



Council Meeting Minutes

Monday, September 27, 2021

Closed Council Meeting

4:30 P.M.

Regular Council Meeting

Virtual

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 / Municipal Clerk D. Mittelholtz, Director of Public Works and Engineering J. Molenhuis, Director of Development Services H. O'Kafka, Director of Corporate Services / Treasurer P. Kelly, Curator/Director of Castle Kilbride T. Loch, Manager of Planning / EDO A. Martin.

1. MOTION TO CONVENE INTO CLOSED MEETING

Resolution No. 2021-196

Moved by: Councillor B. Fisher

Seconded by: Councillor J. Pfenning

THAT a Closed Meeting of Council be held on Monday, September 27, 2021 at 4:30 p.m. in accordance with Section 239(2), for the purposes of:

- f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

CARRIED.

2. MOTION TO RECONVENE IN OPEN MEETING

Resolution No. 2021-197

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

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

CARRIED.

3. MOMENT OF SILENCE

4. LAND ACKNOWLEDGEMENT – Councillor C. Gordijk

5. ADDITIONS TO THE AGENDA

6. ADOPTION OF THE AGENDA

Resolution No. 2021-198

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

THAT the Agenda, as presented, for September 27, 2021 be adopted.

CARRIED.

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

None disclosed.

8. MINUTES OF PREVIOUS MEETINGS

8.1 Council Meetings Minutes Monday September 13, 2021

Resolution No. 2021-199

Moved by: Councillor B. Fisher Seconded by: Councillor J. Gerber

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

Regular Council Meeting September 13, 2021.

CARRIED, AS AMENDED.

Council endorsed an amendment from Councillor A. Hallman for the comments made by Allan Ramsay for Item 12.3.1 to be amended to state that his opinion is "... that the standards recommended by Citizens for Safe Ground Water are appropriate and many are only slightly above standards in the ARA." The Director of Information and Legislative

Services noted that the presentation and prepared statements from the delegations shall also be included.

9. PUBLIC MEETINGS

9.1 REPORT NO. DS 2021-027

Draft Plan of Subdivision Application 30T-21601

Zone Change Application 07/21

Snyder's Road (Baden) GP Inc. / MHBC

Part of Lot 16, Concession North of Snyder's Road

1012 Snyder's Road West, Baden

Resolution No. 2021-200

Moved by: Councillor C. Gordijk

Seconded by: Councillor B. Fisher

THAT Report DS 2021-027 be received for information.

CARRIED.

Mayor L. Armstrong declared the public meeting open and stated that Council would hear all interested parties who wished to speak. He indicated that if the decision of Council is appealed to the Local Planning Appeal Tribunal, the Tribunal has the power to dismiss an appeal if individuals do not speak at the public meeting or make written submissions before the by-law is passed.

Mayor L. Armstrong stated that persons attending as delegations at this meeting are required to leave their names and addresses which will become part of the public record and advised that this information may be posted on the Township's official website along with email addresses, if provided.

The Manager of Planning / EDO outlined the report.

Mayor L. Armstrong asked if there were any questions of a technical nature. There were no questions asked.

Pierre Chauvin, MHBC Planning

Mr. Chauvin provided Council with an overview of the Draft Plan of Subdivision application and the Zone Change application. The presentation is attached as Appendix A.

In response to Council, Mr. Chauvin commented on the absence of a public park within the Plan of Subdivision. He advised that the Plan does include a school block that could be used during non-school hours and the inclusion of trails as part of the greater trail network in favour of a small parkette.

Council noted the lack of green space and expressed their preference, and comments from the community, for such. Further questions were asked concerning the location of townhomes within the development and the anticipated timing for the applications to return to Council. Mr. Chauvin indicated that green space and parklands can be revisited with staff and the portion of the development facing existing developed lands would not include townhomes. He noted that the timing for construction would be dependent on the competition of the sanitary servicing, while the target for approval of the applications would be the first of second quarter of 2022, dependent on the Class Environmental Assessment.

The Director of Development Services noted the Parks Master Plan is the source document for structuring the parks within such development, in consultation with the Director of Parks, Facilities, and Recreation Services. He noted the 800 meter radius standard included in the Parks Master Plan for public parks for proposed subdivisions, and indicated that the park at Goldschmidt Crescent is within the 800 meters of this Plan of Subdivision.

Council inquired if opportunity existed for an enhancement of the park on Goldschmidt Crescent to accommodate more children in the area. The Director of Parks, Facilities and Recreation suggested that staff can review the amenities at the park currently and if any improvements can be accommodated in the Capital Budget, while being cognizant of any school structures nearby.

Mr. Chauvin confirmed for Council that the potential school construction within the boundaries of the Plan of Subdivision would be a Catholic Elementary School.

Registered Delegations

Penny Collins

Ms. Collins addressed Council on her concerns for the parks and green space needs and its importance for the community, referencing the Official Plan comments on parkland. She noted being in favour of the trails but concerns for the Catholic Elementary School being treated as the focal point for parks given that it is private property during school hours for student safety, nor is it a rentable space, and the public would be exposed to

using it at their own risk. She further commented that the school board may decide not to build at this location which would alter the look and parkland if the school space were to become more housing. She noted that the water retention pond and its surrounding greenspace is not a safe place for children to play either, only for trail use. She expressed the need for greenspace and for keeping the small-town living environment. She challenged the Township with encouraging the development growth while also ensuring permanent greenspace.

Stephanie Goertz

Ms. Goertz presented to Council on behalf of Nith Valley Eco-Boosters and 50x30 Waterloo Region. She reminded Council of recent sustainability commitments made in Wilmot and across the Region and the target carbon reduction goals. She expressed the opinion that this subdivision does not align with the commitment to Transform Waterloo Region. She encouraged the need for establishing and using a decision making framework relative to meeting carbon emission reduction goals. She noted concerns for the lack of greenspace and prioritizing a walkable community. She noted that the community of Baden lacked certain aspects of being a walkable community such as healthcare facilities or a grocery store. She provided statistics for how future growth could promote the sustainability goals of Transform Waterloo Region and suggested planning of subdivisions should be keeping this in mind. She expressed the opinion for proactively requiring net zero emission building code standards, citing examples from across the province where subdivisions were built to this standard, and certain Planning Act authorities available to municipalities concerning sustainable housing.

Council inquired as to how Ms. Goertz would suggest walkability be improved in the subject Plan of Subdivision. Ms. Goertz noted the lack of healthcare and groceries in Baden to improve walkability and what can be done to attract these to the community. Director noted staff's desire to work with healthcare providers and grocers to bring them to the area. He noted some past businesses and the current farmers market and some of challenges such business have faced in Baden and what they would need to be successful such as community support, population growth, and transit access. He noted improvements that have occurred over the years to improve walkability.

With regards to Economic Development, Council inquired as to commercial development inquiries received by staff. The Director of Development Services responded that Baden does not attract a significant number of inquiries aside from the area closest to the highway. He identified the "Mill District" in Baden as a mixed-use growth area that has had some interest for re-development, and the main core of Baden as being identified as a commercially zoned. He further noted the interest from MetroLinks for a GoStation and

overnight facility back in 2009, which has been re-introduced. He suggested those sorts of infrastructure investments in transit make for a more attractive community that is not reliant on personal vehicles. He commented on the growth in Wilmot and how it has attracted more commercial and healthcare facilities such as dentists, physiotherapy, and eye doctors.

Council inquired about the sustainability commitments Wilmot has made with regards to net zero development and the continued concerns for greenspace or parkland for those who are not active trail users. The Director of Development Services noted that staff would welcome any developer who would be interested in net zero development. He noted a local developer who has a net zero ready development in Kitchener, who may decide to introduce a similar development in Wilmot as well. He again noted Goldschmidt Park as being within the Parks Master Plan guidelines and the greenspace on the west lawn of the Administration Complex as being part of the existing parkland in the area. Conversations and input are constantly occurring among staff, the public, and Council. He noted the need for intensification and ways to enhance density in a balanced way with greenspace.

The Director of Development Services advised that he can review the Wallacetown development in Kitchener, at Council's request, as an example of net zero development. Further he commented on the balancing act that is needed to meet the requirements for density, greenspace, and agriculture. The Director of Parks, Facilities and Recreation noted her appreciation for interest in parks and recreation opportunities, but that a subdivision-by-subdivision review is not how parkland is assessed, it is looking at the community overall with the 800 meter radius standard. Further, she commented that schools are not taken into account in terms of meeting parkland requirements.

Mr. Chauvin responded to Council with regards to the comments from the delegation. He noted their willingness to continue working with staff regarding parks and greenspace. He acknowledged the net zero developments and noted he would take it to his client for consideration and discussion.

Council noted the desire for greenspace again as a means of breaking up the house, after house landscape, and it being a more pleasing neighbourhood.

Council was reminded that the funding for Route #77 transit is funded by the Township, not the Region.

Katelyn Leece

Ms. Leece again noted the commitments to sustainability. She spoke to the types of construction being more energy efficient such as multi-family buildings, suggesting the prioritization of townhouses, row houses, and multi-unit buildings. She termed these types of buildings as a gap between apartment buildings and detached, single family homes that are in short supply in Wilmot. She encouraged creative urban design as a response to the housing crisis. She quoted some of the goals in Official Plan and expressed her opinion that this development may not meet these goals. She quoted statistics for income in Waterloo Region versus the cost of housing in Wilmot, stating the challenges for affordable housing. She suggested reserving this land for sustainable and affordable housing.

Natasha Salonen

Ms. Salonen noted the comments in the proposed development and challenged that the community does not have the infrastructure for this development in a manner that sets residents up for success in the community. She quoted statistics for residents in need of healthcare providers. She suggested that the Township needs to be encouraging doctors to move to the community and to review why they are not establishing their practices in Wilmot. She cited other communities that have been successful with doctor recruitment strategies. She then quoted the lack of space in Waterloo-Oxford for new high school students. Ms. Salonen then suggested the Township has the capacity which developers will build in Wilmot.

In the absence of any other delegations, Mayor L. Armstrong declared the Public Meeting closed.

10. PRESENTATIONS

10.1 Non-Designated Heritage Register

Marg Rowell, Vice Chair of Heritage Wilmot

Ms. Rowell presented to Council the amendments to the Non-Designated Heritage Register on behalf of Heritage Wilmot.

10.1.1 REPORT NO. CK 2021-004

Non-Designated Heritage Register Update

Resolution No. 2021-201

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

THAT COUNCIL endorse the recommendation of the Heritage Wilmot Advisory Committee to update the Heritage Register of Non-Designated Properties for the Township of Wilmot to reflect the addition of seventeen (17) properties as follows:

1. U.S.S. #1 & 3 New Dundee Public School (Built 1928) Bridge Street, New Dundee
2. U.S.S. #5 St. James' School (Built 1886) Huron Road, Haysville
3. S.S. #6 Haysville School (Built 1889) Huron Road, Haysville
4. S.S. #7 Pinehill School (Built 1886) Huron Road, Pinehill
5. S.S. #11 Cressman's School (Built 1897) Bleams Road, New Hamburg
6. S.S. #12 Hostetler's School (Built 1900) Christner Road, New Hamburg
7. S.S. #14 Petersburg School (Built 1923) Snyder's Road, Petersburg
8. S.S. #16 Schmidt School (Built 1908) Sandhills Road, Baden
9. S.S. #18 New Prussia School (Built 1859) Berlett's Road, New Prussia
10. S.S. #19 Horn's/Berlett's Corner School (Built 1857) 2502 Berlett's Road, Berlett's Corner
11. Grandview Public School (Built 1949) Huron Place, New Hamburg
12. Waterloo Oxford District Secondary School (Built 1955) Snyder's Road West, Baden
13. Holy Family Catholic School (Built 1959) Huron Street, New Hamburg
14. Former Wilmot Senior Public School; (Built c.1908) 2483 Bleams Road, New Hamburg
15. Former St. Agatha Catholic School (Built in 1958) 1869 Notre Dame Drive, St. Agatha
16. Former North Wilmot Public School; (Built 1965). 2400 Erb's Road, St. Agatha
17. Forest Glen Public School (Built in 1974) 437 Waterloo Street, New Hamburg

THAT COUNCIL endorse the recommendation of the Heritage Wilmot Advisory Committee to update the Heritage Register of Non-Designated Properties for the Township of Wilmot to reflect the removal of two (2) properties as follows:

1. Steinmann Furniture, 43 Snyder's Road East, Baden (demolished)
2. St. James Lutheran Church, 66 Mill Street, Baden (designated under Part IV, OHA)

THAT the Director / Curator of Castle Kilbride notify the affected property owners of the decision of Council in accordance with the requirements of the Ontario Heritage Act.

CARRIED.

The Curator/Director of Castle Kilbride highlighted the report.

The Curator/Director of Castle Kilbride clarified for Council that the identified school, former North Wilmot Senior Public School, was recommended for inclusion on the register and that a representative for the property requested they not be included. She confirmed the Committee still recommends it be included.

The Curator/Director noted for Council that staff are working with the property owner for Beckdale Farms for members of the Committee to photograph and document the exterior and interior of structure before it is demolished.

Registered Delegation

Victor Rocha

The Director of Information and Legislative Services confirmed that Mr. Rocha was provided a link to the meeting but was not in attendance.

11. CONSENT AGENDA

12. REPORTS

12.1 CORPORATE SERVICES

12.1.1 REPORT NO. COR 2021-032

Procurement By-law Update

Resolution No. 2021-202

Moved by: Councillor J. Gerber

Seconded by: Councillor A. Hallman

THAT Report COR 2021-032, regarding the update to the Township By-Law for the Procurement of Goods and Services and Disposal of Surplus Goods, be received for information purposes; and further

THAT the updated by-law, as amended, be adopted, with an effective date of October 1, 2021.

CARRIED, AS AMENDED.

The Director of Corporate Services/Treasurer highlighted the report.

Council noted an amended for Section 2 (d) to strengthen the procurement of sustainable products and services. The Director of Corporate Services/Treasurer provided the wording for Council to endorse and for inclusion in Agenda Item 14.1.

The Director of Corporate Services/Treasurer confirmed for Council the review of purchasing policies that was conducted as part of this by-law update and reiterated the continued decision making authority of Council.

The Director of Corporate Services/Treasurer confirmed for Council that the policies with regards to buying locally contained within these new thresholds is not contradictory to the larger picture of ensuring competitive bidding opportunities. Local purchasing within the thresholds requires three competitive bids and has generally been built upon positive past work performance.

Council requested an internal reporting mechanism to advise on the progress of tender projects. The Director of Corporate Services/Treasurer confirmed this can be incorporated.

13. CORRESPONDENCE

13.1 Integrity Commissioner Report Nos. IC-2021-05

Resolution No. 2021-203

Moved by: Councillor B. Fisher

Seconded by: Councillor A. Hallman

That Correspondence Item No. 13.1 be received for information.

CARRIED.

14. BY-LAWS

14.1 By-law No. 2021-43

Procurement By-law

Resolution No. 2021-204

Moved by: Councillor J. Pfenning

Seconded by: Councillor J. Gerber

THAT By-law Nos. 2021-43, as amended, be introduced, read a first, second and third time and finally passed in Open Council.

CARRIED, AS AMENDED

15. NOTICE OF MOTIONS**16. ANNOUNCEMENTS**

- 16.1 Councillor J. Pfenning provided details on the Vintage Views of Wilmot program through Castle Kilbride that allows participants to see how various locations within Wilmot looked years ago through the use of QR codes through Baden, New Dundee, and New Hamburg.
- 16.2 Councillor J. Pfenning noted the following events for the National Day of Truth for Reconciliation. The Healing of Seven Generations walk on September 30, 2021, candlelight vigil, and sacred fire in observance of the bodies found at former residential schools across Canada.
- 16.3 Councillor B. Fisher thanked Mayor L. Armstrong and the 40 other volunteers who helped plant 100 trees in Beck Park. He also acknowledged the support and help from Home Hardware for this project.
- 16.4 Councillor A. Hallman announced that Let's Tree Wilmot has up coming events in New Dundee and Mannheim. She invited residents to visit their website for more information.
- 16.5 Councillor A. Hallman thanked staff for working with CN Rail to get the signage applied at Wilmot railway crossings to make the crossings safer for residents.
- 16.6 The Interim CAO advised that a staff education program will be presented this Thursday for the National Day of Truth for Reconciliation.
- 16.7 Councillor C. Gordijk announced that Let's Tree Wilmot has an event in Peterburg as well.

17. BUSINESS ARISING FROM CLOSED SESSION**18. CONFIRMATORY BY-LAW****18.1 By-law No. 2021-44****Resolution No. 2021-205****Moved by: Councillor C. Gerber****Seconded by: Councillor J. Pfenning**

THAT By-law No. 2021-44 to Confirm the Proceedings of Council at its Meeting held on September 27, 2021 be introduced, read a first, second, and third time and finally passed in Open Council.

CARRIED.

19. ADJOURNMENT

Resolution No. 2021-206

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

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

CARRIED.

Mayor

Clerk