



TOWNSHIP OF WILMOT

Special Council Meeting Minutes

Monday, August 28, 2017

Special Council Meeting

Council Chambers

8:00 P.M.

Members Present: Mayor L. Armstrong, Councillors A. Junker, P. Roe, B. Fisher, J. Gerber and M. Murray

Staff Present: Chief Administrative Officer G. Whittington, Director Clerk's Services B. McLeod, Deputy Clerk D. Mittelholtz, Director of Public Works J. Molenhuis, Director of Development Services H. O'Krafka, Fire Chief R. Leeson, Director of Finance P. Kelly, Manager of Accounting A. Romany

1. **MOTION TO CONVENE INTO CLOSED SESSION (IF NECESSARY)**
2. **MOTION TO RECONVENE IN OPEN SESSION (IF NECESSARY)**
3. **DISCLOSURE OF PECUNIARY INTEREST UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT**

None disclosed.

4. PUBLIC MEETINGS

4.1 REPORT NO. DS 2017-17

Proposed OPA 9 – Conformity Review (2017)

Resolution No. 2017-143

Moved by: M. Murray Seconded by: A. Junker

THAT Report DS 2017-17 be received for information and, that staff be directed to proceed to hold a Public Open House and give notice of a formal Public Meeting in respect of the Official Plan Conformity Exercise.

CARRIED.

Mayor Armstrong declared the meeting open, advising that this is a Special Meeting of Council, open to the public, held in accordance with Section 26 (3) of the Planning Act to hear input on revisions which may be required to bring the Township Official Plan into conformity with the new Regional Official Plan and Provincial Planning Policies. He advised that we will hear all interested people who wish to speak.

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

The Director of Development Services highlighted the report.

Mayor Armstrong asked if anyone wished to address council on this matter.

Mayor Armstrong asked Council if there were questions of a technical nature.

In response to Councillor A. Junker's question relative to housing policies and the potential of an additional unit within homes, the Director advised that with respect to detached and semi-detached units, the Province supports this approach to provide further affordable housing opportunities.

Councillor A. Junker noted that this was welcoming news, stating that it can help people make homes more affordable, and ease the beauracracy.

Mayor Armstrong asked twice if anyone wished to address Council on this matter, and in the absence of any comments, declared the public meeting to be closed.

Councillor J. Gerber enquired as to the timing of the public meeting.

The Director advised that a date has not been confirmed at this time. An open house will be held prior to the public meeting, which will be well advertised and all abutting properties affected by the rationalization will be circulated. The open house is proposed to be held at the WRC, and within a two week period the public meeting will be scheduled.

Agencies will be circulated for comments, which will come back to Council. It is possible that a second public meeting may be held and there will be a regional portion if the boundaries change. The intention is to hold the meeting in late September.

5. CONFIRMATORY BY-LAW

5.1 By-law No. 2017-42

Resolution No. 2017-143

Moved by: P. Roe

Seconded by: A. Junker

THAT By-law No. 2017-42 to Confirm the Proceedings of Council at its Special Meeting held on August 28, 2017 be introduced, read a first, second, and third time and finally passed in Open Council.

6. ADJOURNMENT (8:14 P.M.)

Resolution No. 2017-143

Moved by: B. Fisher

Seconded by: J. Gerber

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

CARRIED.

Mayor

Clerk

6. MINUTES OF PREVIOUS MEETINGS

6.1 Council Meeting Minutes September 25, 2017.

Resolution No. 2017-164

Moved by: A. Junker

Seconded by: B. Fisher

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

Council Meeting September 25, 2017.

CARRIED.

7. PUBLIC MEETINGS

7.1 REPORT NO. DS 2017-20

Proposed OPA 9 – Conformity Review (2017)

**Proposed OPA 10 – Settlement Boundary Rationalization
Review**

Resolution No. 2017-165

Moved by: M. Murray

Seconded by: J. Gerber

That Report DS 2017-20 be received for information.

CARRIED.

Mayor L. Armstrong declared the public meeting open, advising that this is a Public Meeting held in accordance with the provisions of the Planning Act to hear input on Proposed Official Plan Amendment #9 which is a Conformity Review (2017) to bring the Township Official Plan into conformity with the new Regional Official Plan and Provincial Planning Policies, and Proposed Official Plan Amendment #10 a Settlement Boundary Rationalization Review. He advised that Council would hear all interested people who wish to speak.

Mayor L. Armstrong advised that persons attending as delegations at this meeting are required to leave their names and addresses which will become part of the public record

and advised that this information may be posted on the Township's official website along with email addresses, if provided.

The Director of Development and the Manager of Planning/EDO highlighted the report.

Mayor L. Armstrong asked if there were questions of a technical nature from Council. There were none.

Registered Delegations

Justin Hanson, 254 Laschinger Blvd

Mr. Hanson thanked Council for the opportunity to speak on this matter and advised them that he is representing several neighbours in the Laschinger Boulevard area. He noted their concern for the change of designation for parcel number 30 from agriculture to residential. He noted that the parcel is currently an active organic farm on prime agricultural land. He spoke about the promotion and protection of such lands in accordance with the provincial standards and priorities, and in the text of the Regional and Township Official Plans. He stated that if expansion is needed, these lands should be avoided where possible. He also addressed their concerns with traffic which he described as already being a concern and that additional residential development in the area would over-tax Waterloo Street and potentially cause people to by-pass the arterial roads through residential areas. He expressed concerns by the merging together of New Hamburg and Baden which could cause the loss of the country/small-town feel most residents are attracted to. He quoted the Township's Vision and Mission Statements and stated that this proposed change undermines that vision.

Stewart Snyder, 2919 Bleams Road

Mr. Snyder advised Council that he has spoken with staff regarding the proposed changes, specifically with regards to the property he owns in Baden, Master Feeds. He stated his endorsement of the change and using the property for infilling as it is a sound practice for adding higher density housing. He requested that the silos be preserved where possible, as they are a historical feature in Baden. He concurred with Mr Hanson's desire to protect farmland as he used to farm the field that Mr Hanson's house is built on.

Douglas Stewart, 410 Albert St in Waterloo

Mr. Stewart advised Council that he is addressing them on behalf of NH Properties Inc., one of the owners affected by the proposed changes. He stated that the proposed changes are consistent with the Provincial Policy Statement, the Regional Official Plan and Provincial priorities. He noted how each of these documents have certain common elements including the balancing of infilling with the preservation of agricultural land. He provided Council with a map of parcel 30, which is owned by his clients, and highlighted a small portion of the lands which was excluded from the re-designation. He suggested that this portion be included within the urban boundary suggesting that it may be an ideal location for a storm water management pond. He requested that staff's recommendations for the Official Plan be endorsed and that this portion be included. He noted that the process for the lands to become residential would be lengthy and that process should begin now. He advised that consultation with the public would be a part of the process and that concern would be addressed during that process.

Mayor L. Armstrong asked if anyone wished to address Council on this matter.

Sean Smith, 246 Laschinger Boulevard

Mr. Smith advised that Mr. Hanson explained the concerns of his neighbours well but that he wished to expand on the very serious traffic concerns he has for the area, which he feels will only become worse with new development. He noted that the residential area in question only has one main exit/access to Waterloo Street. He spoke of the potential safety concerns for children walking in the area.

Michael Bender, 105 Michael Myers Road

Mr. Bender advised Council of an area of land north of the GRCA area which is in the early stages of a grassland habitat. He expressed concerns with this area being developed and the potential destruction of an important eco-system. He questioned how this designation will impact future generations when developers will develop the land to its maximum profit generation abilities. He concluded his presentation by stating that development of the area at the expense of grasslands is not what he moved to Wilmot for.

Laurie McDonald, 56 Beechim Drive

Ms. McDonald requested that staff explain the brown coloured section of the New Dundee map and what it signifies.

The Manager of Planning/EDO advised that the section in question is currently designated as residential but due to servicing constraints, the land cannot be developed at required densities. He further explained that the area will be removed from the residential designation and be designated as agricultural land outside of the settlement area.

Marcia Schmidt, 1617 Erb's Road

Ms. Schmidt noted that she looked at the proposed Plan and noted that the proposed changes seemed to protect agriculture and the environment. She suggested Council review a report she submitted on wetlands relative to another matter as it may provide further context for keeping wetlands outside of settlement areas.

Jim Groothuis, 48 Hastings Court

Mr. Groothuis expressed his concern for the designation of parcel 45 near Gingerich Road and how an industrial designation may cause negative affects on traffic congestion for Gingerich Road. He would like the lands to be kept as agricultural. He further noted his concerns that the Noise By-law exempts industrial business and that depending on the industrial businesses constructed on this area, could create a lot of noise for the area.

Mayor L. Armstrong clarified that the types of industrial businesses that can be developed on the lands would be subject to the zone change process which provides for public consultation.

The Director of Development Services clarified that there is no net loss of agriculture through any of the proposed changes.

Mayor L. Armstrong asked twice if anyone else wished to address Council on this matter, and in the absence of any comments declared the public meeting to be closed.

Councillor J. Gerber thanked the public for their interest in this matter and noted his appreciation for the engagement that has taken place. He further noted that he understand the balancing act that must occur when proposing such changes.

The Director of Development Services noted that the proposed changes do not include an expansion of the settlement area boundaries, rather there is a net gain of agricultural lands.

The Director of Development Services confirmed for Councillor P. Roe that the section of land discussed by Mr. Stewart will be addressed in a future report.

8. PRESENTATIONS/DELEGATIONS

8.1 Jim Rodger, Createscape Waterloo Region

Sir Robert Borden...Is Coming to Baden

The Prime Ministers Path

Mr. Rodger thanked Council for allowing him to provide them with an update on the newest statue being unveiled on the Prime Ministers Path. He announced that the unveiling will be on November 6, 2017 at 5:00 pm. He noted that the unveiling of the Sir Robert Borden statue in the days leading up to Remembrance Day is timely given his leadership of Canada during the First World War. He spoke of Sir Robert Borden's many achievements as a Prime Minister and in life outside of National politics. He advised Council that the statue created by British Columbia sculptor Nathan Scott is entitled "The Confident Patriot" and is currently on route to Baden.

Councillor B. Fisher thanked Mr. Rodger for his presentation and expressed his appreciation for having another statue along the Prime Ministers Path. He inquired about the educational component to the project. Mr. Rodger advised that lesson plans and educational material have been prepared to provide information on each statue.

Mayor L. Armstrong noted that he has received favourable comments on the project from around the Region.

In response to Councillor P. Roe, Mr. Rodger advised that plans have been made to continue the project into 2018 but that all future components are dependent on fundraising and the artist's schedules.

9. REPORTS

9.1 CAO – no reports

9.2 CLERK'S SERVICES – no reports

9.3 FINANCE

9.3.1 REPORT NO. FIN 2017-33

Removal of 1/3 Tax Exemption for Council Remuneration

9.5 DEVELOPMENT SERVICES**9.5.1 REPORT NO. DS 2017-25****Proposed OPA 9 – Conformity Review (2017)****Proposed OPA 10 – Settlement Boundary Rationalization
Review****Resolution No. 2017-207****Moved by: M. Murray****Seconded by: P. Roe**

THAT Report DS 2017-25 be received for information.

THAT Council adopt Official Plan Amendment No. 9 which combines the Conformity Review (2017) and the Settlement Boundary Rationalization Review (2017) and direct staff to forward Official Plan Amendment No. 9 to the Region of Waterloo for approval.

CARRIED.

The Director of Development Services and the Manager of Planning/EDO highlighted the report.

Mr. O’Krafka reviewed the written comments received from the Ministry of Infrastructure, Paul Grespan on behalf of Pestell and additional comments from the Region and advised Council that the comments of the Ministry of Infrastructure and the Region were agreeable to staff and should be included in the adopted amendment. While staff understand the concerns of Pestell staff do not support policy modification proposed by Pestell.

Councillor J. Gerber thanked the Director of Development Services and the Manager of Planning/EDO for their efforts on this project. He expressed his appreciation for the process they undertook and the final product.

9.5.2 REPORT NO. DS 2017-26**Billboard Sign Renewals****Resolution No. 2017-208****Moved by: A. Junker****Seconded by: M. Murray**