



Council Meeting Agenda Regular Council Meeting

Monday, December 6, 2021

7:00 p.m.

Virtual Location

This meeting is open to the public and is available through an online platform. Please subscribe to the Township of Wilmot You Tube Channel to watch the live stream or view after the meeting. Delegations must register with the Information and Legislative Services Department. The only matters being discussed at this meeting will be those on the Agenda.

**1. MOTION TO CONVENE INTO CLOSED MEETING
RECOMMENDATION**

THAT a Closed Meeting of Council be held on Monday, December 6, 2021, at 4:45 P.M. in accordance with Section 239(2), for the purposes of:

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

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

**2. MOTION TO RECONVENE IN OPEN MEETING
RECOMMENDATION**

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

3. MOMENT OF SILENCE

4. TERRITORIAL ACKNOWLEDGEMENT
Councillor J. Pfenning

5. ADDITIONS TO THE AGENDA

**6. ADOPTION OF THE AGENDA
RECOMMENDATION**

That the Agenda as presented for December 6, 2021 be adopted.

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

8. MINUTES OF PREVIOUS MEETINGS**RECOMMENDATION**

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

Regular Council Meeting November 22, 2021

9. PUBLIC MEETINGS**9.1. REPORT NO. DS 2021-032**

Official Plan Amendment Application 01/21

Zone Change Application 08/21

Skyline Commercial Real Estate Holdings Inc. / GSP Group Inc.

66 Hincks Street, New Hamburg

Registered Delegations:

1. Mike Lucas

2. Chris and Emily Wilkinson

RECOMMENDATION

THAT Report DS 2021-032 be received for information.

10. PRESENTATIONS**10.1. Project Grand River**

10.1.1. REPORT NO. COR 2021-041

Project Grand River

RECOMMENDATION

WHEREAS on October 4, 2021 Council of The Corporation of the Township of Wilmot approved the Memorandum of Understanding (MOU) between The Corporation of the Township of Wilmot, The Corporation of the City of Kitchener, The Corporation of the City of Waterloo, The Corporation of the Township of Woolwich, The Corporation of the Township of Wellesley, Kitchener Power Corp. (KPC), and Waterloo North Hydro Holding Corporation (WNH), regarding the proposed merger between Kitchener Power Corp. and Waterloo North Hydro Holding Corporation and their subsidiaries Kitchener-Wilmot Hydro Inc. and Waterloo North Hydro Inc.;

AND WHEREAS The Corporation of the Township of Wilmot is the beneficial and registered owner of 7.75% of the issued and outstanding shares in the capital of KPC and The Corporation of the City of Kitchener is the beneficial and registered owner of 92.25% of the issued and outstanding shares in the capital of KPC;

AND WHEREAS the Corporation of the City of Waterloo is the beneficial and registered owner of 73.2% of the issued and outstanding shares in the capital of WNH, the Corporation of the Township of Woolwich is the beneficial and registered owner of 20.2% of the issued and outstanding shares in the capital of WNH, and The Corporation of the Township of Wellesley is the beneficial and registered owner of 6.6% of the issued and outstanding shares in the capital of WNH;

AND WHEREAS KPC owns all of the issued and outstanding shares in the capital of Kitchener-Wilmot Hydro Inc. ("KWHI") (an OEB-regulated electricity distributor) and Kitchener Energy Services Inc. ("KESI"), and has minority interest in Grand River Energy Solutions Inc.;

AND WHEREAS WNH owns all of the issued and outstanding shares in the capital of Waterloo North Hydro Inc. ("WNHI") (an OEB-regulated electricity distributor) and Alliance Metering Solutions Inc. ("AMS"), and has a minority interest in Grand River Energy Solutions Inc. and Eyedro Green Solutions Inc.;

AND WHEREAS the conditions set out in the MOU have been satisfied and incorporated into a more detailed "Merger Participation Agreement" (MPA), to be signed by all parties;

AND WHEREAS KPC and WNH recently completed a public input process related to the proposed merger, referred to as “Connecting Local Power”, with no major concerns being raised by members of the public that would prevent the parties from proceeding with the proposed transaction;

AND WHEREAS all parties agree that it is beneficial for KPC and WNH to proceed with a proposed merger to amalgamate KPC and WNH and related subsidiaries under a new municipally owned corporation (Amalco Holdco) with municipal ownership share as follows (rounded):

- City of Kitchener 53.4%
- City of Waterloo 30.8%
- Township of Woolwich 8.5%
- Township of Wilmot 4.5%
- Township of Wellesley 2.8%

AND WHEREAS a Unanimous Shareholders’ Agreement (USA) has been prepared, to be signed by all parties after the merger has been approved by the Ontario Energy Board, that outlines governance and other corporate considerations for the newly formed entity;

NOW THEREFORE IT BE RESOLVED that the Council of The Corporation of the Township of Wilmot hereby grants its approval as Shareholder, to proceed with the proposed merger between Kitchener Power Corp. and Waterloo North Hydro Holding Corporation and their subsidiaries Kitchener-Wilmot Hydro Inc. and Waterloo North Hydro Inc.; in accordance with the provisions of the MPA and USA Agreements; and further,

THAT the Mayor and Clerk be authorized to execute the MPA and USA agreements as well as any incidental documentation determined to be necessary, by their Legal Counsel in consultation with the Township’s Director of Corporate Services / Treasurer, to complete this merger; said agreements /documentation to be to the satisfaction of the Township Solicitor; and further,

THAT an application (MAADs application) under the Ontario Energy Board Act 1998 be submitted jointly by KWHI and WNHI to seek approval of the merger and related relief from the Ontario Energy Board.

- 10.2.1. REPORT NO. DS 2021-037
Shop Local Bingo

RECOMMENDATION

THAT Report DS 2021-037 be received for information.

11. CONSENT AGENDA

- 11.1. REPORT NO. DS 2021-035
Billboard Sign Renewals

RECOMMENDATION

THAT Report No. DS 2021-035 be approved.

12. REPORTS

12.1. DEVELOPMENT SERVICES

- 12.1.1. REPORT NO. DS 2021-033
Zone Change Application 06/21
Concept Development Group Inc. / MHBC
Part of Lot 14, Concession North of Snyder's Road
Parts 1 and 2, Plan 58R-1966
162 Snyder's Road East, Baden

Registered Delegations:

1. Andrea Sinclair, MHBC
2. Jen Zielman

RECOMMENDATION

THAT Council approve Zone Change Application 06/21 made by Concept Development Group

Inc. / MHBC, affecting Part of Lot 14, Concession North of Snyder's Road being Parts 1 and 2, Plan 58R-1966, to:

1. permit multiple residential units without a commercial use on the main floor,
2. reduce the parking ratio for apartment units from 1.5 spaces per unit to 1.2 spaces per unit,
3. reduce the minimum rear yard setback for the building from 7.5m to 4.6m, and
4. reduce the exterior side yard setback for the building from 6.0m to 5.2m.

- 12.1.2. REPORT NO. DS 2021-034
Telecommunication Tower Protocol Review

RECOMMENDATION

THAT Report DS 2021-034 be received for information.

- 12.1.3. REPORT NO. DS 2021-30
Metrolinx / GO Transit

Planning for Access to Higher Order Transit

RECOMMENDATION

THAT Report DS 2021-030 be received for information; and,

THAT staff be directed to initiate discussions with Metrolinx to discuss both short term and long term opportunities for the residents of the Township of Wilmot to conveniently access GO train service, ideally within the future development corridor between Baden and New Hamburg.

12.2. PARKS, FACILITIES AND RECREATION SERVICES

- 12.2.1. REPORT NO. PFRS 2021-18
Third Ice Pad Location Study - Preliminary Findings Summary Report

RECOMMENDATION

THAT the Third Ice Pad Public Consultation Summary Report be received;

AND FURTHER THAT staff be directed to proceed with a conceptual design and order of magnitude costing for a third ice pad at the Wilmot Recreation Complex site as recommended by consultants Monteith Brown Planning Consultants Ltd. and supported by public consultation;

AND FURTHER THAT staff be directed to present the conceptual design and order of magnitude costing to Council in Q1 of 2022.

12.3. FIRE SERVICES

- 12.3.1. REPORT NO. FR 2021-06
Emergency Management Program By-law, Terms of Reference and IMS
Emergency Response Plan

RECOMMENDATION

THAT Council approve the updated Emergency Response By-law;
AND FURTHER THAT Council adopts both the new IMS Emergency
Response Plan and the Emergency Management Program Committee
Terms of Reference attached.

13. CORRESPONDENCE**RECOMMENDATION**

That Correspondence Item No. 13.1 be received for information.

13.1. Integrity Commissioner Report Nos. IC-2021-03 and IC-2021-07

14. BY-LAWS

RECOMMENDATION

THAT By-law Nos. 2021-57 and 2021-58 be read a first, second and third time and finally passed in Open Council.

14.1. By-law No. 2021-57

Emergency Management Plan By-law

14.2. By-law No. 2021-58

Zone Change Application 162 Synder's Road East

15. NOTICE OF MOTIONS

16. ANNOUNCEMENTS

17. BUSINESS ARISING FROM CLOSED SESSION

18. CONFIRMATORY BY-LAW

RECOMMENDATION

THAT By-law No. 2021-59 be introduced, read a first, second, and third time and finally passed in Open Council.

19. ADJOURNMENT

RECOMMENDATION

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