

Committee of the Whole Minutes

Monday, October 6, 2025, 5:00 P.M.

Council Chambers - Hybrid

60 Snyder's Road West

Baden, Ontario

N3A 1A1

Members Present: Mayor N. Salonen
Councillor S. Cressman
Councillor K. Wilkinson
Councillor L. Dunstall
Councillor S. Martin

Members Absent: Councillor H. Sidhu

Staff Present: Chief Administrative Officer, J. Willmer
Acting Director of Corporate Services, H. O'Krafka
Director of Community Services, C. Catania
Acting Director of Infrastructure Services, K. VanderWal
Acting Director of Development Services, A. Martin
Manager of Legislative Services / Municipal Clerk, K. Bos
Supervisor of Legislative Services / Deputy Clerk, M. Dykstra
Desktop Support Technician, R. Ubhi

1. CALL TO ORDER

Moved by: Councillor S. Cressman

Seconded by: Councillor S. Martin

THAT the Committee of the Whole on October 6, 2025 be called to order at 5:00 p.m.

Motion Carried Unanimously

2. CLOSED SESSION

Moved by: Councillor L. Dunstall

Seconded by: Councillor K. Wilkinson

THAT a Closed Meeting of Council be held on October 6, 2025, at 5:00 p.m. at the Wilmot Administrative Complex, in accordance with Section 239 (2) (f) of the Municipal Act, 2001, to consider the following:

- CCTV Cameras and Data Sharing - Section 239(2)(f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and,
- Jananna Bamberg Koch Leis Municipal Drain- Section 239(2)(f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Motion Carried Unanimously

3. RECONVENE INTO OPEN SESSION

Moved by: Councillor L. Dunstall

Seconded by: Councillor S. Cressman

THAT Committee of the Whole reconvenes in Open Session at 6:07 p.m..

Motion Carried Unanimously

4. TERRITORIAL LAND ACKNOWLEDGEMENT

Councillor S. Martin read the Territorial Land Acknowledgement.

5. ADDITIONS TO THE AGENDA

The following items were added since the publication of the Revised Agenda:

- Item 10.2 Correspondence from Dorothy Wilson regarding Cachet Development Proposal OPA 01/24, ZCA 02/24 & DPS 30T-24601
- Item 9.2.1 Specific Interest Delegation on behalf of Michelle McCarthy, Dillon Consulting Limited for Item 12.2 DS-2025-09 - Official Plan Amendment Application, 01/24, Draft Plan of Subdivision Application 30T-24601, Zone Change Application 02/24, Nafziger Road, New Hamburg

6. ADOPTION OF THE AGENDA

Moved by: Councillor S. Cressman

Seconded by: Councillor S. Martin

THAT the Agenda for October 6, 2025 be adopted, as amended.

Motion Carried Unanimously

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

Councillor S. Cressman declared a conflict of interest with Item 12.2 DS-2025-09 - Official Plan Amendment Application 01/24, Draft Plan of Subdivision Application 30T-24601, Zone Change Application 02/24, Nafziger Road, New Hamburg.

8. PRESENTATIONS

There were no presentations.

9. DELEGATIONS

9.1 General Interest Delegation

9.2 Specific Interest Delegation

9.2.1 Item 12.2 DS-2025-09 - Official Plan Amendment Application 01/24, Draft Plan of Subdivision Application 30T-24601, Zone Change Application 02/24, Nafziger Road, New Hamburg

9.2.1.1 Michelle McCarthy, Dillon Consulting Limited (In-Person)

10. CORRESPONDENCE

Councillor L. Dunstall pulled Item 10.1 Correspondence on behalf of Nachurs Alpine Solutions regarding Cachet Development Proposal OPA 01/24, ZCA 02/24 & DPS 30T-24601.

10.1 Correspondence on behalf of Nachurs Alpine Solutions regarding Cachet Development Proposal OPA 01/24, ZCA 02/24 & DPS 30T-24601

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

- The potential risk to the Township as a result of the concerns raised in the correspondence.

10.2 Correspondence from Dorothy Wilson regarding Cachet Development Proposal OPA 01/24, ZCA 02/24 & DPS 30T-24601

11. CONSENT AGENDA

Moved by: Councillor K. Wilkinson

Seconded by: Councillor L. Dunstall

THAT Consent Agenda Items 11.1 be approved.

Motion Carried Unanimously

11.1 IS-2025-38 - Grand River Conservation Authority Monitoring Well Access Agreement

THAT Report IS-2025-38, Grand River Conservation Authority Monitoring Well Access Agreement, be received for information; and,

THAT Council approves the agreement in principle as per Report IS-2025-38; and,

THAT Council delegates authority to the Director of Infrastructure Services to execute the Access Agreement between the Township of Wilmot and the Grand River Conservation Authority (GRCA) for access to maintain groundwater monitoring wells located within the Township's right-of-way, subject to review and approval by the Township's legal counsel.

12. REPORTS

12.1 DS-2025-10 - Draft Plan of Condominium 30CDM-25601, 66 Hincks Street, New Hamburg

Acting Director of Development Services, A. Martin introduced the report.

Committee asked and received a response regarding the following:

- Clarification regarding the definition of a minor modification, and a major modification.

Moved by: Councillor L. Dunstall

Seconded by: Councillor S. Cressman

THAT Report DS-2025-10 - Draft Plan of Condominium 30CDM-25601, 66 Hincks Street, New Hamburg be received for information; and,

THAT Council immediately convenes a Special Council Meeting immediately at the conclusion of this meeting to:

- Grant approval to Draft Plan of Proposed Condominium 30CDM-25601 subject to the conditions listed in report DS 2025-10;

- Authorize the Director of Development Services, or delegate, to approve the draft plan and subsequent minor modifications to the draft plan, and execute all necessary plans and documents required to register the condominium plan and/or phases of the condominium plan;
- Direct the Director of Development Services, or delegate, upon registration of the condominium, or any phases thereof, shall provide a report to Council summarizing any minor modifications made to the draft plan prior to the registration of the plan.

Motion Carried Unanimously

12.2 DS-2025-09 - Official Plan Amendment Application 01/24, Draft Plan of Subdivision Application 30T-24601, Zone Change Application 02/24, Nafziger Road, New Hamburg

Councillor S. Cressman declared a conflict of interest with this item, and recused themselves from voting.

Acting Director of Development Services, A. Martin introduced the report.

The Committee asked and received a response to the following:

- Clarification regarding how the density of the site was calculated;
- Whether the proposed density and intensification of this site will be applied to other developments;
- Guidelines regarding buffer zones and the storage of ammonia;
- Whether there is the possibility in the future to install additional barriers and berms to mitigate noise impacts; and,
- Whether agreements of purchase and sale or lease will including warning clauses related to noise.

Delegate M. McCarthy addressed the Committee.

Councillor S. Cressman left the meeting at 6:43 p.m.

The Committee asked and received a response to the following:

- What considerations have been made to the geographic area as a result of the increased traffic count as a result of the development;

- Whether reducing the number of townhomes would increase open space areas for properties;
- Whether the six-storey building can be amended to two three-storey buildings;
- The role of Township Council during the review of the built-form of buildings such as the proposed six-storey building;
- The status and results of the noise impact assessment;
- Clarification regarding the permitted noise limits; and,
- What a 45 dBa noise could be compared to.

Councillor S. Cressman rejoined the meeting at 7:04 p.m.

Moved by: Councillor S. Martin

Seconded by: Councillor L. Dunstall

THAT Council approve Official Plan Amendment No. 14 applied to lands described as Part of Lot 19, Concession South of Snyder's Road as set out in "Attachment A" to Report DS 2025-09; and,

THAT Council approve Zone Change Application 02/24 affecting Part Lot 19, Concession South of Snyder's Road as set out in the draft by-law included as "Attachment B" to Report DS 2025-09; and,

THAT Council, pursuant to Section 51(31) of the Planning Act R.S.O. 1990, C. P. 13, as amended, grant approval to Draft Plan of Subdivision 30T-24601, subject to the conditions included as "Attachment C" to Report DS 2025-09; and,

THAT Lots 155-158, Lots 175-179, Blocks 233-234, and Blocks 240-241 are assigned a partial Class 4 designation to allow a 5 dBA excess of the Class 2 sound level limits prescribed by NPC-300 as set out in Condition 52 of the conditions of draft approval included as "Attachment C" to Report DS 2025-09; and,

THAT the Director of Development Services, or delegate, be authorized to approve the draft plan and subsequent minor modifications to the draft plan, and to execute all necessary plans and documents required to register the subdivision plan and/or phases of the subdivision plan; and,

THAT upon registration of the subdivision, or any phases thereof, the Director of Development Services, or delegate, shall provide a report to

Council summarizing any minor modifications made to the draft plan prior to the registration of the plan.

Motion Carried

12.3 FS-2025-03 - Replacement Aerial Apparatus Station 3 New Hamburg

Chief Administrative Officer, J. Willmer and Fire Chief, R. Leeson introduced the report.

The Committee asked and received a response to the following:

- The proportion of the cost that is eligible for the use of collected development charges;
- Whether the proposed replacement aerial apparatus will fit within the existing fire hall;
- Whether the stock aerial apparatus will have the Township's required specifications;
- Whether there are reserves for the purchase of the Fire Service Department's fleet;
- How frequently is an aerial apparatus used; and,
- Clarification regarding how mutual aid agreements could be utilized in the absence of an aerial apparatus.

A motion was brought forward by Councillor L. Dunstall, seconded by Councillor S. Martin THAT the Committee does now recess at 7:26 p.m. for 20 minutes. The motion carried unanimously.

A motion was brought forward by Councillor S. Cressman, seconded by Councillor K. Wilkinson THAT the Committee does now reconvene at 7:46 p.m. The motion carried unanimously.

Chief Administrative Officer, J. Willmer provided an update to the Committee.

The Committee asked and received a response to the following:

- If the aerial apparatus is funded by a debenture what is the long-term impact on the levy;
- Whether the Township is currently utilizing all debentures, and has the capacity to take on additional debentures;

- Comparative cost scenarios if the aerial apparatus is purchased in 2025 using a debenture or at a later date using non-debenture methods; and,
- The cost of the deposit for the proposed aerial apparatus, and whether the deposit is refundable.

Moved by: Councillor L. Dunstall

Seconded by: Councillor S. Martin

THAT Report FS-2025-03 - Replacement Aerial Apparatus Station 3, New Hamburg be received for information; and,

THAT Council immediately convenes a Special Council Meeting at the conclusion of this meeting to:

- Authorize the purchase of a KME 100 ft Aerial apparatus be approved through a Canoe Procurement agreement from Dependable Truck-Tank & Emergency Vehicles; and,
- Approve an allocation of \$2,080,000 net of HST to be pre-approved as part of the 2026 budget for the purpose of acquiring the KME 100 fit Aerial apparatus, and,
- Consider By-law 2025-63, being a by-law to authorize the Mayor and the Clerk to enter into an agreement with Dependable Truck-Tank & Emergency Vehicles for the supply and delivery of the aerial apparatus.

Motion Defeated

12.4 IS-2025-40 - Decorative Crosswalk Policy & Delegated Authority Request

A motion was brought forwarded by Councillor L. Dunstall, and seconded by Councillor S. Martin THAT Report IS-2025-40, Veterans Decorative Crosswalk and Delegated Authority Request be received for information; and, THAT Council approve the proposed Decorative Crosswalk Policy; and, THAT Council provide delegated authority to the CAO and/or Director of Infrastructure Services to enter into agreements with the Region of Waterloo and the Canadian Legion Branch 532 for the proposed Veterans Decorative Crosswalk.

Acting Director of Infrastructure Services K. VanderWal introduced the report.

The Committee asked and received a response to the following:

- Whether the title of the policy can be renamed to include "Commemorative";

A motion was brought forward by Councillor L. Dunstall, and seconded by Councillor S. Cressman "THAT the motion be amended to insert THAT the proposed policy be retitled to "Commemorative or Decorative Crosswalk Policy". The motion carried unanimously.

The Committee voted on the main motion, as amended.

Moved by: Councillor L. Dunstall

Seconded by: Councillor S. Martin

THAT Report IS-2025-40, Veterans Decorative Crosswalk and Delegated Authority Request be received for information; and

THAT the proposed policy be retitled to "Commemorative or Decorative Crosswalk Policy".

THAT Council approve the proposed Decorative Crosswalk Policy; and,

THAT Council provide delegated authority to the CAO and/or Director of Infrastructure Services to enter into agreements with the Region of Waterloo and the Canadian Legion Branch 532 for the proposed Veterans Decorative Crosswalk.

Motion Carried Unanimously

13. ANNOUNCEMENTS

Mayor N. Salonen provided the following announcements:

- Township Official Plan Public Workshop #2 - October 22, 2025 from 3:00 p.m. to 5:00 p.m. at the Wilmot Recreation Complex
- Township has sponsored the New Hamburg Firebirds game - October 17, 2025 at 7:30p.m.
 - Free tickets are available at the Wilmot Recreation Complex, the Administrative Complex, and the Library branches in New Hamburg, New Dundee and Baden.
- Access to the Administrative Complex and Castle Kilbride during road construction - Starting October 8, 2025 will be via Wagler Avenue.

- The Township's EngageWR posts regular update regarding road closures.
- Fall Swimming Lessons - October 28, 2025
 - Spots are still open in several levels. Visit Wilmot RecWeb to explore all available classes.
- Kitchener-Waterloo Oktoberfest- September 26 to October 28, 2025
- New Hamburg Utility Bills- The delivery of the utility bills to New Hamburg residents will be delayed due to the ongoing Canada Post strike. The November 10 due date will be extended to account for the delay. Residents will be notified once bills have been issued and will receive an updated due date at that time. In the meantime, residents are encouraged to sign up for e-billing to receive future bills by email.
- Hubertushaus Oktoberfest- October 10th and 18th
 - Tickets available at <https://hubertushaus.ca/oktoberfest/>

Councillor S. Cressman announced that on October 9, 2025 from 6:00 p.m. to 8:00 p.m. he is hosting a public budget drop-in session at the New Dundee Community Centre.

Councillor K. Wilkinson announced that the applications for the Prime Ministers Path Steering Committee are now open and will close on October 31, 2025.

14. BUSINESS ARISING FROM CLOSED SESSION

Moved by: Councillor S. Cressman

Seconded by: Councillor L. Dunstall

THAT Council directs Staff and Legal Counsel to proceed as directed.

Motion Carried Unanimously

15. ADJOURNMENT

Moved by: Councillor S. Cressman

Seconded by: Councillor S. Martin

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

Motion Carried Unanimously