

Council Meeting Minutes

Council Meeting

Date: March 24, 2025, 7:00 P.M.

Location: Council Chambers - Hybrid
60 Snyder's Road West
Baden, Ontario
N3A 1A1

Members Present: Mayor N. Salonen
Councillor S. Cressman
Councillor K. Wilkinson
Councillor H. Sidhu
Councillor L. Dunstall
Councillor S. Martin

Staff Present: Acting CAO / Director of Corporate Services/CFO, G. Clark
Director of Community Services, C. Catania
Director of Development Services, H. O'Krafka
Director of Infrastructure Services, J. Molenhuis
Manager of Legislative Services / Municipal Clerk, K. Bos
Manager of Planning and Economic Development, A. Martin
Desktop Support Technician, R. Ubhi
Supervisor of Legislative Services / Deputy Clerk, M. Dykstra

1. CALL TO ORDER

Moved by: Councillor S. Cressman

Seconded by: Councillor L. Dunstall

THAT the Regular Council Meeting held on March 24, 2025 be called to order at 7:00 p.m.

Motion Carried Unanimously

2. TERRITORIAL LAND ACKNOWLEDGEMENT

Councillor S. Martin read the Territorial Land Acknowledgment.

3. ADDITIONS TO THE AGENDA

8.1 General Interest Delegations

- 8.1.1 Alternatives to Using Agricultural Land for Industrial Purpose - Richard Good

8.2 Specific Interest Delegations

- 8.2.2.2 Benjamin M. Drory, Integrity Commissioner - Investigation Reports IC-35365-0125 et. al - Jon Jukes
- 8.2.1.2 Item 11.3 DEV 2025-02 - Official Plan Amendment Application 03/24, 59 Bergey Court / 12 Shepard Place, New Hamburg - Ryan Scott

9. Correspondence

- 9.4 Correspondence from Dorothy Wilson Regarding Integrity Commissioner's Report
- 9.5 Correspondence from Ryan Mounsey of Urban Insights Regarding ZCA-03/24

11.3 DEV-2025-02 - Official Plan Amendment Application 02/24 and Zone Change Application 03/24, 59 Bergey Court / 12 Shepard Place, New Hamburg (amendment of bullet point 9 to "5.8 metres")

13. Notices of Motion

- 13.2 Councillor S. Martin Notice of Motion Regarding Code of Conduct Review

4. ADOPTION OF THE AGENDA

Moved by: Councillor S. Martin

Seconded by: Councillor H. Sidhu

THAT the Agenda as presented for March 24, 2025, as amended, be adopted.

Motion Carried Unanimously

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

Councillor S. Cressman declared a conflict of interest with Items 10.5 IS-2025-06- Award of Tender - Victoria Street and Boullee Street Reconstruction and Item 12.3 By-law 2025-14 Authorize Entering into an Agreement with Cassidy Construction Ltd.

Councillor L. Dunstall declared a conflict of interest with Item 11.3 2025-02 Official Plan Amendment Application 02/24 and Zone Change Application 03/24, 59 Bergey Court / 12 Shepard Place, New Hamburg.

6. MINUTES OF PREVIOUS MEETINGS

Moved by: Councillor K. Wilkinson

Seconded by: Councillor S. Martin

THAT the Minutes of the February 24, 2025 Special Council, February 24, 2025 Regular Council, and March 3 2025 Committee of the Whole be adopted as presented.

Motion Carried Unanimously

7. PRESENTATIONS

7.1 NithValley EcoBoosters

Bart Van Andel, NithValley EcoBoosters presented to Council.

Council asked and a received a response to the following:

- The financial impact to install and operate alternative heat sources like a heat pump.

8. DELEGATIONS

8.1 General Interest Delegations

8.1.1 Alternatives to Using Agricultural Land for Industrial Purpose - Richard Good

Delegate R. Good addressed Council.

8.2 Specific Interest Delegations

8.2.1 Item 11.3 DEV 2025-02 - Official Plan Amendment Application 02/24 and Zone Change Application 03/24, 59 Bergey Court/12 Shepard Place, New Hamburg

8.2.1.1 Mary Lou Tanner, NPG Planning Solutions

8.2.1.2 Ryan Scott

8.2.2 Item 10.7 Benjamin M. Drory, Integrity Commissioner - Investigation Reports IC-35365-0125 et. al

8.2.2.1 Jon Jukes

9. CORRESPONDENCE

- 9.1 Correspondence from Mike Rice Regarding Land Assembly
- 9.2 Correspondence from Pauline Duench Miller Regarding Protecting Farmland
- 9.3 Correspondence from Anne Loeffler Regarding Defending Land Use Planning Process and Protecting Wilmot's Farmland
- 9.4 Correspondence from Dorothy Wilson Regarding Integrity Commissioner's Report
- 9.5 Correspondence from Ryan Mounsey of Urban Insights Regarding ZCA-03/24

10. CONSENT AGENDA

Mayor N. Salonen pulled Item 10.7 Benjamin M. Drory, Integrity Commissioner - Investigation Reports IC-35365-0125 et.al to allow the delegate to speak to the item.

Mayor N. Salonen pulled Item 10.5 IS-2025-06 - Award of Tender - Victoria Street and Boullee Street Reconstruction as a result of Councillor S. Cressman's declaration of a conflict of interest with the item.

Moved by: Councillor L. Dunstall

Seconded by: Councillor S. Martin

THAT Consent Agenda Items 10.1, 10.2, 10.3, 10.4 and 10.6 be approved.

Motion Carried Unanimously

- 10.1 COR-2025-06 - Delton Reibling Municipal Drain Actual Cost By-Law

THAT Council considers the adoption of the By-Law to Amend By-Law 2023-23 to Provide for the Actual Costs for Drainage Works Known as the Delton Reibling Municipal Drain as described in Report COR-2025-06.

- 10.2 COR-2025-15 Council and Committee Remuneration and Expenses - 2024

THAT Report COR-2025-15 Council and Committee Remuneration and Expenses – 2024 be received for information, and

THAT Report COR-2025-15 be posted in the Council section of the Township's website for public accountability and transparency.

10.3 CS-2025-04 - Baden Firefighters Association Request for Event to be Deemed Municipally Significant

THAT Council designate the Baden Firefighters Association Hose Monkey Ball Tournament and Concert held at Sir Adam Beck Park on June 20 and 21, 2025 a Municipally Significant Event as described in Report CS-2025-04.

10.4 IS-2025-05 - Carmel Koch On Road Winter Parking - RARE Agreement

THAT Council authorize the Township of Wilmot to enter into a Contribution Agreement with Rare Charitable Research Reserve to fund the installation of 20 on-road parking spaces on Carmel-Koch Road at the Schneider Lands Bush Trail entrance as described in report IS-2025-05; and,

THAT Council approve the realignment of Carmel-Koch Road at Wilmot Line to establish a T-intersection to reduce the speed of southbound vehicles and improve safety for drivers, pedestrians, and users of the proposed parking area on Carmel Koch Road as described in report IS-2025-05; and,

THAT Council approve a capital project for the work in the amount of \$101,500 to be funded \$70,000 from RARE Donation and \$31,500 from Transportation Capital Reserve Fund as described in report IS-2025-05; and,

THAT Council consider the adoption of the By-law to authorize the Mayor and the Clerk to enter into an agreement with Rare Charitable Research Reserve for a contribution agreement regarding the construction of a parking area within the road allowance of Carmel-Koch Road.

10.5 IS-2025-06 - Award of Tender – Victoria Street and Boullee Street Reconstruction

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

Moved by: Councillor L. Dunstall

Seconded by: Councillor S. Martin

THAT Council award RFT2025-01 Victoria Street and Boullee Street Reconstruction to Cassidy Construction London Ltd. of London, Ontario as per their tender submission on February 5th, 2024, as the lowest

compliant bidder in the amount of \$ 5,918,815.40 plus HST as described in report IS-2025-06; and,

THAT Council consider the adoption of the By-law to authorize the Mayor and the Clerk to enter into an agreement with Cassidy Construction London Ltd. regarding the reconstruction of Victoria Street and Boullee Street.

Motion Carried Unanimously

10.6 IS-2025-12 - 2024 Annual Summary and Water Quality Report

THAT Report IS-2025-12 2024 Annual Summary and Water Quality Reports be received for information;

THAT Council remains committed to providing the necessary resources for the ongoing implementation, maintenance, and continual improvement of the Drinking Water Quality Management Standard (DWQMS) as outlined in this report.

10.7 Benjamin M. Drory, Integrity Commissioner - Investigation Reports IC-35365-0125 et. al

Delegate J. Jukes addressed Council.

Councillor S. Martin, Councillor L. Dunstall, Councillor S. Cressman, Councillor K. Wilkinson, and Councillor H. Sidhu addressed Council.

Moved by: Councillor S. Martin

Seconded by: Councillor L. Dunstall

THAT the report submitted by Benjamin M. Drory, Integrity Commissioner regarding IC-35365-0125 et. al be received for information.

Motion Carried Unanimously

11. REPORTS

11.1 CAO-2025-05 - People Plan Update

Acting CAO / Director of Corporate Services / CFO G. Clark provided an introduction to the report.

Council asked and received a response from staff on the following:

- Whether the Township is committed to the recommendations set out in the People Plan Report;

- The involvement of the consultant in the completion of the report, and financial obligations;
- Whether the completion of the project will be consultant or staff driven.

Moved by: Councillor L. Dunstall

Seconded by: Councillor S. Cressman

THAT Council directs Staff to report back on corporate culture initiatives and results; and,

THAT Council directs Staff to report back in Q3 with a People Plan report and 5 year plan for Council's approval.

Motion Carried Unanimously

11.2 CS-2025-02 - New Hamburg Arena Preliminary Study Update

Director of Community Services C. Catania provided an introduction to report.

Council asked and received a response from staff on the following:

- Whether roller skating has been considered at the site; and,
- Continued efforts for grant funding opportunities at the site.

Moved by: Councillor S. Martin

Seconded by: Councillor H. Sidhu

THAT Council direct Staff to develop a plan for alternative uses at the New Hamburg Community Centre based on the financial implications as described in Report CS-2025-02.

Motion Carried Unanimously

11.3 DEV-2025-02 - Official Plan Amendment Application 02/24 and Zone Change Application 03/24, 59 Bergey Court / 12 Shephard Place, New Hamburg

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

The main motion was brought forward by Councillor C. Cressman, and Councillor. K. Wilkinson seconded the motion:

THAT Council approve Official Plan Amendment No. 13 to change the designation of a portion of the lands described as Part of Lot 22, Concession South of Bleams Road from Open Space to Urban Residential

THAT Council approve Zone Change Application 03/24 affecting Part Lot 22, Concession South of Bleams Road and Lot 1, Plan 1795 to:

1. rezone the subject lands from Zone 2 and 2f (Residential) to Zone 4a (Residential) and Zone 11 (Open Space);
2. decrease the maximum density from 35 units/hectare to 19.12 units/hectare on the lands zoned Zone 4a;
3. establish a minimum lot area of 1.83 hectares;
4. establish the lot line abutting Bergey Court as the front lot line, and the lot line abutting Shephard Place as the exterior lot line;
5. reduce the front yard setback from 7.6m to 6.0m for a street townhouse with its front façade facing Bergey Court and to 3.0m for one street townhouse unit having its side façade facing Bergey Court;
6. increase the exterior side yard setback from 6.0m to 7.5m for a street townhouse with its front façade facing Shephard Place;
7. establish the minimum and maximum driveway width for each street townhouse unit with its access on Shephard Place as 5.5m;
8. reduce the minimum lot area for future title separation of a street townhouse from 270m² to 204m²; and
9. reduce the minimum rear yard setback resulting from future title separation of a street townhouse from 7.6m to 5.8m.

Manager of Planning and Economic Development A. Martin, provided an introduction to the report.

Council asked and received a response from staff on the following:

- Timelines for an appeal as a result of indecision regarding the applications.

Delegate M. Tanner of NPG Planning Solutions addressed Council.

Council asked a received a response from the Delegate on the following:

- Whether the applicant is willing to have additional conversations and open houses with the neighbourhood regarding site plan design.

Delegate Ryan Scott addressed Council.

Councillor K. Wilkinson addressed Council regarding the implications for the Township to defer or approve the applications being considered.

A motion was introduced by Councillor K. Wilkinson, and Councillor S. Cressman seconded the motion THAT Council amends the motion to add THAT Council encourages staff to engage with the constituents during the site plan process. The motion carried unanimously.

Council now voted on the main motion, as amended.

Moved by: Councillor S. Cressman

Seconded by: Councillor K. Wilkinson

THAT Council approve Official Plan Amendment No. 13 to change the designation of a portion of the lands described as Part of Lot 22, Concession South of Bleams Road from Open Space to Urban Residential;

THAT Council approve Zone Change Application 03/24 affecting Part Lot 22, Concession South of Bleams Road and Lot 1, Plan 1795 to:

1. rezone the subject lands from Zone 2 and 2f (Residential) to Zone 4a (Residential) and Zone 11 (Open Space);
2. decrease the maximum density from 35 units/hectare to 19.12 units/hectare on the lands zoned Zone 4a;
3. establish a minimum lot area of 1.83 hectares;
4. establish the lot line abutting Bergey Court as the front lot line, and the lot line abutting Shephard Place as the exterior lot line;
5. reduce the front yard setback from 7.6m to 6.0m for a street townhouse with its front façade facing Bergey Court and to 3.0m for one street townhouse unit having its side façade facing Bergey Court;
6. increase the exterior side yard setback from 6.0m to 7.5m for a street townhouse with its front façade facing Shephard Place;

7. establish the minimum and maximum driveway width for each street townhouse unit with its access on Shephard Place as 5.5m;
8. reduce the minimum lot area for future title separation of a street townhouse from 270m² to 204m²; and
9. reduce the minimum rear yard setback resulting from future title separation of a street townhouse from 7.6m to 5.8m.

THAT Council encourages staff to engage with the constituents during the site plan process.

Motion Carried Unanimously

12. BY-LAWS

Mayor N. Salonen separated the vote on the matter in consideration of Councillor S. Cressman's declaration of a conflict of interest with respect to Item 12.3 By-law 2025-14 Being a By-law to Authorize Entering into a Contribution Agreement with Rare Charitable Research Reserve.

Moved by: Councillor S. Cressman

Seconded by: Councillor H. Sidhu

THAT By-Laws 2025-12, 2025-13, 2025-15, and 2025-16 as attached to this Agenda be read a first, second and third time, and finally passed in Open Council.

Motion Carried Unanimously

- 12.1 By-Law 2025-12 Being a By-Law to Amend By-Law 2023-23 to Provide for the Actual Costs for Drainage Works Known as the Delton Reibling Municipal Drain 2023
- 12.2 By-law 2025-13 Being a By-law to Authorize Entering into a Contribution Agreement with Rare Charitable Research Reserve
- 12.3 By-law 2025-14 Being a By-law Authorize Entering into an Agreement with Cassidy Construction London Ltd

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

Moved by: Councillor L. Dunstall

Seconded by: Councillor K. Wilkinson

THAT By-law 2025-14 as attached to this Agenda be read a first, second, and third time and finally passed in Open Council.

Motion Carried Unanimously

- 12.4 By-law 2025-15 Being a By-law to amend the Official Plan Amendment No. 13 (Part of Lot 22, Concession South of Bleams Road)
- 12.5 By-law 2025-16 Being a By-law to amend the Zoning By-law (ZCA 03/24 affecting Part Lot 22, Concession South of Bleams Road and Lot 1, Plan 1795)

13. NOTICES OF MOTION

- 13.1 Councillor S. Martin Notice of Motion Regarding Natural Gas Consumption

Councillor S. Martin introduced their Notice of Motion, and Councillor Cressman seconded the motion WHEREAS natural gas consumption is a significant contributor to greenhouse gas emissions; and, WHEREAS natural gas consumption has been increasing rather than decreasing; and, WHEREAS there is a movement to commit to a 50% reduction of 2010 natural gas greenhouse gas emissions by 2030 for the Township community; and, WHEREAS the Township has already endorsed the TransformWR strategy which aims to reduce corporate greenhouse gas emissions by 50% (based on 2010 levels) by 2030 and 80% (based on 2010 levels) by 2050 (80by50); and, WHEREAS the Township acknowledges operations contribute to the overall increase in natural gas consumption, and reductions in these operations could see an overall decrease in greenhouse gas emissions; and, WHEREAS the Township acknowledges that the community also contributes to the majority of the rise in natural gas consumption, and there are potential strategies and incentives the Township may consider to encourage a reduction in greenhouse gas emissions in both new builds and existing buildings. NOW THEREFORE BE IT RESOLVED THAT Council directs staff to report back at the June Committee of the Whole meeting with strategies for reducing natural gas consumption and associated greenhouse gas emissions, both within the Township operations and the broader community.

A motion was introduced by Councillor K. Wilkinson, and Councillor L. Dunstall seconded the motion THAT Council amends the motion to strike out the last paragraph and replace it with THAT Council directs Staff to prepare a report within three (3) months that outlines options and

recommendations for actions the Township can take to: (1) Reduce natural gas consumption within Township operations; (2) Incentivize or require reductions in natural gas consumption in new construction, including both residential and non-residential development; and, (3) Support existing homeowners and businesses in reducing natural gas use, through education, partnerships, or other mechanisms. The motion carried unanimously.

Mayor N. Salonen addressed Council regarding the financial and personnel constraints to implement the proposed motion.

Township staff provided additional comments regarding:

- The Green Developments Standards Initiative within the Waterloo Region; and,
- How the motion can be implemented within existing resources.

Council asked and received a response to the following:

- Provincial Government requirements regarding the provision of natural gas in new developments.

Council now voted on the main motion, as amended.

Moved by: Councillor S. Martin

Seconded by: Councillor S. Cressman

WHEREAS natural gas consumption is a significant contributor to greenhouse gas emissions; and,

WHEREAS natural gas consumption has been increasing rather than decreasing; and,

WHEREAS there is a movement to commit to a 50% reduction of 2010 natural gas greenhouse gas emissions by 2030 for the Township community; and,

WHEREAS the Township has already endorsed the TransformWR strategy which aims to reduce corporate greenhouse gas emissions by 50% (based on 2010 levels) by 2030 and 80% (based on 2010 levels) by 2050 (80by50); and,

WHEREAS the Township acknowledges operations contribute to the overall increase in natural gas consumption, and reductions in these operations could see an overall decrease in greenhouse gas emissions; and,

WHEREAS the Township acknowledges that the community also contributes to the majority of the rise in natural gas consumption, and there are potential strategies and incentives the Township may consider to encourage a reduction in greenhouse gas emissions in both new builds and existing buildings.

NOW THEREFORE BE IT RESOLVED

THAT Council directs Staff to prepare a report within three (3) months that outlines options and recommendations for actions the Township can take to:

1. Reduce natural gas consumption within Township operations;
2. Incentivize or require reductions in natural gas consumption in new construction, including both residential and non-residential development;
3. Support existing homeowners and businesses in reducing natural gas use, through education, partnerships, or other mechanisms.

Motion Carried Unanimously

13.2 Councillor S. Martin Notice of Motion Regarding Code of Conduct Review

Councillor S. Martin introduced their Notice of Motion, and Councillor L. Dunstall seconded the motion WHEREAS Subsection 223.2(1) of the Municipal Act, 2001 requires every municipality to establish codes of conduct that apply to members of council and local boards; and WHEREAS the Township of Wilmot Code of Conduct for Elected Officials came into force and effect on November 19, 2007; and, WHEREAS the Code of Conduct helps to ensure that the members of Council share a common basis for acceptable conduct; and, WHEREAS there has been a significant amount of time since the review of the Townships Code of Conduct for Elected Officials. NOW THEREFORE BE IT RESOLVED THAT Council directs Staff to work with our Integrity Commissioner to review and propose amendments to the Code of Conduct for Elected Officials by the Fall of 2025.

Council asked and received a response to the following:

- Clarification regarding how frequently Codes of Conduct are reviewed; and,
- When the Township's Code of Conduct was last reviewed.

Mayor N. Salonen commented that the Provincial Government is considering Bill 241, Municipal Accountability Act which seeks to update Codes of Conduct province-wide, and that it may be in the Townships interest to await their decision, or consider an update in 2026.

Councillor S. Cressman addressed Council to state that deferring in anticipation of an update from the Province may be beneficial.

Councillor S. Martin addressed Council to state that not updating the Code of Conduct may also incur costs to the Township as a result of future Integrity Commissioner investigations.

A motion was brought forward by Councillor C. Cressman and seconded by Councillor K. Wilkinson THAT Council postpones the consideration of this motion to the September Committee of the Whole Meeting.

Council asked and received a response from staff on the following:

- Whether additional training can be provided for future terms of Council.

Council now voted on the motion to postpone.

Moved by: Councillor S. Cressman

Seconded by: Councillor K. Wilkinson

THAT Council defers the consideration of this motion until the September Committee of the Whole.

Motion Carried

14. ANNOUNCEMENTS

Mayor N. Salonen provided announcements on:

- National Social Worker Month - March
- Fraud Prevention Month - March
- Let's Tree Wilmot celebrates 5th anniversary for more information or to get involved visit letstreewilmot.ca.
- Earth Hour - Saturday, March 29, 2025
- Mother's Day Event will be held at Castle Kilbride on Sunday from 10 AM to 2 PM.

- Ghost Walks at Castle Kilbride are available on April 12, May 10, June 7, and June 21. Tickets are available at ghostwalks.com.
- The New Hamburg Firebirds are in the PJHL playoffs division finals against the Wellesley Applejacks

Councillor C. Cressman announced that Heritage Wilmot Heritage Day will be held on Saturday April 26, 2025 from 10 AM to 2 PM at the New Dundee Community Centre. Admission is free and lunch is available for purchase.

Councillor L. Dunstall announced that Councillor S. Cressman is being honoured with a Lifetime Achievement Award with the Ontario Pork Association

Councillor S. Martin announced that:

- Wilfrid Laurier University hosted a panel on women in politics, and Mayor N. Salonen was a part of that panel.
- The Wilmot Canada Dave Event Task Force is looking for sponsors and volunteers for the July 1, 2025 event.

15. **CONFIRMATORY BY-LAW**

Moved by: Councillor K. Wilkinson

Seconded by: Councillor L. Dunstall

THAT the Confirmatory By-Law as attached to this Agenda be read a first, second and third time, and finally passed in Open Council.

Motion Carried Unanimously

16. **ADJOURNMENT**

Moved by: Councillor L. Dunstall

Seconded by: Councillor S. Cressman

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

Motion Carried Unanimously