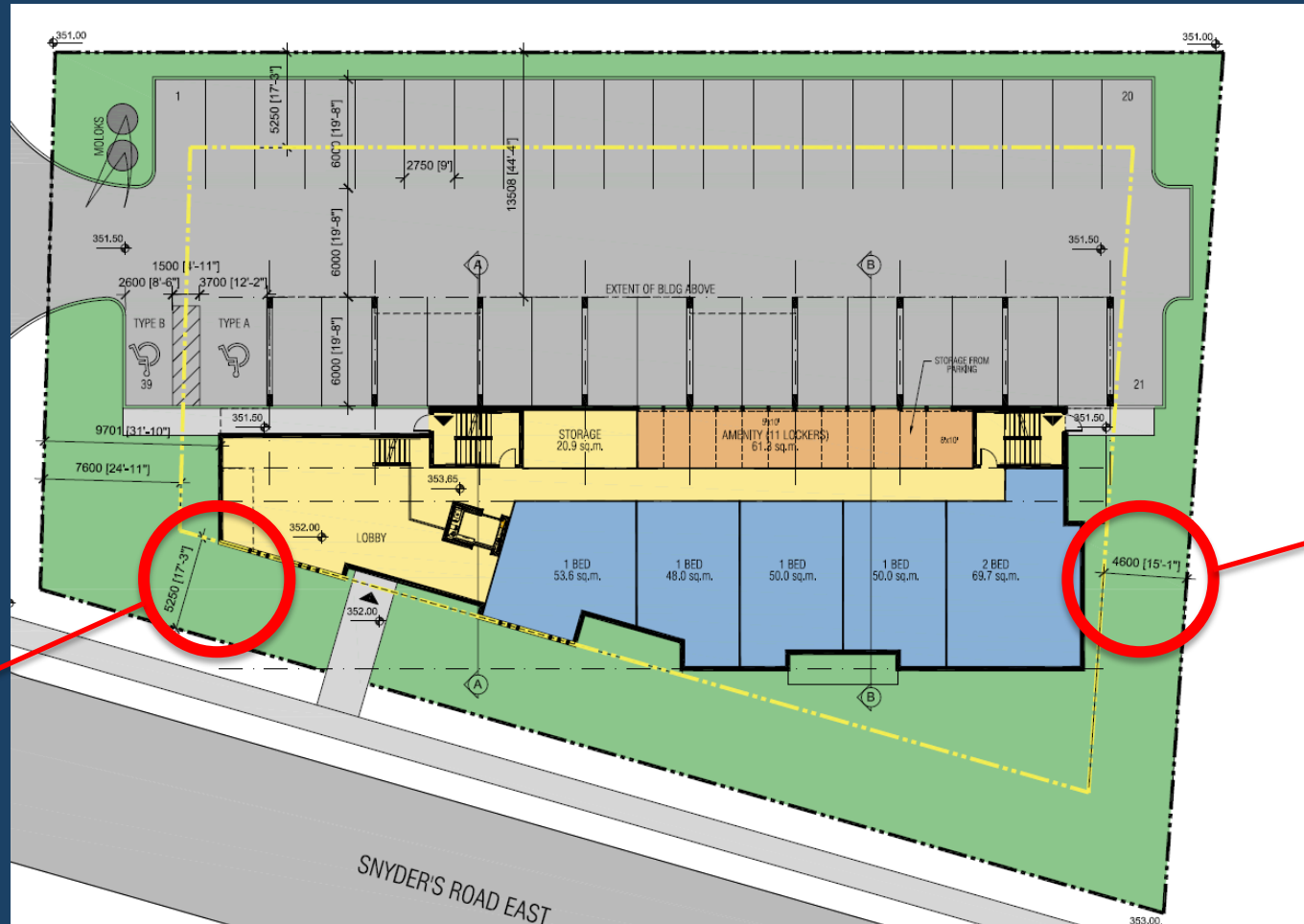
**Zone 5:** *to permit residential units at ground level (stand alone residential building)*

### ***Other provisions included:***

- *1.2 parking spaces/unit*
- *4.6m rear yard setback*
- *5.2m exterior side yard setback*

# PURPOSE OF PLANNING APPLICATION

162 Snyder's Road E, Baden



Reduced Front Yard

Reduced Rear Yard

# POLICY CONFORMITY

## **Provincial Policy Statement**

- Represents efficient use of land and results in the infill of underutilized land within an urban area
- Introduces more housing types
- Utilizes existing infrastructure (transportation, servicing) and will provide a connected sidewalk
- Located near community facilities and downtown Baden
- Redevelopment of a contaminated site

## **Growth Plan for the Greater Golden Horseshoe**

- Located in the built up area of the Region
- Assist the Region in achieving their intensification target
- Contributes a range and mix of housing options

# POLICY CONFORMITY

## **Region of Waterloo Official Plan**

- Designated as *Township Urban Area* and lies within the *Built Up and Designated Greenfield Area's*, where the bulk of growth will be directed to.
- Supports the regions planned community structure by developing within the built up and designated greenfield areas of Baden
- Protects the Townships unique rural character and land uses by proposing compact redevelopment on a site within the existing built-up area
- Represents appropriate land use within the Township that will contribute to the Region's growth goals

# POLICY CONFORMITY

## **Township of Wilmot Official Plan**

- Designated as *Urban Core Area* which permits residential, commercial, institutional and other services
- With a projected pop. of 28,500, the proposal will assist in meeting the Township's growth objectives
- Encourages reurbanization and provides a diverse range and mix of housing options that satisfy a variety of household sizes and incomes
- Will maintain the existing character of the area through appropriate setbacks, heights and design features

# PRELIMINARY RENDERINGS



View from the south side of Snyder's Road E, looking west

# PRELIMINARY RENDERINGS



View from Brubacher Street, looking south east (rear of building)

# PRELIMINARY RENDERINGS



Rear of building, looking south west

# IN CONCLUSION

- The proposed zone amendment is consistent with the Provincial policy framework and conforms with Regional and Township Official Plans.
- The proposed residential use is **permitted** by the Official Plan and Zoning By-law, no use is being added that is not already permitted. The amendment is seeking to allow multi-residential use at ground level.
- The proposed zoning requests reduced parking and reduced rear yard and exterior side yard setbacks.
- The zoning by-law amendment will result in the highest and best use of the land, introduce new housing types, will be representative of a complete community, and will be in conformity with the surrounding land-uses.



THANK YOU

## *Kitchener-Wilmot Hydro Inc.*

*Your Local Supplier of Safe, Reliable and  
Efficient Electricity Distribution Services*



# Statistics

- **Number of Customers = 99,026 (97,719 in 2019)**
  - **Residential                      89,926**
  - **Small Business            8,134**
  - **Commercial                966**
- **Billed Energy Consumption = 1,820M kWhs  
(1,825M kWhs in 2019)**
- **Peak Demand = 386 MW (345 MW in 2019)**

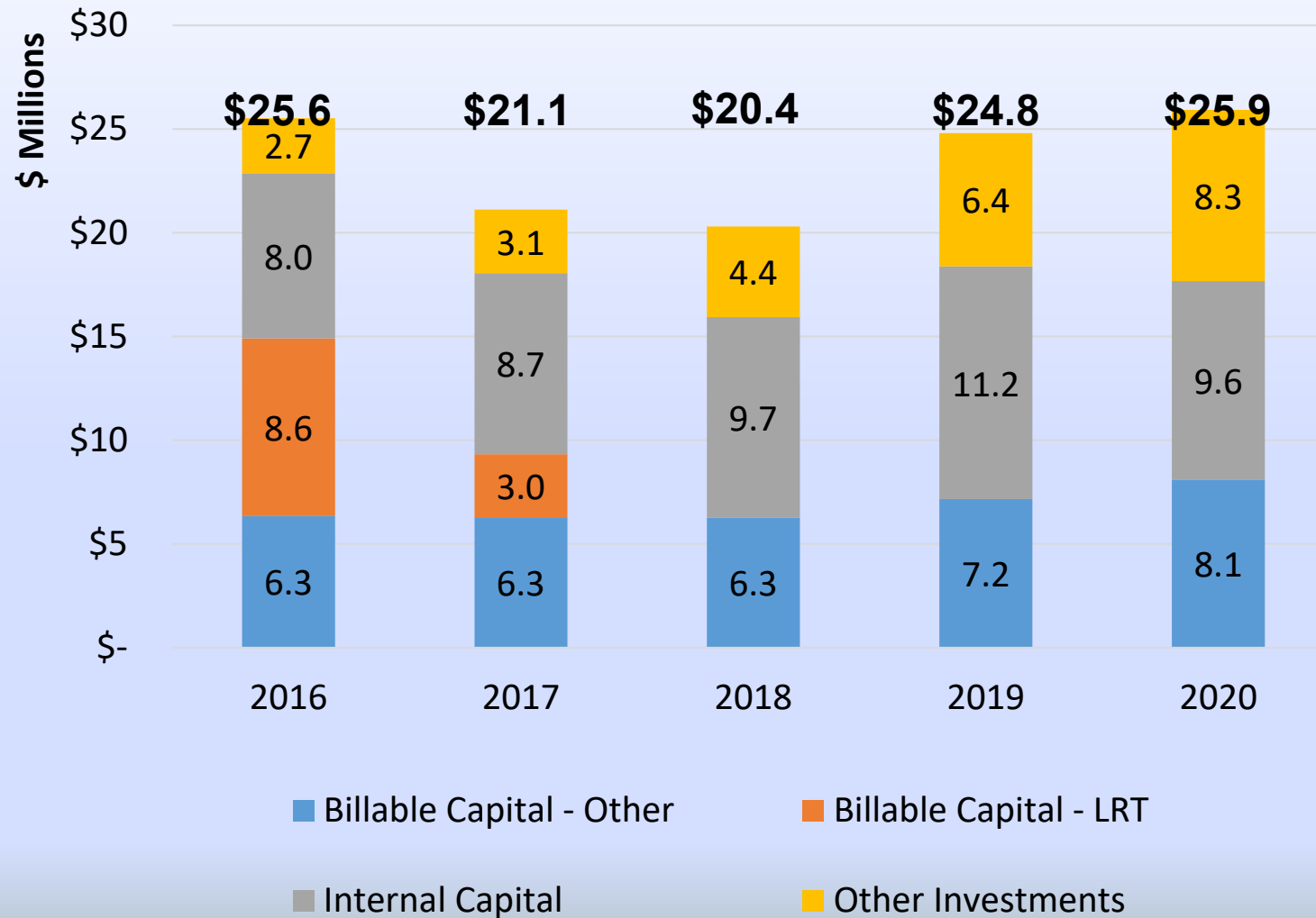
# Financial Performance

- Total Revenue = \$285.6M (\$250.0 in 2019)
- Distribution Revenue = \$43.3M (\$42.3M)
- Total Expenses = \$274.7M (\$239.3M)
- Operating Expenses = \$36.4M (\$36.4M)
- Net Income = \$11.0M (\$10.5M)

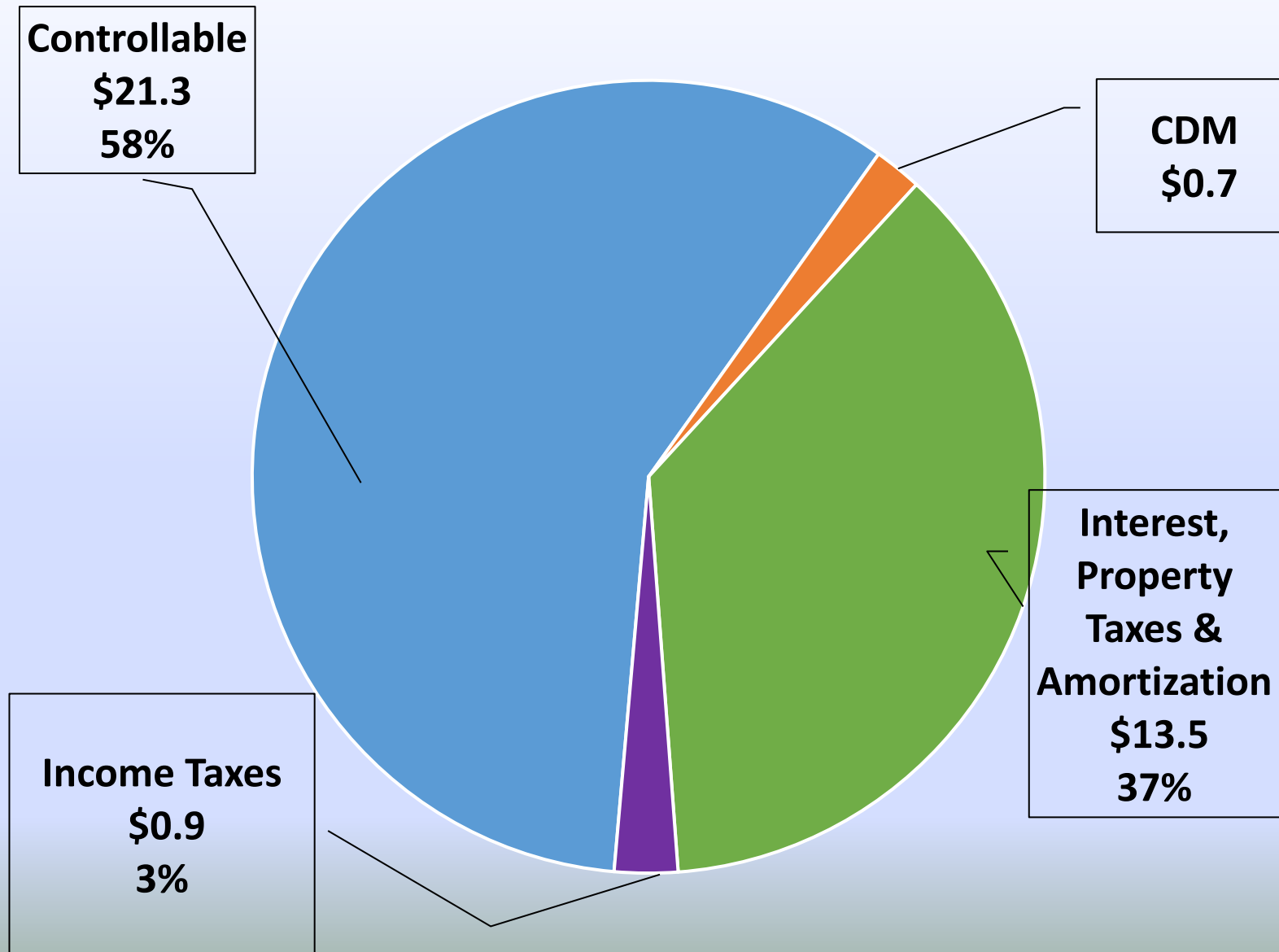
# Financial Impact of COVID-19

- Increase in OM & A Costs
  - Additional bad debts (\$500K increase)
  - New Covid Expenses (\$786K)
    - Transformer Station Monitoring
    - Safety Supplies
    - Vehicle Rentals
    - IT and System Changes
- Transitioned Office Staff to Work From Home and Field Staff to Work From Remote locations
- Managed Multiple Rate Changes, Time-Of-Use Optionality
- Administered COVID-19 Energy Assistance Programs for Residential and Small Business Customers

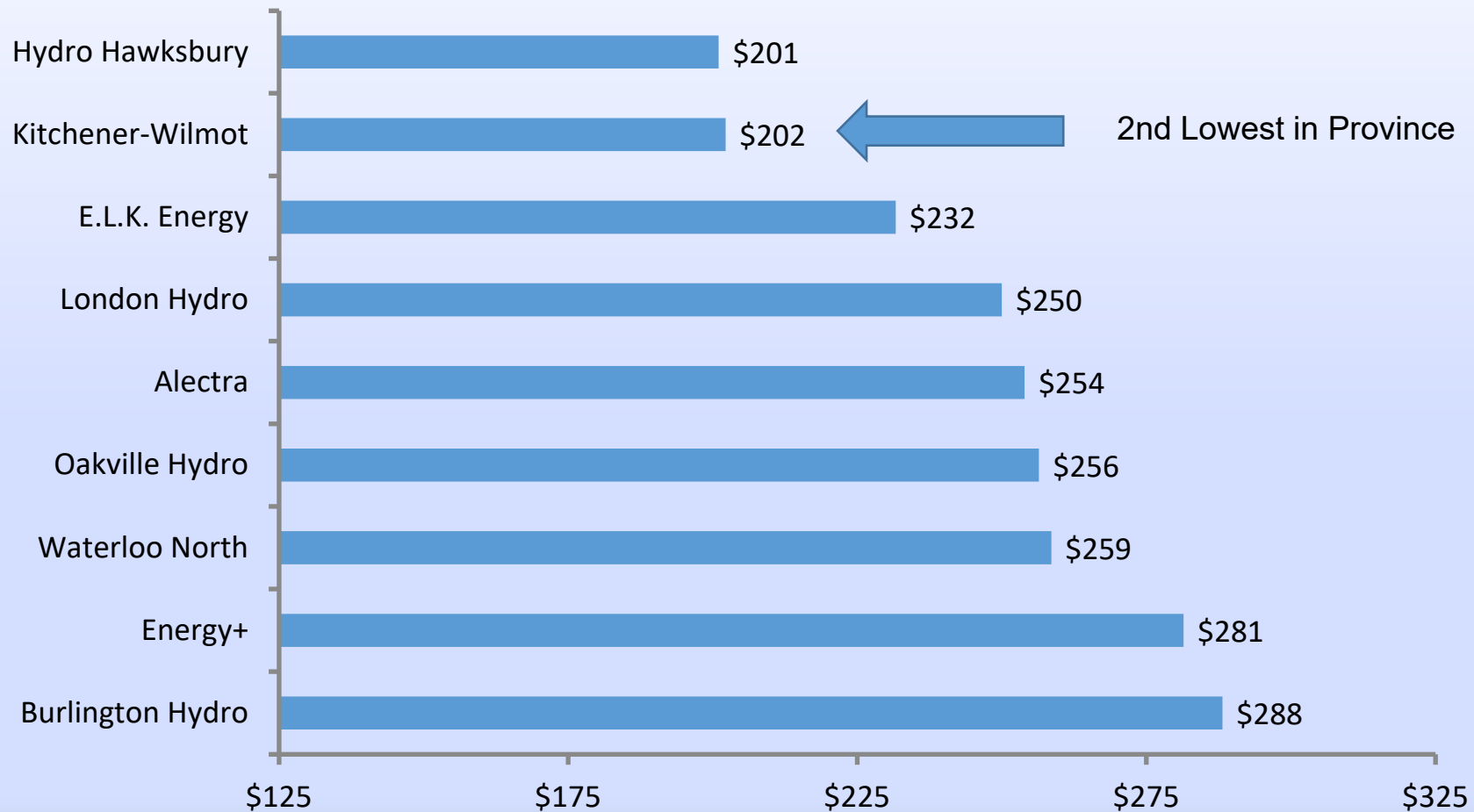
# Capital Investments



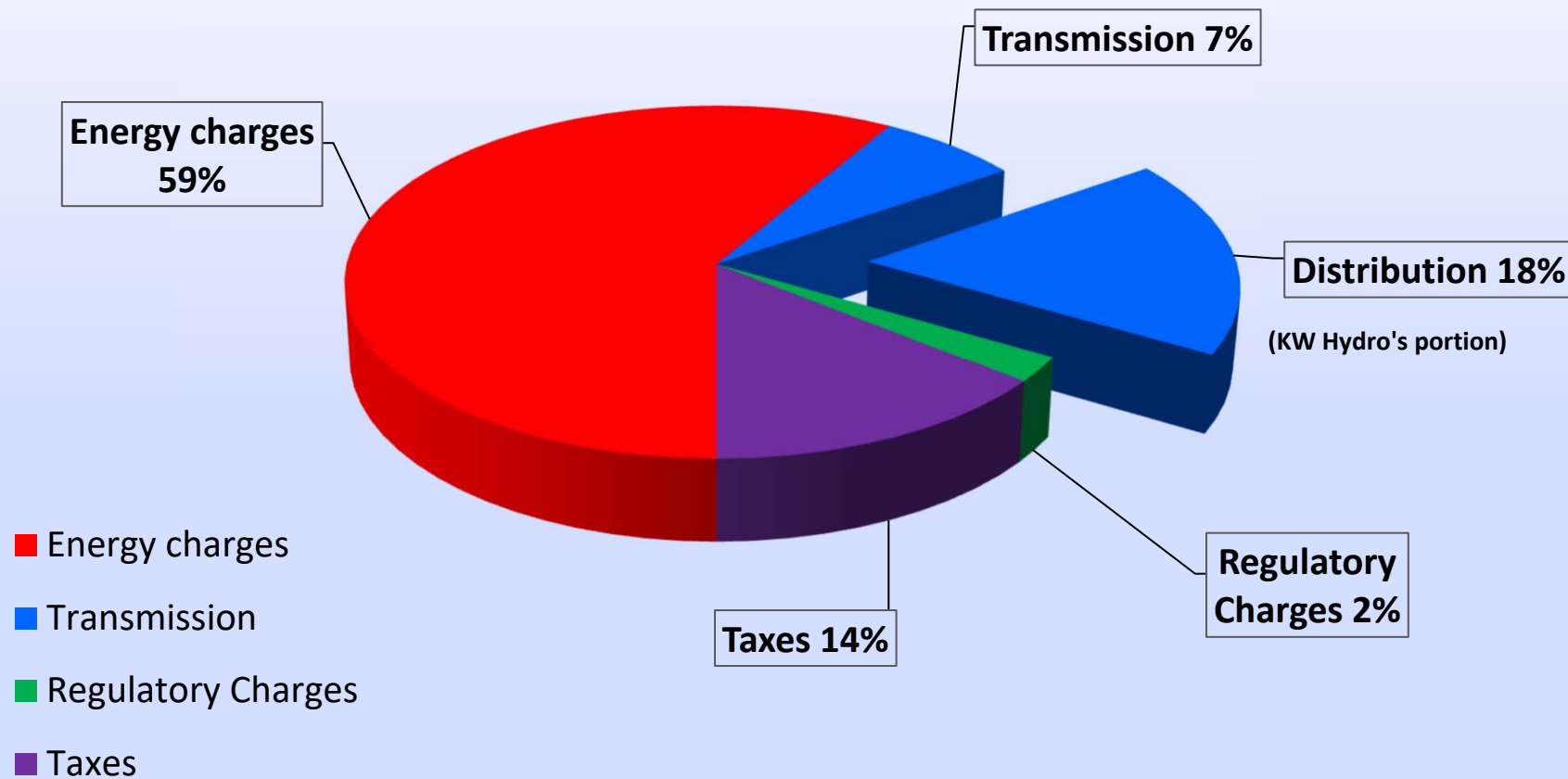
# Operating Expense (\$36.4M)



## 2019 Controllable Cost Per Customer Per Year (as published by OEB)



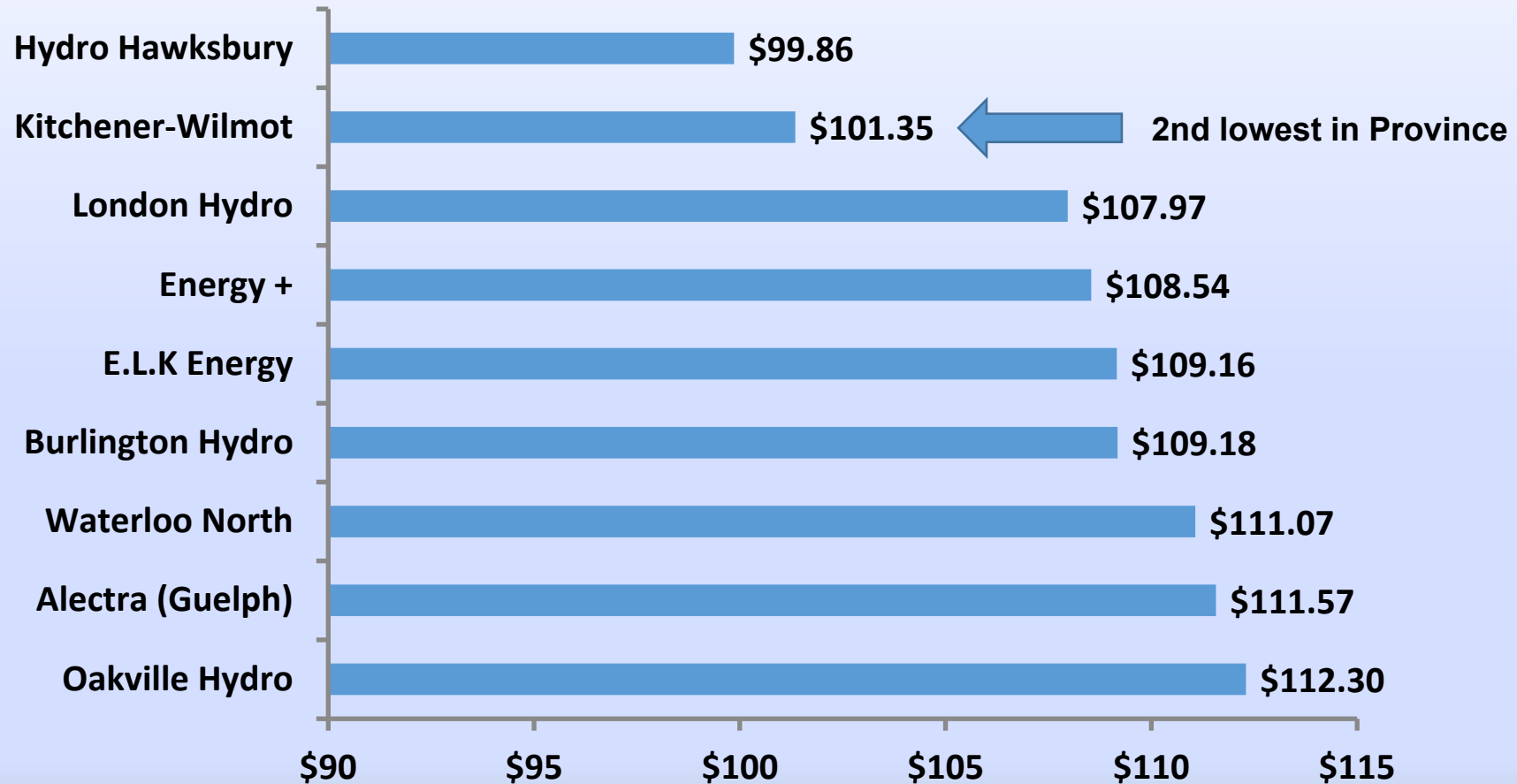
## Rates for 700 kWh Residential Customer Effective Jan. 1/21



**Total Bill \$101.35**

\*21.2% Ontario Electricity Rebate equals \$23.40 not included in the total bill

# Monthly Residential bill (700 kWh) as at Jan. 1, 2021



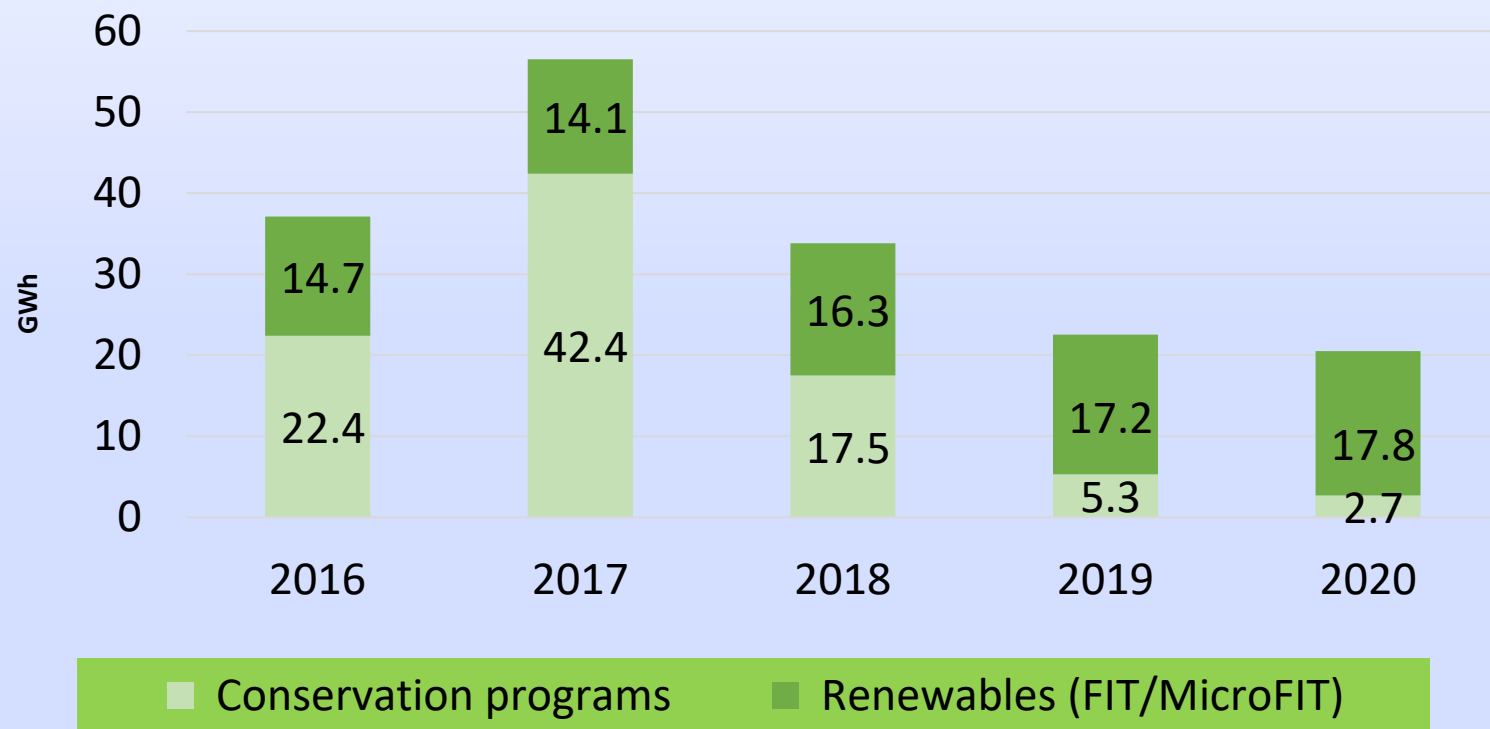
# Service Reliability Performance

Service Reliability Performance	Measurement	Provincial Average 2014 to 2019	2016	2017	2018	2019	2020
<b>SAIDI</b>	Average length of outage (minutes) for the system	<b>163.68</b>	<b>66.6</b>	<b>54.9</b>	<b>41.1</b>	<b>60.9</b>	<b>31.8</b>
<b>SAIFI</b>	Average number of interruptions per customer	<b>1.50</b>	<b>1.11</b>	<b>1.02</b>	<b>0.97</b>	<b>1.05</b>	<b>0.92</b>
<b>MAIFI</b>	Average number of momentary interruptions per customer	<b>N/A</b>	<b>2.40</b>	<b>3.22</b>	<b>2.70</b>	<b>2.35</b>	<b>1.90</b>

# Service Quality Performance

Customer Service Performance Indicator	Criteria	OEB	2018	2019	2020
		Min Std	%	%	%
Connection of new LV services	5 working days	90%	99%	99%	99%
Telephone accessibility	Within 30 secs	65%	92%	90%	88%
Appointment scheduling, including underground cable locates	5 working days	90%	91%	97%	95%
Emergency response - urban	Within 60 mins	80%	88%	91%	86%
Emergency response - rural	Within 120 mins	80%	100%	100%	100%

# Renewables & Energy Conservation



# GridSmartCity

## Collaboration is a key component of Kitchener-Wilmot Hydro's success

GridSmartCity is a cooperative of 15 medium size, municipally-owned, electricity distributors that share resources, insights and systems that help run smarter companies while advancing innovation, reliability and efficiency across Ontario's electricity grid.

GridSmartCity's electricity distributors manage approximately \$2.8 billion in assets, serving over 777,000 customers across more than 40 communities in Ontario stretching from Windsor to Niagara and Kingston.

Top 4 in Ontario by Customer Size



# Commitment to Safety

## Preparing for a Pandemic



New procedures issued and updated based on medical advice and ventilation improvements

14

Plexiglass Barriers at Customer Service Counters

4

Welding Curtains to Provide Barriers in Between Work Stations and Customers

54

Arc Flash Fire Resistant Washable Face Masks & Neck Tubes

1,100

KN95 Respirators

480

N95 Respirators

2,000

Surgical Masks

10,000

Washable Masks

1,450

Pairs of Latex Gloves

21,500

Surface Cleaner

120 L

Hand Sanitizer

700 L

- Office Staff – Work From Home
- Field Staff – Multiple Reporting Centers
- Ventilation Improvements
- Reallocate vehicles to travel alone to work sites

# Community Initiatives



- Kitchener-Wilmot Hydro was proud to support “Giving Tuesday” with donations to Food Bank, United Way and House of Friendship. In addition, our employees continued to support several other charities
- Provided sponsorship support to Centre-In-The-Square, Kitchener-Waterloo Symphony and two student awards at Conestoga College.
- Provided tree reforestation grants to the City of Kitchener and the Township of Wilmot (\$2.13M since 1990)

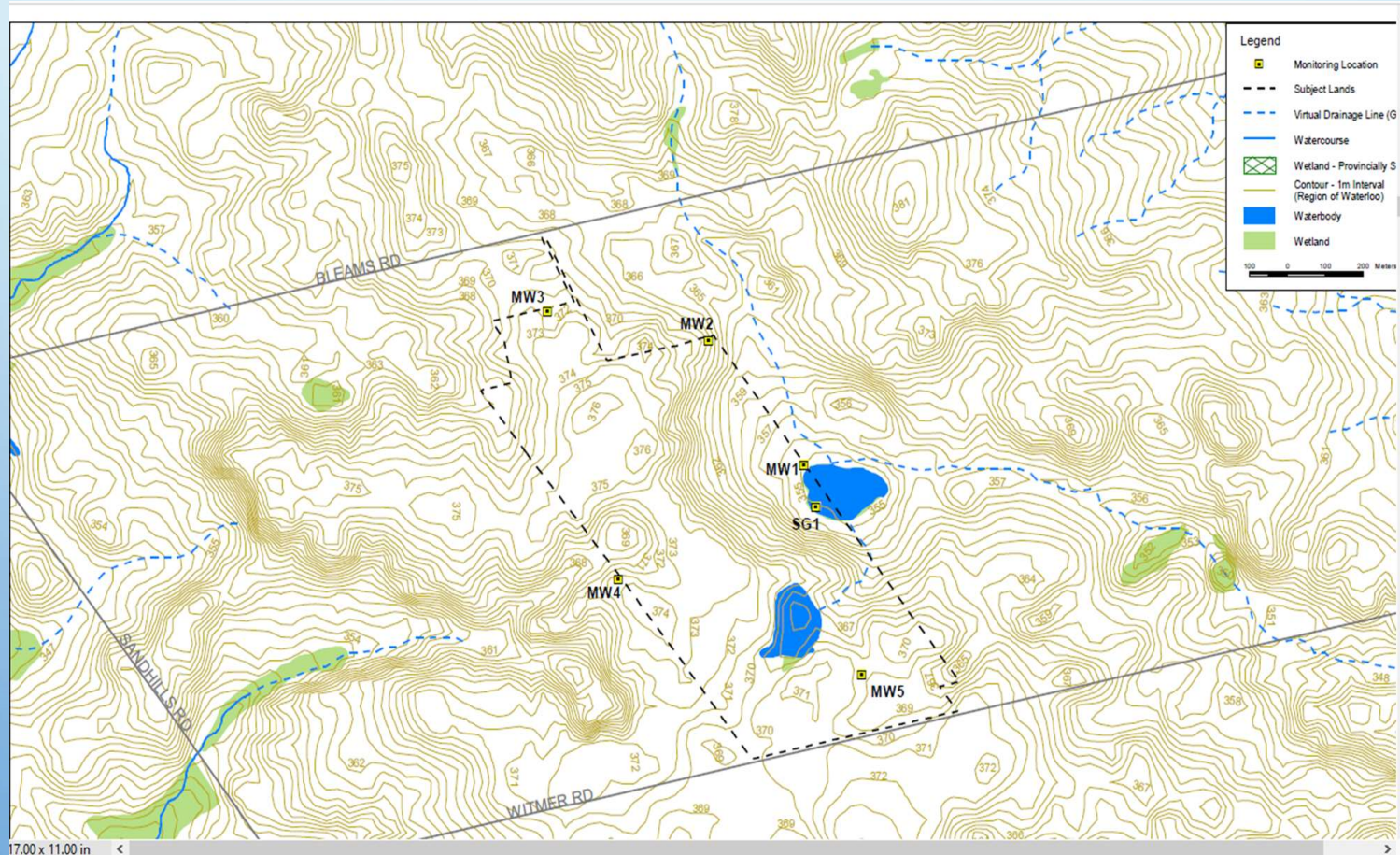
# Community Initiatives

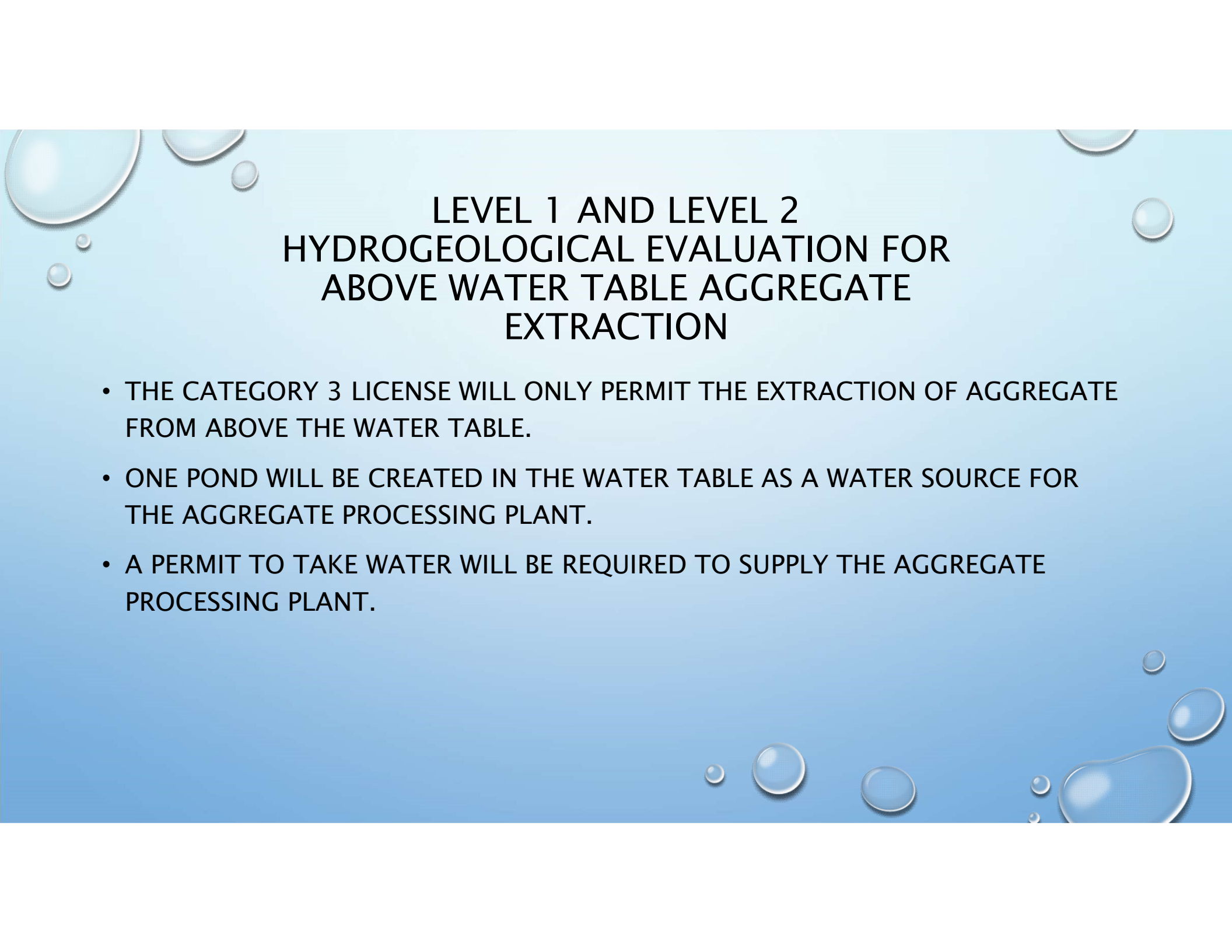


In April 2020, Kitchener-Wilmot Hydro proudly donated 1,000 N95 respirators to St. Mary's General Hospital in Kitchener.

# Thank You

# REVIEW OF HYDROGEOLOGICAL ASSESSMENT AND OPERATIONAL PLAN





## LEVEL 1 AND LEVEL 2 HYDROGEOLOGICAL EVALUATION FOR ABOVE WATER TABLE AGGREGATE EXTRACTION

- THE CATEGORY 3 LICENSE WILL ONLY PERMIT THE EXTRACTION OF AGGREGATE FROM ABOVE THE WATER TABLE.
- ONE POND WILL BE CREATED IN THE WATER TABLE AS A WATER SOURCE FOR THE AGGREGATE PROCESSING PLANT.
- A PERMIT TO TAKE WATER WILL BE REQUIRED TO SUPPLY THE AGGREGATE PROCESSING PLANT.

# THE SITE PLAN SHEET 2, OPERATIONAL NOTES

- SECTION 18. AGGREGATE WASHING:

THE WASH PLANT WILL BE LOCATED WITHIN PHASE 1 WITH WATER DERIVED FROM THE WASH PONDS CONSTRUCTED INTO THE WATER TABLE; SUBJECT TO APPROVAL BY MECP, INCLUDING (IF NECESSARY) A PERMIT TO TAKE WATER.



**ENVIRONMENTAL SITE ASSESSMENT  
AND RECORD OF SITE CONDITION**  
(USED AS BACKGROUND INFORMATION IN THE HYDROLOGICAL STUDY)

- MAY 23 2017 PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
- DONE FOR DUE DILIGENT FOR A REAL ESTATE TRANSACTION **AND NOT FOR A RECORD OF SITE CONDITION.**
- THE PHASE II ENVIRONMENTAL SITE ASSESSMENT PAGE 136; THE STATEMENT OF LIMITATIONS:

**IT SHOULD BE NOTED THAT THE OBSERVATIONS AND RECOMMENDATIONS PRESENTED IN THIS REPORT ARE LIMITED TO THE ACTUAL LOCATIONS EXPLORED.**

- THE SITE CONDITION RECORD FOR 1922 AND 1894 WITMER ROAD.
- TOTAL AREA OF RECORD OF SITE CONDITION PROPERTY (IN HECTARES) 66.15700
- CURRENT PROPERTY USE : **RESIDENTIAL**
- INTENDED PROPERTY USE: **INDUSTRIAL**

**LEGEND**

- Approximate Site Boundary
- APEC-1
- APEC-2

**CHUNG & VANDER DOELEN  
ENGINEERING LTD.**

311 Victoria Street North  
Kitchener / Ontario / N2H 5E1  
519-742-8979

**SITE PLAN**

1894 &amp; 1922 WITMER ROAD

Date: MAY 2017

Scale: NTS

File No.: E17413

**LEGEND**

Test Pit Locations



Approximate Fill Area

**CHUNG & VANDER DOELEN  
ENGINEERING LTD.**

311 Victoria Street North  
Kitchener / Ontario / N2H 5E1  
519-742-8979

**SITE PLAN**

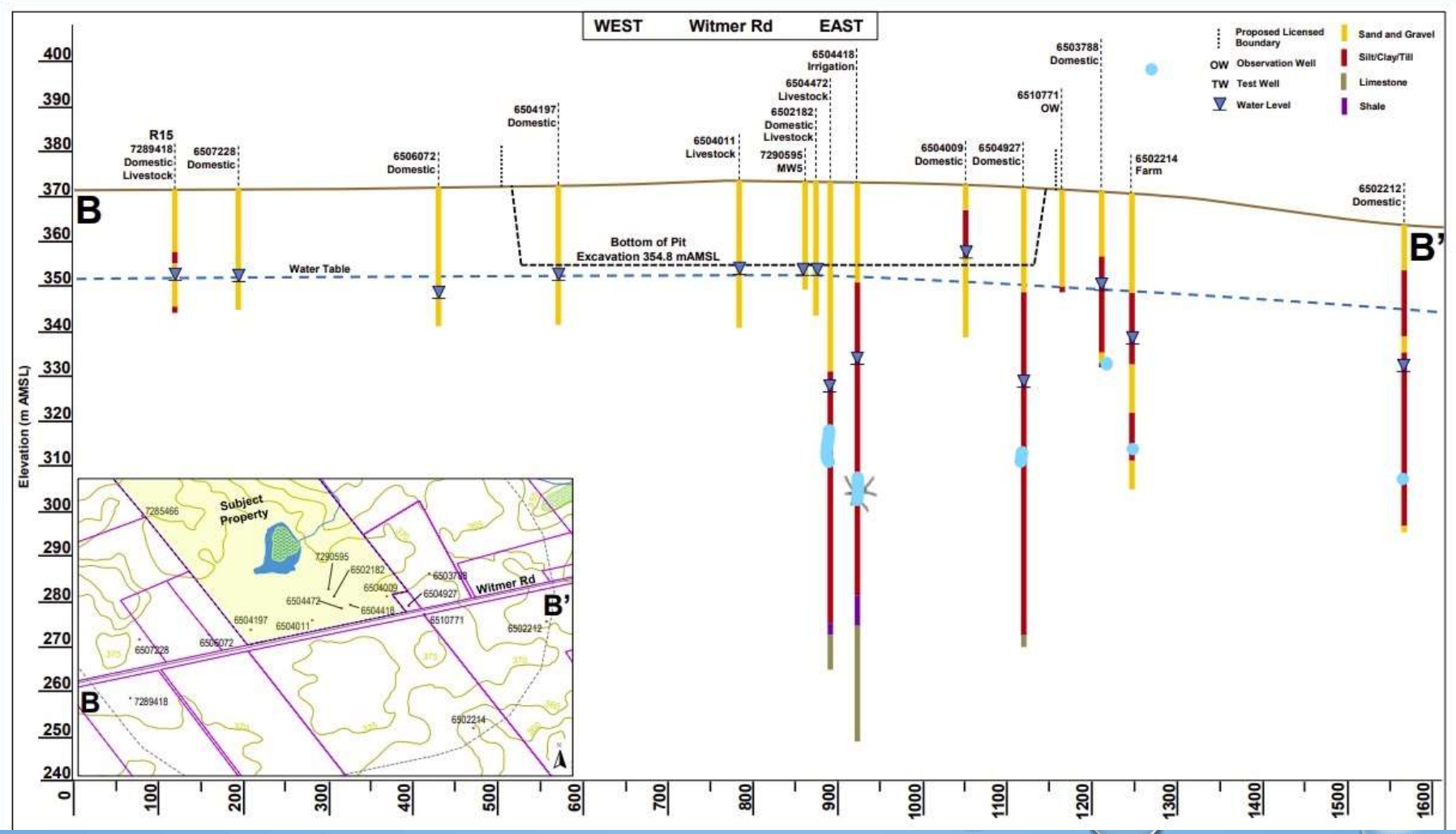
1894 & 1922 WITMER ROAD  
PETERSBURG, ONTARIO

Date: MAY 2017

Scale: NTS

File No.: E17413





## WELLS DRILLED ON OR NEAR CATTLE YARD

6502182	<a href="#">PDF</a>   <a href="#">HTML</a>	N/A	N/A	3106	27.1	05/15/1963
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Rated 18 GPM

6504011	<a href="#">PDF</a>   <a href="#">HTML</a>	N/A	N/A	3134	32.0	09/18/1973
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Near biogas digester 30GPM

6504009	<a href="#">PDF</a>   <a href="#">HTML</a>	N/A	N/A	3134	32.3	10/03/1973
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Domestic 8 GPM House 1843 in bush lot

6504197	<a href="#">PDF</a>   <a href="#">HTML</a>	N/A	N/A	3134	30.8	09/16/1974
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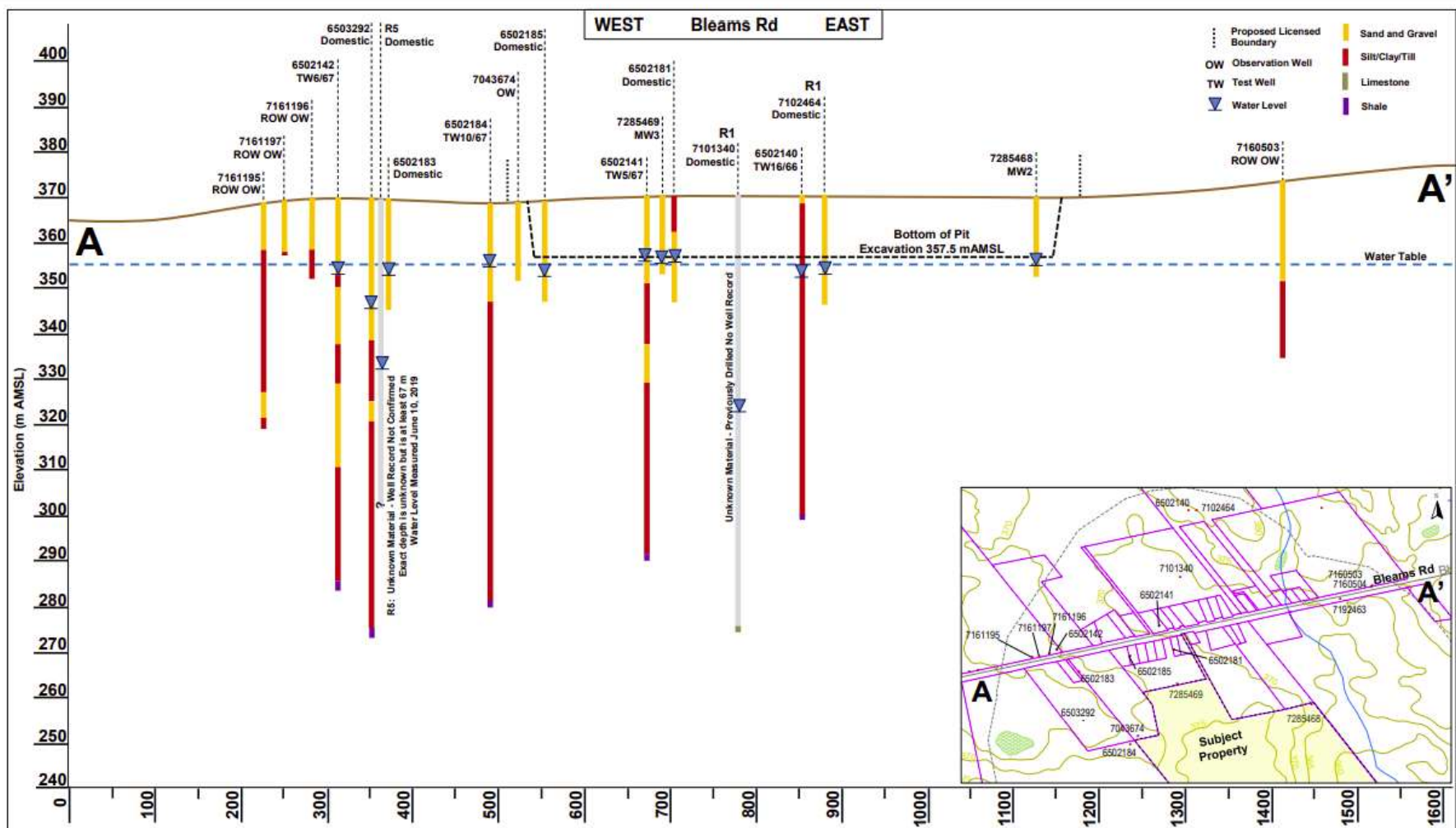
Center barns 8 GPM

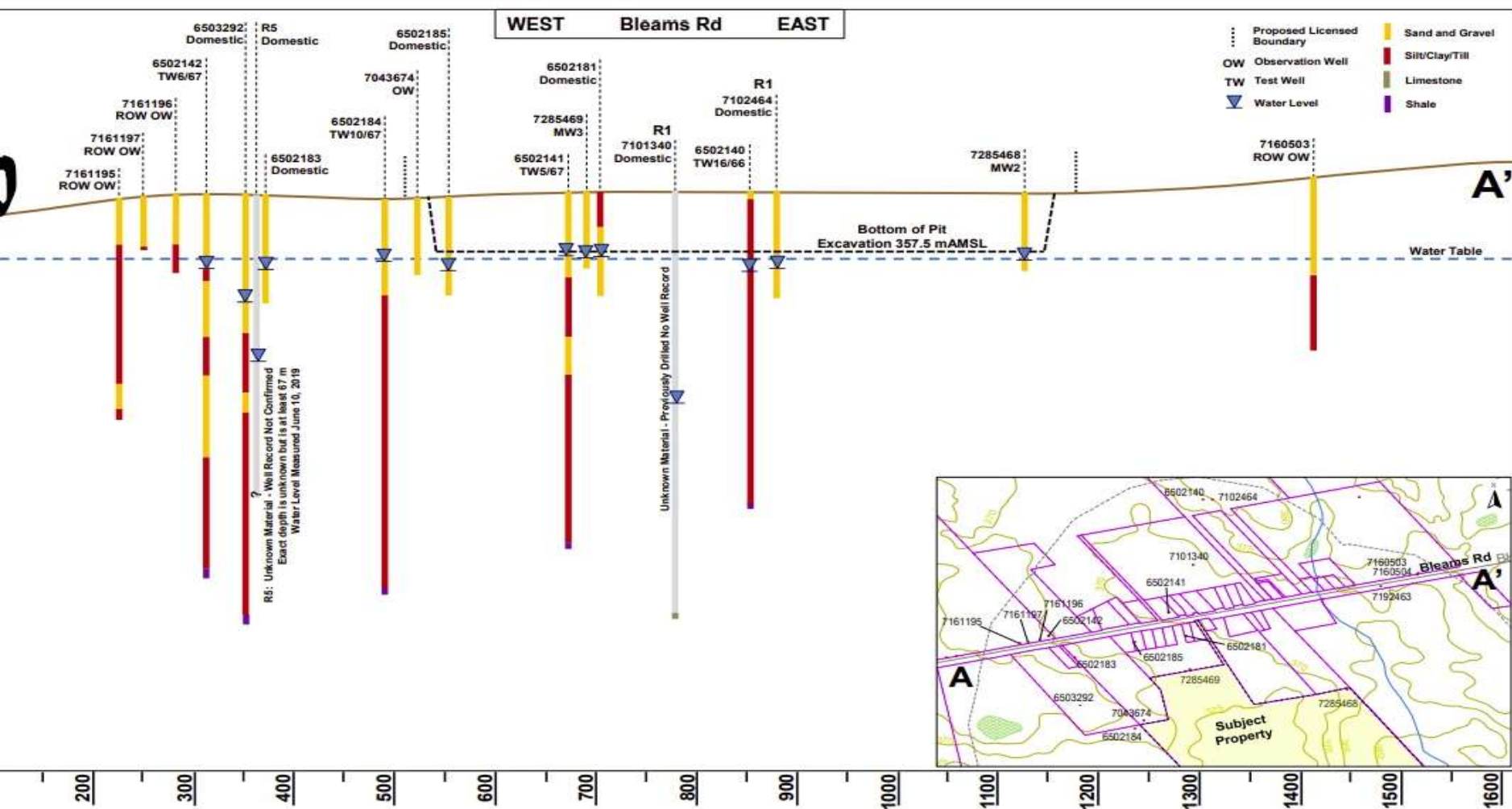
6504418	<a href="#">PDF</a>   <a href="#">HTML</a>	N/A	N/A	3134	121.9	02/21/1976
---------	--	-----	-----	------	-------	------------

Irrigation well eastside of lane 600 GPM pump set at 70 m. Water quality: Mineral

6504472	<a href="#">PDF</a>   <a href="#">HTML</a>	N/A	N/A	3134	106.1	06/03/1976
---------	--	-----	-----	------	-------	------------

Water supply Livestock 60 GPM pump set at 60m







Ministry of the  
Environment

# WATER WELL RECORD

The Ontario Water Resources Act

40917h

6504927

65004

BR 9

COUNTY OR DISTRICT: **Waterloo** TOWNSHIP: **Wilmot** CON. BLOCK, TRACT, SURVEY, ETC.: **South Of Bleams Road** LOT: **10**  
DATE COMPLETED: **18 July 79** DAY: **18** MONTH: **July** YEAR: **79**  
OWNER (OWNER'S FULL NAME): **R. 2 Petersburg** ADDRESS: **Box 281 Baden**

## LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET
				FROM TO
Brown	Sand		Loose	I 18
" "	Gravel	Clay	" "	18 78
" "	Clay	Stones	Hard	78 108
" "	Clay		" "	108 138
" "	Clay	Gravel	" "	138 166
Gray	Clay		" "	166 248
Brown	Clay	Stones	" "	248 330
" "	Limestone		" "	330 338

31 WATER RECORD 32 CASING & OPEN HOLE RECORD 33 PLUGGING & SEALING RECORD

31 WATER RECORD 32 CASING & OPEN HOLE RECORD 33 PLUGGING & SEALING RECORD

31 WATER RECORD 32 CASING & OPEN HOLE RECORD 33 PLUGGING & SEALING RECORD

LOCATION OF WELL



The Ontario Water Resources Commission Act

# WATER WELL RECORD

40917h

6504472

65004

BR 9

COUNTY OR DISTRICT: **Waterloo** TOWNSHIP: **Wilmot** CON. BLOCK, TRACT, SURVEY, ETC.: **Bleams Rd. South** LOT: **10**  
DATE COMPLETED: **18 July 79** DAY: **18** MONTH: **July** YEAR: **79**  
OWNER (OWNER'S FULL NAME): **R. 2 Petersburg** ADDRESS: **Box 281 Baden**

## LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET
				FROM TO
			Drilled Well Sept. 18/73	I 105
Brown	Stones	Clay	Loose	105 130
" "	Clay	Sand	" "	130 172
" "	Clay		Hard	172 296
" "	Clay	Stoney	" "	296 312
Blue	Shale		" "	312 323
Brown	Limestone		" "	323 348

31 WATER RECORD 32 CASING & OPEN HOLE RECORD 33 PLUGGING & SEALING RECORD

31 WATER RECORD 32 CASING & OPEN HOLE RECORD 33 PLUGGING & SEALING RECORD

31 WATER RECORD 32 CASING & OPEN HOLE RECORD 33 PLUGGING & SEALING RECORD

CONTRACTOR: **G. A. Kerr Well Drilling** LICENSE NUMBER: **3134**  
DATE OF INSPECTION: **June 27 79** INSPECTOR: **CSA**

## Monitoring wells and bore holes Jackson Harvest Farm

7285467	HTML	A222270	Z253880	7238	6.1	04/06/2017
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MW 1 edge of pond

7285468	HTML	A222269	Z253881	7238	15.2	04/07/2017
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MW 2 eastern fence line towards Shingltown

7285469	HTML	A222272	Z253882	7238	18.3	04/10/2016
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MW 3 near Shingltown

7285466	HTML	A222271	Z253883	7238	22.9	04/10/2017
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MW 4 eastern fence line, central

7290595	HTML	A225897	Z253991	7238	19.8	07/04/2017
---------	------	---------	---------	------	------	------------

MW 5 farm yard / lane

Bore holes / Well records with little info

7359729	HTML	A289807	Z336628	7675	N/A	04/01/2020
---------	------	---------	---------	------	-----	------------

7359731	HTML	A289086	Z336627	7675	N/A	04/02/2020
---------	------	---------	---------	------	-----	------------

7359732	HTML	A289805	Z336626	7675	N/A	04/07/2020
---------	------	---------	---------	------	-----	------------

BH6 26m

7359733	HTML	A289804	Z336625	7675	N/A	04/20/2020
---------	------	---------	---------	------	-----	------------

7359734	HTML	A289803	Z336624	7675	N/A	04/22/2020
---------	------	---------	---------	------	-----	------------

BH 7D – 47 m North west property corner, no records

7359728	HTML	A289808	Z336629	7675	N/A	04/02/2020
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BH barn area east south

7359730	HTML	A289809	Z336630	7675	N/A	04/03/2020
---------	------	---------	---------	------	-----	------------

# WELLS EAST AND WEST OF PROPERTY

6504927	<a href="#">PDF</a>   HTML	N/A	N/A	3134	103.0	07/18/1979
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Next door neighbor 1874 domestic well east of farm entrance 12 GPM used to supply 1843

6503788	<a href="#">PDF</a>   HTML	N/A	N/A	5469	36.9	04/04/1973
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First property east on Witmer



6506072	<a href="#">PDF</a>   HTML	N/A	NA	3518	30.5	10/21/1986
---------	----------------------------	-----	----	------	------	------------

First neighbor to the west on Witmer Rd . Rated 10GPM **Water not meeting ODWS**

7298020	<a href="#">PDF</a>   HTML	N/A	Z250092	6231	N/A	09/25/2017
---------	----------------------------	-----	---------	------	-----	------------

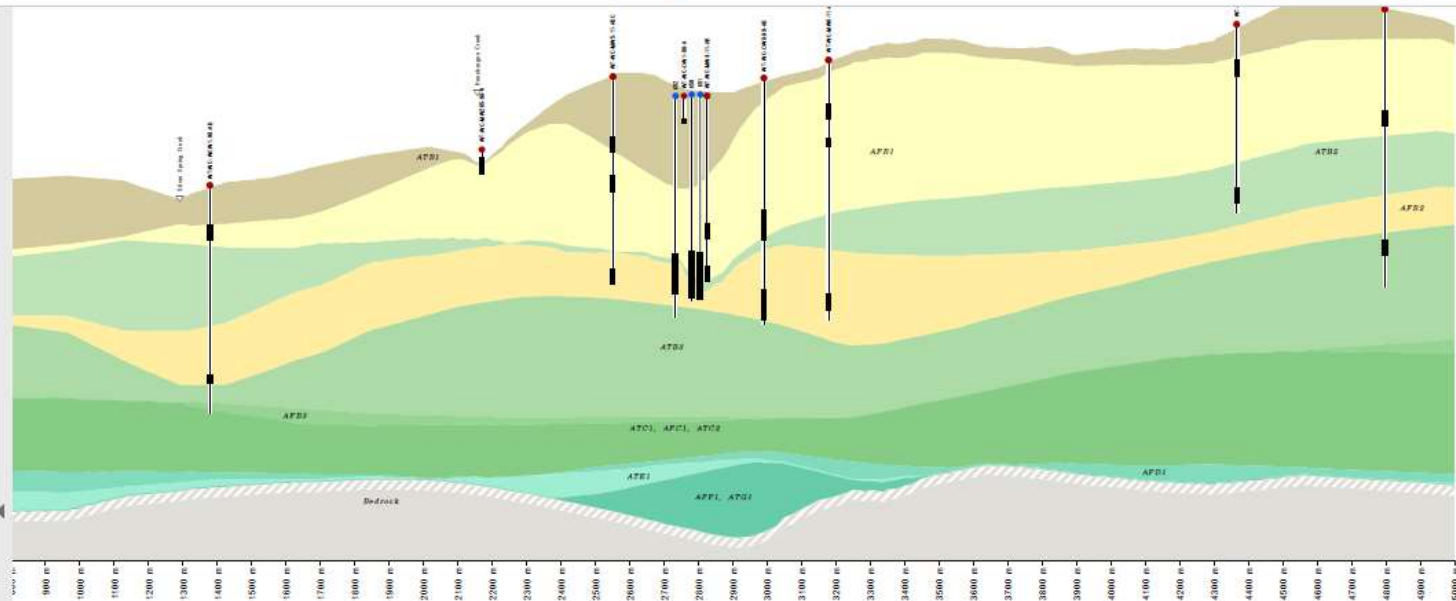
2215 Bleams closed

6502184	<a href="#">PDF</a>   HTML	N/A	N/A	2801	87.2	04/07/1967
---------	----------------------------	-----	-----	------	------	------------

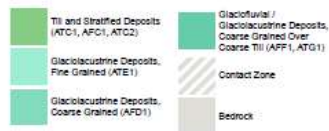
Regional monitoring well OW- 10 -67 (decommissioned in Dec 2018 )

**Table 8-6: Aquifers Applicable to Wellfields for ISI Mapping**

Wellfield	Production Wells	Screened Aquifer for ISI Mapping	Overlying Aquifer
<b>Waterloo Area Wellfields</b>			
Erb Street	W6A/W6C <sup>c</sup> , W6B, W7, W8	Middle Waterloo Moraine Sands (AFB2)	Upper Waterloo Moraine Sands (AFB1)
William Street	W1B, W1C, W2	Middle Waterloo Moraine Sands (AFB2)	Upper Waterloo Moraine Sands (AFB1)
Waterloo North	W5A, W25 (Laurel Tank)	Pre-Catfish Creek Aquifer (AFD1)	Lower Waterloo Moraine or Catfish Creek Till Outwash Aquifer (AFB3)
Waterloo North	W10 <sup>a</sup>	Upper Waterloo Moraine Sands (AFB1)	n/a
<b>Kitchener Area Wellfields</b>			
Strange Street	K10A, K11A, K13/K13A <sup>c</sup> , K18, K19	Middle Waterloo Moraine Sands (AFB2)	Upper Waterloo Moraine Sands (AFB1)
Mannheim ASR	ASR1, ASR2, ASR3, ASR4, RCW1, RCW2	Middle Waterloo Moraine Sands (AFB2)	Upper Waterloo Moraine Sands (AFB1)
Mannheim East	K21/K21A <sup>c</sup> , K25, K29	Middle Waterloo Moraine Sands (AFB2)	Upper Waterloo Moraine Sands (AFB1)
Mannheim West	K23, K24, K26	Upper Waterloo Moraine Sands (AFB1)	n/a
Mannheim Peaking	K91, K92, K93, K94	Middle Waterloo Moraine Sands (AFB2)	Upper Waterloo Moraine Sands (AFB1)
Greenbrook	K1A <sup>a</sup> , K2A <sup>a</sup> , K4B <sup>a</sup> /K4C <sup>a,c</sup> , K5A <sup>a</sup> , K8 <sup>a</sup>	Pre-Catfish Creek Aquifer (AFD1)	Lower Waterloo Moraine or Catfish Creek Till Outwash Aquifer (AFB3)
Parkway	K31, K32, K33	Pre-Catfish Creek Aquifer (AFD1)	Lower Waterloo Moraine or Catfish Creek Till Outwash Aquifer (AFB3)
Strasburg	K34, K36	Pre-Catfish Creek Aquifer (AFD1)	Lower Waterloo Moraine or Catfish Creek Till Outwash Aquifer (AFB3)
Pompeii	K72 <sup>b</sup> , K73 <sup>b</sup> , K74 <sup>b</sup> , K75 <sup>b</sup>	Pre-Catfish Creek Aquifer (AFD1)	n/a
Woolner	K80 <sup>a</sup> , K81 <sup>a</sup> , K82 <sup>a</sup>	Pre-Catfish Creek Aquifer (AFD1)	n/a
Wilmot Centre	K50, K51, K52	Upper Waterloo Moraine Sands (AFB1)	n/a
<b>Cambridge Area Wellfields</b>			
Fountain Street	P16, P18 (Maple Grove)	Pre-Catfish Creek Aquifer (AFD1)	Lower Waterloo Moraine or Catfish Creek Till Outwash Aquifer (AFB3)
Hespeler	H3, H3A, H4A, H5, H5A	Contact Zone	Middle Waterloo Moraine Sands (AFB2)



Monitoring Well

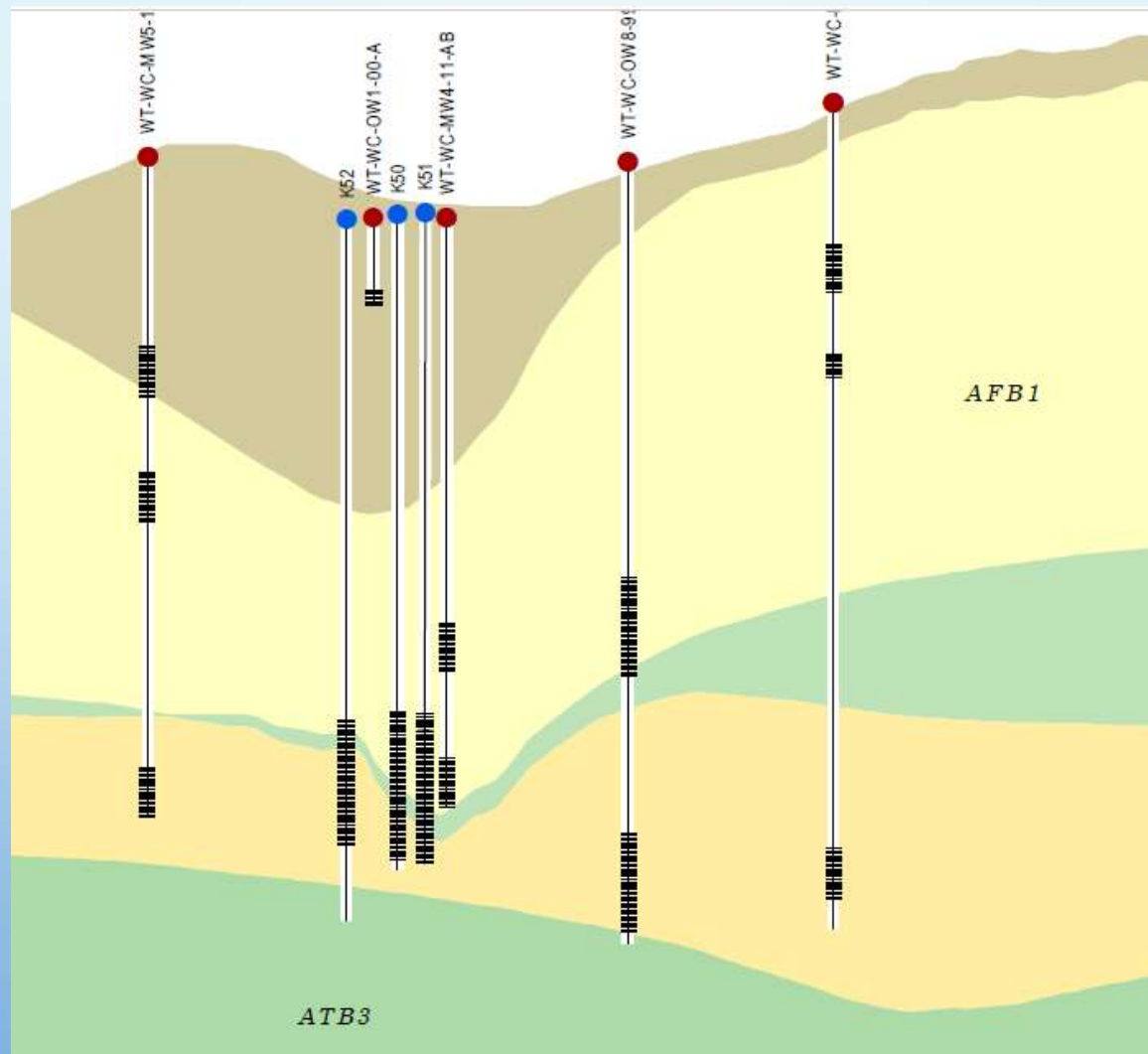


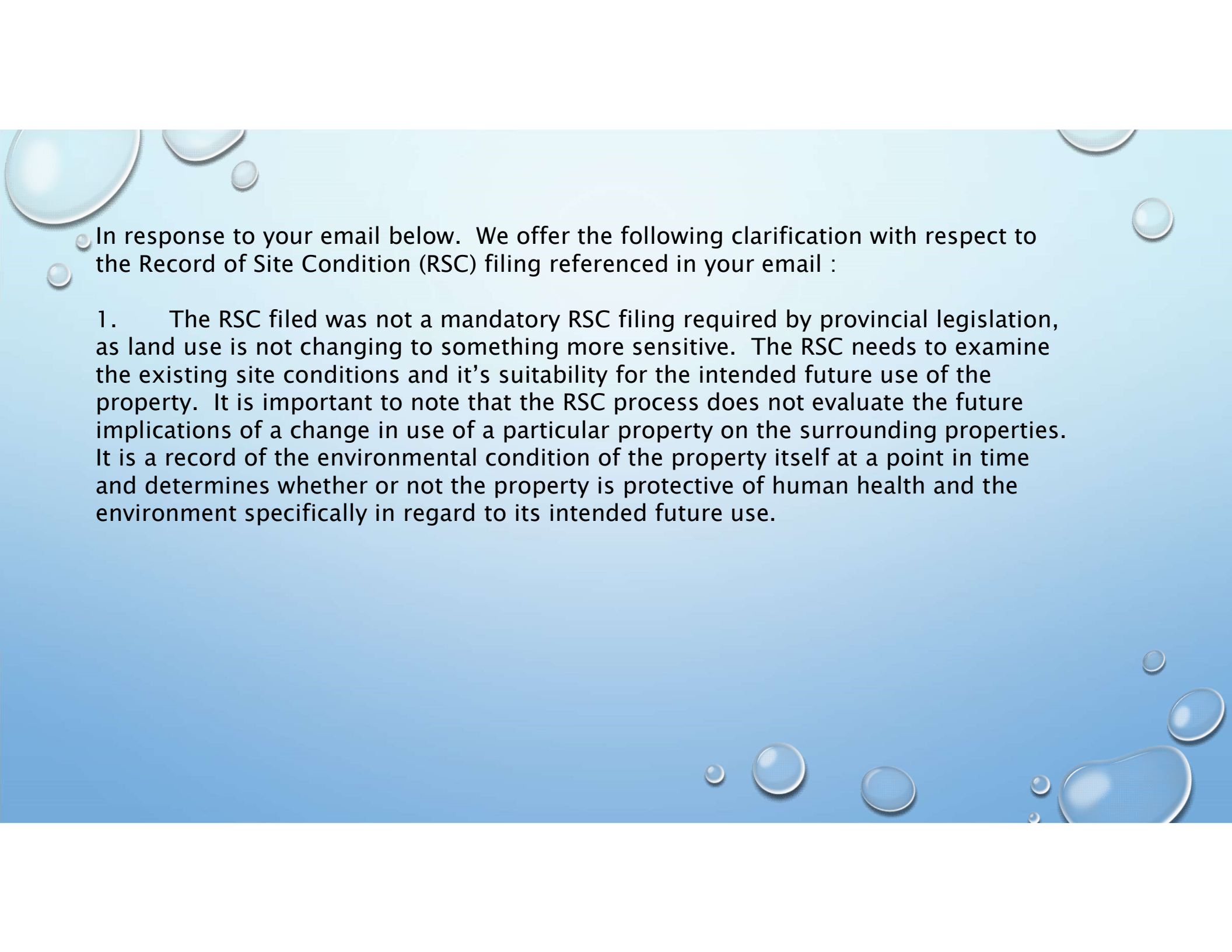
Client  
**REGION OF WATERLOO  
WILMOT CENTRE MONITORING  
PROGRAM**

Figure Title

# ANNUAL MONITORING REPORT CROSS SECTION A - A'

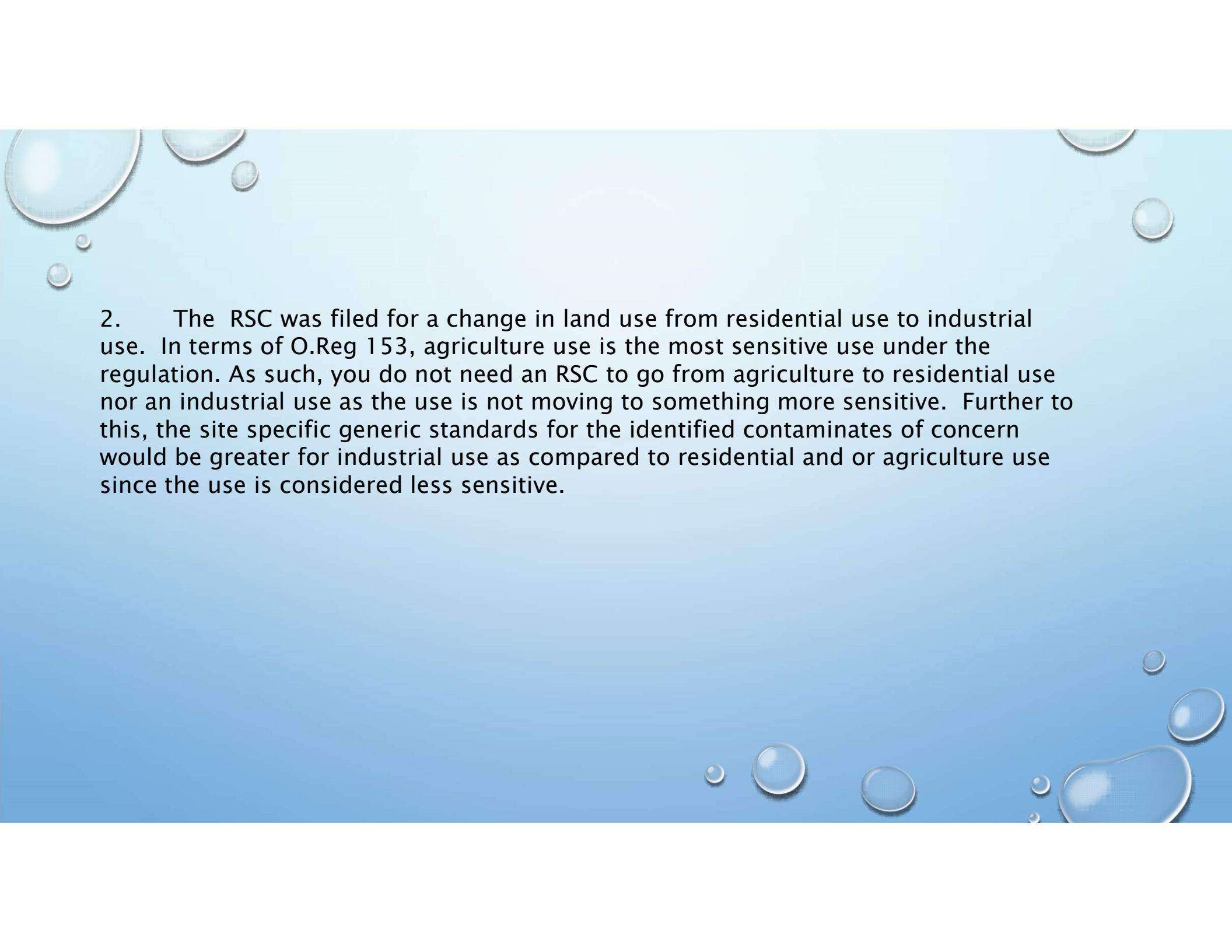
Drawn PS	Checked DH	Date September 2020	Figure No. 6
Horizontal Scale 1:13,000 Vertical Ex.: 15x			Project No. HA046402



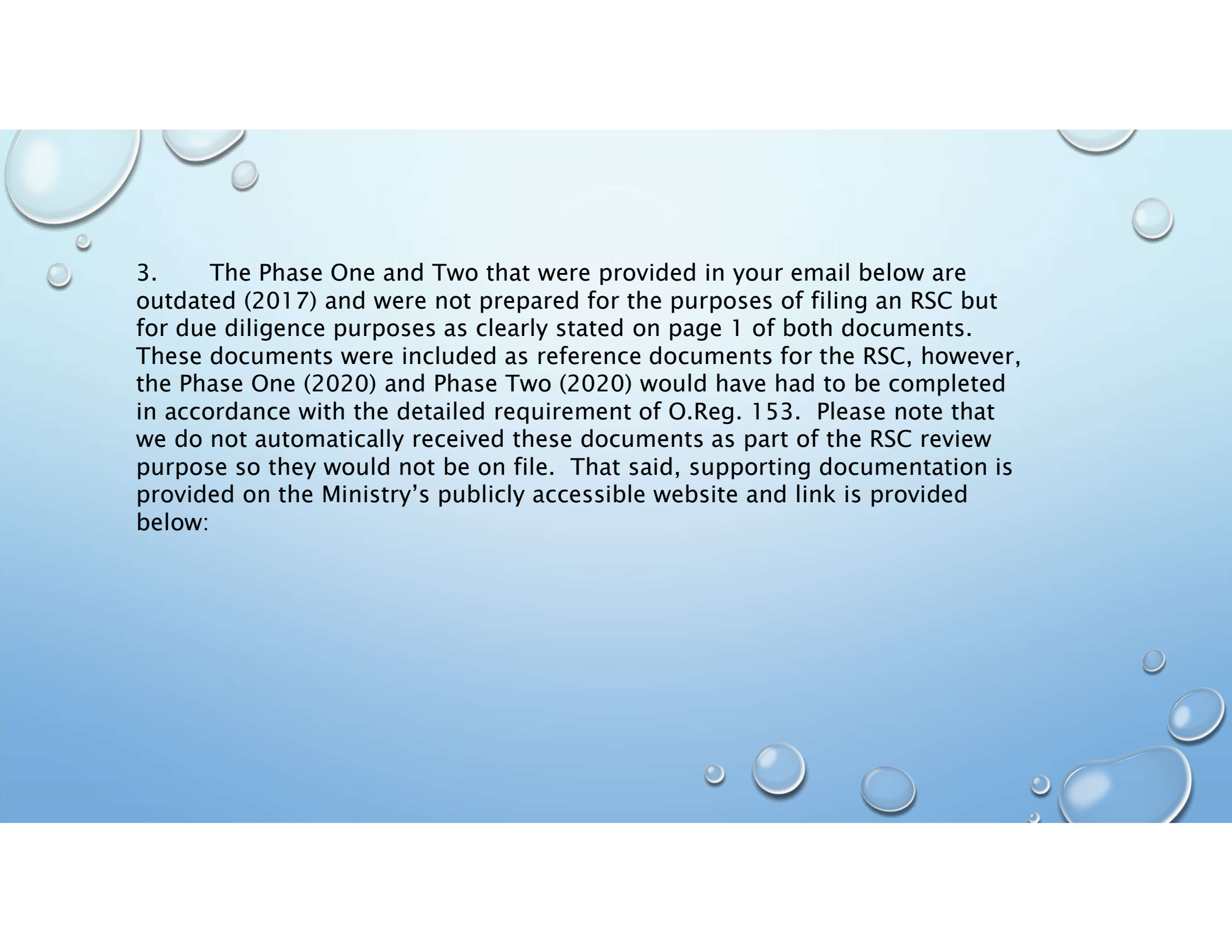


In response to your email below. We offer the following clarification with respect to the Record of Site Condition (RSC) filing referenced in your email :

1. The RSC filed was not a mandatory RSC filing required by provincial legislation, as land use is not changing to something more sensitive. The RSC needs to examine the existing site conditions and it's suitability for the intended future use of the property. It is important to note that the RSC process does not evaluate the future implications of a change in use of a particular property on the surrounding properties. It is a record of the environmental condition of the property itself at a point in time and determines whether or not the property is protective of human health and the environment specifically in regard to its intended future use.

The background of the slide is a light blue gradient. It is decorated with several realistic water droplets of various sizes, some with highlights and shadows, giving them a 3D appearance. The droplets are scattered across the slide, with a cluster in the top left, a few in the top right, and a larger group in the bottom right corner.

2. The RSC was filed for a change in land use from residential use to industrial use. In terms of O.Reg 153, agriculture use is the most sensitive use under the regulation. As such, you do not need an RSC to go from agriculture to residential use nor an industrial use as the use is not moving to something more sensitive. Further to this, the site specific generic standards for the identified contaminants of concern would be greater for industrial use as compared to residential and or agriculture use since the use is considered less sensitive.

The background of the slide is a light blue gradient, decorated with several realistic water droplets of varying sizes. Some droplets are in the top left corner, others are along the bottom edge, and a few are scattered on the right side. The droplets have highlights and shadows, giving them a three-dimensional appearance.

3. The Phase One and Two that were provided in your email below are outdated (2017) and were not prepared for the purposes of filing an RSC but for due diligence purposes as clearly stated on page 1 of both documents. These documents were included as reference documents for the RSC, however, the Phase One (2020) and Phase Two (2020) would have had to be completed in accordance with the detailed requirement of O.Reg. 153. Please note that we do not automatically received these documents as part of the RSC review purpose so they would not be on file. That said, supporting documentation is provided on the Ministry's publicly accessible website and link is provided below:

<https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDetail?submissionId=227095>

Of note:

- Past land uses (pre 1835) were considered as part of the Phase One and Phase Two up to it's most recent use (residential and farmland)
- All areas of potential environmental concern were investigated on the property as part of the Phase Two and as required by the regulation. These areas appear to be limited to the southern portion of the property as identified in the Phase Two Conceptual Site Model, which can be accessed using the link above.

I hope you find the information above clarifies the nature of the RSC filing.

Regards,

Dana Mohammed

Senior Environmental Officer

Ministry of the Environment, Conservation and Parks

Drinking Water and Environmental Compliance Division

Guelph District Office

Mobile Phone: 519.820.3083

Fax: 519.826.4286

### 2020 Nitrate Well K50

1/13/20	3.38 mg/L
4/08/20	3.00 mg/L
7/14/20	2.96 mg/L
10/13/20	2.87 mg/L

### 2020 Nitrate Well K51

1/13/20	<0.010 mg/L
4/08/20	<0.010 mg/L
7/14/20	<0.010 mg/L
10/13/20	<0.010 mg/L

## ANNUAL REPORT

Drinking-Water System Number: 260002707

Shingletown Water Supply System: Well K50

Drinking-Water System Owner: Region of Waterloo

Drinking-Water System Category: Large Municipal  
Residential

Period being reported: January 1 to December 31, 2020

### Shingletown Water Supply System: Well K51

Drinking-Water System Owner: Region of Waterloo

Drinking-Water System Category: Large Municipal  
Residential

Period being reported: January 1 to December 31, 2020

## **Presentation to Wilmot Council May 17, 2021**

Mayor Armstrong, Wilmot Councillors and staff, members of the public. My name is Dorothy Wilson and I am here this evening on behalf of the Nith Valley EcoBoosters, a local organization that is committed to achieving and supporting a long-term healthy environment in Wilmot and Wellesley Townships through education, action and collaboration. One action our group has decided to take is to support the Citizens for Safe Ground Water. We feel that the work that Citizens for Safe Ground Water is doing to oppose the proposed Hallman Pit directly aligns with the mandate of the Nith Valley EcoBoosters.

The focus of a number of presentations this evening is Water, Wetlands, Woodlots and Wildlife in relation to the proposed Hallman Pit. I would like to start off my presentation by talking about water. The Nith Valley EcoBoosters has a history of providing education to the public about how to protect and conserve water. In 2017 we developed a board game for this purpose, The Water Game. It has been used at the Living Well Festival and other community events, in schools, at presentations to community groups and to summer day camps run by the Wilmot Family Resource Centre. One key fact that players learn when playing the game is that most of our drinking water in Waterloo Region comes from ground water that is accessed by over 120 wells throughout the region. It makes sense to do everything possible to protect ground water. In fact, the Region of Waterloo has a Source Protection Plan that is intended to protect municipal wells from activities that could contaminate our drinking water. In addition, according to its website, the Township of Wilmot is committed to providing safe drinking water to its residents. Local citizens are encouraged to conserve water and adopt behaviours that protect water from contamination. It follows then, that our municipalities should not allow any activities that could jeopardize our water sources such as

permitting a gravel pit that is very close to municipal wells, as the proposed Hallman Pit would be.

Another fact that is introduced in our board game is that wetlands are important for a large number of reasons. Wetlands provide habitat for birds, fish and other wildlife; they filter pollutants from the water before it soaks into the ground; they store carbon which is important for mitigating climate change; and they help to control flooding. Many wetlands have been destroyed in order to have land for agricultural or development purposes. Things are rapidly changing though, as our planet is facing a far-reaching climate crisis. In some communities a new movement is growing where natural assets are given a monetary value. This results in town officials being responsible to maintain natural infrastructures just like they do with traditional brick and mortar assets. It also leads to nature-based solutions when considering how to deal with climate change. The International Union for the Conservation of Nature launched a set of global standards for nature-based solutions last year that could sequester a significant amount of carbon. Wilmot Council must join other communities in recognizing the value of natural areas in their jurisdictions. The Nith Valley EcoBoosters group urges Wilmot Council to take into consideration not only the health, but also the value of the wetlands that would possibly be adversely affected by proposed the Hallman Pit.

In 2020 the Nith Valley EcoBoosters began a collaboration with the Wilmot Horticultural Society and Rotary Wilmot, called Let's Tree Wilmot. Its mission is to increase the tree canopy cover in rural and urban areas of Wilmot. Trees do matter. They provide oxygen; absorb carbon; cool the environment; capture, store and filter rain water; provide habitat for insects, birds and other wildlife, among other things. Trees are very valuable and need to be protected. More trees need to be planted. Trees are vital for the long-term environmental health of our community, the country and, indeed, the entire planet. If

the proposed Hallman Pit is allowed to proceed, the trees in the woodlot, on the property in question, would be threatened. For the reasons stated above, those trees need protecting.

I have mentioned how wetlands and trees provide habitat for wildlife. Why should we care about the wildlife? For many of us with birdfeeders, we know how much pleasure we can derive from watching different birds visit our backyards. But more importantly, according to the Canadian Wildlife Federation, wildlife plays a vital role in the ecological and biological processes that are essential to life. The health of the environment is dependent on interactions among plants, animals and microorganisms. Some of the biological processes in which wildlife play a key role are pollinization, seed dispersal, soil generation, habitat maintenance and pest control. If you want to see a great example of the beneficial effects of wildlife, check out the video about the reintroduction of wolves into Yellowstone National Park. Also, I'm sure you are familiar with recent concern about declining bee populations that is linked to certain pesticides. Consider what I said earlier about the value of natural assets. Wildlife habitat is another important natural asset that needs protection for our health and the health of the planet. Wildlife habitat could certainly be compromised if the proposed Hallman Pit is approved.

In March of 2020, the Nith Valley EcoBoosters wrote a letter to the Township of Wilmot outlining our concerns about the proposed Hallman Pit. In that letter we stated that approving the development of the aggregate operation was in direct conflict with the Climate Emergency that had recently been declared by the township. Our opinion has not changed. All decisions that the township council make related to the management of Wilmot need to be guided by the fact that a Climate Emergency has been declared. Water, wetlands, woodlots and wildlife are all natural assets that must be protected. The Nith Valley EcoBoosters urges the Wilmot Council to prevent the

construction of the proposed Hallman Pit for the sake of a long-term healthy environment in our community.

Thank you for the opportunity to speak this evening.

## **Linda Laepple: Hydrogeological review May 17 2021 Presentation**

Title: Slide 1

Wilmot is a caring community. We care local and we care globally. A good number of Wilmot citizens have been over the years with volunteer organizations to Africa, to help drill wells so women don't have to walk for hours carrying water. We are aware how privileged we are to turn the tap and clean safe water comes out, any time of the day. We are also aware of the struggles of local provincial and federal government departments in Canada to put an end to water boil advisory's and to clean up after corporations contaminated the ground water and left. We don't want to be added one day to this list. Elmira is enough.

Offices face paper, reports prepared by stakeholders. But we the community, incl staff and council, we will face reality for many years to come.

The Ministry approving the application is going by the checkpoints marked off in the application. Now, if there are only half of the facts presented in the Hallman pit application, that need to be considered in this unique case, it's not the Ministry's role to research if paper actually matches reality.

A good example the second wetland shown on most maps of the subject lands, that came and went. It wasn't shown in areal maps prior 1950 and since 3 years it is part of the row crop field again. Yet it served for many years as a manure lagoon, settling pond and extreme high levels of potassium in one of the soil tests of that area should have been red flags to the experts.

### **Slide 2**

#### **The Hydrological study reads:**

- The Category 3 license will only permit the extraction of aggregate from above the water table.
- One pond will be created in the water table as a water source for the aggregate processing plant.
- A permit to take water will be required to supply the aggregate processing plant.

### **Slide 3**

#### **Operational plan notes read:**

The Site plan sheet 2, operational notes read:

Section 18. Aggregate Washing: The wash plant (which is a machine by the way) will be located within Phase 1 with water derived from the wash ponds constructed into the water table; subject to approval by MECP, including (if necessary) a Permit to Take Water.

While all papers promises to keep a minimum of 1,5 meters above the water table one study talks about 1 pond into the water table as a water source and a water permit needed. Another planning paper clearly describes the intention to start operating wash ponds, no mention how many, into the water table right from the start or seek a permit to go into the water table once general approval is given.

#### Slide 4

Map of Operational plan

19. Aggregate Recycling: The Licensee **is permitted** to import concrete and asphalt for recycling and resale and/or blending purposes.

Recycling shall occur within the 'Recycling Area' as noted on Sheet 2 of 7.

To support the impression everything was done to remove any hazards from the site, an environmental assessment was done and a record of site condition filed.

#### Slide 5

##### Environmental site assessment and Record of site condition

May 23 2017 Phase one environmental site assessment

The assessment done for due diligent for a real estate transaction and not for a Record of Site condition.

The Phase II Environmental site assessment Page 136 of the Statement of limitations:

**It should be noted that the observations and recommendations presented in this report are limited to the actual locations explored.**

#### Slide 6

##### Areas of environmental concerns investigated

The environmental assessment used as back ground information for all studies is in reality valid only for these exact locations. The blue green and yellow where oil and air condition fluid stained soil and in ground fuel tanks were found and removed. These locations where used by the previous owner for private vehicle maintenance, the covered area by the silo where oil drums and stained concrete was removed for sure was not a farm equipment most likely not by the farming operation farm equipment maintenance.

The location chosen by the trees was to meet a requirement of investigating 30 meters from a waterbody. But there isn't any, yet.

#### Slide 7

##### Operational plan with irrigation well location

The red dots by the trees mark the test pits where construction waste were found and other litter. And now we see the waterbody. The planned wash pond in the water table, to supply the wash plant.

Waterloo Region Report / Burnside report describes the Shingltown / Witzels pond as the exposed Aquifer 1.

The blue dot marks the irrigation well, the location and condition or plans for future use **not mentioned in any reports same as another half dozen well on the property.** The well is so

deep it affects aquifer one and 2 passing thru an aquitard the consultants had calculated a 500 year travel time.

Since this well is located right under the proposed asphalt recycling area and we know storm water from our roads is contaminated, this opening could affect 2 aquifers.

On the other hand this well was used to mix manure and if the water is untested and used for aggregate washing, potentially contaminated water could be brought up from a lower aquifer and released into the upper aquifer many people depend on.

### **Slide 8**

#### **Witmer road well cross section**

These are the wells found on and near the cattle yard including said irrigation well. Listed in the report but not investigated.

The blue area the recommended pump setting at the time of drilling.

### **Slide 9**

#### **Well records on cattle Yard**

Note the dates and depths as they kept running out of water.

### **Slide 10**

#### **Bleams Rd Wells**

These are Regional test wells and private wells along Bleams Road . Left out are the Regional production wells.

### **Slide 11 Bleams Rd**

#### **wells incl K50 -51**

This is the screen setting of the Wells K50 and 51. In reality intake screens start just 22 meters under the water table.

### **Slide12 Deep well records**

These deep well record for old deep wells were used to establish the theory of a 500 year travel zone aquitard along with the bore hole and test well drilling information.

### **Slide 13 Monitoring wells and bore holes 1 to 5**

These records are from the wells drilled prior to purchase and are fairly shallow

### **Slide 14 Bore holes no records**

The Region had asked for additional wells. They are also listed in the public well records website but no information in regards of depth or type of soils encountered.

### **Slide 15**

**Wells east and west on Witmer Road** referenced in the study.

### **Slide 16**

#### **Aquifers applicable to Wellfields**

This is from a recent Regional Report confirming were the wells draw the water from.

### **Slide 17**

#### **Same report Wellnest cross section**

### **Slide18**

Close up cross section. We, farming next to the Reginal wells have always had a close eye over the years on nitrate levels. Oddly enough the 2 wells only 10 or 15 meters apart, drawing water from the same depth measured very different nitrate levels. K50 up to 8 and K51a more constant 2. This tells us the water comes from 2 different directions to the wells.

The fact that pump tests at the wells influenced the water table as far as Hallman lake in the west and test wells on Sandhills near Witmer support the concept of an interconnected underground lake that needs to be protected from any spills or intentional deposited wash water.

Reality is the hydraulic system of one piece of heavy equipment holds 500 to 600l of oil. It takes a few liters to spill till its noticed and then the 15 liter buckets in the emergency kit at the scale house need to safe us.

( In case time is short)

Go to last slide.

But I have some good news to celebrate;

#### **Slide 20 Nitrate levels in K50 and 51 continually reduced over the past years.**

Farmers in the intake area near the Shingltown wellfield must have done something right over the last 10 or 15 years as for the very first time for all of 2020 the Nitrate in K 51 showed zero.

So please look at facts and reality and not just boxes ticked off in applications.

#### **Slide 19 to 21 Ministry's responds to the Record of Site condition that misleadingdescribes rezoning from residential to industrial, not agriculture to aggregate.**

In response to your email below. We offer the following clarification with respect to the Record of Site Condition (RSC) filing referenced in your email :

1. The RSC filed was not a mandatory RSC filing required by provincial legislation, as land use is not changing to something more sensitive. The RSC needs to examine the existing site conditions and its suitability for the intended future use of the property. It is important to note that the RSC process does not evaluate the future implications of a change in use of a particular property on the surrounding properties. It is a record of the environmental condition of the property itself at a point in time and determines whether or not the property is protective of human health and the environment specifically in regard to its intended future use.

The RSC was filed for a change in land use from residential use to industrial use. In terms of O.Reg 153, agriculture use is the most sensitive use under the regulation. As such, you do not need an RSC to go from agriculture to residential use nor an industrial use as the use is not moving to something more sensitive. Further to this, the site specific generic standards for the identified contaminants of concern would be greater for industrial use as compared to residential and or agriculture use since the use is considered less sensitive.

The Phase One and Two that were provided in your email below are outdated (2017) and were not prepared for the purposes of filing an RSC but for due diligence purposes as clearly stated on page 1 of both documents. These documents were included as reference documents for the RSC, however, the Phase One (2020) and Phase Two (2020) would have had to be completed in accordance with the detailed requirement of O.Reg. 153. Please note that we do not automatically receive these documents as part of the RSC review purpose so they would not be on file. That said, supporting documentation is provided on the Ministry's publicly accessible website and link is provided below:

<https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDetail?submissionId=227095>

Of note:

- Past land uses (pre 1835) were considered as part of the Phase One and Phase Two up to its most recent use (residential and farmland)
- All areas of potential environmental concern were investigated on the property as part of the Phase Two and as required by the regulation. These areas appear to be limited to the southern portion of the property as identified in the Phase Two Conceptual Site Model, which can be accessed using the link above.

I hope you find the information above clarifies the nature of the RSC filing.

Regards,

Dana Mohammed

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## May 17 Wilmot Township Delegation: Preservation and Recreation

Thank you for giving me time to speak tonight. My name is Christina Harnack and I live in Shingletown on Bleams Road.

As we heard tonight, Wilmot Council reads a Land Acknowledgement statement at the beginning of each meeting.

In a video post by Lindsay Brant, from the Centre for Teaching at Queen's University, she speaks to the importance of authentic and [Meaningful Land Acknowledgements](#). The first time I heard Wilmot's Land Acknowledgment is when hundreds of concerned citizens gathered in person at Wilmot council to present our concerns about the proposed Jackson Harvest Farm Gravel Pit.

I was struck by several parallels the land acknowledgement has with the concerns we are presenting in regards to our health, safety, community and environment. I want to re-read this for you tonight. Here is the **Land Acknowledgement** from your website:

*We have gathered in Wilmot Township on the traditional territory of the Neutral, Anishnaabeg (u-nish-a-nah-bey) Haudenosaunee (ho-din-a-son-ni) and Mississauga peoples.*

*We also want to acknowledge the importance of The Dish with One Spoon Covenant - a peace agreement made between Indigenous nations before the Europeans arrived. It characterizes our collective responsibility to each other and Mother Earth - **we should take only what we need, leave enough for others and keep the dish clean.***

*By acknowledging this covenant and the First Nations, Métis and Inuit peoples, we are reminded of our important connection to this land where we live, learn and work together as a community.*

As a non Indigenous person, I have a lot of work to do to better understand the importance of Land Acknowledgements and issues facing Indigenous members of our communities and harm done in the past. It is not my intention to use this Land Acknowledgment for my benefit, but I do want to genuinely ask, how do you, as members of Council and as Mayor, let this land acknowledgement guide and direct your decision making? What impact does this Land Acknowledgement have on your responsibility to each other and each member of the community? How does the statement, **“we should take only what we need, leave enough for others and keep the dish clean ”** inform your decisions in matters of land and re-zoning in Wilmot region? What stakeholders do you consult? Whose interests are you promoting and protecting? As Lindsay Brant references, land acknowledgments are not a check-box nor should they be lip service at the beginning of meetings.

Something that has been clearly presented by several delegations and Citizens for Safe Ground Water is that the need for aggregate is not something that a proposed gravel pit is required to demonstrate to the Ministry. You have the ability to still have some control in this process and in protecting this land and community by not granting this zone change application.

In the case of the proposed Hallman Pit, I want to respectfully ask, in making this zone changing decision, are the values of our community being represented here or are the values and hopes of the developer being prioritised? We all have a role to play in protecting our environment and our community. As councillors and Mayor, you have been elected and entrusted by us to make decisions and provide directions based on the needs and voices of the community. Over the last few years, you have heard clear opposition to the Hallman Pit from hundreds of people who live in the area through formal delegations, letters, e-mails, signed petitions, and conversations in regards to environmental concerns, protections of water, wildlife and wetlands but also for safety and well-being, from both a mental health and physical health perspective.

In speaking with a neighbour the other night, they reminded me that people in this neighbourhood have varied experiences and history with this area, some going back generations as far as their parents and grandparents. Some have enjoyed the area with their children visiting the natural habitat, and wooded area on the proposed property. Some still visit regularly and have seen coyotes, nesting ducks, muskrat dens, owls, deer, and currently fox. In presentations, those representing Jackson Harvest Farms and Mr. Esbaugh have said that the wetlands, in itself, will be untouched and preserved. That may be true. But it would be naive to not acknowledge that in reality, when the surrounding area is disturbed to the proposed extent – the safe habitat for wildlife provided by the pond, wooded area and wetlands WILL be destroyed. This is very upsetting, and quite a crime that an already overdeveloped and locally available commodity, takes precedence over protecting this natural habitat.

We and our neighbours continue to be concerned regarding the watershed issues. There are still different opinions and conflicting reports about what the risk is to destroying the water source and it would be a disaster if water had to be piped back to Shingletown from Kitchener and the strain this places on Kitchener's groundwater. Not to be forgotten is the reality that whatever the promises made and regulations in place there is literally no enforcement by the province. As a council, by allowing this rezoning, are you really comfortable with this risk? Does this project seek to take only what is needed and leave safe drinking water for all?

It is clear that Wilmot Council values the physical health and well-being of our community. My family and I have truly enjoyed the new additions of trails and the efforts of the Wilmot Trails Advisory Committee. In the recent Wilmot Employment Lands Press Release, connecting communities through new recreational trails is one of the features highlighted to entice new Wilmot residents. Through these 58 kilometers of existing trails you have connected communities, provided a well needed and critical way for people to connect with each other and with nature, especially during the time of this pandemic. With mental health crises on the rise and numerous studies, including reports from the World Health Organisation and Sick Kids, indicating that depression and anxiety are on the rise, especially in the midst of a pandemic, getting outside is more important than ever.

One does not need to look far for research that supports getting outside in nature as a significant way for people to improve their mental health; nature is healing and restorative. With the beautiful spring weather, people are taking advantage of the trails and the green spaces in our communities. Living on Bleams Road, the cyclists are also taking full advantage and a very used cycling route includes Witmer road and surrounding concessions. The WHO provides detailed resources about how to manage stress as well as mental health resources for the public. There are countless documents they provide about the benefits of being active in one's community, both through physical activity and by being connected to other people in improving mental health. In one of their documents #healthyathome, they state that:

“Regular physical activity can help give our days a routine and be a way to stay in contact with family and friends. It’s also good for our mental health - reducing the risk of depression, cognitive decline and delay the onset of dementia - and improve overall feelings”. -WHO <https://www.who.int/news-room/campaigns/connecting-the-world-to-combat-coronavirus/healthyathome/healthyathome--physical-activity>

In our community in Shingletown, getting out and being active in our community includes being able to walk out of our homes along our property lines, being able to walk safely down to the Laepple Organic Farm, walking dogs, running or cycling along the road, and walking to crown land. Many have benefitted from the generosity of neighbours who share their laneways to walk or wetlands to explore. Being able to do this safely without driving to another community to do so is vital to our mental & physical health and well-being. Increased noise, dust, and most importantly volume of gravel truck traffic will negatively affect our ability to be active in our community.

Finally, please consider the cultural heritage surrounding the community in Shingletown. When we first moved here it was interesting to learn that the name derived from parcels of land divided and seemingly looking like roofing shingles overlapping, different from long linear property divisions. People's land was not always necessarily connected as they owned different "shingles" of land. Generations of farmers and people have lived and formed the community of Shingletown and the surrounding rolling hills, wildlife, woodlots, and wetlands are a part of that. The Hallman Pit would change all of that.

It is of note that The Region of Waterloo, in collaboration with the Heritage Resources Centre of the University of Waterloo and the Township of Wilmot, is undertaking a study of Cultural Heritage Landscapes in the townships of Wilmot and North Dumfries. Identifying and conserving cultural heritage resources, including landscapes or larger areas that retain cultural heritage value, is an important part of planning for and managing change in our communities. I am glad this study is taking place as making changes to zoning, community development, and environment has an impact not only on our future communities but on the heritage of our communities as well.

Please be courageous when you make a decision for this re-zoning proposal. Please remember the many people who have voiced their concerns and please make this decision with the values of our community at heart and not for the goals and projects of an individual developer.

Thank you for your time this evening.

Christina Harnack  
Shingletown, Wilmot