

Special Council Meeting Minutes

Special Council Meeting

Date: October 6, 2025, 8:00 P.M.

Location: Council Chambers
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 Finance and 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
Fire Chief, R. Leeson
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 L. Dunstall

Seconded by: Councillor S. Martin

THAT the Special Council Meeting on October 6, 2025 be called to order at 8:16 p.m.

Motion Carried Unanimously

2. TERRITORIAL LAND ACKNOWLEDGEMENT

Councillor S. Cressman read the Territorial Land Acknowledgment.

3. ADDITIONS TO THE AGENDA

The following items were removed from the agenda:

- Item 6.3 FS-2025-03 - Replacement Aerial Apparatus Station 3 New Hamburg
- Item 7.3 By-law 2025-63 Authorize an Agreement with Dependable Truck Tank and Emergency Vehicles for an Aerial Apparatus

4. ADOPTION OF THE AGENDA

Moved by: Councillor S. Martin

Seconded by: Councillor L. Dunstall

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

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 6.1 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, Item 7.1 By-law 2025-60 Amend the Official Plan, and Approve and Adopt Official Plan Amendment No. 14 (OPA 01/24 Part of Lot 19, Concession South of Snyders Road), and Item 7.2 By-law 2025-61 Zoning By-law 83-38 (ZCA 02/24 Part of Lot 19, Concession South of Snyders Road).

6. REPORTS

6.1 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.

Moved by: Councillor S. Martin

Seconded by: Councillor K. Wilkinson

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

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

Moved by: Councillor L. Dunstall

Seconded by: Councillor S. Cressman

THAT Council, pursuant to Section 51(31) of the Planning Act R.S.O. 1990, C. P. 13, grant approval to Draft Plan of Proposed Condominium 30CDM-25601 subject to the conditions listed in report DS 2025-10;

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 execute all necessary plans and documents required to register the condominium plan and/or phases of the condominium plan;

and

THAT upon registration of the condominium, 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 Unanimously

7. BY-LAWS

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

Moved by: Councillor K. Wilkinson

Seconded by: Councillor S. Martin

THAT By-Laws 2025-60, and 2025-61 as attached to this Agenda be read a first, second and third time, and finally passed in Open Council.

Motion Carried Unanimously

7.1 By-law 2025-60 Amend the Official Plan, and Approve and Adopt Official Plan Amendment No. 14 (OPA 01/24 Part of Lot 19, Concession South of Snyders Road)

7.2 By-law 2025-61 Amend Zoning By-law 83-38 (ZCA 02/24 Part of Lot 19, Concession South of Snyders Road)

8. ANNOUNCEMENTS

Announcements were provided at the Committee of the Whole meeting.

9. CONFIRMATORY BY-LAW

Moved by: Councillor K. Wilkinson

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

10. 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