



Special Council Meeting Agenda

Special Council Meeting

Monday, April 4, 2022

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. MOMENT OF SILENCE**
- 2. TERRITORIAL ACKNOWLEDGEMENT**
Councillor J. Pfenning
- 3. ADOPTION OF THE AGENDA**
RECOMMENDATION
THAT the Agenda as presented for Monday April 4, 2022 be adopted.
- 4. DISCLOSURE OF PECUNIARY INTEREST UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT**
- 5. REPORTS**
 - 5.1. DEVELOPMENT SERVICES**

5.1.1. Zone Change Application 11/19 Jackson Harvest Farms Ltd. / IBI Group
1894-1922 Witmer Road Report, DS-2022-03

The delegations are listed in the order in which they registered. The order in which the delegations will be called upon is subject to change to accommodate the technological needs of some delegations. During the delegation portion, the delegation being called upon next will be posted on the virtual meeting screen.

Registered Delegations

- David Sisco (For the Applicant)
- David Bricker
- Robert Gebotys
- David Prong
- Christina Harnack
- Helen Schroeder
- Marilyn Hay
- Rachel Rennie
- Yvonne Fernandes
- Paula Brown
- Rory Farnan
- Ritch Stevenson
- Barbara Schumacher
- Steph Goertz
- Rod Northey
- Stefan Szczerbak
- Ingrid Rosner
- Kevin Thomason
- Mike Balkwill
- Jen Lauzon
- Susan Bryant
- Mary Deitner

- Patricia Chevalier
- Ann Dupej
- Linda Laepple
- Samantha Lernout
- Simone Philpot
- Allan Drost
- Clarke Rieck
- Lori Elash
- Jan Hallman
- Kathy Loree
- Roy Lam
- Matt Rennie
- Dorothy Wilson
- Laverne Forwell
- Kelvin Wood
- Martha Bricker
- Susan Dupej
- Howard Madill
- Joe Gowing
- Ruth Rosner
- Catherine Young
- Ralph Schroeder
- Sue and Arne Kennel
- Joyce Gmach
- Jim Paul and Linda Kress
- John Jordan
- Christine Gray

RECOMMENDATION

THAT Council approve Zone Change Application 11/19 made by Jackson Harvest Farms Ltd. / IBI Group, affecting Part of Lot 10, Concession South of Bleams Road being Part 1, Plan 58R-19981, to rezone the subject lands as follows:

1. in part from Zone 1 (Agricultural) to Zone 14 (Extractive Industrial) with site specific provisions requiring post restoration uses to comply with the terms of the Risk Management Plan 00051 as approved and/or amended by the Region of Waterloo.
2. in part from Zone 1 (Agricultural) to Zone 11 (Open Space) with site specific provisions limiting uses to an Arboretum, Wildlife Sanctuary, and accessory uses.

THAT, prior to the third reading of the implementing zoning by-law, the applicant shall enter into an agreement with the Township of Wilmot to require that, prior to commencement of operations and at no cost to the Township, Witmer Road be reconstructed from Queen Street to just west of the proposed pit entrance to the satisfaction of the Township.

THAT the Township advise the Ministry of Northern Development, Mines, Natural Resources and Forestry that, in addition to comments provided by the Region of Waterloo dated November 30 and December 1, 2021, the following amendments are required in relation to the ARA plans:

1. General Operation Note 2a shall be amended to clarify that, prior to commencement of shipping activities, the pit entrance shall be paved from the limit of asphalt on Witmer Road to, at minimum, the weigh scale and that the weigh scale shall include a grizzly screen at its approach.
2. General Operation Note 2b shall be amended by adding a sentence preceding the current sentence, to indicate that pit traffic will not be permitted west of the entrance on Witmer Road.
3. General Operation Note 2c shall be amended to clarify that the farm-type gated access from Bleams Road shall not be use for any component of the pit operations and limited to farm access only.
4. General Operation Note 15 shall be amended to align with the peer reviewed noise study as follows:

Site Preparation: 7:00am to 6:00pm Monday to Friday

Excavation / Processing: 7:00am to 6:00pm Monday to Friday

8:00am to 12:00pm Saturdays

Shipping:

6:00am to 6:00pm Monday to Friday

6:00am to 12:00pm Saturdays

6. CONFIRMATORY BY-LAW

RECOMMENDATION

THAT By-law No. 2022-16 be read a first, second, and third time, and finally passed in Open Council.

7. ADJOURNMENT

RECOMMENDATION

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