

Council Meeting Agenda

Regular Council Meeting

Monday, June 13, 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.

Pages

- 1. MOTION TO CONVENE INTO CLOSED MEETING**
There will be no Closed Meeting of Council.
- 2. MOTION TO CONVENE IN OPEN MEETING**
RECOMMENDATION
THAT Council convenes in Open Session at 7:00 p.m.
- 3. MOMENT OF SILENCE**
- 4. TERRITORIAL ACKNOWLEDGEMENT**
Councillor J. Gerber.
- 5. ADDITIONS TO THE AGENDA - NONE**
- 6. ADOPTION OF THE AGENDA**
RECOMMENDATION
That the Agenda as presented for June 13, 2022 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:
 - May 30, 2022 Regular Council meeting; and,
 - May 30, 2022 Closed Council meeting.
- 9. PUBLIC MEETINGS**

- 9.1. **DS-2022-14 - Draft Plan of Subdivision Application 30T-22601 and Zone Change Application 05/22, Wilmot Woods Developments Inc.** 28

RECOMMENDATION

THAT Report DS 2022-014 be received for information.

10. PRESENTATIONS - NONE

11. CONSENT AGENDA

- 11.1. **PWE-2022-25 - Co-operative Contract - 2022 Asphalt Paving Program** 36

RECOMMENDATION

THAT Report 2022-25, Co-operative Contract - 2022 Hot Mix Asphalt Paving Program be received for information, and,

THAT Council approve participation in the co-operative tender with the Township of Woolwich for supply and placement of hot-mix asphalt pavement by Capital Paving Inc. for the 2022 Asphalt Paving Program at a cost of \$174,369.59, plus HST.

- 11.2. **COR-2022-23 - Video Surveillance System – Award of Contract** 40

RECOMMENDATION

THAT Report COR 2022-023 be received for information purposes; and further,

THAT Council award RFT 2022-26 Supply, Delivery, and Installation of Video Surveillance System to EllisDon Facilities Services Inc. in the amount of \$169,927.20 plus HST and Delco Security in the amount of \$61,830.00 plus HST as per the bid submissions dated May 26, 2022.

12. REPORTS

- 12.1. **DS-2022-13 - Region of Waterloo Official Plan Review – Land Needs Assessment** 43

The following motion was **Deferred** from the May 30, 2022 Regular Council meeting:

RECOMMENDATION

THAT Report DS 2022-013 be received for information; and further,

THAT Council advise the Region of Waterloo of the following:

WHEREAS Wilmot Township has committed to ambitious climate change targets, including a reduction of GHG of 50% by 2030 and 80% by 2050 that will require an ambitious and visionary Regional Official Plan;

That Wilmot Township recommends that the Regional Official Plan process be delayed as required to provide municipalities and citizens more time for fulsome engagement on, investigation of, and education about growth options for the community;

That Wilmot Township receive the Regional Consultant's Report on the sustainability and climate impact of each Growth Option, including any new proposed Growth Options, prior to responding with Wilmot's preferred option;

That Wilmot Township would like to undertake intensification, visioning, and sustainability studies as required to determine the opportunities and optimal locations available to accommodate future population growth prior to committing to specific population allocations and intensification and density targets;

That Wilmot Township requests that all scenarios for growth to 2051 for Wilmot Township utilize higher intensification rates consistent with current trends, and the results of the aforementioned intensification studies - recognizing that this target may be significantly greater than the historical rate of intensification for Wilmot Township and the intensification rate being proposed for other rural Townships;

That Wilmot Township seeks to create complete, sustainable communities where new residential population growth is balanced by accompanying new employment growth;

That Wilmot Township requests all scenarios for growth to 2051 for Wilmot ensure the unallocated capacity of the New Hamburg Wastewater Treatment Plant (NHWWTP) is sufficient to accommodate all forecast residential and employment growth (including opportunities for a wide range of potential forms of employment growth) until 2051; and

That the Township of Wilmot generally supports options for growth that provide for:

- no Community Area expansions and no farmland loss based on

increased intensification targets

- not trigger a requirement for identification and removal of excess lands from current urban designations
- support an increased focus on the missing middle and accessory units through implementation of inclusionary zoning
- meet the needs of an aging community
- provide for complete, sustainable and walkable communities, supported by active transportation and public transit
- be consistent with achievement of climate change commitments; and increased minimum density requirements for developments in greenfield areas of the Township.

12.2. PFRS-2022-23 - Wilmot Smart Commute Program

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The following Staff Recommendation was referred from the May 30, 2022 Regular Council meeting:

RECOMMENDATION

THAT Report PFRS 2022-023 be received for information; and further,

THAT Council endorse the proposed Wilmot Smart Commute Program locations, namely four (4) spaces at the Wilmot Recreation Complex, two (2) spaces at the Kirkpatrick Park parking lot, and two (2) spaces at the Wilmot Administration Complex upon completion of the parking lot expansion project and two (2) spaces at the New Dundee Community Centre.

13. CORRESPONDENCE

14. BY-LAWS

RECOMMENDATION

THAT By-law No 2022-26 be read a first, second and third time and finally passed in Open Council.

14.1. By-law 2022-26 Being a By-law to Confirm the Establishment of a Highway in the Township of Wilmot - Redford Drive

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15. NOTICE OF MOTIONS

15.1. No Nuisance Noise Ontario – Nuisance Noise Created by Modified and/or Missing Mufflers

Councillor A. Hallman's Notice of Motion as follows was referred from the May 30, 2022 Regular Council meeting:

Motion

THEREFORE BE IT RESOLVED THAT Wilmot Council urges The Province Ontario to work with the Lieutenant Governor to expedite the proclamation of section 75.1 of the Highway Traffic Act (Better for People, Smarter for Businesses Act, 2019, S.O. 2019, c. 14, Sched. 16, s. 11);

THEREFORE BE IT FURTHER RESOLVED THAT the Minister of Transportation be requested to set a maximum decibel count for exhaust systems to ensure the exhaust system with the capability of exceeding 80 decibels will not be available for sale and will be not permitted in the Province of Ontario;

THEREFORE BE IT FURTHER RESOLVED THAT the Minister of Transportation consider reviewing the increasing associated penalties for non-compliance;

THEREFORE BE IT FURTHER RESOLVED THAT the province of Ontario be requested to provide funding for police services in Ontario to be equipped with the appropriate decibel monitor device to aid in effective enforcement efforts; and finally,

THEEFORE BE IT FINALLY RESOLVED THAT a copy of this motion be sent to the Hon. Caroline Mulroney, Minister Transportation; the Hon. Rod Phillips, Minister of Long-Term Care and local MPP; and the Region of Waterloo and all Regional Municipalities; and the Waterloo Regional Police Service.

15.2. Minister's Zoning Orders

Councillor A. Hallman's Notice of Motion as follows was referred from the May 30, 2022 Regular Council meeting:

Motion

WHEREAS Minister's Zoning Orders (MZOs) are being misused and overused by Ontario Provincial government in a way that damages the environment, threatens our safety, and saddles municipalities with ill-considered sprawl that will drag us down for decades to come;

WHEREAS there are very rare emergencies that warrant speeding up the approval process and the Ontario Provincial government has changed the law to let the Minister issue MZOs that would otherwise be unlawful because they violate fundamental planning rules or even create floods and landslide risk;

WHEREAS municipalities cannot wait and fight sprawl MZOs on a case-by-case basis because there is no transparent MZO process;

WHEREAS an MZO could be requested and issued arbitrarily by the Minister before a municipality and Council even hear about it;

WHEREAS Council must be proactive in protecting our community from these dangerous MZOs by passing a motion which (1) tells developers in advance that they will not request or endorse any request for a MZO that does not meet strict and transparent criteria, (2) preemptively asks the Province not to issue any MZO that fails to meet those criteria, and (3) asks the Ontario Legislature to legally prohibit MZOs that do not meet those criteria;

THEREFORE BE IT RESOLVED That the Township of Wilmot will not make a request for or indicate its approval of any Minister's Zoning Order applicable to land within the Township of Wilmot, excepting Orders:

- a. which are limited to addressing an extraordinary and emergent circumstance that is a matter of provincial interest, and,
- b. which are limited to measures which the Township of Wilmot could not otherwise bring into force in time to adequately address the relevant extraordinary and emergent circumstance, and,
- c. which are consistent with the Official Plan, Provincial Policy Statement, 2020, and Growth Plan for the Greater Golden Horseshoe and s. s. 24, s. 2, s. 3 of the Planning Act, and,
- d. which do not authorize urbanization outside of settlement area boundaries, and,
- e. which do not authorize development that would destroy or displace a Provincially Significant Wetland, Provincially

Significant Woodland, Provincially Significant Valley Lands, Provincially Significant Wildlife Habitat, Coastal Wetlands, Areas of Natural and Scientific Interest or farmland, and,

- f. which are framed geographically or in their wording so as to not to limit any power that a Conservation Authority would otherwise have, and
which are supported by the Minister's comprehensive, written, and publicly-disclosed reasons for determining that the above criteria have been met;

THEREFORE BE IT FURTHER RESOLVED That the Township of Wilmot request the Government of Ontario, including the Minister of Municipal Affairs and Housing place an immediate and permanent moratorium on the issuance of Minister's Zoning Orders applicable to land within the Township of Wilmot, excepting Orders:

- a. which are limited to addressing an extraordinary and emergent circumstance that is a matter of provincial interest, and,
- b. which are limited to measures which the Township of Wilmot could not otherwise bring into force in time to adequately address the relevant extraordinary and emergent circumstance, and,
- c. which are consistent with the Official Plan, Provincial Policy Statement, 2020, and Growth Plan for the Greater Golden Horseshoe and s. s. 24, s. 2, s. 3 of the Planning Act, and,
- d. which do not authorize urbanization outside of settlement area boundaries, and,
- e. which do not authorize development that would destroy or displace a Provincially Significant Wetland, Provincially Significant Woodland, Provincially Significant Valley Lands, Provincially Significant Wildlife Habitat, Coastal Wetlands, Areas of Natural and Scientific Interest or farmland, and,
- f. which are supported by the Minister's comprehensive, written, and publicly-disclosed reasons for determining that the above criteria have been met, and
- g. whose issuance is expressly requested through a lawfully adopted motion of the Township of Wilmot;

THEREFORE BE IT FINALLY RESOLVED That the Township of Wilmot request the Government of Ontario and the Ontario Legislative Assembly to amend the *Planning Act* to prohibit the issuance of

Minister's Zoning Orders applicable to land within the boundaries of any municipality, excepting Orders:

- a. which are limited to addressing an extraordinary and emergent circumstance that is a matter of provincial interest, and,
- b. which are limited to measures which the municipality could not otherwise bring into force in time to adequately address the relevant extraordinary and emergent circumstance, and,
- c. which are consistent with the Official Plan, Provincial Policy Statement, 2020, and Growth Plan for the Greater Golden Horseshoe and s. s. 24, s. 2, s. 3 of the Planning Act, and,
- d. which do not authorize urbanization outside of settlement area boundaries, and,
- e. which do not authorize development that would destroy or displace a Provincially Significant Wetland, Provincially Significant Woodland, Provincially Significant Valley Lands, Provincially Significant Wildlife Habitat, Coastal Wetlands, Areas of Natural and Scientific Interest or farmland, and,
- f. which are framed geographically or in their wording so as to not to limit any power that a Conservation Authority would otherwise have, and,
- g. which are supported by the Minister's comprehensive, written, and publicly-disclosed reasons for determining that the above criteria have been met, and,
- h. whose issuance is expressly requested through a lawfully adopted motion of the municipal government(s) to whose territory the Order pertains.

15.3. Wilmot Township Build It Right the First Time

Councillor J. Pfenning's Notice of Motion as follows was referred from the May 30, 2022 Regular Council meeting:

Motion

WHEREAS the Province of Ontario adopted greenhouse gas reduction targets of 30% by 2030, and emissions from buildings represented 22% of the province's 2017 emissions;

WHEREAS all Waterloo Region municipalities, including the Township of Wilmot, adopted greenhouse gas reduction targets of 80% below 2012 levels by 2050 and endorsed in principle a 50% reduction by 2030, an interim target that requires the support of bold and immediate provincial and federal actions;

WHEREAS greenhouse gas emissions from buildings represent 45% of all emissions in Waterloo Region, and an important strategy in the ClimateActionWR's, TransformWR Community Climate Action Strategy, adopted by all Councils in Waterloo Region, targets new buildings to be net-zero carbon or able to transition to net-zero carbon using region-wide building standards and building capacity and expertise of building operators, property managers, and in the design and construction sector;

WHEREAS the draft National Model Building Code proposes energy performance tiers for new buildings and a pathway to requiring net zero ready construction in new buildings, allowing the building industry, skilled trades, and suppliers to adapt on a predictable and reasonable timeline while encouraging innovation;

WHEREAS the Ministry of Municipal Affairs and Housing is consulting on changes for the next edition of the Ontario Building Code (ERO #: 019-4974) that generally aligns with the draft National Model Building Code except it does not propose adopting energy performance tiers, it does not propose timelines for increasing minimum energy performance standards step-by-step to the highest energy performance tier, and, according to Efficiency Canada and The Atmospheric Fund, it proposes adopting minimum energy performance standards that do not materially improve on the requirements in the current Ontario Building code;

WHEREAS buildings with better energy performance provide owners and occupants with lower energy bills, improved building comfort, and resilience from power disruptions that are expected to be more common in a changing climate, tackling both inequality and energy poverty;

WHEREAS municipalities are already leading the way in adopting or developing energy performance tiers as part of Green Development Standards, including Toronto and Whitby with adopted standards and Ottawa, Pickering, and others with standards in development;

WHEREAS Green Development Standards are being developed by local municipalities in partnership with the Region of Waterloo, and all local electricity and gas utilities through WR Community Energy;

WHEREAS while expensive retrofits of the current building stock to achieve future net-zero requirements could be aligned with end-of-life replacement cycles to be more cost-efficient, new buildings that are not constructed to be net-zero will require substantial retrofits before end-of-life replacement cycles at significantly more cost, making it more cost-efficient to build it right the first time.

THEREFORE BE IT RESOLVED THAT Council request the Province of Ontario immediately adopt a more ambitious energy performance tier of the draft National Model Building Code as the minimum requirement for the Ontario Building Code and the necessity for bold and immediate provincial action on climate change; and,

THEREFORE BE IT FURTHER RESOLVED THAT Council request the Province of Ontario encourage and provide authority to municipalities to adopt higher energy performance tiers and Green Development Standards than the Ontario Building Code; and,

THEREFORE BE IT FUTHER RESOLVED THAT Council request the Province of Ontario to facilitate capacity, education and training in the implementation of the National Model Building Code for municipal planning and building inspection staff, developers, and homebuilders to help build capacity; and,

THEREFORE BE IT FINALLY RESOLVED THAT this resolution be provided to the Minister of Municipal Affairs and Housing, to area MPPs, and to all area Municipalities who participate in the Waterloo Region Chief Building Officials group.

16. ANNOUNCEMENTS

17. BUSINESS ARISING FROM CLOSED SESSION - NONE

18. CONFIRMATORY BY-LAW

RECOMMENDATION

THAT By-law Nos 2022-27 and 2022-28 be 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.

Council Meeting Minutes

Regular Council Meeting

May 30, 2022, 7:00 P.M.

Virtual Location

Members Present: Mayor L. Armstrong
Councillor A. Hallman
Councillor C. Gordijk
Councillor B. Fisher
Councillor J. Gerber
Councillor J. Pfenning

Staff Present: Director of Parks, Facilities, and Recreation Services, S. Jackson
Director of Public Works and Engineering, J. Molenhuis
Fire Chief, R. Leeson
Director of Corporate Services/Treasurer, P. Kelly
Director of Development Services, H. O'Krafka
Director/Curator Castle Kilbride, T. Loch
Supervisor of IT, K. Jeffreys
Manager of Planning/EDO, A. Martin
Chief Administrative Officer, S. Chambers
Manager of Finance/Deputy Treasurer, A. Romany
ILS Program Manager, C. Tarling
Municipal Clerk, A. Flach

1. MOTION TO CONVENE INTO CLOSED MEETING

Resolution No. 2022- 134

Moved by: Councillor A. Hallman

Seconded by: Councillor C. Gordijk

THAT a Closed Meeting of Council be held on May 30, 2022 at 5:00 p.m. in accordance with Section 239 (2) (f) and (i) of the Municipal Act, 2001, to consider the following:

1. Project Grand River Update - Section 239 (2) (i) - Confidential Commercial/Financial/Contractual Information/Negotiation.

2. Land Donation Review - Section 239 (2) (f) - Advice subject to Solicitor-client Privilege.

Motion Carried

2. MOTION TO RECONVENE IN OPEN MEETING

Resolution No. 2022- 135

Moved by: Councillor C. Gordijk

Seconded by: Councillor B. Fisher

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

Motion Carried

3. MOMENT OF SILENCE

Mayor L. Armstrong recognized that June is Indigenous History Month and also Pride Month.

Indigenous History Month is a time to acknowledge and celebrate the history, heritage, resilience, and contributions of First Nations, Inuit and Metis peoples in Canada. It is also a time to learn, reflect, and connect with one another.

June is also Pride Month. The Township is committed to taking the necessary steps towards supporting members of 2SLGBTQIA+ community. We recognize the importance of equality and working together to support diversity throughout Wilmot.

Over the past several years, great strides have been, but we still have a long way to go. This Wednesday, the Township will raise the pride flag in recognition of this important month.

June is a significant month to pause and reflect. As we continue to work towards our goals of equity, inclusion, diversity and belonging, the Township will be sharing information throughout the month on the various ways we can recognize Indigenous History Month and Pride Month.

4. TERRITORIAL ACKNOWLEDGEMENT

Councillor B. Fisher read the Territorial Acknowledgement.

5. ADDITIONS TO THE AGENDA - NIL

6. ADOPTION OF THE AGENDA

Resolution No. 2022- 136

Moved by: Councillor J. Pfenning

Seconded by: Councillor C. Gordijk

That the Agenda as presented for May 30, 2022 be adopted.

Motion Carried

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

There were no disclosures of pecuniary interest under the Municipal Conflict of Interest Act.

8. ADOPTION OF THE MINUTES

Resolution No. 2022- 137

Moved by: Councillor J. Gerber

Seconded by: Councillor B. Fisher

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

- Regular Council Meetings of Monday, April 25 and Monday, May 16, 2022;
and,
- Special Council Meeting of Monday, May 9, 2022.

Motion Carried

9. PUBLIC MEETINGS - NIL

10. PRESENTATIONS - NIL

11. CONSENT AGENDA

Consent Agenda Item 11.3 was dealt with separately in order to hear the delegations on the matter.

Resolution No. 2022- 138

Moved by: Councillor C. Gordijk

Seconded by: Councillor B. Fisher

THAT the recommendations for Consent Items 11.1, 11.2 and 11.4 be approved.

Motion Carried

11.1 PFRS-2022-24 - Donation Agreement Kitchener Wilmot Hydro Inc.

Moved by: Councillor C. Gordijk

Seconded by: Councillor B. Fisher

THAT Report PFRS 2022-024 be received for information purposes; and further,

THAT the Agreement between Kitchener Wilmot Hydro Inc. and the Corporation of the Township of Wilmot be endorsed.

Motion Carried

11.2 PFRS-2022-25 - Sir Adam Beck Park Tennis Court Reconstruction Contract Award

Moved by: Councillor C. Gordijk

Seconded by: Councillor B. Fisher

THAT Report PFRS 2022-025, Sir Adam Beck Park Tennis Court Reconstruction Contract Award be received for information purposes; and

THAT RFP 2022-011 be awarded to 39 Seven Inc. for a value of \$109,991.00 plus HST.

Motion Carried

11.4 COR-2022-22 - Canada Community Revitalization Fund - Contribution Agreement

Moved by: Councillor C. Gordijk

Seconded by: Councillor B. Fisher

THAT staff be authorized to enter a Contribution Agreement with the Federal Economic Development Agency for Southern Ontario, for the Canada Community Revitalization Fund (CCRF) Grant in the amount of \$200,000; and further

THAT the CCRF grant allocation be utilized towards the Nith River Promenade Pathway project.

Motion Carried**11.3 PW-2022-24 - North Frontenac Telephone Corporation Limited (NFTC) – Municipal Access Agreement**

The Director of Engineering, J. Molenhuis, provided a brief summary of the nature of the agreement indicating such agreements are very common with utilities that are located on Township lands. He stipulated the agreement will require further detailed plans to be submitted and for North Frontenac Telephone Corporation Limited (NFTC) to follow the various approval processes. J. Molenhuis answered questions of Council and committed to communicating with NFTC regarding expressing Council's environmental concerns.

Mayor L. Armstrong called upon the delegations.

G. Roughley was not present.

K. Thomason spoke as a representative of the Sunfish Lake Association noting the concerns of the residents about how to obtain highspeed internet while maintaining balance with environmental concerns. K. Thomason provided details about the residents' specific concerns and indicated the residents want to work with NFTC to address those concerns but are generally supportive of staff's recommendation.

Resolution No. 2022- 139

Moved by: Councillor J. Pfenning

Seconded by: Councillor B. Fisher

THAT Report 2022-24 be received for information; and,

THAT the Mayor and Clerk be authorized to enter into a Municipal Access Agreement (MAA) with North Frontenac Telephone Corporation Limited (NFTC).

Motion Carried**12. REPORTS****12.1 DS-2022-13 - Region of Waterloo Official Plan Review – Land Needs Assessment**

The Director of Development Services, H. O'Krafka, presented highlights from the staff report regarding the Region of Waterloo's Land Needs

Assessment (LNA) including the three (3) options from the Region, the implications of those options, and staff's concerns, especially with the Region's population considerations and the associated costs. H. O'Krafka indicated staff does not support any of the Region's options. Staff's preferred scenario needs to be equitable for Wilmot so staff would prefer the Region to slow down the process to allow the generation of additional scenarios and provide greater opportunity for enhanced local engagement. Staff would also like to understand the fiscal impacts of the various growth scenarios before supporting any particular scenario and to request additional equitable scenarios for the Township within the Regional context.

The Mayor called on delegations.

K. Eby supported the need to slow down the process and to create a plan to help mitigate climate change and address the needs of the Township's aging population.

M. Reusser presented a high level rural and agricultural perspective to ensure no new loss of farmland and a plan that balances housing and food production. He also emphasized the need not to rush to make a decision.

K. Thomason also supported the position there should be no loss of farmland through an increased intensification. He emphasized the need for more public input and favoured delaying decisions on future boundary expansion.

P. Chauvin, representing clients who own lands inside of the countryside line, stated that while they are supportive of the Region's objective, they are not in support of the Region's options and expressed concerns about the fact that the Region's LNA does not meet the Province's growth plan objectives. He emphasized the need for a plan that allows for a full range of housing options to meet demand.

S. Goertz, representing 50by30WR, stated there is a need to accommodate various means to enable growth as well as the importance of more community engagement in order to consider other options to increase intensification rather than developing over farmland.

D. Falletta provided the various reasons for why his firm is supportive of staff's recommendation and why they are not in agreement with the options presented by the Region. He emphasized the need for the plan to guarantee various types of housing within the countryside line for the

Township in order to facilitate a more complete community within Provincial policy.

C. Ferguson appeared on behalf of a client and provided their rationale in support of staff's recommendations, especially the need for a balanced approach to expansion and the financial consequences of various growth scenarios on the Township.

D. Baker, representing her law firm which works with the development community, indicated support of staff's recommendations. She emphasized the need for good planning within the Provincial framework and suggested staff's recommended intensification rate is reasonable, does not negatively impact existing residents, and is more fiscally responsible so that existing residents aren't unfairly burdened.

Council asked questions of staff and R. Regier, Region of Waterloo's Commissioner of Planning, Development and Legislative Services, regarding whether discussions with the Townships has taken place; whether the Region has taken into account the disparity of the Townships; how the Region has considered the input from the Townships regarding the appropriate levels of intensification; and, how Wilmot Township Council's input could be taken into account for Regional staff's consideration if it were received late.

The following Alternative Motion was moved by Councillor A. Hallman and seconded by Councillor C. Gordijk:

THAT Report DS 2022-013 be received for information; and further,

THAT Council advise the Region of Waterloo of the following:

WHEREAS Wilmot Township has committed to ambitious climate change targets, including a reduction of GHG of 50% by 2030 and 80% by 2050 that will require an ambitious and visionary Regional Official Plan;

That Wilmot Township recommends that the Regional Official Plan process be delayed as required to provide municipalities and citizens more time for fulsome engagement on, investigation of, and education about growth options for the community;

That Wilmot Township receive the Regional Consultant's Report on the sustainability and climate impact of each Growth Option, including any new proposed Growth Options, prior to responding with Wilmot's preferred option;

That Wilmot Township would like to undertake intensification, visioning, and sustainability studies as required to determine the opportunities and optimal locations available to accommodate future population growth prior to committing to specific population allocations and intensification and density targets;

That Wilmot Township requests that all scenarios for growth to 2051 for Wilmot Township utilize higher intensification rates consistent with current trends, and the results of the aforementioned intensification studies - recognizing that this target may be significantly greater than the historical rate of intensification for Wilmot Township and the intensification rate being proposed for other rural Townships;

That Wilmot Township seeks to create complete, sustainable communities where new residential population growth is balanced by accompanying new employment growth;

That Wilmot Township requests all scenarios for growth to 2051 for Wilmot ensure the unallocated capacity of the New Hamburg Wastewater Treatment Plant (NHWWTP) is sufficient to accommodate all forecast residential and employment growth (including opportunities for a wide range of potential forms of employment growth) until 2051; and

That the Township of Wilmot generally supports options for growth that provide for:

- no Community Area expansions and no farmland loss based on increased intensification targets
- not trigger a requirement for identification and removal of excess lands from current urban designations
- support an increased focus on the missing middle and accessory units through implementation of inclusionary zoning
- meet the needs of an aging community
- provide for complete, sustainable and walkable communities, supported by active transportation and public transit
- be consistent with achievement of climate change commitments; and increased minimum density requirements for developments in greenfield areas of the Township.

Members of Council expressed their concern with not having had sufficient time to consider Councillor Hallman's Alternative Motion and a deferral of

the motion was put forward. Discussion took place regarding the timing of the Region's report and the possibility of considering Councillor Hallman's Alternative Motion in time for Council to provide feedback and input to the Region.

Councillor Hallman's Alternative Motion replaced the following Staff Recommendation, which was not considered by Council:

THAT Report DS 2022-013 be received for information; and further,

THAT Council advise the Region of Waterloo of the following:

That Wilmot Township requests all scenarios for growth to 2051 for Wilmot Township be modified as necessary to plan for the full utilization of the unallocated capacity of the New Hamburg Wastewater Treatment Plant (NHWWTP) – estimated by the Region in May of 2021 to be 10,400 persons;

That Wilmot Township requests that all scenarios for growth to 2051 for Wilmot Township utilize the existing Wilmot intensification target of 30% - recognizing that this target is both significantly greater than the historical rate of intensification for Wilmot Township and the intensification rate being proposed for other rural Townships; and,

That Wilmot Township requests consideration of increased minimum density requirements for developments, within any required expansions to Township Urban Areas, to further minimize the size of required expansions.

Resolution No. 2022- 140

Moved by: Councillor A. Hallman

Seconded by: Councillor C. Gordijk

THAT, the following motion be **Deferred** to the June 13, 2022 Council meeting:

THAT Report DS 2022-013 be received for information; and further,

THAT Council advise the Region of Waterloo of the following:

WHEREAS Wilmot Township has committed to ambitious climate change targets, including a reduction of GHG of 50% by 2030 and 80% by 2050 that will require an ambitious and visionary Regional Official Plan;

That Wilmot Township recommends that the Regional Official Plan process be delayed as required to provide municipalities and citizens

more time for fulsome engagement on, investigation of, and education about growth options for the community;

That Wilmot Township receive the Regional Consultant's Report on the sustainability and climate impact of each Growth Option, including any new proposed Growth Options, prior to responding with Wilmot's preferred option;

That Wilmot Township would like to undertake intensification, visioning, and sustainability studies as required to determine the opportunities and optimal locations available to accommodate future population growth prior to committing to specific population allocations and intensification and density targets;

That Wilmot Township requests that all scenarios for growth to 2051 for Wilmot Township utilize higher intensification rates consistent with current trends, and the results of the aforementioned intensification studies - recognizing that this target may be significantly greater than the historical rate of intensification for Wilmot Township and the intensification rate being proposed for other rural Townships;

That Wilmot Township seeks to create complete, sustainable communities where new residential population growth is balanced by accompanying new employment growth;

That Wilmot Township requests all scenarios for growth to 2051 for Wilmot ensure the unallocated capacity of the New Hamburg Wastewater Treatment Plant (NHWWTP) is sufficient to accommodate all forecast residential and employment growth (including opportunities for a wide range of potential forms of employment growth) until 2051; and

That the Township of Wilmot generally supports options for growth that provide for:

- no Community Area expansions and no farmland loss based on increased intensification targets
- not trigger a requirement for identification and removal of excess lands from current urban designations
- support an increased focus on the missing middle and accessory units through implementation of inclusionary zoning
- meet the needs of an aging community

- provide for complete, sustainable and walkable communities, supported by active transportation and public transit
- be consistent with achievement of climate change commitments; and increased minimum density requirements for developments in greenfield areas of the Township.

Motion Carried

12.2 PFRS-2022-23 - Wilmot Smart Commute Program

This staff report was **Referred** to the June 13, 2022 Regular Council meeting.

THAT Report PFRS 2022-023 be received for information; and further,

THAT Council endorse the proposed Wilmot Smart Commute Program locations, namely four (4) spaces at the Wilmot Recreation Complex, two (2) spaces at the Kirkpatrick Park parking lot, and two (2) spaces at the Wilmot Administration Complex upon completion of the parking lot expansion project and two (2) spaces at the New Dundee Community Centre.

13. CORRESPONDENCE - NIL

14. BY-LAWS

This by-law was **Referred** to the June 13, 2022 Regular Council meeting.

THAT By-law No 2022-26 be read a first, second and third time and finally passed in Open Council.

14.1 By-law 2022-26 Being a By-law to Confirm the Establishment of a Highway in the Township of Wilmot - Redford Drive

15. NOTICE OF MOTIONS

15.1 No Nuisance Noise Ontario – Nuisance Noise Created by Modified and/or Missing Mufflers

This Notice of Motion was **Referred** to the June 13, 2022 Regular Council meeting.

THEREFORE BE IT RESOLVED THAT Wilmot Council urges The Province Ontario to work with the Lieutenant Governor to expedite the proclamation of section 75.1 of the Highway Traffic Act (Better for People, Smarter for Businesses Act, 2019, S.O. 2019, c. 14, Sched. 16, s. 11);

THEREFORE BE IT FURTHER RESOLVED THAT the Minister of Transportation be requested to set a maximum decibel count for exhaust systems to ensure the exhaust system with the capability of exceeding 80 decibels will not be available for sale and will be not permitted in the Province of Ontario;

THEREFORE BE IT FURTHER RESOLVED THAT the Minister of Transportation consider reviewing the increasing associated penalties for non-compliance;

THEREFORE BE IT FURTHER RESOLVED THAT the province of Ontario be requested to provide funding for police services in Ontario to be equipped with the appropriate decibel monitor device to aid in effective enforcement efforts; and finally,

THEEFORE BE IT FINALLY RESOLVED THAT a copy of this motion be sent to the Hon. Caroline Mulroney, Minister Transportation; the Hon. Rod Phillips, Minister of Long-Term Care and local MPP; and the Region of Waterloo and all Regional Municipalities; and the Waterloo Regional Police Service.

15.2 Minister's Zoning Orders

This Notice of Motion was **Referred** to the June 13, 2022 Regular Council meeting.

WHEREAS Minister's Zoning Orders (MZOs) are being misused and overused by Ontario Provincial government in a way that damages the environment, threatens our safety, and saddles municipalities with ill-considered sprawl that will drag us down for decades to come;

WHEREAS there are very rare emergencies that warrant speeding up the approval process and the Ontario Provincial government has changed the law to let the Minister issue MZOs that would otherwise be unlawful because they violate fundamental planning rules or even create floods and landslide risk;

WHEREAS municipalities cannot wait and fight sprawl MZOs on a case-by-case basis because there is no transparent MZO process;

WHEREAS an MZO could be requested and issued arbitrarily by the Minister before a municipality and Council even hear about it;

WHEREAS Council must be proactive in protecting our community from these dangerous MZOs by passing a motion which (1) tells developers in

advance that they will not request or endorse any request for a MZO that does not meet strict and transparent criteria, (2) preemptively asks the Province not to issue any MZO that fails to meet those criteria, and (3) asks the Ontario Legislature to legally prohibit MZO that do not meet those criteria;

THEREFORE BE IT RESOLVED That the Township of Wilmot will not make a request for or indicate its approval of any Minister's Zoning Order applicable to land within the Township of Wilmot, excepting Orders:

- a. which are limited to addressing an extraordinary and emergent circumstance that is a matter of provincial interest, and,
- b. which are limited to measures which the Township of Wilmot could not otherwise bring into force in time to adequately address the relevant extraordinary and emergent circumstance, and,
- c. which are consistent with the Official Plan, Provincial Policy Statement, 2020, and Growth Plan for the Greater Golden Horseshoe and s. s. 24, s. 2, s. 3 of the Planning Act, and,
- d. which do not authorize urbanization outside of settlement area boundaries, and,
- e. which do not authorize development that would destroy or displace a Provincially Significant Wetland, Provincially Significant Woodland, Provincially Significant Valley Lands, Provincially Significant Wildlife Habitat, Coastal Wetlands, Areas of Natural and Scientific Interest or farmland, and,
- f. which are framed geographically or in their wording so as to not to limit any power that a Conservation Authority would otherwise have, and which are supported by the Minister's comprehensive, written, and publicly-disclosed reasons for determining that the above criteria have been met;

THEREFORE BE IT FURTHER RESOLVED That the Township of Wilmot request the Government of Ontario, including the Minister of Municipal Affairs and Housing place an immediate and permanent moratorium on the issuance of Minister's Zoning Orders applicable to land within the Township of Wilmot, excepting Orders:

- a. which are limited to addressing an extraordinary and emergent circumstance that is a matter of provincial interest, and,

- b. which are limited to measures which the Township of Wilmot could not otherwise bring into force in time to adequately address the relevant extraordinary and emergent circumstance, and,
- c. which are consistent with the Official Plan, Provincial Policy Statement, 2020, and Growth Plan for the Greater Golden Horseshoe and s. s. 24, s. 2, s. 3 of the Planning Act, and,
- d. which do not authorize urbanization outside of settlement area boundaries, and,
- e. which do not authorize development that would destroy or displace a Provincially Significant Wetland, Provincially Significant Woodland, Provincially Significant Valley Lands, Provincially Significant Wildlife Habitat, Coastal Wetlands, Areas of Natural and Scientific Interest or farmland, and,
- f. which are supported by the Minister's comprehensive, written, and publicly-disclosed reasons for determining that the above criteria have been met, and
- g. whose issuance is expressly requested through a lawfully adopted motion of the Township of Wilmot;

THEREFORE BE IT FINALLY RESOLVED That the Township of Wilmot request the Government of Ontario and the Ontario Legislative Assembly to amend the *Planning Act* to prohibit the issuance of Minister's Zoning Orders applicable to land within the boundaries of any municipality, excepting Orders:

- a. which are limited to addressing an extraordinary and emergent circumstance that is a matter of provincial interest, and,
- b. which are limited to measures which the municipality could not otherwise bring into force in time to adequately address the relevant extraordinary and emergent circumstance, and,
- c. which are consistent with the Official Plan, Provincial Policy Statement, 2020, and Growth Plan for the Greater Golden Horseshoe and s. s. 24, s. 2, s. 3 of the Planning Act, and,
- d. which do not authorize urbanization outside of settlement area boundaries, and,
- e. which do not authorize development that would destroy or displace a Provincially Significant Wetland, Provincially Significant Woodland,

Provincially Significant Valley Lands, Provincially Significant Wildlife Habitat, Coastal Wetlands, Areas of Natural and Scientific Interest or farmland, and,

- f. which are framed geographically or in their wording so as to not to limit any power that a Conservation Authority would otherwise have, and,
- g. which are supported by the Minister's comprehensive, written, and publicly-disclosed reasons for determining that the above criteria have been met, and,
- h. whose issuance is expressly requested through a lawfully adopted motion of the municipal government(s) to whose territory the Order pertains.

15.3 Wilmot Township Build It Right the First Time

The following motion was **Referred** to the June 13, 2022 Regular Council meeting.

WHEREAS the Province of Ontario adopted greenhouse gas reduction targets of 30% by 2030, and emissions from buildings represented 22% of the province's 2017 emissions;

WHEREAS all Waterloo Region municipalities, including the Township of Wilmot, adopted greenhouse gas reduction targets of 80% below 2012 levels by 2050 and endorsed in principle a 50% reduction by 2030, an interim target that requires the support of bold and immediate provincial and federal actions;

WHEREAS greenhouse gas emissions from buildings represent 45% of all emissions in Waterloo Region, and an important strategy in the ClimateActionWR's, TransformWR Community Climate Action Strategy, adopted by all Councils in Waterloo Region, targets new buildings to be net-zero carbon or able to transition to net-zero carbon using region-wide building standards and building capacity and expertise of building operators, property managers, and in the design and construction sector;

WHEREAS the draft National Model Building Code proposes energy performance tiers for new buildings and a pathway to requiring net zero ready construction in new buildings, allowing the building industry, skilled trades, and suppliers to adapt on a predictable and reasonable timeline while encouraging innovation;

WHEREAS the Ministry of Municipal Affairs and Housing is consulting on changes for the next edition of the Ontario Building Code (ERO #: 019-4974) that generally aligns with the draft National Model Building Code except it does not propose adopting energy performance tiers, it does not propose timelines for increasing minimum energy performance standards step-by-step to the highest energy performance tier, and, according to Efficiency Canada and The Atmospheric Fund, it proposes adopting minimum energy performance standards that do not materially improve on the requirements in the current Ontario Building code;

WHEREAS buildings with better energy performance provide owners and occupants with lower energy bills, improved building comfort, and resilience from power disruptions that are expected to be more common in a changing climate, tackling both inequality and energy poverty;

WHEREAS municipalities are already leading the way in adopting or developing energy performance tiers as part of Green Development Standards, including Toronto and Whitby with adopted standards and Ottawa, Pickering, and others with standards in development;

WHEREAS Green Development Standards are being developed by local municipalities in partnership with the Region of Waterloo, and all local electricity and gas utilities through WR Community Energy;

WHEREAS while expensive retrofits of the current building stock to achieve future net-zero requirements could be aligned with end-of-life replacement cycles to be more cost-efficient, new buildings that are not constructed to be net-zero will require substantial retrofits before end-of-life replacement cycles at significantly more cost, making it more cost-efficient to build it right the first time.

THEREFORE BE IT RESOLVED THAT Council request the Province of Ontario immediately adopt a more ambitious energy performance tier of the draft National Model Building Code as the minimum requirement for the Ontario Building Code and the necessity for bold and immediate provincial action on climate change; and,

THEREFORE BE IT FURTHER RESOLVED THAT Council request the Province of Ontario encourage and provide authority to municipalities to adopt higher energy performance tiers and Green Development Standards than the Ontario Building Code; and,

THEREFORE BE IT FUTHER RESOLVED THAT Council request the Province of Ontario to facilitate capacity, education and training in the

implementation of the National Model Building Code for municipal planning and building inspection staff, developers, and homebuilders to help build capacity; and,

THEREFORE BE IT FINALLY RESOLVED THAT this resolution be provided to the Minister of Municipal Affairs and Housing, to area MPPs, and to all area Municipalities who participate in the Waterloo Region Chief Building Officials group.

16. ANNOUNCEMENTS - NIL

17. BUSINESS ARISING FROM CLOSED SESSION - NIL

18. CONFIRMATORY BY-LAW

This by-law was **Referred** to the June 13, 2022 Regular Council meeting.

THAT By-law No 2022-27 be read a first, second and third time and finally passed in Open Council.

19. ADJOURNMENT

Council adjourned in accordance with section 7.15.5 of the Procedural By-law (By-law 2021-36 as Amended by By-law 2021-50), which requires Council to adjourn at 11:00 p.m..

Council agreed to refer the remaining agenda items as indicated to the next Regular Council Meeting on Monday, June 13, 2022.

Resolution No. 2022- 141

Moved by: Councillor B. Fisher

Seconded by: Councillor J. Gerber

THAT the remaining agenda items as indicated for the May 30, 2022 Council Meeting agenda be **Referred** to the next Regular Council Meeting at 7:00 p.m. on Monday, June 13, 2022; and further,

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

Motion Carried



DEVELOPMENT SERVICES

Staff Report

REPORT NO: DS 2022-014

TO: Council

SUBMITTED BY: Harold O'Krafka, MCIP RPP
Director of Development Services

PREPARED BY: Andrew Martin, MCIP RPP
Manager of Planning and Economic Development

REVIEWED BY: Sharon Chambers, CAO

DATE: June 13, 2022

SUBJECT: Draft Plan of Subdivision Application 30T-22601 and Zone Change
Application 05/22, Wilmot Woods Developments Inc.

RECOMMENDATION:

THAT Report DS 2022-014 be received for information.

SUMMARY:

The Township of Wilmot is in receipt of an application for Draft Plan of Subdivision and an application for changes to the Township Zoning By-law. The lands to which these applications apply are presently undeveloped and located on the east side of New Hamburg, south of Waterloo Street. The lands are designated Urban Residential and Open Space in the Township Official Plan and are presently zoned Zone 1 (Agricultural) within the Township Zoning By-law 83-38, as amended.

This report provides a summary of the draft plan of subdivision and associated zone change applications that have been filed for the subject property along with comments received to date.

BACKGROUND:

Notice of a Public Meeting was given to property owners within 120 metres of the subject lands on May 5, 2022. The following is a summary of comments received prior to the Public Meeting.

Public (complete comments included as Attachment C)

Colleen Dusky, Waterloo Street, New Hamburg – concerned with increased traffic.

Eric and Linda Kipfer, Waterloo Street, New Hamburg – opposed to rezoning farmland, concerned with increased traffic and safety for pedestrians, and concerned with noise and dust from construction.

Agencies

Enbridge – requesting necessary easements and/or agreements for the provision of gas services for this project to the satisfaction of Enbridge

CN – indicating the storm water management plan and environmental noise and vibration feasibility study are currently under review

Canada Post – requesting draft approval conditions relative to the provisioning for community mailbox locations and standards

Hydro One – indicating no comments or concerns

WCDSB – providing standard school board related development conditions (education development charges, school signage, and student transportation).

GRCA – requesting additional analysis related to floodplain limits and stormwater management

REPORT:

The lands subject to these applications were added to the New Hamburg Urban Area as part of the Township's Official Plan review and boundary rationalization process that was undertaken starting in 2017 and approved in April 2019.

Draft plan of subdivision application 30T-22601, is comprised of approximately 37.19 ha and includes between 436-835 dwelling units in the form of single detached dwellings, townhomes and other multiple residential buildings. The plan includes storm water management areas, open space areas, parkland and an integrated trail network that will be interconnected with existing and future sidewalks, trails and walkways. The development would represent a minimum density 47 people and jobs per hectare (pj/h) and a maximum density of 73 pj/h.

Zone change application 05/22 proposes amendments to the zoning by-law to implement the draft plan of subdivision. Development blocks which neighbour existing residential properties on the west side of the subject property are proposed to be zoned to permit single detached dwellings and accessory uses as currently permitted within that zone with site specific

regulations respecting lot size, building location and height. The remaining residential blocks are proposed to be zoned to permit either single detached dwellings and street fronting townhomes or cluster townhome and other multiple residential buildings. The stormwater management blocks, open space areas, park and trails would be zoned as open space.

The purpose of this report is to summarize the applications that have been filed and to include comments received through the public circulation process preceding the public meeting.

At such time as any additional comments received at the Public Meeting are considered and review of all technical documents provided in support of the applications have been completed and accepted by internal departments and external agencies, staff will return to Council with a detailed report and recommendation on the application including a summary of all comments received and how they have been addressed.

ALIGNMENT WITH THE TOWNSHIP OF WILMOT STRATEGIC PLAN:

Holding public meetings to gather input on planning matters promotes an engaged community.

ACTIONS TOWARDS UNITED NATIONS SUSTAINABLE DEVELOPMENT GOALS:

GOAL 17: Partnerships to achieve the Goal – holding public meetings to gather community input on planning matters acts as a partnership between residents and government to achieve goals.

FINANCIAL CONSIDERATIONS:

The application fees, established by the Township of Wilmot Fees and Charges By-law, were collected at the time of application.

ATTACHMENTS:

Attachment A	Proposed draft plan of subdivision
Attachment B	Illustration of the proposed zoning
Attachment C	Public comments

DRAFT PLAN OF SUBDIVISION

Legal Description

PART OF LOT 20, CONCESSION SOUTH OF SNYDER'S ROAD
TOWNSHIP OF WILMOT
REGIONAL MUNICIPALITY OF WATERLOO

Owner's Certificate

I HEREBY AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED TO SUBMIT THIS PLAN FOR APPROVAL.

DATE: January 12, 2022

Adam Belsky

Adam Belsky, Wilmot Woods Developments Inc.

Surveyor's Certificate

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: *JAN. 14, 2022*

Trevor D.A. McNeil

Trevor D.A. McNeil, OLS (MTE OLS LTD.)

Area Schedule

30T-

Description	Stage 1		
	Lots/Blocks	Units (min/max)*	Area (ha)
Residential*	1-15	57/113	2.68
Multiple Residential	16-18	120/304	3.04
Park	19		1.00
Open Space	20-22		4.99
Stormwater Management	23,24		2.54
Service Corridor	25		0.24
0.3m Reserve	26-33		0.01
Road Widening	34		0.03
Roads			3.04
Total	34	177/417	17.57

*Bks. 2,3,5,6,7,8,9,10,11,14,15 [street towns (6m) and small single detached lots (9m)]
Blk. 1 [small single detached lots (9m-12m)]
Bks. 4,12,13 [large single detached lots (9-13.76m)]
Bks. 16,17,18 [40 uph to 100 uph (Low-Towns High-Stacked Towns)]

Description	Stage 2		
	Lots/Blocks	Units (min/max)*	Area (ha)
*Residential	1-5	58/103	2.34
Open Space	6		0.38
Trail			
Walkway	7		0.02
0.3m Reserve	8		0.001
Roads			0.90
Total	8	58/103	3.64

*Bks. 3,4,5 [street towns (6m) and small single detached lots (9m)]
Blk. 2 [small single detached lots (9m-12m)]
Bks. 2,3,4,5 [small single detached lots (9m-12m)]

Description	Stage 4		
	Lots/Blocks	Units (min/max)*	Area (ha)
*Residential	1-6	56/79	2.43
Open Space	7		2.86
Trail			
0.3m Reserve			0.87
Roads			6.16
Total	7	56/79	6.16

*Bks. 1,2,3,4,5 [small single detached lots (9m-12m)]
Blk. 6 [large single detached lots (9-13.76m)]

Description	Stage 5		
	Lots/Blocks	Units (min/max)*	Area (ha)
*Residential	1-9	79/138	3.47
Open Space			
Trail	10-12		0.77
0.3m Reserve	13		0.001
Roads			1.74
Total	13	79/138	5.98

*Bks. 2(part), 3,4,5,6,7(part) [street towns (6m) and small single detached lots (9m)]
Bks. 2(part), 7(part), 9 [small single detached lots (9m-12m)]
Blk. 1 [large single detached lots (9-13.76m)]

Description	Total		
	Lots/Blocks	Units (min/max)	Area (ha)
Residential	40	316/531	13.69
Multiple Residential	3	120/304	3.04
Park	1		1.00
Open Space	5		8.23
Stormwater Management	2		2.54
Trail	4		0.82
Walkway	1		0.02
Service Corridor	1		0.24
0.3m Reserve	11		0.01
Road Widening	1		0.03
Roads			7.57
Total	69	436/835	37.19

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
200-540 BINGEMAN CENTRE DR. KITCHENER, ON. N2B 3X9 | P: 519.576.3630 F: 519.576.0121 | WWW.MHBCPLAN.COM

Approval Stamp

Date January 25, 2022

File No. 2123A

Plan Scale 1:2,000 (24x36)

Drawn By D.G.S.

Checked By P.B.

Project **Wilmot Woods**

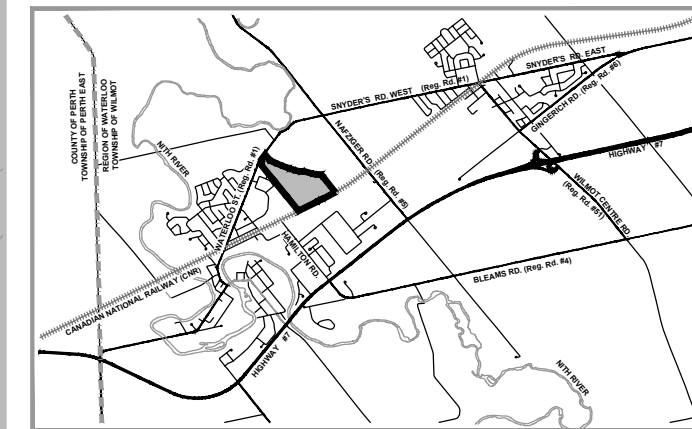
Applicant **Wilmot Woods Developments Inc.**
310 Fairway Rd. S
P.O. Box 45016
Kitchener, ON. N2C 2R6
P: 519.570.2137

File Name **DRAFT PLAN**

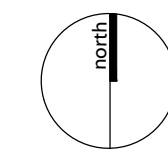
Dwg No. 1 of 1

Scale Bar 0 10 25 50 100m

Key Plan



Subject Lands



SCALE: NTS

Source: SLRN, Region of Waterloo

Additional Information Required Under Section 51(17) of the Planning Act R.S.O. 1990, c.P.13 as Amended

A. AS SHOWN	B. AS SHOWN	C. AS SHOWN
D. RESIDENTIAL, MULTIPLE RESIDENTIAL, STORMWATER MANAGEMENT, PARK, OPEN SPACE	F. AS SHOWN	G. AS SHOWN
E. AS SHOWN	F. AS SHOWN	G. AS SHOWN
H. MUNICIPAL WATER SUPPLY	I. SANDY LOAM/CLAY LOAM	J. AS SHOWN
K. ALL SERVICES AS REQUIRED	L. AS SHOWN	

Notes

- ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SHOWN.
- BOUNDARY INFORMATION AND TOPOGRAPHICAL BASE INFORMATION PROVIDED BY MTE, May 31, 2021
- ADJACENT PARCEL FABRIC IS APPROXIMATE.
- LOTS/BLOCKS ON THE PLAN ARE RESIDENTIAL UNLESS OTHERWISE LISTED

■ ■ ■ DENOTES STAGE LIMITS (TO BE CONFIRMED AND SHOWN ON FINAL PLAN)

19/25 MINIMUM/MAXIMUM LOT YIELD PER BLOCK

2.	Jan. 25, 2022	Final Draft Plan for Distribution;	DGS
1.	Sept. 30, 2021	For pre-consultation meeting submission;	DGS
Rev. No.	Date	Issued / Revision	By

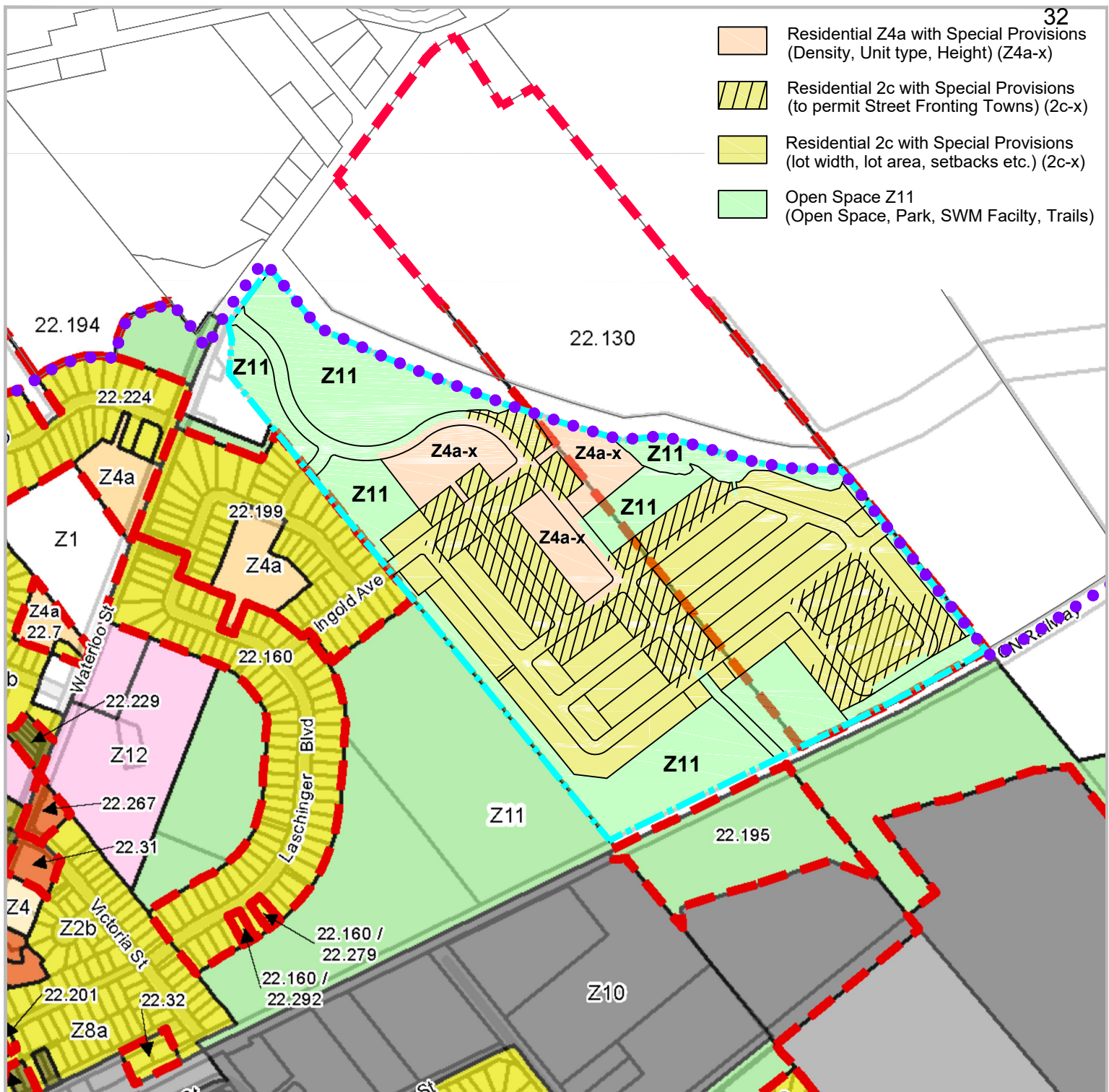


Figure 6
**Proposed
Zoning By-law
Schedule**

**Wilmot Woods
Developments Inc.**
Part of Lot 20,
Concession South of Snyders Road
Township of Wilmot
Regional Municipality of Waterloo

LEGEND

- Wilmot Woods
Developments Inc. Lands
- Township Urban Area Boundary

Site Specific. See Section 22	Z10 (Industrial)
Z1 (Agricultural)	Z10a (Light Industrial)
Z2b (Residential)	Z11 (Open Space)
Z4 (Residential)	Z12 (Institutional)
Z7 (Commercial)	

Base Map Source:
Township of Wilmot Zoning Bylaw New Hamburg Urban Area (Dec. 2021)

DATE: March 2022

SCALE: 1:7,500

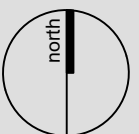
FILE: 2123A

DRAWN: DGS

K:\2123A-NH PROPERTIES-NEW HAMBURG\RPT\PROPOSED ZONING BYLAW SCHEDULE.DWG

MHBC PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9
P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM



From: csdusky
Sent: May 30, 2022 8:15 PM
To: Cheryl Gordijk <cheryl.gordijk@wilmot.ca>
Subject: RE: sub division expected to exit on waterloo Street

Hi Cheryl

Apparently a letter was sent out to some residents in regard to the new proposed sub division that would exit on Waterloo Street.

Unfortunately I did not see one , I may have missed it. But regardless I would appreciate if you could again submit my concerns as previously sent for the mzo. Unfortunately when it comes to Waterloo Street traffic the same problems apply

-----Original Message-----

From: noreply@esolutionsgroup.ca <noreply@esolutionsgroup.ca> On Behalf Of Colleen Dusky

Sent: Friday, January 7, 2022 7:44 PM

To: Cheryl Gordijk <cheryl.gordijk@wilmot.ca>

Subject: MZO -

CAUTION: This email originated from outside of the organization. Do not click links or open any attachments unless you recognize the sender and know the content is safe.

Living in the area for 20 yrs, in the last 10 we lose hydro a min of 3 times a year for hours, it is not keeping up the need now, sumpumps require hydro, traffic makes it hard to get out of the driveways ,also farm machinery crossing the road and they are saying the street can handle nub 1200 more cars where did they survey, growth may be necessary slowly , but the city can stay where it is , , I want this on public record.

TO ALL CONCERNED:

May 30/22

I wish I wouldn't have to write this letter but I feel.

IT MUST BE WRITTEN

I AM VERY MUCH OPPOSED to zone change application 05/22

Presently these lands (Part of Lot 20 Concession South of Snyder's Road Waterloo & New Hamburg) are zoned Agriculture and I believe they should remain that way. Our agricultural land is being swallowed by Land Development all over. Do we not need land to grow food to feed an everting and growing population? What do we eat? (Synthetic Food?).

Also another MAJOR CONCERN is TRAFFIC. I have lived at 1122 and 1154 Waterloo for 65 years total. In these years I have seen Residential ^{development} and traffic increases at high volume levels. These traffic levels are TOO HIGH considering what I am about to share. I have seen vehicles passing at EXTREMELY HIGH speeds on DOUBLE LINES. A neighbor has seen cars NOT STOPPING FOR BUS STOPS (letting students off buses). [People] have been KILLED on this road AS A RESULT of HIGH SPEED. Another neighbor commented to me about a person walking their dog the other night who was placed in a VERY DANGEROUS position BECAUSE OF TRAFFIC.

PLEASE LETS NOT ASK FOR MORE
TROUBLE AND ISSUES BECAUSE
OF HIGHER TRAFFIC VOLUME
I could elaborate MUCH MORE ^{MUCH MORE} on
this issue.

Number 3 issue I wish to address
is NOISE.

The people living along Waterloo
St in Luxembourg, ~~that~~ ~~are~~
are retirement age living all their lives
or many, many years here.

Most of us are at home during
the day & so we have to put
up with Land Development
noise and dust?

we beg and plea for
SERIOUS CONSIDERATION of
my request to STOP THIS
DEVELOPMENT. YOU MAY
WISH IN THE FUTURE
I HAD NOT GONE
THROUGH.



PUBLIC WORKS AND ENGINEERING

Staff Report

REPORT NO: PWE 2022-25

TO: Council

SUBMITTED BY: Jeff Molenhuis, P. Eng., Director of Public Works & Engineering

PREPARED BY: Mark Jeffery, C.E.T., Senior Engineering Technologist

REVIEWED BY: Sharon Chambers, CAO
 Patrick Kelly CPA, CMA Director of Corporate Services/ Treasurer

DATE: June 13, 2022

SUBJECT: Co-operative Contract - 2022 Asphalt Paving Program

RECOMMENDATION:

THAT Report 2022-25, Co-operative Contract - 2022 Hot Mix Asphalt Paving Program be received for information, and,

THAT Council approve participation in the co-operative tender with the Township of Woolwich for supply and placement of hot-mix asphalt pavement by Capital Paving Inc. for the 2022 Asphalt Paving Program at a cost of \$174,369.59, plus HST.

SUMMARY:

This report outlines the procurement processes and recommends award of a co-operative contract to Capital Paving Inc. for the supply and placement of hot-mix asphalt for the Township's Annual Asphalt Paving Program.

BACKGROUND:

As per the Procurement By-Law 2021-43, purchasing through co-operatives and/or joint contracts is encouraged when such purchases are in the best interests of the Township. Council approval is required if the Corporation's portion exceeds \$100,000 in value.

The Township's asphalt program is an annual program to repair, replace or reconstruct existing road network segments with hot mix asphalt to maintain adequate high class bituminous (HCB) surface road assets. The hot mix paving program timing is based upon the Township's roads need study, capital program, asset management data and in consultation with operations, based on existing road conditions and estimated remaining life.

The 2022 program consists of the placement of surface asphalt on the following Township roadways recently reconstructed under the Township's Capital Program:

- Lewis Street (Hannah Street to End) - Surface Asphalt
- Hannah Street (Milton Street to Waterloo Street) –Surface Asphalt
- Church Street (Peel Street to Wilmot Street) –Surface Asphalt
- Wilmot Street (Church Street to Bleams Road) –Surface Asphalt
- Christner Road (2021 Emergency Culvert Replacement) – Surface Asphalt

The resurfacing of Bergey Court is being deferred as preliminary geotechnical information indicated additional granular road base structure is required prior to asphalt placement. The monies allocated to Bergey Court in the 2022 Capital Program will be utilized to undertake an engineering review and redesign of the roadway and the MUT. Staff will be revisiting the reconstruction costs to include within the 2023 budget.

REPORT:

The Township of Woolwich, on behalf of the Township of Wilmot, has received competitive bid pricing from qualified contractors for Tender 2022-03, 2022 Paving Program, and has since executed a contract with Capital Paving Inc. for the supply and placement of hot-mix asphalt paving for the 2022 Annual Program.

The contract will address the need to apply the surface asphalt to the recently reconstructed roads within the Township and to maintain adequate high class bituminous (HCB) hard surface road assets.

Based on the tender rates and anticipated work in 2022, the estimated cost for hot mix asphalt placement on the 5 sections of roadways mentioned above is \$177,179.71 net of HST rebate.

ALIGNMENT WITH THE TOWNSHIP OF WILMOT STRATEGIC PLAN:

This initiative supports the goals and strategies of enhancing:

- Quality of Life through Active Transportation and Transit investments; and
- Responsible Governance through Active Communications, Fiscal Responsibility and Infrastructure Investments.

ACTIONS TOWARDS UNITED NATIONS SUSTAINABLE DEVELOPMENT GOALS:

- Goal 9: Industry, Innovation, and Infrastructure
- Goal 11: Sustainable Cities and Communities

FINANCIAL CONSIDERATIONS:

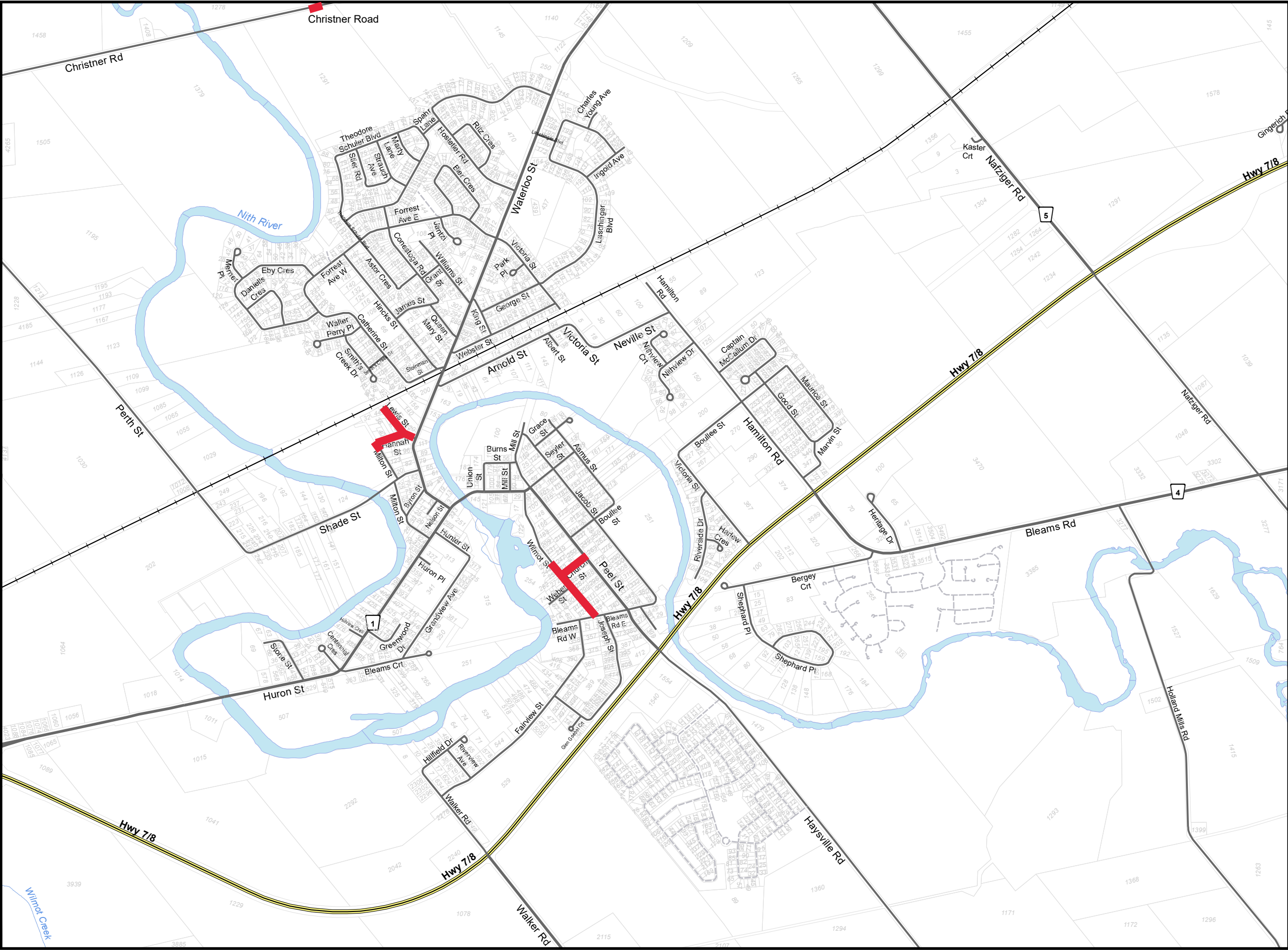
The capital budget for this project is outlined below:

Funding Source	Amount
Hannah and Lewis Reconstruction	\$ 140,000
Wilmot and Church Street Reconstruction	\$ 110,000
Christner Road Culvert Replacement – Paving Works	\$ 10,600
Total Budget	\$ 260,600

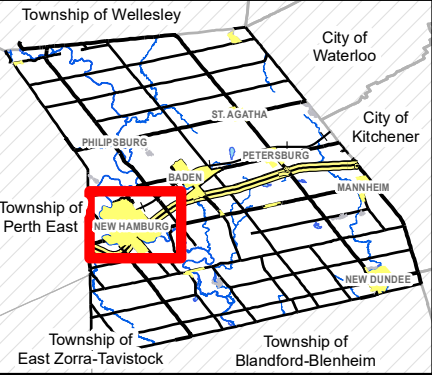
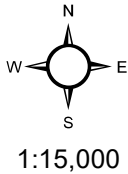
Given the tender amount of \$177,179.71 net of HST, the 2022 Hot Mix Asphalt Program is anticipated to remain within the remaining capital budget allocations for the year.

ATTACHMENTS:

Attachment 1 – 2022 Hot Mix Location Map



2022 Hot Mix Locations



Legend
Paving and Reconstruction

- Roads**
- Class**
- Regional
 - M.T.O. Highway
 - M.T.O. Ramp
 - Arterial
 - Collector
 - Local Street
 - Private
- +— Railway
- Surface Water



CORPORATE SERVICES

Staff Report

REPORT NO: 2022-023

TO: Council

SUBMITTED BY: Patrick Kelly, CPA, CMA, Director of Corporate Services / Treasurer

PREPARED BY: Ashton Romany, CPA, Manager of Finance / Deputy Treasurer
Karl Jeffreys, Supervisor of Information Technology

REVIEWED BY: Sharon Chambers, CAO
Sandy Jackson, Director of Parks, Facilities, & Recreation Services
Tracy Loch, Curator / Director of Castle Kilbride

DATE: June 13, 2022

SUBJECT: Video Surveillance System – Award of Contract

RECOMMENDATION:

THAT Report COR 2022-023 be received for information purposes; and further,

THAT Council award RFT 2022-26 Supply, Delivery, and Installation of Video Surveillance System to EllisDon Facilities Services Inc. in the amount of \$169,927.20 plus HST and Delco Security in the amount of \$61,830.00 plus HST as per the bid submissions dated May 26, 2022.

SUMMARY:

This report outlines the procurement process for the supply, delivery, and installation of video surveillance systems at both the Wilmot Recreation Complex and Castle Kilbride.

BACKGROUND:

In part of the 2022 Capital Budget process, the ad hoc budget committee approved the Corporate Security Program capital project which included works replacing the end-of-life video surveillance systems at both the Wilmot Recreation Complex and Castle Kilbride.

REPORT:

On April 29, 2022, the tender document was made available through the Township's e-bidding site. There was a total of ten (10) plan takers, with a total of five (5) bids received at time of close on May 26, 2022.

The bidding process permitted the option for the Township to split the award of contract based on each facility to maximize cost savings. Similarly, proponents were able to bid on one or both facilities. As such, below includes the total bid amount placed by proponents.

Bidder	Location	Bid Amount
EllisDon Facilities Services Inc.	Mississauga, ON	\$169,927.20
Delco Security	Ottawa, ON	\$245,740.00
Metrobit Inc.	Richmond Hill, ON	\$282,702.84
Protect-ip Global Solutions	Saint-Laurent, ON	\$299,919.60
Clavis Corporation O/A ABC Security Access Systems	Toronto, ON	\$325,180.73
Average Bid		\$264,694.07

The above figures do not include HST.

The lowest bid was received from EllisDon Facilities Services Inc. at a cost of \$169,927.70 plus HST for the Wilmot Recreation Complex and Delco Security for \$61,830.00 plus HST for Castle Kilbride. As aforementioned, the above table represents the total bid submissions by both proponents and may include both facilities in accordance with Township Procurement practices.

ALIGNMENT WITH THE TOWNSHIP OF WILMOT STRATEGIC PLAN:

This initiative supports the goals and strategies of enhancing Quality of Life through Health and Wellbeing.

ACTIONS TOWARDS UNITED NATIONS SUSTAINABLE DEVELOPMENT GOALS:

- Goal 3: Good Health and Wellbeing

FINANCIAL CONSIDERATIONS:

Combining the bids, the total award amounts to \$235,836 (net of HST rebate). Having said that, the tendering process included annual maintenance fees for a five (5) year term. Capital funding typically only contributes to the first year of annual maintenance fees. As such, \$56,239 (net of HST rebate) of the total project cost pertains to annual maintenance fees for the next four (4) years and will be incorporated into the 2023 annual operating budget accordingly (\$14,060 annually).

The scope of work and first year of maintenance under the 2022 Capital project is estimated to be \$179,597. The total 2022 Corporate Security Program capital project budget totalled \$200,000. However, the full project included other security related works as noted on the capital justification sheet. Based on current estimates, it is anticipated that the total project will exceed budget estimates by approximately \$65,000. Staff will monitor and report the project status in the quarterly capital statements accordingly.

Bid amounts for the video surveillance works were higher than anticipated due to a combination of pricing pressures on equipment/labour and increased project scope. The project scope was modified to ensure appropriate coverage from a security and risk mitigation perspective. Similar to other initiatives throughout the 2022 Capital Program, reconciliation will occur as part of year end processing

ATTACHMENTS:

None



DEVELOPMENT SERVICES

Staff Report

REPORT NO: DS 2022-013

TO: Council

SUBMITTED BY: Harold O’Krafka, MCIP RPP, Director of Development Services

PREPARED BY: Harold O’Krafka, MCIP RPP, Director of Development Services

REVIEWED BY: Sharon Chambers, CAO

DATE: May 30, 2022

SUBJECT: Region of Waterloo Official Plan Review – Land Needs Assessment

RECOMMENDATION:

THAT Report DS 2022-013 be received for information; and further,

THAT Council advise the Region of Waterloo of the following:

That Wilmot Township requests all scenarios for growth to 2051 for Wilmot Township be modified as necessary to plan for the full utilization of the unallocated capacity of the New Hamburg Wastewater Treatment Plant (NHWWTP) – estimated by the Region in May of 2021 to be 10,400 persons;

That Wilmot Township requests that all scenarios for growth to 2051 for Wilmot Township utilize the existing Wilmot intensification target of 30% - recognizing that this target is both significantly greater than the historical rate of intensification for Wilmot Township and the intensification rate being proposed for other rural Townships; and,

That Wilmot Township requests consideration of increased minimum density requirements for developments, within any required expansions to Township Urban Areas, to further minimize the size of required expansions.

SUMMARY:

The Region of Waterloo released its draft Land Needs Assessment (LNA) for public comment on April 12, 2022 and initiated a six week public consultation window on the document which envisions how the Region might accommodate forecasted population and employment growth of approximately 300,000 new residents and 178,000 new jobs to this community over the next 30 years.

A summary of the draft Land Needs Assessment was presented by Regional staff in Regional Report PDL-CPL-22-11 which is included as Attachment A to this report. The full Lands Needs Assessment document is available at the Region of Waterloo EngageWR portal (www.engagewr.ca/regional-official-plan).

In addition to opportunities for public input, an “All-Council” education session was held virtually on April 29th to allow for area municipal Council’s to hear a presentation on the draft LNA from Regional staff and to ask questions. The video of that All-Council education session is available on the Region of Waterloo’s YouTube channel.

A public input meeting was also held on May 19th at the Region’s Planning & Works Committee and the recording of that session is also available on the Region of Waterloo’s YouTube channel. A number of delegations provided a variety of comments and alternative growth scenarios to the Region at that meeting and Regional staff will be reviewing those submissions as part of their recommendation to Regional Council on a preferred growth scenario. Should those submissions result in additional circulation Township staff would then review and critique those scenarios for Township Council.

Public comments are required on the draft LNA by May 27th. However, acknowledging the tight timelines for review and comment, Regional staff have agreed to accept comments from area municipalities until June 6th.

Regional staff intend to review the input received on the draft LNA and then proceed with a report to Regional Council on June 15th identifying a preferred growth scenario based on the Evaluation Criteria for Growth Options included as Attachment B to this report.

If endorsed by Regional Council, the report would lead to the preparation of an implementing amendment to the Regional Official Plan which would proceed to a Public Meeting in July with anticipated adoption before the end of August.

Township staff are concerned that sufficient time may not be provided to allow for an in-depth analysis of the fiscal impacts of the preferred scenario at the local level and that given the importance of the exercise sufficient time should be provided to allow for enhanced local input on the proposed preferred scenario.

It is our opinion that the fiscal impacts of the preferred scenario on the Township of Wilmot should be fully understood in order for Township Council to make an informed recommendation on a decision that will have long reaching impacts on the community over the next 30 years.

BACKGROUND:

The Lands Needs Assessment (LNA) is an important step in determining how the Region will allocated and accommodate population and employment growth to 2051.

The growth itself is allocated to the Region by the Province through the Growth Plan for the Greater Golden Horseshoe (Growth Plan). In addition to providing population and employment forecasts the Province has established a methodology that the Region is required to use to assess the quantity of land required to accommodate growth to 2051.

The Region circulated its draft LNA on April 12th for public and municipal input. Regional staff describe the LNA as “a document, based on an analysis of required technical information and calculations, that helps us determine how much land we may need in the future. The draft LNA took direction from Regional Council in Fall 2021 and presents three growth options Regionally for community area and two growth options for employment area.” This report summarizes at a very high level the three proposed growth scenarios and makes suggestions for significant modifications to ensure that Wilmot Township continues to grow and remain a prosperous component of the Region of Waterloo to 2051.

REPORT:

In order to understand the basic components of the draft LNA it is important for Council to understand some of the foundational components.

Community Areas represent the lands where most housing, commercial, retail and institutional growth will be located.

Employment Areas represent the lands where most industrial activities such as manufacturing, logistics and warehouses will be located.

Minimum Intensification targets of the Province for the Region of Waterloo (as a whole) is that a minimum of 50% of all residential development occurs within the existing Built-Up Area (BUA). The BUA is essentially the existing developed areas of the Region as determined by the Province in 2006.

Designated Greenfield Area (DGA) are the lands that are inside the urban areas but are outside of the BUA and have been designated for development in the Official Plan. The Province requires that a minimum density of 50 people and jobs per hectare be accommodated within this area. Across the Region the historic rates of intensification have varied significantly – the City of Waterloo for example having very little greenfield lands within its boundaries has intensification rates that far exceed 50% while the Townships historically would have intensification rates below 20%. Given the significant population growth of the

cities compared to the Townships the overall impact of Township intensification rates on the Regional average is minimal.

Wilmot's historical intensification rate was approximately 17% at the time of the update to the Official Plan (adopted 2017, approved 2019) and Council set out an ambitious target of 30% intensification which has not been without controversy as projects are considered.

As a general rule of thumb the greater the intensification target the less greenfield land required to accommodate growth and similarly the higher the density of greenfield growth the less greenfield land required to accommodate growth.

The expansion to urban boundaries to add new DGA is limited to areas inside the Countryside Line. The Countryside Line was established as a hard edge to future urban growth as a means to protect the agricultural lands of the Region in the long term and to provide a focus for long range planning activities.

In Wilmot the Countryside Line was largely defined by the Official Plan update that began in 2017 and concluded in 2019 with the approval of Regional Official Plan Amendment 1. The Countryside Line in Wilmot roughly targets future greenfield growth to the area bordered by New Hamburg to the west, Baden to the east, Waterloo Oxford District Secondary School and Foxboro Green to the north and the Wilmot Recreation Complex and Highway 7 & 8 to the south. Attachment C highlights the Countryside Line in Wilmot and the existing DGA.

The gross volume of land inside the Countryside Line in Wilmot which is not currently designated for development totals 303 ha. As will be discussed further in this report, under a moderate growth scenario utilizing the full capacity of the Baden-New Hamburg Wastewater Treatment Plant, utilizing an aggressive 30% intensification rate, and complying with the minimum density of development required by the Province, only a small fraction of these lands would be required to accommodate growth to 2051. Increasing the density of development and rate of intensification would further reduce any additional land required.

Suffice to say the Countryside Line boundary is not threatened by growth in Wilmot to 2051 under any existing or revised scenario. The Region identifies that the housing mix forecasts used in the draft LNA are "forward-looking and based on anticipated future conditions and shifting demographics" by providing a greater mix of medium and high-density housing options.

Draft LNA Community Area Land Needs Options

Option 1 (50% intensification and 50 pj/ha)

Option 1 generates the maximum amount of new Community Area required by the Provincial minimums and results in the requirement to expand urban areas across the Region beyond the current limits of the Countryside Line when combined with Employment Area requirements.

Specific to Wilmot, Option 1 proposes population growth of 13,700 people over the next 30 years to a total population of 36,400 by the year 2051 and at an intensification rate of 30%. It would require the allocation of an additional 197 ha of greenfield development land.

Township of Wilmot

Year	Population (Including Census Undercount) ¹	Households				Persons Per Unit (PPU)
		Low Density ²	Medium Density ³	High Density ⁴	Total	
2016	21,400	6,645	370	505	7,520	2.85
2021	22,700	7,035	410	550	7,995	2.84
2051	36,400	9,800	1,355	2,045	13,200	2.76
2021-2051	13,700	2,765	945	1,495	5,205	

Source: Option 1: Watson & Associates 2022

Township of Wilmot

Year	Households by Policy Area				% Intensification
	BUA	DGA	Rural	Total	
2016	3,970	1,060	2,485	7,520	
2022	4,115	1,555	2,545	8,205	
2051	5,600	4,930	2,670	13,200	
2016-2022	145	495	60	685	21%
2022-2051	1,485	3,375	125	4,995	30%

Source: Option 1: Watson & Associates 2022

Option 2 (60% intensification and 60 pj/ha)

Option 2 generates a significantly smaller amount of new Community Area required by the Provincial minimums and results in a lesser requirement to expand urban areas across the Region beyond the current limits of the Countryside Line when combined with Employment Area requirements.

Specific to Wilmot, Option 2 proposes a reduced population growth of 7,600 people over the next 30 years to a total population of 30,300 by the year 2051 and at an increased intensification rate of 45%. Scenario 2 would require the allocation of no additional community area greenfield development land in Wilmot Township.

Township of Wilmot

Year	Population (Including Census Undercount) ¹	Households				Persons Per Unit (PPU)
		Low Density ²	Medium Density ³	High Density ⁴	Total	
2016	21,400	6,645	370	505	7,520	2.85
2021	22,700	7,035	410	550	7,995	2.84
2051	30,300	8,255	1,110	1,665	11,030	2.75
2021-2051	7,600	1,220	700	1,115	3,035	

Source: Option 2: Watson & Associates 2022

Township of Wilmot

Year	Households by Policy Area				% Intensification
	BUA	DGA	Rural	Total	
2016	3,970	1,060	2,485	7,520	
2022	4,115	1,555	2,545	8,205	
2051	5,395	2,965	2,670	11,030	
2016-2022	145	495	60	685	21%
2022-2051	1,280	1,410	125	2,825	45%

Source: Option 2: Watson & Associates 2022

Option 3 (60% intensification and 64 pj/ha)

Option 3 generates the least amount of new Community Area required by the Provincial minimums.

Specific to Wilmot, Option 3 proposes a further reduced population growth of 6,100 people over the next 30 years to a total population of 28,800 by the year 2051 (just 300 persons more than the current projected 2031 population) and at an intensification rate of 45%. This would not require the allocation of any additional community area greenfield development land.

Township of Wilmot

Year	Population (Including Census Undercount) ¹	Households			
		Low Density ²	Medium Density ³	High Density ⁴	Total
2016	21,400	6,645	370	505	7,520
2021	22,700	7,035	410	550	7,995
2051	28,800	8,025	965	1,445	10,435
2021-2051	6,100	990	555	895	2,440

Source: Option 3: Watson & Associates 2022

Township of Wilmot					
Year	Households by Policy Area				% Intensification
	BUA	DGA	Rural	Total	
2016	3,970	1,060	2,485	7,520	
2022	4,115	1,555	2,545	8,205	
2051	5,110	2,650	2,670	10,435	
2016-2022	145	495	60	685	21%
2022-2051	995	1,095	125	2,230	45%

Source: Option 3: Watson & Associates 2022

Analysis

In considering the three options presented by Regional staff within the draft LNA Township staff have a number of high level specific concerns and have been working with the Region and its consultants to address those concerns in the preparation of a preferred growth scenario for the Region.

Population Allocation

The primary concern of staff in reviewing the growth scenarios to 2051 are the progressively reduced population allocations for Wilmot Township in Scenario's 2 and 3.

Growth is important and integral to the health of any community and it is important that decisions that may have the effect of artificially constraining or limiting population growth only be made with a full understanding of the costs and implications of those decisions - not only at the Regional level but perhaps more importantly at the local level as well.

The Region has indicated that maintaining an appropriate share of population growth in each Area Municipality relative to the Region is one of several determining factors in allocating that an important factor in allocating population growth. Part of the justification for reducing Wilmot's percentage of the overall Regional population seems to be based on the lower than ideal growth during the 2016-2021 period which saw annual growth drop to 2.2% of annual Regional growth.

Considering the 15 year average (2006-2021) the average begins to weight significantly higher to 4.0% of annual growth. Having said that, including the slowest 5 years of growth should reasonably be offset by including the highest 5 years to more appropriately weight both highs and lows. The 20 year average includes the high (2001-2006) and the low (2016-2021) and suggests an historic average of 4.5% of annual growth.

This is an important consideration and one that Township staff feel can be addressed by utilizing the full unallocated capacity of the NHWWTP as the population allocation to 2051.

Wilmot Township Population as a Percentage of Regional Population: Historic and Projected

Period	Wilmot	Region	Wilmot Share of Regional Growth
2001	15,500	456,100	
2006	17,800	497,200	
2016	21,400	556,600	
2021	22,700	617,000	
2051 (Option 1)	36,400	923,000	
2051 (Option 2)	30,300	923,000	
2051 (Option 3)	28,800	923,000	
2051 (NHWWTP Capacity +10,400)	33,100	923,000	
2001-2021 (20 yr avg)	360	8,045	4.5%
2006-2021 (15 yr avg)	327	7,987	4.1%
2016-2021 (5 yr avg)	260	12,080	2.2%
2021-2051 (Option 1)	457	10,200	4.5%
2021-2051 (Option 2)	253	10,200	2.5%
2021-2051 (Option 3)	204	10,200	2.0%
2021-2051 (NHWWTP Capacity +10,400)	347	10,200	3.4%

The Township acknowledges that a primary building block of the plan for growth in the Region to 2051 is to minimize Regional capital expenditures to accommodate growth. In particular expansions of sewage treatment plants are costly and as such existing capacity should be fully utilized to capitalize on expenditures already made.

In this respect, notwithstanding that the population allocation of Option 1 is the most reflective of historic population growth in the Township, staff do not support a population allocation that exceeds the capacity of the NHWWTP and in so doing builds expectations of expansion of the plant within the planning horizon which might not be realized.

In this same regard Township staff cannot support the reduced population allocations of 7,600 persons in Option 2 or 6,100 persons in Option 3.

It is critical that the LNA and plan for growth to 2051 provide for all municipalities within the Region of Waterloo to continue to grow and flourish as complete communities. While growth may be seen by some to be a burden, it is more often seen as an opportunity which provides benefits in the health and well being of residents. Growth in these challenging times provides the opportunity to create new forms of more attainable housing which will allow us to retain our seniors and our youth in the community by providing the full spectrum of housing opportunities as well as the potential for increased local and regional employment opportunities.

Planned and appropriate growth allows the Township to fully develop into a complete community. Growth facilitates the introduction of higher densities and more varied forms of housing to provide for the needs of the entire community while supporting the economic growth of the Township through new employment opportunities within a walkable and transit supportive environment.

The Region of Waterloo is poised for growth of approximately 50% and Wilmot Township has sufficient sewage capacity and land resources to accommodate its own growth by approximately 50% to 2051 without the financial impact to the Region of expanding the NHWWTP.

As such, staff recommend that Council request the Region to modify any recommended growth scenario to ensure that the full capacity of the NHWWTP of 10,400 (total population of 33,100) is allocated to Wilmot Township to the year 2051.

Intensification Targets

Development approvals in Wilmot Township have progressively strived to increase density and housing options to create inclusive neighbourhoods while advocating for increased opportunities for intensification within existing neighbourhoods.

These opportunities are embraced by Township staff, and although difficult in many aspects for residents of established neighbourhoods to accept, are important to the health of the community.

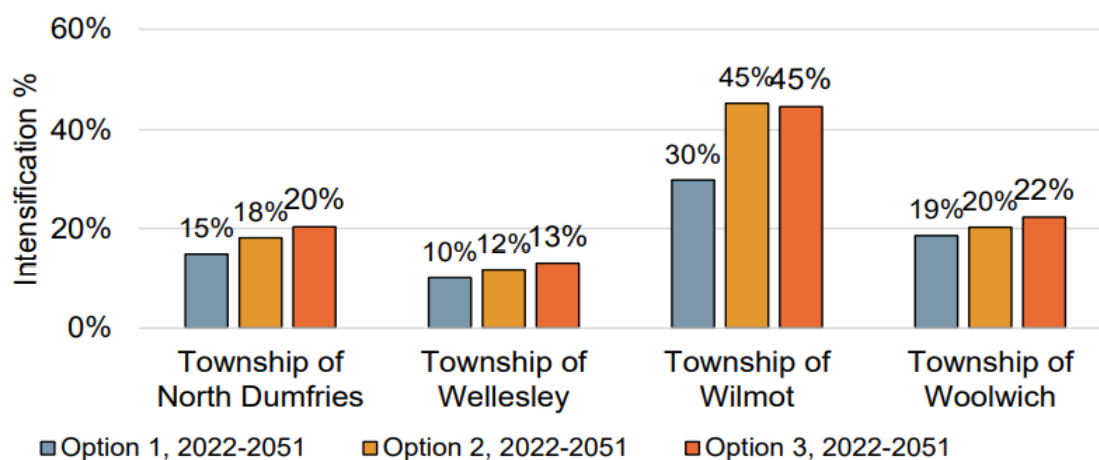
Having said that intensification is not necessarily without its significant potential financial impacts on the community as well in terms of infrastructure.

From a heritage perspective the typical focus for intensification efforts tends to interface with older neighbourhoods and heritage properties. Typically the very low density development found in the Snyder's Road, Foundry Street, Waterloo Street, Huron Street and Peel Street areas are prime for both heritage preservation and intensification creating conflict between the desire to grow and intensify with the desire to preserve heritage and neighbourhood character.

From an infrastructure perspective the fiscal impacts of retrofitting aging infrastructure to accommodate growth through intensification can be considerable and so understanding the fiscal impacts of not only greenfield but perhaps more importantly intensification is critical to ensuring a fiscally responsible growth plan.

During the recent 2017-2019 update to the Township Official Plan the Township set a fairly aggressive target of 30% intensification which was supported by the Region of Waterloo. The target is considered aggressive as it represented an almost doubling of the historic rate of intensification at the time (17%) and was well beyond the target of 20% typically found in many rural communities.

The intensification rates proposed for the four (4) rural Township vary significantly across the three options.



Source: Options 1 to 3 growth by Watson & Associates Economists Ltd.

While Option 1 appropriately utilizes the existing Official Plan target of 30% intensification for Wilmot Township, staff cannot support Option 1 as the population forecast is beyond the existing capacity of the NHWWTP and therefore the option is unreasonable to 2051.

Of concern, however, is that Option 2 and Option 3 combine a lowering of population forecasts with a dramatic increase to expected intensification in Wilmot to 45% while not applying a similar expectation across the board to other Townships.

The Township is concerned that the intent of the land budget process is to determine the amount of land needed to properly accommodate planned and orderly growth in each Area Municipality as a component of the collective Regional growth.

As such staff requested that the Region and their consultants provide an estimate of the resultant land need impacts in Scenario 2 or Scenario 3 utilizing the full allocation of population (10,400) at the existing Wilmot Official Plan target of 30% intensification or the lower 20% threshold being applied to other rural Townships.

These discussions are ongoing and would ultimately need to be considered in the greater context of regional impact in developing the ultimate growth scenario by the Region. It is anticipated that the modified scenarios would result in the need for additional greenfield lands in Wilmot in the magnitude of 45ha to 51ha of DGA based on a high level conceptual analysis.

As indicated earlier, and on Attachment C, the total volume of land inside the Countryside Line which is intended to accommodate future greenfield growth needs for the Township is over 300ha. As such, if required, the expansion of the urban boundaries of New Hamburg and Baden to accommodate this volume of land to 2051 is certainly possible without any threat to the long term protection of agricultural resources outside the Countryside Line or the majority of lands inside the Countryside Line in Wilmot.

Density of DGA Development

The other significant component of growth is the density at which new greenfield development will be built. Obviously, the higher the density, the less land required to accommodate the growth.

The Province, as discussed earlier, requires a minimum of 50 people and jobs / hectare and the three draft growth scenarios for Wilmot prepared by the Region reflect this target. The Region assigns a similar target for the other Township Urban Areas while setting significantly higher targets for greenfield developments in the cities.

To a large extent density drives the range of product and the range of attainability. As a general rule of thumb the smaller the dwelling the lower the price and as such the higher the density the greater the mix of the often referenced 'missing middle'.

It is the opinion of staff that the Township should request the Region and its consultants to give consideration to increasing the density expectations from greenfield developments in Township Urban Areas beyond the minimums set out by the Province as one means of ensuring the construction of a broad spectrum of housing forms and attainability not only within the cities, but within the Townships as well.

The forms of 'missing middle' housing that would reasonably be generated in rural communities are realistically much more easily accommodated within greenfield developments than incorporated into established neighbourhoods.

That is not to say that there isn't a role for higher density housing forms as part of intensification, but certainly softer forms of intensification are much more easily and widely incorporated in rural communities.

In summary, with respect to Community Area, staff recommend that the allocation of population to Wilmot Township based on the available capacity of the NHWWTP is not only fiscally prudent but also aligns well with the historical place of Wilmot's annual growth Regionally.

Further, setting an aggressive yet reasonable target for intensification highlights the Township's desire to minimize the need for expanding Township Urban Areas while ensuring the preservation of the character of established neighbourhoods as well.

Additionally, increasing the expected density of new greenfield growth will further reduce the size of Community Area expansion required in the Township to ensure that appropriate, community sustaining growth is accommodated in an efficient and fiscally responsible manner to 2051.

Employment Land Needs Options

The draft LNA essentially considers two growth options for the region's Employment Areas.

Option 1 would foresee an intensification rate of 15% within existing employment areas at a density of 35 jobs/hectare with a resultant land need of 659 hectares regionally while Option 2 would see an increased intensification rate of 25% while maintaining the density target of 35 jobs/hectare and a land need of 456 hectares regionally.

Specific to Wilmot Option 1 would result in the need for an additional 17 hectares of employment lands to be designated in Wilmot to 2051 while Option 2 would see that requirement drop to just 5 additional hectares.

Given the nature and type of industries in Wilmot and considering the existing layout of employment areas staff are of the opinion that while some intensification could occur it is largely unlikely given the propensity of existing industries to have acquired additional lands as a 'reserve' for future expansion.

As such, staff would suggest that Option 1 in respect of Employment Land Needs to 2051 is a much more realistic option for Wilmot Township that further enhances our capacity to grow in a balanced fashion and as a complete community.

ALIGNMENT WITH THE TOWNSHIP OF WILMOT STRATEGIC PLAN:

Considering and providing input to the Region on matters of concern to Council in respect of the long term growth of Wilmot Township provides for economic prosperity and sustenance of quality of life while maximizing environmental protection and the efficient and fiscally responsible use of infrastructure resources.

The constrained timelines and limited opportunity to engage local residents on the opportunities and impacts of long term growth and development is of concern and does not align with the Wilmot Strategic Plan goals of promoting an engaged community.

ACTIONS TOWARDS UNITED NATIONS SUSTAINABLE DEVELOPMENT GOALS:

Goal 3: Good Health and Well-being
 Goal 8: Decent Work and Economic Growth
 Goal 9: Industry, Innovation and Infrastructure
 Goal 10: Reduced Inequality
 Goal 11: Sustainable Cities and Communities
 Goal 13: Climate Action

FINANCIAL CONSIDERATIONS:

There are significant financial considerations to the municipality of both excessive and restrictive growth. A full financial impact analysis of any preferred scenario should be considered by Council at the local and Regional level prior to supporting any preferred growth scenario.

Fundamental to this analysis is the impact of a slowed or reduced annual growth rate on development charge projections and growth-related capital financing, the impacts of intensification model on core infrastructure, and Wilmot's current focus on resolving I&I issues.

For example, if there were sufficient capacity at wastewater treatment facilities and zero growth planned, there would not be an incentive to generating additional capacity through I&I expenditures, since these expenditures would not be recovered through new development.

Prior to considering any of the proposed growth strategies, the Township should seek further financial impact analysis on all options.

ATTACHMENTS:

Attachment A: Region of Waterloo Staff Report CPL-PDL-22-11

Attachment B: Evaluation Criteria for Growth Options

Attachment C: Countryside Line in Wilmot, May 2022

Region of Waterloo**Planning, Development and Legislative Services****Community Planning**

To: Chair Tom Galloway and Members of the Planning and Works Committee

Meeting Date: April 12, 2022

Report Title: Regional Official Plan Review Draft Regional Land Needs Assessment

1. Recommendation:

For information

2. Regional Official Plan Background

The Regional Official Plan (ROP) is a powerful planning tool that shapes and defines our community for future generations. It has guided decision making for profound transformation of this region including the addition of the ION light rail, protection of agricultural lands and the natural environment, and a high quality of life for residents.

This community is set to grow to 923,000 people and 470,000 jobs by 2051, representing about a 50% increase in population and 60% increase in jobs from 2021. As a result, we are working to update the plan to accommodate this projected growth.

3. Purpose / Issue:

This report presents the preliminary results of the draft Regional Land Needs Assessment (LNA), which determines the amount of urban land the Region requires to accommodate the Region's forecasted population and employment growth to 2051. This report also identifies the public and stakeholder engagement that will occur on the draft LNA.

Strategic Plan:

This report relates to several strategic focus areas, including: Thriving Economy; Sustainable Transportation; Environment and Climate Action; and Health, Safe and Inclusive Communities. It also relates to Objective 4.2, "Make affordable housing more available to individuals and families" and Action 3.5.1, "Promote efficient urban land use

through greenfield and intensification policies while conserving natural heritage and agricultural areas.”

4. Key Considerations:

a) The ROP establishes a vision for how we live, work and play and helps us prepare for future challenges and opportunities.

The ROP’s vision is:

“Waterloo Region will be an inclusive, thriving, and sustainable region of connected urban and rural communities with global reach, fostering opportunities for current and future generations.”

The current ROP Review focusses on providing a thoughtful and realistic approach to land use planning and growth management to ensure that Waterloo Region continues to be a world-class community.

b) The Region has completed a draft land needs assessment in accordance with the Provincial Land Needs Assessment methodology to ensure it has enough land to accommodate its forecasted growth to 2051, including the need for any urban boundary expansions.

In the fall of 2021, Regional Council provided a motion to staff with respect to the LNA as follows:

- That staff ensure the Land Needs Assessment be completed in accordance with provincial requirements providing different growth options for consideration.
- That thorough engagement take place between regional staff, community stakeholders, and area municipalities after the LNA is complete and made available to the public for consultation, prior to a staff recommendation of a Preferred Growth Option.

Staff have been in regular contact with Provincial staff throughout the ROP Review process. Provincial staff have raised no concerns and are supportive of the Region’s approach to the LNA.

d) The LNA includes land use options with varying levels of intensification and designated greenfield area density targets.

The Provincial LNA methodology provides municipalities the flexibility to assess different assumptions within the LNA. The Region’s draft LNA includes three Community Area growth options and two Employment Area growth options, which is similar to the approach followed by the City of Hamilton, Halton Region, City of Guelph, Peel Region and Durham Region.

The Provincial LNA methodology also provides flexibility to change the order of the steps as long as all the required steps are completed. In addition, the Provincial LNA methodology provides for the consideration of higher intensification and designated greenfield density targets and reiterates that decision-makers should consider an intensification first approach when assessing future land needs. Such an approach to city building optimizes the existing urban land supply and makes better use of existing infrastructure and public service facilities.

e) Under all Options, all Area Municipalities would be allocated population growth to 2051.

The LNA is prepared following a series of steps outlined by the Province related to two types of places:

Community Areas – Where most housing, commercial, retail and institutional growth will be located.

Employment Areas – Where most industrial land, like manufacturing, logistics and warehouses, will be located.

The applicable minimum Provincial intensification target for the Region of Waterloo is 50% of all residential development occurring annually will be within the Built Up Area (BUA).

The minimum Provincial density target applicable to the Designated Greenfield Area (DGA) for the Region of Waterloo is to achieve, by 2051, 50 people and jobs per hectare (pj/ha).

The housing mix forecasts used in the draft LNA are forward-looking and based on anticipated future conditions and shifting demographics. All Options provide a greater mix of medium and high-density housing options relative to the current trends, however, Options 2 and 3 provide a greater shift of housing from low-density housing to medium and high-density housing forms.

Some area municipalities would not be allocated any new community area over and above what exists as designated greenfield area, although all municipalities would see population growth to 2051.

Three Community Area growth options and two Employment Area options are provided in the draft LNA. Additional information on the Area Municipal allocation for each growth option are included in Appendix A.

Community Area Land Needs

Community Area Option 1 (Provincial Growth Plan minimums of 50% intensification and 50 people and jobs per hectare) – Key Considerations

- Between 2009 and 2013, the Region achieved a 51% intensification in the Built-Up Area (BUA). The target established under the current ROP, adopted in 2009, is 45%. Between 2014-2019, the Region achieved 57% intensification. Under Option 1; the intensification rate of 50% is lower than recent trends.
- Option 1 would generate the maximum amount of future low-density housing using the minimum targets in the Growth Plan. As a result, Option 1 would yield the largest urban area expansion of the three options, beyond the existing Countryside Line when combined with the Employment Area Options.
- To achieve a density of 50 people and jobs per hectare (pj/ha), the Region would require a density of 49 pj/ha on an incremental basis to 2051, lower than the 54 pj/ha in the DGA being achieved as of 2019.

Community Area Option 2 (60% intensification and 60 pj/ha) – Key Considerations

- Option 2 would generate a denser housing mix than Option 1 because of the higher intensification target (60%) and the corresponding decrease in the number of low-density units in new designated greenfield areas.
- To achieve a density of 60 people and jobs per hectare (pj/ha), the Region would require a density of 63 pj/ha on an incremental basis to 2051. The density in the cities under this option would average 69 pj/ha.
- Option 2 would result in a smaller urban area expansion than Option 1 and can be accommodated within the existing Countryside Line.

Community Area Option 3 (More compact development, no urban expansion of Community Areas) – Key Considerations

- This Option would generate the most dense housing mix because it has the highest designated greenfield area density target (66 pj/ha). As a result, implementing Option 3 could be accommodated within the existing urban area boundary and does not require an urban area boundary expansion for new community area anywhere in the region.
- The number of people that could be accommodated in new units would decrease with Option 3 as there is a greater proportion of high density units which typically have lower people per units than other building forms. As a consequence, there would be greater pressure on existing neighbourhoods in designated greenfield

areas to accommodate more population growth.

- To achieve a density of 66 people and jobs per hectare (pj/ha), the Region would require a density of 73 pj/ha on an incremental basis to 2051. The density in the cities under this option would average about 76 pj/ha.

Staff have also considered two additional growth options that assumed even higher intensification rates and DGA density targets (i.e., 65% and 70% intensification rates, and 65pj/ha and 70pj/ha DGA density targets). Those options would generate an excess amount of DGA lands currently designated in the region of 610ha and 1,044ha respectively. Applying those targets would require the Region to prohibit development on either 610ha or 1044ha of lands already committed for development, until the year 2051. As a result, staff provided an update to Regional Council in December 2021 on the implications of excess lands and did not pursue a full assessment of these options.

Employment Area Land Needs

Several macro-economic trends are influencing average density levels on employment lands. In general, average density levels on employment lands are declining in the manufacturing sector, as domestic manufacturers focus efforts on increased efficiency and competitiveness through automation. This trend is coupled with increasing demand for large, land-extensive warehousing and logistics facilities to support distribution and transportation of goods throughout the expanding urban population base.

The draft LNA considered the following two growth options for the region's Employment Areas:

Option	Option 1	Option 2
Intensification Rate in Existing Employment Areas	15%	25%
Density Target (jobs per hectare)	35	35
Total Employment Area Land Need (hectares)	659	456

Employment Area Option 1 (15% Employment Area land intensification) – Key Considerations

- This option would assume a moderate intensification rate of 15% within existing employment areas, similar to existing trends observed in the region.
- It would also assume a density target of 35 jobs per hectare, allowing for diverse

mix of employment areas which can accommodate a wide range warehousing, office and manufacturing uses.

Employment Area Option 2 (25% Employment Area land intensification) – Key Considerations

- This option would assume a higher intensification rate of 25% within existing employment areas, requiring a greater proportion of under-utilized land (e.g. large parking lots) to be developed for new or expanded employment uses.
- This option would also assume a density target of 35 jobs per hectare the same as Option 1.

f) Release of the draft LNA marks the beginning of a public engagement period between April 12, 2022 and May 27, 2022.

The results of the LNA engagement process will be summarized in a response report that will accompany the June recommendation report on the preferred growth option. Following the draft LNA engagement process, staff will evaluate each of the growth options based on the feedback received from the community, stakeholders and area municipalities and against a series of detailed evaluated criteria covering six broad themes viewed through a climate change lens (see Appendix B).

A recommendation report on the preferred growth option is anticipated in June 2022 along with the release of a draft Regional Official Plan Amendment with accompanying information report.

5. Background:

In 2018, the Region initiated a review of the ROP to plan for forecasted growth to 2041. On August 28, 2020, the Province approved Amendment 1 to the Growth Plan which included changes to the Growth Plan's Schedule 3 population and employment forecasts, and extended the planning horizon to 2051. A Provincial LNA methodology was also established that all Upper and single-tier municipalities are required to use in combination with the policies of the Growth Plan to assess the quantity of land required to accommodate forecasted growth. The LNA is one study that must be completed as part of the ROP Review.

This update to the ROP is important because it helps guide decisions about regional services, including transportation and public transit, water supply and wastewater treatment systems; public health; economic development; affordable housing, and many others.

The foundational themes and priorities include:

- Building equitable, thriving, transit-supportive complete communities;

- Continuing with an intensification-first approach to growth management;
- Realizing transformational climate action;
- Advancing Indigenous relationships and reconciliation; and
- Continuing to protect water, agricultural, and natural systems.

A significant amount of work has been completed on the Region's population, housing and employment trends to support the draft LNA. Technical briefs prepared by the consultant team supporting the draft LNA include:

- Region-Wide Long-Term Population and Housing Growth Analysis Technical Brief (December 2020);
- Employment Strategy Technical Brief (August 2021);
- Intensification Strategy Technical Brief (August 2021).

6. Area Municipality Communication:

Consultation and engagement with the various Project Committees, including the Steering Committee, Stakeholder Committee, Technical Team and Area Municipal Working Group, as well as Indigenous engagement and public consultation is continuous throughout the ROP Review project. Collaboration and discussion is iterative and ongoing on a regular basis.

7. Financial Implications:

The Region's approved 2022 - 2031 Community Planning Capital Program includes a budget of \$756,000 in 2022 and \$3,250,000 in 2023-2031 for the Regional Official Plan Review (project 22007). The costs are to be funded from Development Charges (90%, \$3,605,000) and the Community Planning Capital Reserve (10%, \$401,000).

8. Conclusion / Next Steps:

April 12- May 27, 2022: Public engagement on the draft LNA

April 22, 2022 and April 25, 2022: Virtual and interactive public engagement sessions

Mid-May 2022 – Special Regional Planning and Works public input meeting

May 27 – Deadline for public feedback on the draft LNA

Following the draft LNA public engagement process, the growth options will be evaluated against a series of criteria (Appendix B). The evaluation criteria also incorporate a "climate change lens" to identify growth options that help reduce

greenhouse gas emissions, and support stronger and more resilient communities.

Mid June 2022 – Recommendation report on preferred growth option and release of draft Regional Official Plan Amendment (Growth Components) with accompanying information report

July 2022 - ROP amendment open house

Late July 2022 - ROP amendment Statutory Public Meeting

August 2022 - Recommendation report to Council on adoption of ROP amendment.

Non-growth related components for the second ROPA will be developed in Fall 2022 and Winter 2023 and include: natural heritage system mapping and policies; water resources system mapping and policies; a review of the ROP's mineral aggregate policies; updated source water protection mapping and policies; a review of the ROP's agricultural policies and a review of the ROP's infrastructure policies and needs including the transportation system, water and wastewater systems, waste management and the provision of utility services.

9. Attachments / Links:

Attachment A: [Draft Land Needs Assessment \(DOCS 3999710\)](#)

Attachment B: [Evaluation Criteria for Growth Options \(DOCS 3999789\)](#)

Prepared By: **Ryan Pogrzeba**, Planning Information Specialist
Brenna MacKinnon, Manager, Development Planning

Reviewed By: **Danielle De Fields**, Director, Community Planning

Approved By: **Rod Regier**, Commissioner, Planning, Development and Legislative Services

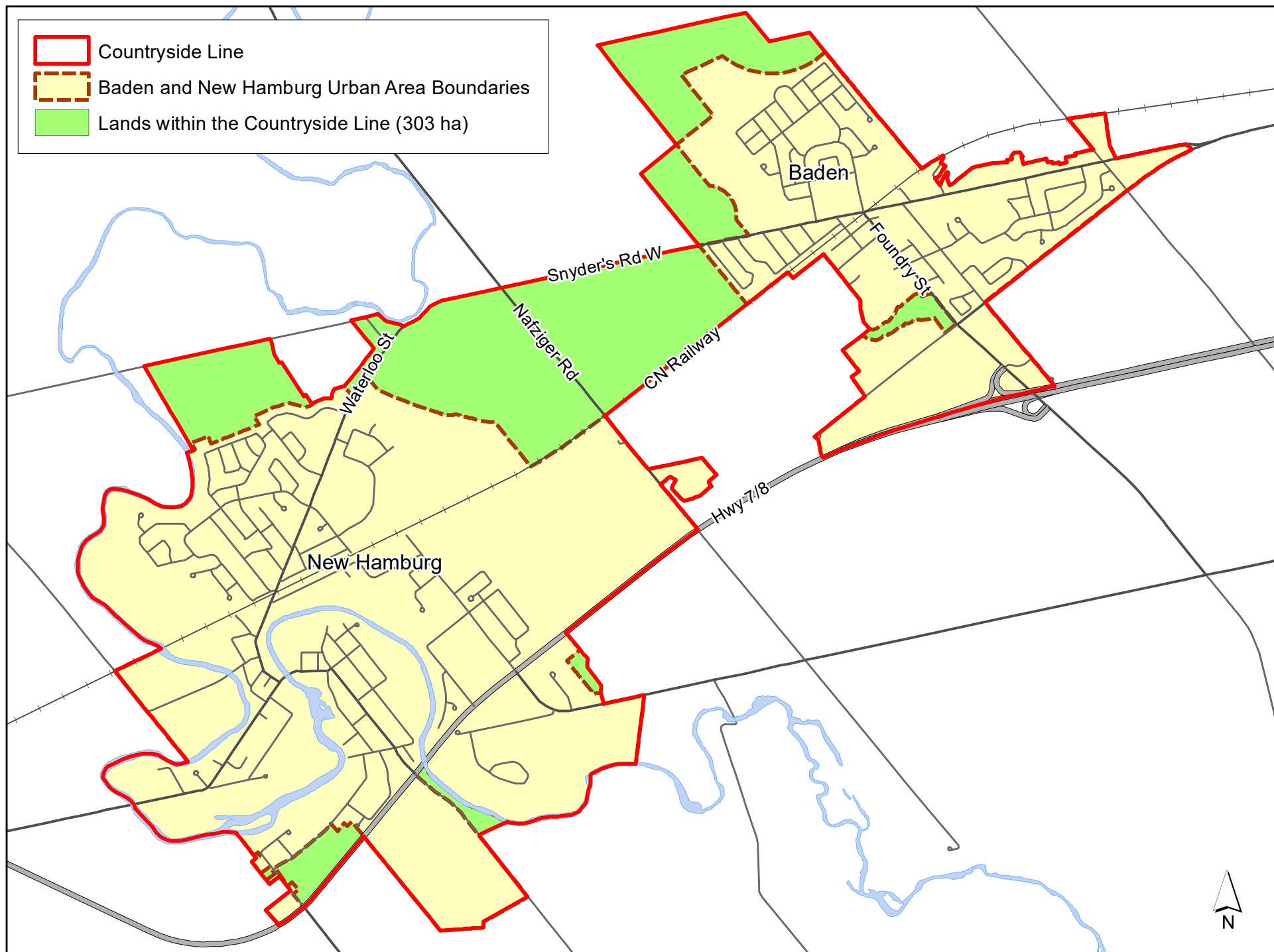
Appendix B

Evaluation Criteria for Growth Options

Theme	Objective	Evaluation Criteria
Growth Management	Support Planned Regional Structure	<ul style="list-style-type: none"> Does the concept allocate growth in a way that supports the long-term viability of the Planned Regional Structure? How well does the concept support intensification within existing or planned new Strategic Growth Areas?
	Foster development of complete and compact communities	<ul style="list-style-type: none"> How well does the concept support complete communities within the built-up area and in designated greenfield areas? How well does the concept promote a more compact built urban form? How well does the concept help to reduce the growth of greenhouse gas emissions through intensification, and support for a wider variety of built forms and land uses?
	Build a sustainable and active transportation system	<ul style="list-style-type: none"> How well does the concept support multi-modal access to the GRT transit network, and facilitate other sustainable and active modes of travel, such as walking, cycling and travel with the use of mobility aids, including motorized wheelchairs? How well does the concept support minimizing vehicle miles traveled and the growth of greenhouse gas emissions? How well does the concept support a low emissions transportation system? How well does the concept support the existing and future expansion of the ION rapid transit network?
	Provide flexibility	<ul style="list-style-type: none"> How well can the concept adapt to unknowns/uncertainties such as shifts in demographics, economic conditions, extreme weather events and advances in technology (e.g. transportation technology, work from home technology)?

Transportation, Infrastructure and Financing	Optimize use of existing or planned infrastructure and public service facilities	<ul style="list-style-type: none"> • Is there sufficient capacity in existing or planned municipal infrastructure (e.g., roads, transit, water, wastewater, stormwater management) and public service facilities (e.g., hospitals, long-term care facilities, libraries and schools) to support the growth concept? • How well does the concept optimize the use of existing infrastructure and public service facilities?
	Ensure cost effective/ financially viability	<ul style="list-style-type: none"> • How well does the concept ensure that growth is financially viable over the long term through optimization of existing regional and area municipal infrastructure and public service facilities, and minimization of long-term operations and maintenance costs?
	Facilitate green infrastructure and reduce risks	<ul style="list-style-type: none"> • How well does the concept enable opportunities for energy, resource and water conservation, and promotion of green infrastructure to support climate change mitigation and adaptation?
Agricultural and Mineral Aggregate Resources	Protect prime agricultural land	<ul style="list-style-type: none"> • Does the concept minimize the need for conversion of prime agricultural land and provide for continued investment in the agricultural food network? • How well does the concept help the agricultural system become more resilient to outside shocks, such as extreme weather events destroying crops elsewhere in the world? • How well does the concept support local food production, processing and distribution to decrease energy use and emissions by reducing the length of trips between farms, processing facilities, and grocery stores, or selling directly to homes and businesses?
	Protect mineral aggregate resources and existing aggregate operations	<ul style="list-style-type: none"> • Does the proposed expansion area contain any deposits of mineral aggregate resources? • Would development within the proposed expansion area preclude or hinder the expansion or continued use of any existing mineral aggregate operations?

Natural Heritage and Source Water Protection	Protect, enhance and support the Region's Natural Heritage System	<ul style="list-style-type: none"> • How well does the concept protect and preserve or enhance a connected natural heritage system? • How well does the concept support nature-based solutions to climate change mitigation and adaptation (e.g., prevent flooding, provide shade, and sequester carbon)?
	Source water protection	<ul style="list-style-type: none"> • Would the proposed expansion area meet any applicable requirements of the Region's source protection plan?
Livability	Support housing choice and affordability	<ul style="list-style-type: none"> • Does the concept align with the target housing demand and market pressures for the Region? • Does the concept align with housing affordability objectives and targets of the Region?
	Public Health/Active Living	<ul style="list-style-type: none"> • How well does the concept contribute to a pattern of development that supports healthy and active living, and create better public health outcomes? • How well does the concept help to minimize the health effects of climate change, such as illnesses related to extreme cold or heat events, or increased exposure to air pollution?
Economic Growth	Protect and support Employment Areas	<ul style="list-style-type: none"> • How well does the concept protect or enhance the Regional Employment Areas and support opportunities for increased employment (i.e. through intensification opportunities within regional employment areas, or job growth within regional employment areas, other local employment areas, and strategic growth areas)? • How well does the growth concept help provide sufficient land, in appropriate locations, to accommodate the Region's employment growth? • How well does the growth concept support the economic diversity of the region? • Does the growth concept support a better balance of jobs and housing in communities across the region to reduce the need for long distance commuting and greenhouse gas emissions?





DS 2022-013

Region of Waterloo
Official Plan Review
Draft Land Needs Assessment (LNA)

Monday May 30, 2022

What is a Land Needs Assessment (LNA)?

- The Land Needs Assessment (LNA) is an important step in determining how the Region will allocate and accommodate population and employment growth to 2051
- The Growth itself is allocated to the Region by the Province through the Growth Plan for the Greater Golden Horseshoe
- In addition to allocation of growth the Province establishes a methodology for the Region to use to assess the quantity of additional land required, if any, to accommodate growth.

What Growth is allocated to the Region?

- The Province has forecasted the Region of Waterloo will grow by approximately 300,000 new residents and 178,000 jobs over the next 30 years (2051)
- The Province requires that a minimum of 50% of this growth occur in existing built-up areas (BUA's)
- In addition the Province requires that any development that occurs outside of BUA's have a minimum density of 50 people and jobs per hectare. The area outside of BUA's is referred to as designated greenfield areas. (DGA's)
- The Provincial requirements are minimums meaning higher rates of intensification and higher DGA densities are permitted if desired.

The Draft Regional LNA Option 1

Growth Plan Minimum's Regionally

- 50% Intensification and 50 pj/ha Regionally
- Wilmot Population Growth of 13,700
- Intensification Rate of 30% for Wilmot
- Density of Development of 42pj/ha
- Requires 197ha of additional land to be designated

The Draft Regional LNA Option 2

Compact Development, Modest Community Area Expansion

- 60% Intensification and 60 pj/ha Regionally
- Wilmot Population Growth Reduced to 7,600
- Intensification Rate of 45% for Wilmot
- Density of Development of 51pj/ha
- Requires 0 ha of additional land to be designated

The Draft Regional LNA Option 3

More Compact Development, No Community Area Expansion

- 60% Intensification and 66 pj/ha
- Wilmot Population Growth further reduced to 6,100
- Intensification Rate of 45% for Wilmot
- Density of Development of 46 pj/ha
- Requires 0 ha of additional land to be designated

Wilmot Population : Historic and Projected Allocations under 3 Options

Period	Wilmot	Region	%
2001	15,500	456,100	3.4%
2006	17,800	497,200	3.6%
2016	21,400	556,600	3.8%
2021	22,700	617,000	3.7%
2051 (Option 1)	36,400	923,000	3.9%
2051 (Option 2)	30,300	923,000	3.3%
2051 (Option 3)	28,800	923,000	3.1%
2051 (NHWWTP Capacity +10,400)	33,100	923,000	3.6%

Population Considerations

Option 1 – 13,700

- Exceeds historic percentage of Regional population allocated to Wilmot
- Exceeds the existing capacity of the New Hamburg WWTP

Option 2 – 7,600

- Significantly reduces projected population below historical allocation
- Significantly below capacity of the New Hamburg WWTP – represents and inefficient use of existing servicing capacity over 30 years

Option 3 – 6,100

- Significantly reduces projected population below historical allocation
- Significantly below capacity of the New Hamburg WWTP – represents and inefficient use of existing servicing capacity over 30 years

Staff Population Recommendation

Fully Utilize the Capacity of the New Hamburg Wastewater Treatment Plant

- In order to properly plan for the utilization of existing servicing capacity staff recommend that future scenarios provide for the population allocation of 10,400 people to the Township of Wilmot
- 10,400 people appropriately and efficiently utilizes existing infrastructure
- 10,400 people aligns with Wilmot's historical population share Regionally

Intensification Rates

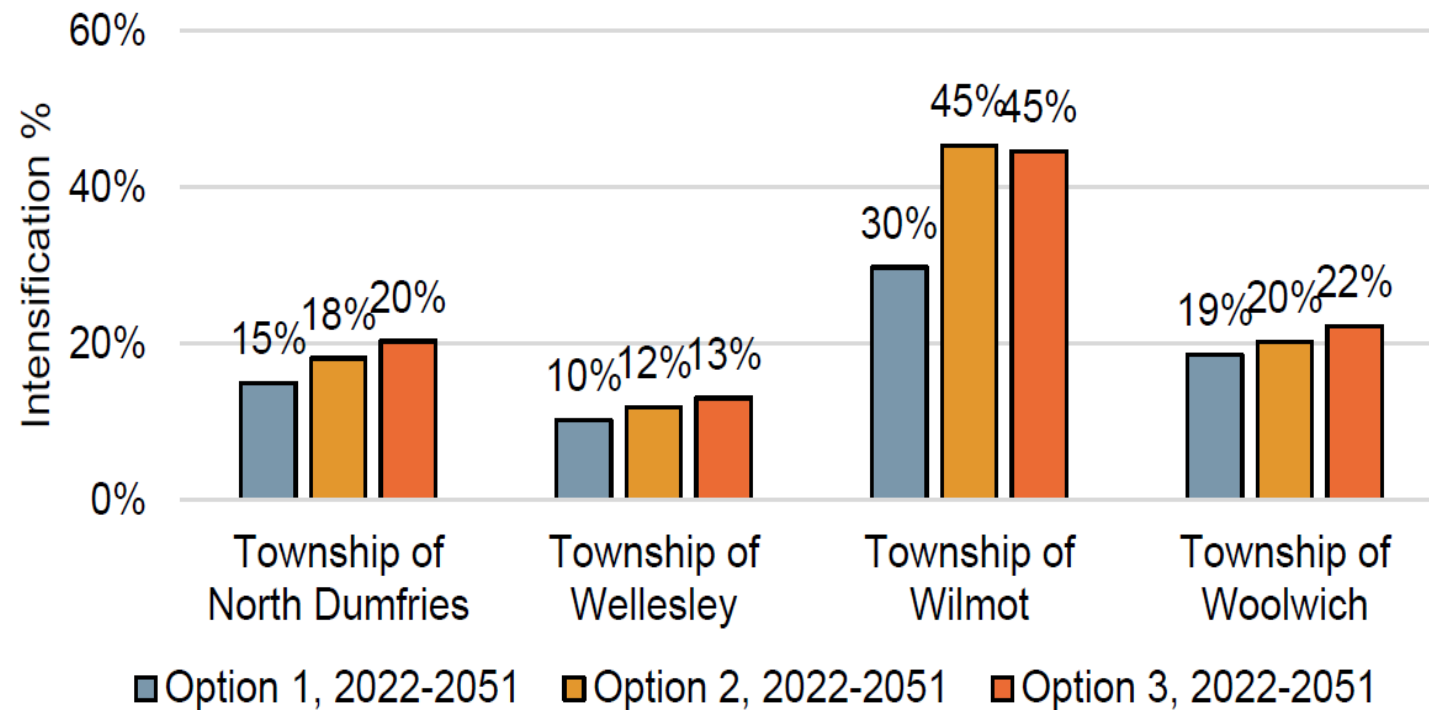
In 2017 during the update to the Township Official Plan the historic rate of intensification in Wilmot was approximately 17%

Council increased the target rate in the updated Official Plan to 30% in an effort to set the bar high and to demonstrate a commitment to growing more compactly and efficiently while recognizing the limitations of aging infrastructure within the BUA

30% exceeds the rate of intensification achieved historically by any rural municipality and is greater than the highest projected intensification target for any other rural Township to 2051

Rural Intensification Rates 2021-2051

Figure ES-10: Region of Waterloo, Options 1 to 3, Housing Intensification Growth by Area Municipality, 2022 to 2051



Source: Options 1 to 3 growth by Watson & Associates Economists Ltd.

Staff Intensification Recommendation

All future Regional scenarios should incorporate a 30% intensification target as the Wilmot target with the Regional context.

Density of Development

The Provincial Minimum density for new development is 50 pj/ha

Within the Regional context the Region assigns lower density to rural DGA than it does to the city DGA

All future Regional scenarios should incorporate an increased density target of new development for Wilmot, beyond that currently proposed, within the Regional context

Increasing the minimum required density of development assists in minimizing the size of any required expansion to Township Urban Areas

Impacts to Scenarios

- It is expected that the impacts of a population allocation of 10,400 to Wilmot Township to 2051, at an intensification rate of 30%, and at a DGA density which exceeds the minimum standards of the Growth Plan may identify the need for limited expansion of the Township Urban Areas
- It is acknowledged that existing and other scenarios may be generated which require no expansions to the Township Urban Areas that come at the expense of slowing population growth below historical averages, with higher expectations of intensification well beyond historical averages and without efficiently using existing infrastructure
- It is important that any preferred scenario be equitable to Wilmot Township in terms of population allocation, in terms of intensification expectations and in terms of fiscal impact to the Corporation

Other Considerations of Importance

Timing

- The Regional timelines are very aggressive and significantly limit the ability of Township staff to engage with the greater Wilmot population.
- Slowing down the process to allow greater local engagement and consideration of a variety of alternative scenarios would be beneficial

Fiscal Impacts

- It is imperative that Wilmot Council understand the fiscal impacts of growth scenarios on the Township before supporting any scenario
- By requesting that additional equitable scenarios be generated the Township would be better able to compare and recommend the appropriate scenario for Wilmot within the Regional context

Next Steps

- Regional Staff are currently considering the input from a variety of forums on the 3 scenarios
- The RMOW is planning on releasing a preferred scenario and draft Regional Official Plan amendment in mid-June 2022
- The RMOW is planning to hold a statutory Public Meeting on the preferred scenario in late July 2022
- The RMOW is planning to recommend Regional Council adopt the amendment in August 2022
- Additional updates to the Regional Official Plan will follow in the fall of 2022

Questions?



Regional Official Plan Proposed Option #4

No farmland loss through an increased
intensification target

May 30, 2022
Kevin Thomason



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Current Situation

- The Waterloo Regional Official Plan Update is currently underway to determine our vision, priorities, and the form of our community for the next 30 years.
- Our last ROP created our Countryside Line Concept, Protected Countryside, Light Rail Transit, Core Renewal, and so many other bold, innovative concepts that we now take for granted and can't even imagine our community without.
- This ROP Update needs to be just as bold and visionary if Waterloo Region is to compete globally in the years ahead.



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However,

- Planning for the future in a rapidly changing world is not easy.
- Climate Change is the most significant threat facing our community today with every decision carrying an important message and having potential impact.
- There has been a fraction of the public engagement, public consultation, and media coverage on this ROP Update compared to previous Regional Official Plans. We need far more public input and time to understand the implications of the feedback and ideas being proposed.



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Current Situation

- Regional Staff are proposing 3 Growth Options however, all may be overly complicated and insufficient to meet future needs - particularly in light of the climate change commitments to reduce our GHG by 80% within the timeframe of this Official Plan.



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Growth Option Issues

- **Option #1 - Significant Farmland Loss** - massive amounts of urban sprawl, huge farmland loss, likely breaches Countryside line in numerous places, and abandons the goals of sustainability and leadership,
- **Option #2 - Some Farmland Loss, Inequity** - still destroys almost 1,000 acres of local farmland and creates complex inequity issues between area municipalities,
- **Option #3 - No Farmland Loss, High Density Challenges** - is overly complex, difficult to achieve and places too much density at the periphery rather than core of our communities.



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Growth Option #4 - Intensification, No Farmland Loss

- Citizens and community groups concerned about the three proposed growth options are suggesting:
- A simpler, more congruent fourth growth option based on current trends and rates of intensification,
- No boundary expansion, no farmland loss,
- Buys time to see how post-pandemic world unfolds without locking us into sprawl that may not be needed or wanted,
- Treats all area municipalities equally.

**Read the detailed report on Community
Proposed Option #4 at
www.smartgrowthwaterloo.ca**



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New Proposed Option #4

	Historical Rate (past 10 years)	Current Rate (past 5 years)	Option #1 Provincial minimum, significant farmland loss	Option #2 Some farmland loss	Option #3 No farmland loss, high density challenges	Option #4 No farmland loss, closest to current trends
Intensification Rate	59%	64%	50%	60%	60%	65%
Density Target	54	54	50	60	66	60
Total Farmland/ Greenfield Required			2,208 hectares (5,456 acres)	376 hectares (929 acres)	0 hectares (0 acres)	0 hectares (0 acres)

- New Proposed Growth Option #4:
 - a 65% intensification target very congruent with current rates of 64% to 70%,
 - 60 people/jobs per hectare density (DGA) that is more achievable,
 - 0 hectares of farmland or greenspace loss to urban sprawl.



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Why Intensification vs. Density?

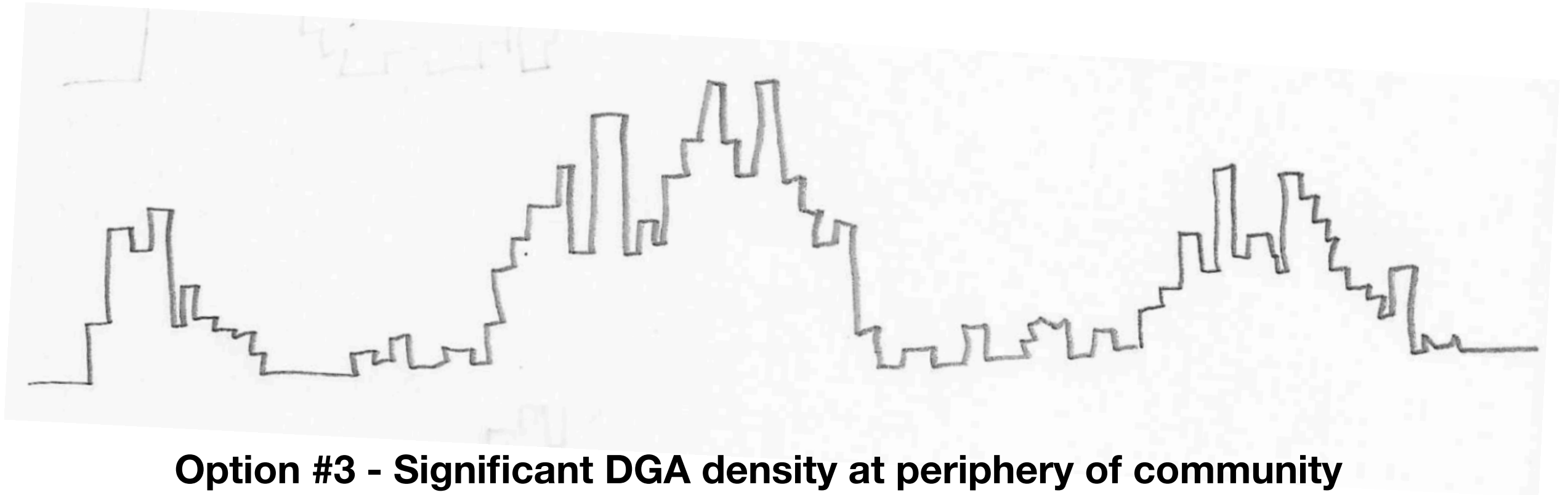
- Density is measured over time including retroactively over lands already built.
- Thus to achieve Option #3's DGA density of 66 pj/ha, it will require all new development to actually achieve about 73 pj/ha in order to compensate for recent development achieving only 54 pj/ha.
- Achieving such a significant density increase on new Greenfield Designated Areas (DGA) at the edges and most distant parts of our communities will not be easy or appropriate.



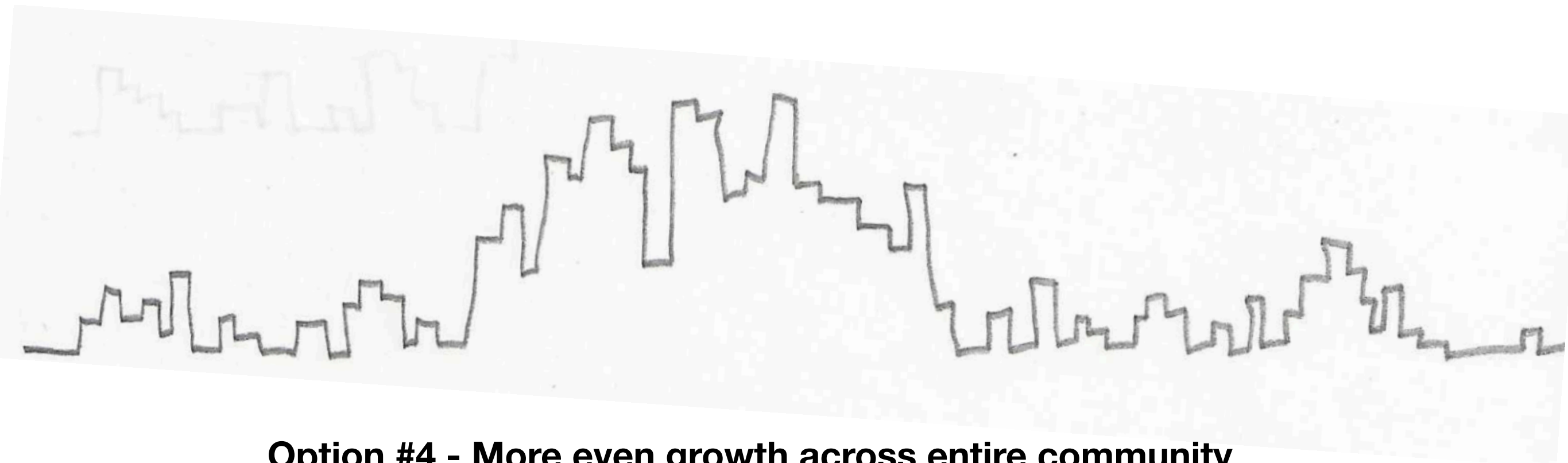
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Option #3 vs Option #4



Option #3 - Significant DGA density at periphery of community



Option #4 - More even growth across entire community

Why Intensification vs. Density?

- Whereas achieving an intensification rate of 65% as we are proposing in Option #4 is very congruent with current regional intensification rates,
- Thus, intensification is a far simpler and better metric than density for our Regional Official Plan.



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Option #4 Advantages

- Community Proposed Option #4 has clear advantages over Option #1, #2 and #3:
 - It is not perfect however, it's the simplest, most consistent, and most easily achievable,
 - It best continues Waterloo Region's innovation and planning leadership on the current trajectory,
 - It demonstrates climate leadership and that we are serious about achievable solutions to meet our Paris Accord commitments,



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Option #4 Advantages

- Option #4 best supports expansion of iON LRT and public transit, and other sustainability initiatives,
- It buys time and delays decisions on future boundary expansions until we see how:
 - the post-pandemic world,
 - the missing middle,
 - soft intensification,
 - new accessory units,
 - age-in-neighbourhood initiatives,
 - and climate change unfolds over the coming years,



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Option #4 Advantages

- It avoids the myriad of issues with Option #2 allocating greenfield expansions to only some area municipalities and all the efforts required now to mitigate battles over land and urban boundary expansion that likely won't even be needed for years,



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Conclusion

- We urge you to recommend and support the Community Proposed Growth Option #4 and its principles as the preferred option.
- While not perfect, it's the simplest, most achievable, and most congruent option that best prepares everyone for a rapidly changing future, while protecting our thriving countryside and creating more dynamic, complete, sustainable, and affordable communities.

**Learn more and read the detailed report on
Community Proposed Option #4 at
www.smartgrowthwaterloo.ca**



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Questions?

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RMOW Growth Options



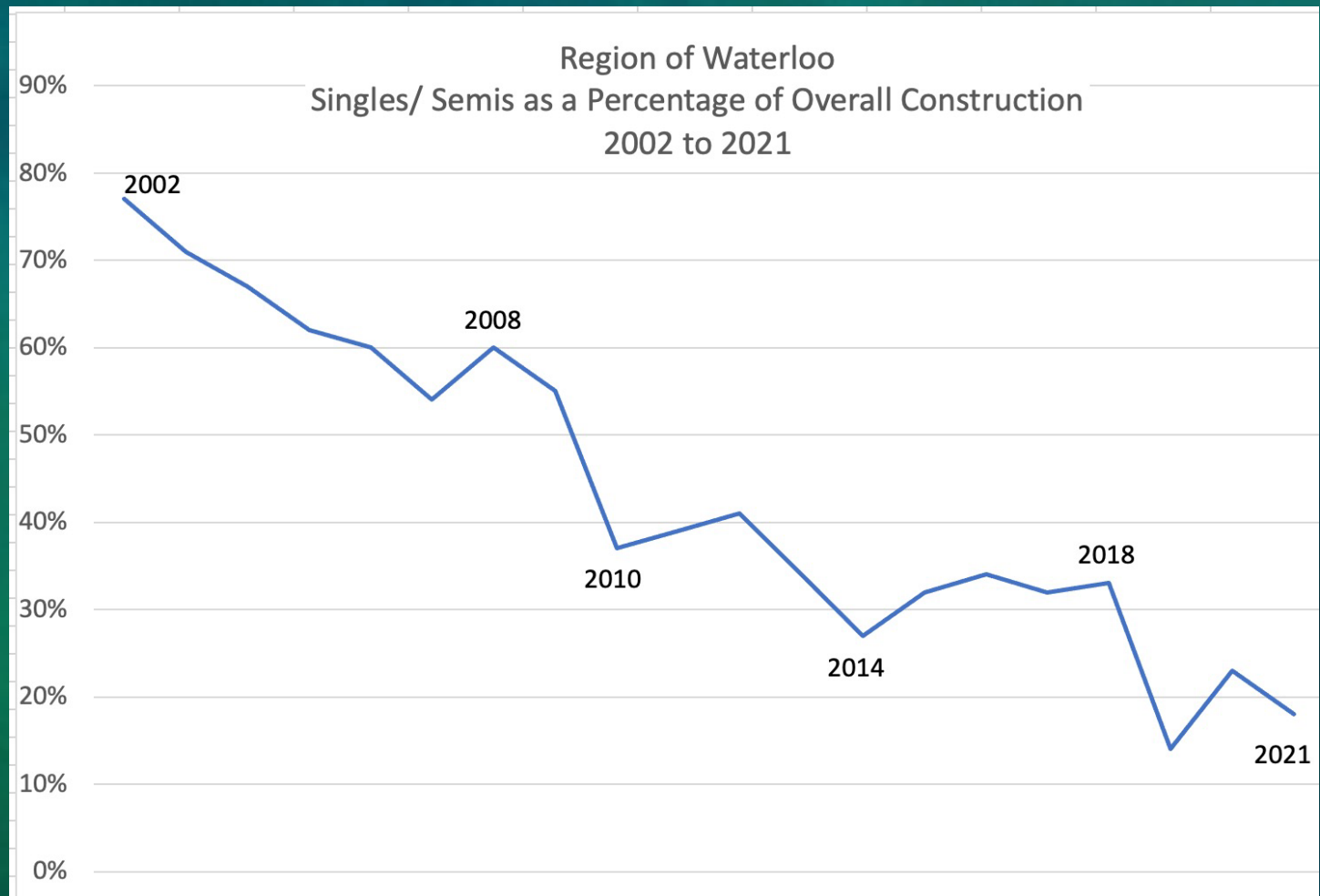
**The Need for Critical Thinking has
Never Been Greater**

Wilmot Council - May 30, 2022

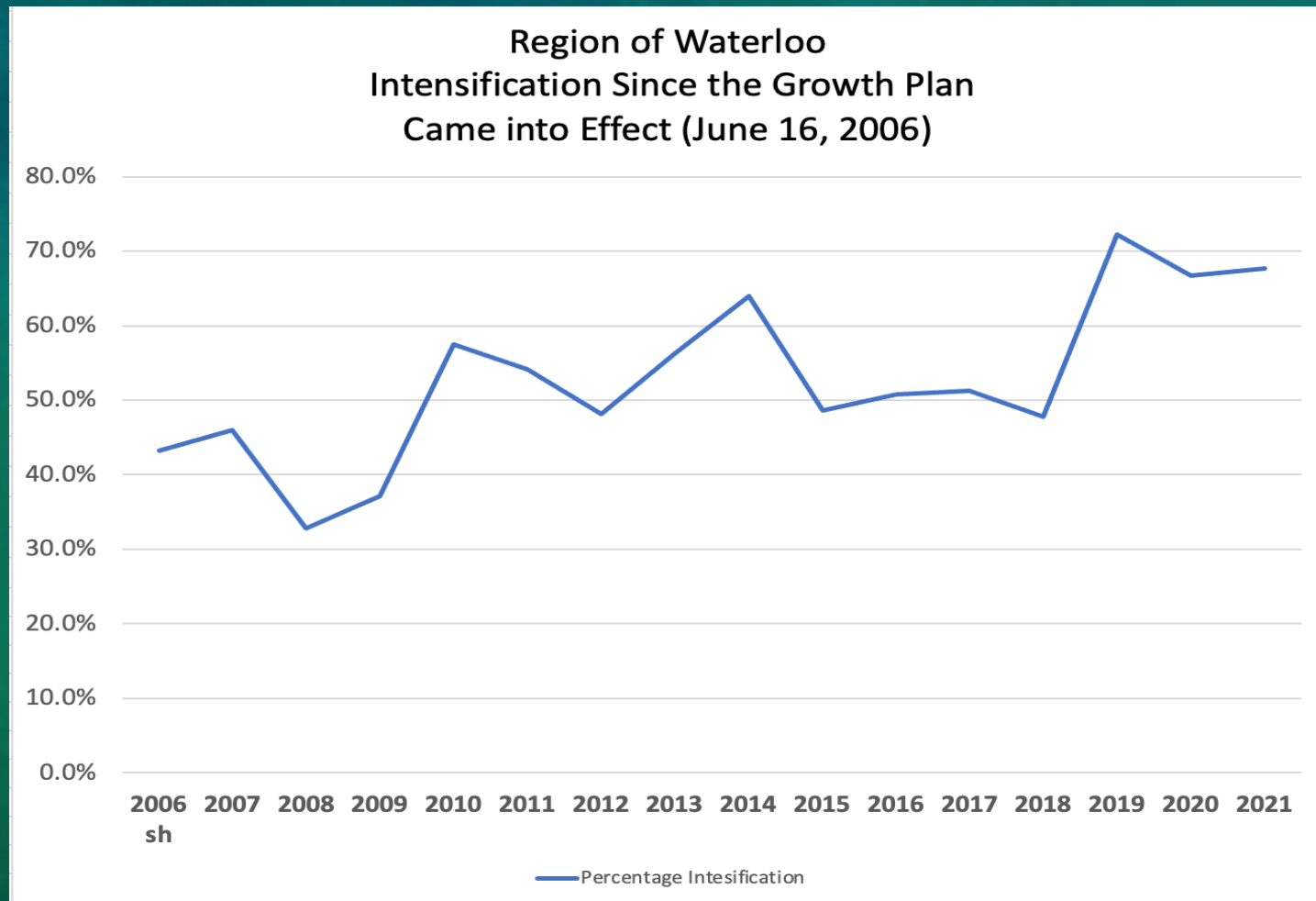
Context

Things are changing so quickly that we don't know with any certainty what is going to happen between now and 2051

Example – Single-Detached Units



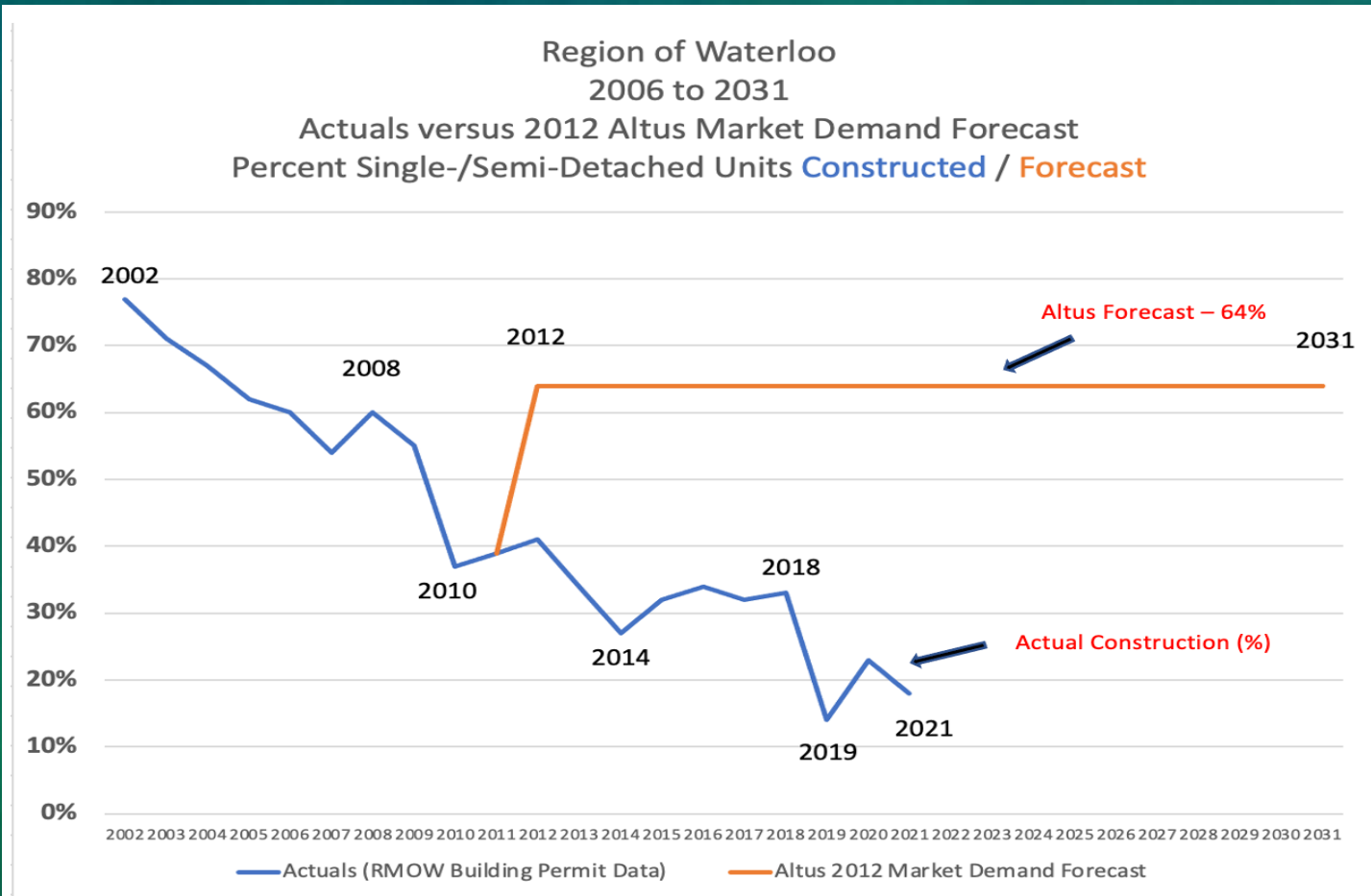
Example – Intensification



Example – Accessory Units

- In 2012 - Accessory Units represented 3% of 2,411 units built
- In 2021 - Accessory Units represented 9% of 6,009 units built
- In 2020 and 2021 alone - 29% of the Accessory Units forecast for Option 2 to the year 2051 were built

Example – Forecasting



Source: Witness statement of Jeannette Gillezeau, Altus Group Economic Consulting (June 15, 2012) - Figure 5 - Market Demand Forecast including students and Region of Waterloo building permit data

Example – Age in Place

- Pre-Boomer generation generally aged in place, many in small single-detached units
- Most forecasts assume age-in-place will continue
- However, in the Region the first 25% of the Baby Boom generation sold their singles at a rate approximately 65% higher in the years immediately before and after retirement than the generation before

Context

- Only 17,055 units were built in the greenfield areas over the past decade
- As of mid-year 2021, there were 20,858 vacant registered and draft approved units in plans of subdivision
- These plans will not change substantially, meaning we are already locked into more of the same in the greenfield areas for at least 10 years

Context

- What we do know, is that expansion decisions made today are decisions for 30 years
 - They are virtually impossible to roll back
- However, decisions not to expand are revisited in 5 years
- We need to slow this down and get it right

Key Challenges

- Climate Change
- Housing for Seniors
- Housing Affordability
- Loss of Agricultural Lands

Wilmot Township

2021 Census:

- 7,890 dwelling units in the Township
- 88% are singles/semis
- 57% of all dwelling units have only 1 or 2 occupants in them
- 17% have a single occupant

Aging Population

Of the **CURRENT** residents of Wilmot Township:

- 11,525 (54%) will have aged to over 70 years old between 2021 and 2051 ➡ 3,200 (15%) in 2021
- 8,730 (41%) will have aged to over 80 years old between 2021 and 2051 ➡ 1,005 (5%) in 2021

NOTE: This **is not a forecast** of the number of people in each age category in 2051. It represents the percent of the current population potentially needing to access seniors' housing at various times between 2021 to 2051. As such, it includes people who will / may move away or die during the 2021 to 2051 time period.

Benefits to Seniors' Housing

- Offers the opportunity for residents to age within their existing communities for as long as possible
- Perfect market for intensification opportunities
- Every household of seniors (1 or 2 people) currently living in a single who chose to move to senior's housing potentially recycles a single for use by young families (typically 3 to 6 people)
- We don't necessarily need to expand boundaries to create space for new young families

Conclusions

The challenges we are facing are significant and change needs to start occurring now

We need to plan in ways that help mitigate climate change

We need to address the needs of our aging population

We need to stop expanding urban boundaries based on more of the same ... we know that doesn't work

But ... there may also be situations where limited strategic expansions make sense, and we must be open to at least considering those

There is no hurry ... lets slow down and get it right

Snyder's Road (Baden) GP Inc./
Stremma Developments Inc.
1012 Snyder's Rd W, 1149 Snyder's Rd W, 1455 Nafziger Rd
Township of Wilmot
Regional Municipality of Waterloo

- LEGEND
- Snyder's Road (Baden) GP Inc.
- Stremma Developments
(Baden Southeast) Inc.
- Stremma Developments
(Baden Southwest) Inc.



Sources:
- 2018 Imagery: Google Earth
- Township Urban Area Boundary and Countryside Line from Township of Wilmot Official Plan (consolidated April 2019). Boundaries are approximate.

DATE: August, 2021	<div>north</div>
FILE: 1985B	
SCALE ±1:20,000	
DRAWN: DGS/JB	



May 26th, 2022

Re: Official Plan Review Growth Scenario - Land Needs Assessment (LNA)

Attention: Wilmot, Region of Waterloo Councils; Wilmot, Regional Planning,

Thank you for the opportunity to comment on the Region of Waterloo's Official Plan Growth Plan Scenario review.

Citizens for Safe Ground Water (CSGW), based in *Wilmot Township*, and with supporters that live, work, and play throughout Waterloo Region, are supportive of community-led "Option #4". We believe this option has thoughtfully and respectfully been brought forth as a practical alternative to "Options 1/2/3" currently on the table by Regional Staff.

Option 4 ensures that *Sensitive Recharge Areas*, in addition to *Source Water Protection Areas*, remain prioritized, and protected. This is extremely important for a Municipality that is dependent upon groundwater (i.e., Waterloo Moraine) to feed its 'Integrated Urban System' (IUS) to provide clean drinking water to all of its Citizens.

CSGW also believes that *Option 4* is not only the simplest option provided to date, but also the most ambitious, with no loss of *Prime Farmland*. Farmland that is considered to be one of the best in Ontario. Local-based food security is paramount more than ever, at a time of global instability, global warming, and severe inflation. This not only benefits Waterloo Region, but the Province of Ontario. Because as we know, *good things grow in Ontario*.

CSGW believes we need bold and innovative planning to ensure our continued shared prosperity, while we continue to be a leader in smart, sustainable growth, well into the future.

To conclude, *our vibrant communities rely on **farmland and groundwater first!***

Sincerely,

Samantha Lernout
President
Citizens for Safe Ground Water

From: Gail Schenk

Sent: May 26, 2022 10:31 PM

To: Les Armstrong <les.armstrong@Wilmot.ca>; Angie Hallman <angie.hallman@wilmot.ca>; Cheryl Gordijk <cheryl.gordijk@wilmot.ca>; Barry Fisher <Barry.Fisher@Wilmot.ca>; Jeff Gerber <Jeff.Gerber@Wilmot.ca>; Jennifer Pfenning <jennifer.pfenning@wilmot.ca>

Cc: clerks <clerks@Wilmot.ca>; Sharon Chambers <sharon.chambers@wilmot.ca>; Harold O'Krafka <harold.okrafka@Wilmot.ca>

Subject: Wilmot Township's preferred Growth Option

CAUTION: This email originated from outside of the organization. Do not click links or open any attachments unless you recognize the sender and know the content is safe.

To the attention of Wilmot Council,

I am a resident of Kitchener, not a resident of Wilmot Township. However, Wilmot Township and Kitchener are both part of Waterloo Region and required to give input into the ROP. The content of Waterloo Region's Regional Official Plan will have a critical impact on what will happen in our climate future together. I am not sure if it is appropriate for me to address Wilmot Council in their choice of the content of their ROP. However, I believe that addressing climate change is an urgent matter and am sharing my viewpoint with you. I, of course, respectfully leave the choice to you whether you decide to read my viewpoint.

I consider sharing this viewpoint as an opportunity to help our community and to help myself respond constructively and immediately to the fact that we, the whole world, are in a Climate Emergency. As in any emergency we must respond in the best way we can to the circumstances we are in. Our only choice is to move forward in meeting our targets to reduce Greenhouse gas emissions to 50% below 2005 levels by 2030 and by 80% by 2040. This is a survival issue and not only a monetary issue. In fact all the money in the world will not reverse a catastrophe that has happened. There must be a change in my lifestyle and in our community's path forward.

This is not where I want to be, however it is where we are. Starting now to commit in all possible ways to reach these targets is our choice between survival and catastrophe. No one knows all of the answers. However by working together we build our answers, our connections and our capacity to start living the transition, a transition which revises and redevelops our common resources, and utilizes them to lead to a healthy and safe future.

This is why I support Option 4 for the REGIONAL MUNICIPALITY OF WATERLOO MUNICIPAL COMPREHENSIVE REVIEW of LAND NEEDS ASSESSMENT. As I read the proposed Option 4, words that came to me to describe its content are "flexible, prudent, insightful, tenable and environmentally sustainable". A shout out to the authors of this Option. It offers a way for, quote, "Council to get it right". In Option 4, public input is recognized, current information is analyzed in new angles and perspectives, and the legacy of leadership from Waterloo Region continues. I support Option 4 and strongly encourage Wilmot Council to do likewise. Let's work together to build a healthy and safe future.

Thank you for your attention.

sincerely,
Gail Schenk

From: Yvonne Zyma

Sent: May 29, 2022 6:46 PM

To: Angie Hallman <angie.hallman@wilmot.ca>; Barry Fisher <Barry.Fisher@Wilmot.ca>; Cheryl Gordijk <cheryl.gordijk@wilmot.ca>; Jeff Gerber <Jeff.Gerber@Wilmot.ca>; Jennifer Pfenning <jennifer.pfenning@wilmot.ca>; Les Armstrong <les.armstrong@Wilmot.ca>

Cc: clerks <clerks@Wilmot.ca>

Subject: Regional Official Plan Growth Options

CAUTION: This email originated from outside of the organization. Do not click links or open any attachments unless you recognize the sender and know the content is safe.

Dear Mayor Armstrong and Wilmot Council,

I am writing you today since proposals for changes to the ROP are on Monday's council agenda. It is important for the citizens of Wilmot to speak up and be engaged in order for Wilmot Township to serve its constituents well.

You have guided us well through a number of contentious planning issues; please continue to do so as you look forward to 2051.

Before giving my feedback to the Region, I studied the 3 growth options proposed by Regional staff. It amazes me that Option 1 was even presented as a consideration. All of the options rely on unrealistic growth calculations that don't add up in the real, market driven world.

I am grateful that there are well educated and experienced citizens like Kevin Eby, whose employment at the Region of Waterloo's Planning Dept. coincided with my mine. His knowledge of the Region is invaluable and realistic.

Wilmot resident Kevin Thomason and he have worked together and presented an **Option 4**, which should really have been presented by the Region.

I'm including the points from the Option 4 proposal (attached) that highlight why **more intensification** is the best option:

<https://drive.google.com/file/d/1XTUtb5--BKeh7KWwKsCKF781gIExYOO/view?usp=drivesdk>

- continuing the legacy of forward-thinking planning and innovative leadership for which the Region of Waterloo is renowned
- making a clear statement that Regional Council is serious not only about responding to climate change, but also is willing to take a leading role in doing so
- promoting a higher rate of intensification generally consistent with current trends, making it the most easily achievable of the no Community Area expansion options
- continuing to enhance support for expansion of LRT and other higher order / high frequency forms of transit as a tool to reshape the urban areas of the Region consistent with the vision of the RGMS
- delaying consideration of expansions for Community Area purposes until a better forecasting methodology is developed

- serving as a low / no risk placeholder to see how the post pandemic world, the on-going change from age-in-place to age-in-neighbourhood, efforts to promote soft intensification, development of the missing middle, and climate responsive changes/initiatives unfold over the next five years
- providing the opportunity for simple course corrections, if necessary, through future MCR processes
- allowing resources to be directed to implementation measures aimed at solving near-term problems rather than being wasted on the process of allocating limited areas of expansions associated with Option 2, which, even if eventually required (which this paper disputes), would not be needed for decades to come

Thank you for your work keeping Wilmot a vibrant and caring community.

Yvonne Zyma



June 2nd, 2022

Attention: Mayor Armstong, Members of Council

Re: Cllr. Hallman's Regional Official Plan Motion

Citizens for Safe Ground Water (CSGW) would like to formally endorse Councillor Hallman's motion, presented at the May 30th Council Meeting, relating to DS-2022-13 - Region of Waterloo Official Plan Review - Land Needs Assessment, and ask that Council adopt the motion as presented.

A few themes that were taken away from Monday's meeting included the need for all stakeholders to have additional time to make an informed decision, greater engagement (between all stakeholders), and a more in-depth review of (all) the Options, including the community-led 'Option 4'.

CSGW believes in the importance for sustainable growth that puts our groundwater and farmland first, while enabling Wilmot Township, and Waterloo Region, with the ability to grow and prosper. We believe Cllr. Hallman's motion enables this process to take place, and thus we support the motion.

Sincerely,

Rory Farnan
Secretary

From: Jodi Koberinski

Sent: May 27, 2022 10:26 AM

To: clerks <clerks@Wilmot.ca>; Les Armstrong <les.armstrong@Wilmot.ca>; Angie Hallman <angie.hallman@wilmot.ca>; Barry Fisher <Barry.Fisher@Wilmot.ca>; Cheryl Gordijk <cheryl.gordijk@wilmot.ca>; Jeff Gerber <Jeff.Gerber@Wilmot.ca>; Jennifer Pfenning <jennifer.pfenning@wilmot.ca>; Sharon Chambers <sharon.chambers@wilmot.ca>; Harold O'Krafka <harold.okrafka@Wilmot.ca>

Subject: Option 4 is the only feasible option —

CAUTION: This email originated from outside of the organization. Do not click links or open any attachments unless you recognize the sender and know the content is safe.

Attention

Les Armstrong - Mayor - les.armstrong@wilmot.ca
 Angie Hallman - Ward 1 - angie.hallman@wilmot.ca
 Cheryl Gordijk - Ward 2 - cheryl.gordijk@wilmot.ca
 Barry Fisher - Ward 3 - barry.fisher@wilmot.ca
 Jeff Gerber - Ward 4 - jeff.gerber@wilmot.ca
 Jennifer Pfenning - Ward 4 - jennifer.pfenning@wilmot.ca
 cc: email: clerks@wilmot.ca
 cc: Sharon Chambers, CAO, sharon.chambers@wilmot.ca
 cc: Harold O'Krafka, Director of Development Services, harold.okrafka@wilmot.ca

Dear Wilmot Council and Executive—

I am a ROW resident writing from my perspective as a mother, a community organizer, and as a climate and food systems researcher. My expertise is the nexus between food water energy and climate.

Option 4 is the only feasible option before the Region at this time.

All of the arguments have been made by colleagues and neighbours, including climate experts from the local Universities and various independent citizens.

I wish to speak to a simple fact of the matter.

The scale, scope, and rate of fundamental transformation of weather patterns over the next many decades is almost unfathomable.

The models and scenarios we climate researchers speak of when we say “a few degrees change in temperature causes moisture to accumulate in the air enhancing conditions for severe precipitation” the general public does not hear “thousands will be without power for days and weeks while most of the trees remaining in towns and settlements will be wind damaged or ripped from the ground in this or ensuing storms over the next decade”. You do not hear “entire towns will burn to the ground” as in BC last year nor do you see the link between these few degrees and the insects and diseases wiping out crops as never before — let alone the drought/ hail/ wind/ pest issues that are driving wheat production in Canada down by 30%.

If ever there was a moment to do not the bare minimum as if it's a compromise between valuing economic growth and civil society pet interests that time is now. We need the gold plated plan, Council, we need Option 4.

We need to leave your children and grandchildren with the most options to deal with a future few of us can conceive. Do not let them down. It will not be us who feels the full impact of this choice.

Respectfully—

Jodi Koberinski, MES
2015 Oak Fellow for Human Rights
PhD Candidate University of Waterloo
www.DangerousIdeas.ca
www.praxisprojectnb.com

From: Lyle Cressman

Sent: June 5, 2022 10:07 PM

To: Les Armstrong <les.armstrong@Wilmot.ca>; Angie Hallman <angie.hallman@wilmot.ca>; Jennifer Pfenning <jennifer.pfenning@wilmot.ca>; Cheryl Gordijk <cheryl.gordijk@wilmot.ca>; Jeff Gerber <Jeff.Gerber@Wilmot.ca>; Barry Fisher <Barry.Fisher@Wilmot.ca>; Sharon Chambers <sharon.chambers@wilmot.ca>

Subject: Land Needs Assesment

CAUTION: This email originated from outside of the organization. Do not click links or open any attachments unless you recognize the sender and know the content is safe.

Greetings Mayor Armstrong and Councillors and Ms Chambers,

Please note that I write this as an individual and not in the capacity of President of The New Hamburg Board of Trade. The New Hamburg Board of Trade has an interest in this matter but has simply not had the time to formulate a position paper. That may come at a later date .

It is with a degree of concern that I follow this matter. Of course we all want to preserve as much farm land as possible, but we also need to recognize that a good source of Township of Wilmot income comes from development charge income related to new greenfield development. Like most things a balance most desired. Development charges finance many of the items that many of our citizens demand. 30 years is a long time to commit to no new greenfield development. It is my understanding that the Region of Waterloo has determined that amount of greenfield development that is needed over the next 30 years. If that greenfield development is not in Wilmot Township, it will simply be allocated to the other Townships of The Region of Waterloo. The end result will be no change in the amount of farm land saved on a Region wide basis.

We need you, as our voice to be passionate in delivering our fair share of greenfield development (and the development charges that go with it) to Wilmot Township.

It would also be interesting to be provided with some context re Councillor Hallmans comments that plus 8000 building lots are in inventory. As mentioned in the meeting of May 30, this is not a Wilmot Township stat. What is the source of this information and what area does this stat refer to? I also note from the meeting that Mr O'Krafka indicated that we have no available building lots in inventory in Wilmot and Councillor Gordijk indicated that there are 500 available. Which is correct?

Which brings me to Councillor Hallmans motion that is currently on the floor.

Of particular concern is the statement on page 3 of the motion.

"No Community Area expansions and no farmland loss based on increased intensification targets"

I believe it would be irresponsible to pass Councillor Hallmans Motion (with the above clause in it) without knowing the full financial implications of this clause to the Township of Wilmot.

Thank you for your time and I appreciate all of your commitments to the Township of Wilmot.

Lyle Cressman



PARKS, FACILITIES AND RECREATION SERVICES

Staff Report

REPORT NO: PFRS 2022-23

TO: Council

SUBMITTED BY: Sandy Jackson, Director Parks, Facilities and Recreation Services

PREPARED BY: Sandy Jackson, Director Parks, Facilities and Recreation Services

REVIEWED BY: Sharon Chambers, CAO, Patrick Kelly, Director Corporate Services

DATE: May 16, 2022

SUBJECT: Wilmot Smart Commute Program

RECOMMENDATION:

THAT Report PFRS 2022-023 be received for information; and further,

THAT Council endorse the proposed Wilmot Smart Commute Program locations, namely four (4) spaces at the Wilmot Recreation Complex, two (2) spaces at the Kirkpatrick Park parking lot, and two (2) spaces at the Wilmot Administration Complex upon completion of the parking lot expansion project and two (2) spaces at the New Dundee Community Centre.

SUMMARY:

This report recommends that dedicated carpool spaces be identified with signage at the Wilmot Recreation Complex, Kirkpatrick Park, New Dundee Community Centre, and the Wilmot Administrative Complex when the lot is expanded. The addition of these spaces will promote the reduction of greenhouse gas emissions and will result in positive environmental impacts.

BACKGROUND:

In 2019, Council passed the following Resolution No. 2019-171:

THAT Wilmot Township shall create a 'Smart Commute Wilmot Program'. Whereas we will take a phased approach at creating designated carpooling parking spots with appropriate signage located at our municipal properties and locations recommended by staff report, starting with the Wilmot Recreation Complex, and starting in 2020.

Due to the impact of the COVID-19 pandemic, this initiative commenced 2022.

REPORT:

Workforce demands are changing. The way we get to work is being redefined and with the highest fuel prices in history, workers are increasingly interested in having commuting options. Staff researched other Smart Commute programs including the Region of Waterloo which outlined the following benefits of carpooling and commuting:

- Reduced parking demand and costs
- Increased employee satisfaction and retention
- Increased access to top employees
- Positive corporate exposure and leadership
- Environmental benefits with reduced green house gases.

With the recent installation of the EV Charging stations at the WRC, Kirkpatrick Park, and the Wilmot Administration Complex, adding dedicated commuter spaces is the next natural step towards reaching the TransformWR target of a 50 percent reduction in greenhouse gases by 2030. Should Council approve this report and the recommended locations for dedicated spaces, signage will be installed, and the Township website and social media channels will be used to promote the locations.

Research conducted by staff showed that most of the communities that have extensive Smart Commute programs are large urban centres who deal with significant traffic congestion issues. Being a small, rural Township, Wilmot will benefit from adding a few carpooling spaces available in various locations during peak office hours. The following sign is an example of what may be considered to identify these spaces:



Hours will be added to this signage to indicate that carpool spaces are reserved Monday through Friday 6am – 6pm. This will allow use of these spaces by evening and weekend customers when parking is in the highest demand.

When considering locations for the dedicated carpool spaces, the following criteria were used:

- Proximity to Highway 7/8 corridor and/or 401 corridors,
- Parking spaces that have winter maintenance,
- Parking lot having ample parking spaces such that dedicating these spaces for carpooling will not unduly impact the users of facilities and/or parks,
- Parking spaces that are highly visible from the street or are in high vehicular traffic areas to ensure security of vehicles being left for long hours.

Prior to this report coming to Council, the Sustainability Working Group (SWG) reviewed the recommended number and location of carpool spaces and had two (2) suggestions:

- Consider Mannheim Community Centre due to its proximity to the highway and main road;
- Consider “high value” parking spots i.e., close to entrance/exit of building and/or closest to entrance/exit of highway/road depending on sites to entice usage.

Mannheim Community Centre was considered by staff, but not included in this report as a recommended location due to the smaller parking lot size, the high rate of programs and rentals that would require these spaces, and lack of visibility from the street. When this community centre is in full programming, parking can become a challenge, and with no streetside visibility into the parking lot staff felt there could be vandalism challenges when cars park in the commuter spaces and the public is aware that they will likely be there a long time. Should there be requests for carpooling spaces at this location, this can be considered in future.

With respect to the second suggestion from the SWG, staff will take this under advisement as locations are finalized, however parking spaces closest to entrances and exits of the buildings are important for seniors and families with small children using the facilities.

Staff feel the recommended locations will provide viable options for carpoolers and with some promotional efforts this new initiative can provide some environmental benefits.

ALIGNMENT WITH THE TOWNSHIP OF WILMOT STRATEGIC PLAN:

Adding dedicated carpooling spaces in key locations in the Township supports the following Strategic Plan Goals:

- Economic Prosperity
- Environmental Protection
- Quality of Life, and
- Responsible Governance

ACTIONS TOWARDS UNITED NATIONS SUSTAINABLE DEVELOPMENT GOALS:

- 7. Affordable and Clean Energy
- 11. Sustainable Cities and Communities
- 12. Responsible Consumption and Production

FINANCIAL CONSIDERATIONS:

Dedicating these spaces for carpooling will cost approximately \$500 for signage and will require several hours of staff time to install them at the various locations. This unbudgeted expense will be funded through the Parks and Facilities operating budget.

ATTACHMENTS: n/a

TOWNSHIP OF WILMOT

BY-LAW NO. 2022-026

BEING A BY-LAW TO CONFIRM THE ESTABLISHMENT OF A HIGHWAY IN THE TOWNSHIP OF WILMOT.

WHEREAS pursuant to Section 31(2) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, after January 1, 2003, land may only become a highway by virtue of a by-law establishing the highway and not by the activities of the municipality or any other person in relation to the land, including the spending of public money;

AND WHEREAS The Corporation of the Township of Wilmot acquired the lands herein described for the purpose of a highway;

AND WHEREAS the lands hereinafter described will be used and form part of a public highway known as Redford Drive in the Township of Wilmot;

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WILMOT ENACTS AS FOLLOWS:

1. That the lands hereinafter described be, and the same are, established and laid out as a public highway to be known as Redford Drive within the Township of Wilmot:

All and singular that certain parcel or tract of land and premises known as:

PART OF 1 FOOT RESERVE 'C', PLAN 1150, BEING PART 1, PLAN 58R-21208, WILMOT (PART OF PIN 22184-0198)

READ a first and second time on the 13th day of June, 2022.

READ a third time and finally passed in Open Council on the 13th day of June, 2022.

MAYOR

CLERK

THE CORPORATION OF THE TOWNSHIP OF WILMOT

BY-LAW NO. 2022-27

**TO CONFIRM THE PROCEEDINGS OF COUNCIL
AT ITS MEETING HELD ON MAY 30, 2022**

**THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WILMOT
ENACTS AS FOLLOWS:**

1. The actions of the Council at its special meeting held on May 30, 2022, with respect to each recommendation contained in the reports forwarded to Council, and in respect to each resolution and other action passed and taken by Council at this meeting, except where the prior approval of the Ontario Land Tribunal is required, are hereby adopted, ratified and confirmed.

2. The Mayor or in his absence the presiding officer of Council and the proper officials of the municipality are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain approvals where required and except where otherwise provided, the Mayor or in his absence the presiding officer, and the Clerk, or in her absence, the Deputy Clerk, are hereby directed to execute all documents required by statute to be executed by them, as may be necessary in that behalf and to affix the corporate seal of the municipality to all such documents.

READ a first and second time this 13th day of June, 2022.

READ a third time and finally passed in open Council this 13th day of June, 2022.

Mayor

Clerk

THE CORPORATION OF THE TOWNSHIP OF WILMOT

BY-LAW NO. 2022-28

**TO CONFIRM THE PROCEEDINGS OF COUNCIL
AT ITS MEETING HELD ON JUNE 13, 2022**

**THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WILMOT
ENACTS AS FOLLOWS:**

1. The actions of the Council at its special meeting held on June 13, 2022, with respect to each recommendation contained in the reports forwarded to Council, and in respect to each resolution and other action passed and taken by Council at this meeting, except where the prior approval of the Ontario Land Tribunal is required, are hereby adopted, ratified and confirmed.

2. The Mayor or in his absence the presiding officer of Council and the proper officials of the municipality are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain approvals where required and except where otherwise provided, the Mayor or in his absence the presiding officer, and the Clerk, or in her absence, the Deputy Clerk, are hereby directed to execute all documents required by statute to be executed by them, as may be necessary in that behalf and to affix the corporate seal of the municipality to all such documents.

READ a first and second time this 13th day of June, 2022.

READ a third time and finally passed in open Council this 13th day of June, 2022.

Mayor

Clerk