



**TOWNSHIP OF WILMOT
COUNCIL AGENDA
MONDAY, JANUARY 13, 2014**

**AD HOC BUDGET ADVISORY COMMITTEE MEETING
WILMOT COMMUNITY ROOM
5:30 P.M.**

**REGULAR COUNCIL MEETING
COUNCIL CHAMBERS
7:00 P.M.**

- 1. MOTION TO CONVENE INTO CLOSED SESSION (IF NECESSARY)**
- 2. MOTION TO RECONVENE IN OPEN SESSION**
- 3. MOMENT OF SILENCE**
- 4. ADDITIONS TO THE AGENDA**
- 5. DISCLOSURE OF PECUNIARY INTEREST UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT**
- 6. MINUTES OF PREVIOUS MEETINGS**
 - 6.1 Council Meeting Minutes December 9, 2013**

Recommendation

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

Regular Council Meeting December 9, 2013.

- 7. PUBLIC MEETINGS**
- 8. PRESENTATIONS/DELEGATIONS**
 - 8.1 Gary Goeree, President, The Community Players**
 - 8.2 Hugh Handy, Associate, GSP Group Inc.
Zone Change Application for 190 and 198 Brewery Street, Baden**
 - 8.2.1 REPORT NO. DS 2014-01
Zone Change Application 03/13
Will-O Homes / GSP Group Inc.
Part of Lot 15, Concession South of Snyder's Road
190 and 198 Brewery Street, Baden**

Recommendation

THAT Zone Change Application 03/13 made by Will-O Homes and GSP Group Inc. affecting Part of Lot 15, Concession South of Snyder's Road be approved to place the subject lands within Zone 11 (Open Space) and Zone 4a (Residential Row), subject to the following:

- 1. The maximum number of dwelling units shall be 31,**
- 2. A minimum of 3 off-street parking spaces shall be provided per dwelling unit,**
- 3. That units with their rear wall parallel to the south property line and facing Hastings Court (Units 27-31 on the concept plan dated September 23, 2013) shall be a maximum of one storey,**
- 4. The property line setbacks shall be as illustrated on the concept plan dated September 23, 2013;**

and,

The lands be subject to the (H) symbol indicating that development cannot proceed until such time as a Record of Site Condition is acknowledged by the Ministry of the Environment.

9. REPORTS

9.1 CAO – no reports

9.2 CLERKS

**9.2.1 REPORT NO. CL2014-02
Township of Wilmot
Integrity Commissioner
2013 Report**

Recommendation

THAT the Township of Wilmot Integrity Commissioner's Report for 2013 be received for information purposes.

9.3 FINANCE

**9.3.1 REPORT NO. FIN 2014-04
Development Charges Study Consultant Selection**

Recommendation

THAT the consulting services for the completion of a Development Charges Background Study be awarded to Watson & Associates Economists Ltd. for an upset limit of \$28,500.00 (net of HST rebate).

9.4 PUBLIC WORKS – no reports

9.5 DEVELOPMENT SERVICES**9.5.1 REPORT NO. DS 2014-02
December 2013 Building Statistics****Recommendation**

THAT the December 2013 Building Statistics be received for information.

**9.5.2 REPORT NO. DS 2014-03
Street Name Confirmation
Deerfield Extension, Petersburg****Recommendation**

THAT the Clerk be directed to complete the necessary notices and by-law amendments to rename a portion of Deerfield Avenue in Petersburg as Deerfield Extension to reflect the use of this street name since approximately 1987.

9.6 FACILITIES AND RECREATION SERVICES – no reports**9.7 FIRE****9.7.1 REPORT NO. FI 2014-01
Quarterly Activity Report****Recommendation**

THAT the Fire Department Activity Report for the fourth quarter of 2013 be received for information purposes.

9.8 CASTLE KILBRIDE – no reports**10. CORRESPONDENCE**

- 10.1 Grand River Conservation Authority – GRCA Current, December 2013**
- 10.2 Grand River Conservation Authority – GRCA Current, January 2014**
- 10.3 Grand River Conservation Authority – GRCA Planning, Permit and Inquiry Revised Fees Effective February 1, 2014**
- 10.4 Grand River Conservation Authority – Grand Actions, November/December 2013**

Recommendation

THAT Correspondence items 10.1 and 10.4 be received for information.

11. BY-LAWS

- 11.1 2014-01 Interim Levy By-law. January 13, 2014**
- 11.2 2014-02 Fees and Charges By-law, January 13, 2014**

11.3 2014-03 Zone Change Application 03/13 Will-O Homes / GSP Group Inc., Part of Lot 15, Concession South of Snyder's Road 190 and 198 Brewery Street, Baden

Recommendation

THAT By-law Nos. 2014-01, 2014-02, and 2014-03 be read a first, second and third time and finally passed in Open Council.

12. NOTICE OF MOTIONS

13. QUESTIONS/NEW BUSINESS/ANNOUNCEMENTS

14. BUSINESS ARISING FROM CLOSED SESSION

15. CONFIRMATORY BY-LAW

15.1 By-law No. 2014-05

Recommendation

THAT By-law No. 2014-05 to Confirm the Proceedings of Council at its Meeting held on January 13, 2014 be introduced, read a first, second, and third time and finally passed in Open Council.

16. ADJOURNMENT

Recommendation

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



**TOWNSHIP OF WILMOT
COUNCIL MINUTES
MONDAY, DECEMBER 9, 2013**

**AD HOC BUDGET ADVISORY COMMITTEE
WILMOT COMMUNITY ROOM
5:30 P.M.**

**REGULAR COUNCIL MEETING
COUNCIL CHAMBERS
7:00 P.M.**

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

**Staff Present: Chief Administrative Officer G. Whittington, Director of Clerk's Services
B. McLeod, Deputy Clerk D. Mittelholtz, Director of Public Works G. Charbonneau,
Director of Facilities and Recreation Services S. Nancekivell, Director of
Development Services H. O'Kafka, Fire Chief M. Raine, Curator/Director of Castle
Kilbride T. Loch, Manager of Accounting P. Kelly, Planner/EDO A. Martin, Manager
of Recreation and Community Services V. Luttenberger**

1. MOTION TO CONVENE INTO CLOSED SESSION (IF NECESSARY)

2. MOTION TO RECONVENE IN OPEN SESSION

3. MOMENT OF SILENCE

Mayor L. Armstrong requested that those in attendance reflect on the passing of Nelson Mandela during the Moment of Silence.

4. ADDITIONS TO THE AGENDA

- 4.1 Correspondence 10.3 – Vernon Erb, Chairman of the Board, Erb Transport –
Advance Warning Signal at Highway 7&8 and Peel Street/Haysville Road**

Resolution No. 2013-243

Moved by: M. Murray

Seconded by: A. junker

**THAT Correspondence 10.3 – Vernon Erb, Chairman of the Board, Erb Transport – Advance
Warning Signal at Highway 7&8 and Peel Street/Haysville Road, be added to the December 9, 2013
Agenda.**

CARRIED.

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

None disclosed.

6. MINUTES OF PREVIOUS MEETINGS**6.1 Council Meeting****November 18, 2013****Resolution No. 2013-244****Moved by: B. Fisher****Seconded by: M. Murray****THAT the minutes of the following meetings be adopted as presented:****Council Meeting****November 18, 2013.****CARRIED.****7. PUBLIC MEETINGS****8. PRESENTATIONS/DELEGATIONS**

**8.1 Kevin Plut, Traffic Operations Supervisor
Michael Plant, Head – Traffic Section
Ministry of Transportation
Peel Street / Haysville Road and Highway 7&8 Intersection**

Mr. Plant introduced himself and Mr. Plut and provided a summary of why they were in attendance.

Mr. Plut advised Council that the Ministry appreciated the Township's input on the matter of safety for the Highway 7&8 corridor through Wilmot and noted that the Ministry is focused on safety for all users of roads in Ontario. He provided some technical analysis common to all intersections including what is known as a "dilemma zone" where a vehicle operator decides if it can bring the vehicle to stop safely during a yellow light or other indicator that the signal will be changing. He cautioned that advance warning signals, such as the one westbound at Nafziger Road increases the dilemma zone and potential for more accidents and therefore, is only used under certain conditions. He notified Council that the Ministry has already altered the timing of the signals at the Peel Street / Haysville Road intersection and that pedestrian countdown signals will be added at the intersection where pedestrian signals currently exist.

Mayor L. Armstrong added that the countdown signals are a useful tool as a way to make the intersection safer.

Mr. Plant noted that, although vehicle operators may be able to see the signals, they are for pedestrian use.

In response to Councillor J. Gerber, Mr. Plut confirmed that the timing for the countdown signals is based on various types of walkers who may walk at different speeds and that the criteria for the pedestrian signal is different than the criteria for a signal for vehicles which is why the Nafziger Road has a different type of signal.

Mr. Plant responded to Councillor A. Junker's questions concerning the use of advance warning signals by stating that the use of the signal at Nafziger Road is due to the long distance of uninterrupted highway westbound from St. Jacobs. He also advised that the experience with advance warning signals is often different than the desired outcome, that the decision of when to use them is based on sound traffic

engineering and that the Peel Street / Haysville Road intersection is not a unique situation in the western Ontario region, that each matter is based on its own technical merit.

Councillor M. Murray asserted that observation of the intersection over time would make the need for advance warning clear given the frequency of blown horns and red lights run which becomes even more frequent during inclement weather. He suggested that the signal from Nafziger Road be moved as the need is higher at the Peel Street / Haysville Road intersection.

Responding to Councillor B. Fisher, Mr. Plut advised that one of the goals for signaling and signing is to achieve consistency so motorists know what to expect, which takes away uncertainty. He noted that decisions for installing certain signals are based on grades, inclement weather and likely motorist decision and that cost is not a factor.

Councillor P. Roe commented that the presenters reiterate that they hear the concerns of Council but questioned what was being done as a result. Mr. Plut responded that the outcome has been alterations in the traffic signal timing to enhance safety and that they are monitoring the intersection for further fine-tuning.

Mr. Plant further summarized what has been done and that countdown signaling will be installed as well as outlining why what has been asked for is not the recommended course of action.

Councillor P. Roe made a further suggestion of a longer red light phase. In response, Mr. Plant advised that they have observed the intersection and the reaction to the changes in timing for the signals. He suggested that enforcement for speeds and red lights could be part of the answer for enhanced safety. He added that some types of signaling could give pedestrians and other drivers a false sense of hope or security and that sometimes it is the drivers that are not letting pedestrians cross by not adhering to the rules of the road. Mr. Plut further commented that drivers have a responsibility to drive defensively and that the red light phases are based on standard engineering parameters.

Mr. Plut addressed Councillor A. Junker's inquiry concerning red light cameras by stating that the program no longer exists and that it would be a long process to have it installed. Mr. Plant added that a change in government can create a change in thinking about such programs and that it can be looked into further.

Councillor M. Murray stated that he is not interested in red light cameras, that he is only interested in something that improves safety not just penalizing offenders. He proclaimed that a warning signal belongs at the Peel Street / Haysville Road Intersection.

Jack Hendry, 7 Stonecroft Way

Mr. Hendry noted the location of his property is relation to the intersection and offered his opinion that the suggestion that the signal is not warranted does not make sense to those who use the intersection. He also discussed the noise created from the use of J-brakes, the specific concerns of older residents who use the intersection as pedestrians and the increased pressure on motorists who have to take extra time and care to ensure all traffic stops before progressing into the intersection. He concluded by concurring with Council that an advance warning signal is needed and would alleviate some of the problems.

Mayor L. Armstrong concluded the discussion by stating that some of the problems are non-professional drivers operating large, heavy trucks. He surmised that such drivers would not heed to advance warning signals regardless of what was installed. He suggested that education by the Ministry was key to ensuring the all vehicle operators were adequately prepared for such situations.

**8.2 Jamie Lopes, President, Aqua Plans Aquatic Consultants Inc.
Wilmot Splash Pad Update**

**8.2.1 REPORT NO. PRD 2013-12
Wilmot Splash Pad Update**

Resolution No. 2013-245

Moved by: J. Gerber

Seconded by: M. Murray

THAT Report PRD 2013-12 be approved,

AND FURTHER,

- a) THAT the Wilmot Recreation Complex property be selected as the preferred location for the Wilmot Splash Pad Project,**
- b) THAT the type of water distribution system be a water treatment/recirculation system,**
- c) THAT construction commence in the summer of 2014, with full commissioning of the splash pad scheduled for the spring of 2015.**

CARRIED.

The Director of Facilities and Recreation Services highlighted the report.

Mr. Lopes summarized for Council the recommendations for the splash pad project and previous projects Aqua Plans was involved with including different options available for splash pads.

Councillor B. Fisher concurred with the recommendations and stated that the Wilmot Recreation Complex was the most logical choice.

Councillor J. Gerber thanked the consultant for their time and for the report. He also thanked the Bring a Splash Pad to Wilmot Committee for their work on this project, commenting that their support of the consultant's recommendations was appreciated.

Councillor A. Junker commented that regardless of the location that the splash pad will be well supported. He further commented that all residents will need to drive to get to the splash pad located at the Wilmot Recreation Complex and that despite comments to the contrary, it is not a central location for the whole Township but only central for Baden and New Hamburg.

Councillor P. Roe provided his support to the committee, to the report and to the project in general.

Mayor L. Armstrong also concurred with the recommendations and commented that in his discussions with residents throughout the Township the Wilmot Recreation Complex was the most preferred and agreed upon location.

In response to Councillor B. Fisher, Mayor L. Armstrong informed Council that the Committee has made application to the Trillium Grant program.

**8.3 Steve Langlois, Principal Planner, Monteith Brown Planning Consultants
Indoor Ice Usage and Needs Analysis**

**8.3.1 REPORT NO. PRD 2013-11
Indoor Ice Usage and Needs Analysis**

Resolution No. 2013-246

Moved by: M. Murray

Seconded by: J. Gerber

THAT Report PRD 2013-11 be approved,

AND FURTHER THAT,

- a) the attached report entitled “Township of Wilmot Indoor Arena Ice Usage and Needs Analysis” dated October 2013 be received,**
- b) the report recommendations be incorporated into the municipal 10-year capital forecast, the Development Charges review process, and the annual departmental work plans, to ensure that future ice surface needs are met in a fiscally responsible manner.**

CARRIED.

The Director of Facilities and Recreation Services highlighted the report.

Mr. Langlois explained that the purpose of the study was to reassess the future ice needs for the Township which indicates the future need for a third ice pad in 2018 to 2019. Further consideration would be needed in regards to possible partnerships, locations, operational model and funding.

Councillor B. Fisher inquired as to other ice surface needs such as curling. Mr. Langlois commented on the difficulties associated with a split use ice surface where pebbling is applied for curlers for a portion of the time which is time consuming. He also noted that curlers generally look for added social benefits such as a lounge. He concluded by stating that curling is more popular in other provinces, not so much in Ontario, but there may be need.

Mr. Langlois addressed Councillor P. Roe's comments concerning the numbers used in forecasting need by stating that several factors were used to determine the number of users per pad such as the standards of play for each age group and the types of teams (rep league versus house league).

The Director of Development Services responded to Councillor P. Roe confirming the population forecast from the Region of Waterloo which, historically, has been fairly accurate.

Councillor J. Gerber commented that he feels the forecasted need may actually be greater than illustrated and questioned if there is an unfulfilled need for adult use ice time. Mr. Langlois responded that most communities have eighty percent of ice time for youth use and that generally new facilities are not created to accommodate adult uses.

In response to Councillor J. Gerber, Mr. Langlois did note that there is current, short term pressure for girls hockey needing more ice time, specifically those at the higher end of play.

Responding to Councillor A. Junker, Mr. Langlois informed Council that some ringette teams use Wilmot ice time during the summer months but that there is no demand for a league in Wilmot at this time. He responded to Councillor A. Junker's further comments concerning the abolishment of the long form

census by stating that Wilmot is no different than the rest of the Canada with approximately thirty percent of the Township not completing the census.

9. REPORTS

9.1 CAO – no reports

9.2 CLERKS

9.2.1 REPORT NO. CL2013-35 Ontario Power Authority – FIT Program Request for Municipal Support Regarding Rooftop Solar Applications Wilmot Township

Resolution No. 2013-247

Moved by: P. Roe

Seconded by: A. Junker

WHEREAS Skyline Commercial Management Inc. (Applicant) proposes to construct and operate a rooftop solar project at 66 Hincks Street, New Hamburg in the Township of Wilmot under the Province's FIT Program. (Attached as Schedule 'A' to this report.),

AND WHEREAS Waterloo Catholic District School Board (Applicant) proposes to construct and operate rooftop solar project at 313 Huron Street, New Hamburg in The Township of Wilmot under the Province's FIT Program (attached as Schedule 'B' to this report),

AND WHEREAS the Applicants have requested that the Council of The Township of Wilmot indicate by resolution, Council's support for the construction and operation of the rooftop solar projects at the abovementioned locations,

AND WHEREAS pursuant to the Ontario Power Authority's rules governing the FIT Program (the "FIT Rules"), Applications whose Projects receive the formal support of Local Municipalities will be awarded Priority Points, which may result in these Applications being offered a FIT Contract prior to other persons applying for FIT Contracts:

AND FURTHER THAT the sole purpose of this resolution is to enable the Applicants to receive priority points under the FIT Program and may not be used for the purpose of any other form of municipal approval in relation to the Application or Project or any other purpose.

NOW THEREFORE BE IT RESOLVED,

THAT the Council of The Township of Wilmot supports the construction and operation of the rooftop solar projects at 66 Hincks Street and 313 Huron Street, New Hamburg,

AND FURTHER THAT all requests for municipal support for the Province's FIT Program shall be considered by Council on an individual basis,

AND FURTHER THAT the Mayor and Clerk be authorized to sign the prescribed forms for Municipal support as provided by the Ontario Power Authority for the applications described above.

CARRIED.

9.3 FINANCE**9.3.1 REPORT NO. FIN 2013-38
Source Protection Municipal Implementation Fund****Resolution No. 2013-248****Moved by: M. Murray****Seconded by: B. Fisher**

THAT the Township enter into an agreement with the Province of Ontario for funding under the Source Protection Municipal Implementation Fund;

AND FURTHER, THAT this agreement, be submitted to the Minister of the Environment.

CARRIED.

The Manager of Accounting highlighted the report.

9.4 PUBLIC WORKS**9.4.1 REPORT NO. PW-2013-18
Drinking Water Quality Management System****Resolution No. 2013-249****Moved by: A. Junker****Seconded by: P. Roe**

THAT the Drinking Water Quality Management Standard Operational Plan be endorsed in accordance with the Safe Drinking Water Act, 2002 and Regulation 188/07.

CARRIED.

The Director of Public Works highlighted the report.

9.5 DEVELOPMENT SERVICES**9.5.1 REPORT NO. DS 2013-26
November Building Statistics****Resolution No. 2013-250****Moved by: M. Murray****Seconded by: P. Roe**

THAT the November 2013 Building Statistics be received for information.

CARRIED.

The Director of Development Services highlighted the report.

**9.5.2 REPORT NO. DS 2013-27
Billboard Sign Renewals**

Resolution No. 2013-251

Moved by: A. Junker

Seconded by: P. Roe

THAT report DS 2013-24 be received for information.

CARRIED.

The Planner/EDO highlighted the report.

9.6 FACILITIES AND RECREATION SERVICES

**9.6.1 REPORT NO. PRD-2013-10
Youth Action Council**

Resolution No. 2013-252

Moved by: B. Fisher

Seconded by: A. Junker

THAT report PRD 2013-10 be received for information.

CARRIED.

The Manager of Recreation and Community Services highlighted the report and introduced the Programming Assistant and Youth Action Council.

The members of the Youth Action Council discussed the aims of the Council, their accomplishments to-date, what the experiences of the individual members have been and what they need from Wilmot Township Council.

Councillor P. Roe provided his enthusiastic endorsement of the Youth Action Council's efforts.

Councillor A. Junker applauded the members on the good work they are doing and acknowledged the courage they are showing by coming to speak at this meeting.

Councillor J. Gerber commended the Programming Assistant and the Members for attending the meeting and stated that he is looking forward to seeing their future endeavors.

Mayor L. Armstrong thanked the Youth Action Council for attending and expressed his appreciation for their involvement in their community.

**9.6.2 REPORT NO. PRD 2013-14
New Dundee Library Facility Renovation Project - Tender Award**

Resolution No. 2013-253

Moved by: A. Junker

Seconded by: B. Fisher

THAT Golden Gate Contracting be awarded Tender 2013-29 to complete the necessary renovation works for the New Dundee Library facility located at 1176 Queen Street North, New Dundee, for the bid price of \$209,800.00 plus HST.

CARRIED.

The Director of Facilities and Recreation highlighted the report.

Councillor A. Junker expressed his appreciation for the report coming forward as there has been great interest from the residents as to the progress of this project.

9.7 FIRE – no reports

9.8 CASTLE KILBRIDE – no reports

10. CORRESPONDENCE

- 10.1 Association of Municipalities of Ontario – AMO Report to Members, Highlights of the November 2013 Board Meeting**
- 10.2 Heritage Wilmot Advisory Committee – Meeting Minutes, November 5, 2013**
- 10.3 Vernon Erb, Chairman of the Board, Erb Transport – Advance Warning Signal at Highway 7&8 and Peel Street/Haysville Road**

Resolution No. 2013-254

Moved by: P. Roe

Seconded by: M. Murray

THAT Correspondence items 10.1 to 10.3 be received for information.

CARRIED.

11. BY-LAWS

- 11.1 By-law No. 2013-48 – Appointment By-law for Appointment Of A Chief Building Official, Inspectors and Plans Examiners**
- 11.2 By-law No. 2013-49 – Authorization to Execute an Agreement Regarding the Source Protection Municipal Implementation Fund**

Resolution No. 2013-255

Moved by: J. Gerber

Seconded by: M. Murray

THAT By-law Nos. 2013-48 and 2013-49 be read a first, second and third time and finally passed in Open Council.

CARRIED.

12. NOTICE OF MOTIONS**13. QUESTIONS/NEW BUSINESS/ANNOUNCEMENTS**

- 13.1 Councillor A. Junker expressed his personal appreciation for Mayor L. Armstrong mentioning Nelson Mandela during the Moment of Silence and spoke on the lessons all people can learn from Mr. Mandela on cooperation.
- 13.2 Councillor B. Fisher commended the Curator/Director of Castle Kilbride and her staff for the massive success of the Merry Victorian Christmas event.
- 13.3 Mayor L. Armstrong noted that the St. Agatha Christmas Parade will be on Saturday, December 14 at 1:00. He mentioned that the previous parades in New Hamburg and Baden were both a success and that Rogers Cable had broadcasted the New Hamburg parade which will be aired again during the holidays.
- 13.4 Mayor L. Armstrong reminded Council of the All Council Meeting being held at the Regional Museum on December 18.

14. BUSINESS ARISING FROM AD HOC BUDGET ADVISORY COMMITTEE MEETING

**14.1 REPORT NO. FIN 2013-33
Asset Management Plan**

Resolution No. 2013-256

Moved by: A. Junker

Seconded by: P. Roe

THAT Council endorses the Township of Wilmot Asset Management Plan for roads, bridges and underground infrastructure, as prepared by Associated Engineering (Ont.) Ltd., TCA Consulting Ltd. and Township staff.

CARRIED.

**14.2 REPORT NO. FIN 2013-35
2014 Fees and Charges**

Resolution No. 2013-257

Moved by: B. Fisher

Seconded by: A. Junker

THAT the Fees and Charges report dated December 9, 2013 be adopted;

And further, that the Fees and Charges By-Law be amended accordingly.

CARRIED.

15. CONFIRMATORY BY-LAW

15.1 By-law No. 2013-50

Resolution No. 2013-258

Moved by: M. Murray

Seconded by: J. Gerber

THAT By-law No. 2013-50 to Confirm the Proceedings of Council at its Meeting held on December 9, 2013 be introduced, read a first, second and third time and finally passed in Open Council.

CARRIED.

16. ADJOURNMENT (9:08 P.M.)

Resolution No. 2013-259

Moved by: M. Murray

Seconded by: P. Roe

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

CARRIED.

Mayor

Clerk

The Community Players of New Hamburg (TCP) began in 1984 as a dozen young people who thought it would be fun to put on a musical. We have grown over the past 30 years to a local organization presenting high-caliber musical theatre each spring. We train and facilitate 90-120 volunteers to accomplish this task each year.

Our productions are staged on the cement floor of a hockey arena (the Jacob Street arena in New Hamburg). Every spring, we build a stage, literally from the floor up, that is the width of the arena. Twenty-foot high black drape hides the arena's audience bleachers. The stage backdrops extend to the roof of the arena. One show (always sold out) is a low-cost student matinee. The other five shows have a usual attendance of 2600-3100. This past fall (Nov 2013) we launched our first "Studio Theatre" dramatic presentation of *12 Angry Men* which was the first of a new annual part of our season. It takes place in the New Hamburg Community Hall, where again, TCP transforms the space into an intimate theatre space.

We offer people of all ages and all areas of interest and ability the chance to be part of a group that commands a loyal and enthusiastic local audience.

* * *

TCP is a registered charity and is (therefore) incorporated. We are run by a Leadership Team (7-12 members) that meets 9 times a year. All of our Directors, Officers or Leadership Team members are unpaid volunteers.

(Supporting the community as part of our mission)

(a. highway sign)

TCP owns and maintains the community highway sign in front of Tim Hortons (NH) beside highway 7/8. The structure itself has been built and replaced twice. The sign has provided free signage to community based groups for the past eight years. In 2013, twenty one non-TCP messages have been posted, for instance. Messages are posted 3-14 days, depending on need.

(b. rentals program)

TCP has extensive collections of costumes, props and sets that are offered at no-cost or low-cost lending to schools, theatre groups and other community organizations. Approximately 1/3 of the groups get free loans. We recently began acquiring audience risers to enhance our patron's experience in our theatre and have now added them to our rental program.

(c. donations back to the community)

TCP believes that we are only as strong as the community that we create and support around us. We are both proud members of the New Hamburg community and wider Wilmot Township and Waterloo Region, as well as loyal supporters of the same. The tradition of giving part of our proceeds back to local community groups and charities began in 1986. Local groups that have benefited include the Wilmot Family Resource Centre, Interfaith Community Counselling, Habitat for Humanity, Aldaview Services, New Hamburg Library and Mennonite Thrift Centre. At the municipal level, we have donated to the Multi-use recreational centre, the Baden Centennial Municipal Building (before it was demolished) and the St. Agatha Community Centre.

(relationship with Wilmot Township)

Much of the reason I am here today is to acknowledge the partnership and working relationship that The Community Players has with Wilmot Township.

Our rehearsals are accommodated by the generosity of the Township. Our Open Houses and meetings are accommodated by the Township. We have rented the New Hamburg arena and Community Hall from the Township for decades to achieve our theatre transformations..

Over the past four years, we have a space at the Jacob Street arena to be our Office and meeting place.

Thank you for helping us with space and technical help and community support and thank you for giving us your blessing to work in such a giving community.

Your staff are incredible.

Whether it is booking placements or juggling schedules or helping us struggle along with dates that conflict and buildings that aren't available...

In summary: The Community Players of New Hamburg is celebrating its 30th year in Wilmot Township. We are thankful to the staff and Council of Wilmot Township for their ongoing support.



Township of Wilmot **REPORT**

REPORT NO. DS 2014-01

TO: Council

PREPARED BY: Andrew Martin, Planner/EDO

DATE: January 13, 2014

SUBJECT: Zone Change Application 03/13
Will-O Homes / GSP Group Inc.
Part of Lot 15, Concession South of Snyder's Road
190 and 198 Brewery Street, Baden

Recommendation:

That Zone Change Application 03/13 made by Will-O Homes and GSP Group Inc. affecting Part of Lot 15, Concession South of Snyder's Road be approved to place the subject lands within Zone 11 (Open Space) and Zone 4a (Residential Row), subject to the following:

1. The maximum number of dwelling units shall be 31,
2. A minimum of 3 off-street parking spaces shall be provided per dwelling unit,
3. That units with their rear wall parallel to the south property line and facing Hastings Court (Units 27-31 on the concept plan dated September 23, 2013) shall be a maximum of one storey,
4. The property line setbacks shall be as illustrated on the concept plan dated September 23, 2013;

and,

The lands be subject to the (H) symbol indicating that development cannot proceed until such time as a Record of Site Condition is acknowledged by the Ministry of the Environment.

Background:

Public meetings for this application were held on April 22, 2013 and September 23, 2013. Notice of a Council Meeting to consider a report and recommendation on the application was given to property owners within 120 metres of the subject lands on December 16, 2013. The Notice along with supporting materials was made available on the Township's website starting December 16, 2013. This report was made available on the Township's website on January 7, 2014.

Summary of Comments Received in writing and verbally at Public Meetings:

Public: (written comments are attached in full as Appendix A to this report)

Martin and Eileen Deruiter, 30 Hastings Crt. – privacy issues; requesting details on ownership and maintenance of flood plain; details on fencing and window locations, and concerns with ongoing construction activity, noise, snow removal and drainage, and impact on property values.

Concerned Baden Residents, multiple residents from Tannery St., Hastings Crt, Brewery St. – concerned with impact on local water table and potential for property damage given existing water conditions and continual use of sump pumps on properties in the area; concerned with increased traffic and noise from future residents and during construction; safety of children walking to school; impact on property values; negative impact on a quiet single family neighbourhood; trespassing; removal of trees

Russ MacIntosh, 211 Brewery St. – proposed development is not appropriate given the surrounding established low density dwellings citing the location of other similar developments within in Baden being in mixed use areas; increased traffic leading to safety of children; requesting a report looking at alternative locations for the proposed development, the necessity of rezoning the current location, and an EIS to be reviewed by the GRCA

Richard French, 36 Hastings Crt. – details on the location of privacy fencing and requesting that fencing be wood along his entire rear property line; guarantee that any damage occurring as part of any phase of construction be repaired to the homeowner's satisfaction

Dan Brown, 6 Hastings Crt. – questioning why Council is being bullied to push the application through; what/who is benefited by the development; what other options would developer consider in terms of height and number of units; is there another location within the Township that could be considered; concerned with impact on rear yard privacy; suggesting this growth is irresponsible and suggesting that there is no benefit to the development and it is only being considered because of the increased taxes that would be received.

Brenda and Ken Jackson, 190 Tannery St. – opposed to development; impact on privacy; potential for trespassing (requesting a fence along the creek), impact of water table on future homes; maintenance of retained trees at rear of property; decline in property values; concerned with a potential pedestrian connection to Tannery St. questioning swm analysis and requesting assurance that the water flow into the creek would not increase; questioning available sewage capacity; concerned for new homeowners and assurances that they will not run into the same problems as they are experiencing on their property.

Fiona and Michael Haggerty, 184 Tannery St. – concerned about more residential development in Baden; questioning where additional children will go to school; safety of children near creek at rear of property; impact of buildings on neighbouring properties with existing water issues

Timothy and Kathryn Gray, 194 Tannery St. – requesting additional details regarding tree removal; inclusion of privacy fencing at the west end of the property facing the creek; safety of children near the creek and liability as a result of trespassing; impact of additional dwellings on existing water table; the impact of rear yard swales on his property, and decrease in property values

Jason Elrick, 223 Brewery St. – safety issue as a result of increased traffic; type of development and number of units is not compatible with existing homes; negative impact on property values

Ken and Joyce Anger, 18 Hastings Crt. – height of proposed homes in relation to adjoining bungalows; concerns with impacts on groundwater and the necessity of significant site modifications; no emergency access included; questioning conformity with the Official Plan indicating the density is too high and not compatible; questioning why a traffic study has not been completed; concerns with fence locations and drainage swales; requesting status of the RSC.

Paul and Gayle Fangrad, 231 Brewery St. – density too high; too many driveways; not compatible with existing neighbourhood; lack of recreation space for children; requesting development be reduced to 10 units

Larry and Donna Nauman, 201 Brewery St. – impact on water table; property values; additional traffic; lacking sidewalks; sewage capacity; water supply; noise, dust, vibrations due to construction; noise from high density development; concerned with the amount of fill that has been placed on the property and requesting silt fencing; requesting all units be one storey and suggesting that there are too many units proposed.

Nick Roth, 181 Tannery St. – privacy concerns; impact on water table and neighbouring properties; decrease in property values; suggesting that eight to thirteen should be reduced to one storey.

Lorraine Meyer, 75 Hastings Crt. – concerns with impact on property values and the potential negative impacts on ground water in basements of existing and proposed homes

Jim Groothuis, 48 Hastings Crt. – expressed existing issues with water and the need for sump pumps; absence of sidewalks for safety; questioned one point of access for emergencies, concerns with impact on property values and the removal of mature trees; concerned with additional water flow to the creek and potential for flooding; questioning fencing details; privacy issues with heights of proposed units; wondering if this development is needed and whether other types of development have been considered.

Sharon Horst, 193 Brewery St. – concerned with traffic from the proposed access to the site and requesting that the main entrance be shifted to line up with Village Green Way; concerned with safety of children playing; requesting that all units be one storey; requesting that all neighbourhood drainage concerns be addressed and that tree removal be minimized.

Tim Brooke, 168 Brewery St. – confirming that property lines will be correctly identified to ensure proper fence locations and removal of correct trees; safety issues related to traffic and children playing; potential drainage issues.

Herbert Weigel, 24 Hastings Crt. – privacy concerns with walkout basements; concerns with drainage potential rear yard drainage issues.

Mr. and Mrs. Janssen, Mr. and Mrs. French, and Mr. and Mrs. Deruiter, 40, 36, and 30 Hastings Crt. – requesting confirmation on fencing, requesting all units to be one storey

Leroy Burton, 52 Hastings Crt. – concerns with the amount of fill placed on the property and the height of the finished ground elevation; concerned with the depth of post holes that may be required for future deck and fence construction.

Agencies:

GRCA: requesting that the floodplain be zoned Open Space and indicating that a permit would be required for grading in the floodplain and for the proposed stormwater management outlet; indicating no objection to approval of the zone change application.

Region of Waterloo: no objections to approval of the application, but requesting that the lands be placed in a holding zone until the record of site condition is acknowledged by the Ministry of the Environment

WRDSB: no concerns

Discussion:

The subject lands are comprised of approximately 1.11 hectares, are designated Urban Residential, Baden Urban Area, and are zoned Zone 2b (Residential) within the Township Zoning By-law.

This application has been previously considered at two Public Meetings. The first proposal, presented in April 22, 2013 involved 33 two storey town home units.

The second concept prepared in advance of the September 23, 2013 Public Meeting shifted the Brewery Street fronting units 1.8m further back from the property line and shifted the sidewalk closer to the street to increase off-street parking. This concept decreased the total number of units to 31 and changed units 27-31 from two storey walkouts to bungalow walkouts.

The third concept presented at the September 23, 2013 Public Meeting overlaid data from other supporting documents to show the location of the storm water management pond and abutting properties and structures. This concept shifted units 1-7 2.82m further away from the property line abutting the Hastings Court properties.

The progression of concepts is illustrated below and attached in full as Appendix B to this report.

Concept 1



Concept 2



Concept 3



Agency Comments

Through circulation of the application and its modifications since April 2013, the Region of Waterloo (Region) and the Grand River Conservation Authority (GRCA) provided comments indicating no objections to the approval of the application. There were no requirements for any noise analysis, traffic studies, or environmental impact assessment. As required, the applicants engaged a consultant to complete a record of site condition which is presently awaiting acknowledgement from the Ministry of the Environment (MOE). The Region has requested that the property be placed within a holding zone until such time as the acknowledgement is received from the MOE.

Drawings and reports completed in support of the application were determined to be satisfactory to the GRCA; the applicants are required to apply for a permit from the GRCA for the construction of the storm water management area and grading within the floodplain. The GRCA requests that any lands within the floodplain and a 5m buffer area be placed within the appropriate open space zone.

Public Comments

A number of comments, concerns, and objections were received from neighbouring property owners in the form of written comments, verbal submissions and a signed petition. The comments received are summarized at the beginning of this report and written comments are attached in full as Appendix A.

The main comments and objections to the proposal can be grouped into three areas: appropriateness and need for the proposed development, development compatibility, and impacts on ground water.

Appropriateness and need for the proposed development

The Township Official Plan (OP) is the long term policy direction to guide development within the Township. In considering the appropriateness of a development it is important to understand the policies of the OP.

Policy 2.1.6.1 of the OP states that the purpose of the Urban Residential designation is to provide for a range of residential and accessory uses in order to accommodate current and future residential demands. The policy further includes that a mix of housing types and densities will be encouraged in the Urban Residential designation. Policy 2.1.6.2 continues on to state that the Township Zoning By-law will regulate the type and density of residential development.

The intent of these policies within the OP is not to tie specific densities to certain areas, but rather allow the ability, through amendments to the Zoning By-law, to consider a mix of housing forms and densities in all residential areas. In this regard, the consideration of a form of residential housing of higher density than abutting uses is contemplated and encouraged by the OP. Both present and historic planning practices within the Township have involved the integration of multiple dwellings (apartments, town homes, plexes, and semi-detached dwellings) within existing and newly developed neighbourhoods.

Within in Baden, Academy Gardens, Castle Kilbride View and Coachman's Lane and within New Hamburg, Cushmans Court, Dogwood Court, Forest Park Place, Jacob's Orchard, and Wren's Arbour, are all examples where semi-detached dwellings and town homes have successfully been integrated into new and existing neighbourhoods.

Policy 4.1.3 states that the Township will give priority to approval of development applications which provide housing types that are needed within the community. The available supply of new housing within the Township consists primarily of single detached residences. Given the limited supply of other housing forms, when semi-detached dwellings and town homes are brought on to the market, the Township has experienced the swift construction and occupancy of these units. Certainly developments, like those proposed by this application, are needed to fill the void in housing diversity.

The Township's past practice of integrated housing forms and intensification is further supported by recent Provincial policies and legislation. The Growth Plan for the Greater Golden Horseshoe sets out that population will be accommodated by directing a significant portion of new growth to the built-up areas of the community through intensification. The plan further specifies that by the year 2015 and for each year thereafter, a minimum of 40% of all residential development occurring annually will be through infilling and intensification.

The Strong Communities through Affordable Housing Act requires municipalities to establish official plan policies and zoning by-law provisions allowing additional dwelling units in detached, semi-detached and row houses, as well as ancillary structures. The Act outlines that these units should be permitted in both existing residential communities and in newly developed areas. In considering additional dwelling units the Act recognizes that there may be inherent constraints in the introduction of additional dwelling units; the constraints contemplated are related to flood-

prone areas and inadequate servicing. Supporting documents for this application have identified that there is ample unconstrained lands and adequate servicing available to the subject lands leaving them well situated to support the development proposed.

Development Compatibility

Policy 6.1.1 of the OP provides factors in assessing development compatibility. These factors are listed below.

a) The density, scale, height, massing and visual impact of surrounding buildings and the proposed development

Policy 4.3.2 of the OP permits a density of up to 60 units per net residential hectare per site provided the development is compatible with the surrounding land uses. Within the town home residential zone, Zone 4a, the Zoning By-law permits a density of 35 units per hectare. This application proposes a density of approximately 28 units per hectare, well below the established maximums.

The subject property was previously occupied by Baden Sheet Metal, a metal fabricating company. For a number of years the property was plagued with unsightly outdoor storage and buildings in varying states of disrepair. The property was the subject of numerous public complaints and several property clean ups occurred under order. Residential development of the site is significantly more compatible than the property's historic uses.

The site involves the introduction of fill in the middle of the site with the perimeter grades matching existing ground elevations. The applicant provided comments on the necessity of the introduction of fill on the property. The change in elevation of the site is required for site servicing and to maintain overland drainage patterns of the site. Matching grades at the perimeters of the site is done to ensure that drainage from external properties can continue to cross the site and be controlled and discharged as part of the overall storm water management system proposed.

The applicants have modified the plan since the original submission to address some of the concerns raised through the process and better achieve compatible height, massing and visual impact. Units with rear yards facing rear yards of homes on Hastings Court have been reduced to 1-storey walkouts. Proposed Units 1-7 have been shifted further to the north to increase the property line setback and to allow additional tree planting for buffering.

The applicant prepared a number of development perspectives provided from different vantage points on Hastings Court to better understand what the development would look like. Several are described below, and all full versions are attached to this report as Appendix C.

The image below depicts the view looking west. Units 23 to 26 are built in an area that was previously approved as a separate building lot. The proximity of the units to the rear property line of the home on Hastings Court is greater than the minimum setback for a dwelling that could already be constructed in that location. Additionally, these units are located at or below existing grades and essentially are built matching existing topography.



The following images depict the view from two homes on Hastings Court. The first image is standing in the rear yard of 36 Hastings Court looking north. The image shows the wood privacy fence along with the mature tree plantings that the developer proposes to buffer the properties.



The second image is standing at the main floor level of 30 Hastings Court looking north. No windows are proposed along the side of Unit 1 so as to increase privacy. The developer proposes to plant mature trees between the units and the property line. The image shows the height of the proposed trees when transplanted and also shows the height of the retaining wall between units 1 and 31.



The proposed development does not introduce building heights that would not already be permitted in a residential zone. Increased setbacks, removal of windows, the use of bungalow units, and substantial mature landscaping provide a proposed development that staff would suggest is compatible in its height, scale, massing and visual impact. Having different low-rise residential housing forms adjacent to one another remains compatible and achieves the objectives contained within the OP.

Renderings were not deemed to be necessary along the north property line. The existing home to the north, fronting Brewery Street, is located approximately 20m from the rear wall of the proposed dwelling units and is separated by a large accessory building and tree line. The existing home to the northwest, fronting Tannery Street, is approximately 35m away from the closest proposed unit (Unit 8) and is separated by the creek and mature trees.

b) The preservation of the natural environment and built heritage resources

In support of the application, full engineering plans were provided including lot grading and drainage and storm water management. The plans were reviewed by the appropriate departments and agencies, including the Grand River Conservation Authority (GRCA), and were fully supported. The plan includes a storm water management facility and grading within the floodplain that have been supported in principle by the GRCA and will be subject to a permit approval process. Floodplain on the site will remain undeveloped leaving the creek buffered by a naturalized area.

c) The continued visibility and viability of adjacent land uses

The development proposes one and two-storey homes which remain at a height already permitted on the existing and surrounding properties. Some concern with respect to viability of the adjacent properties included an impact on property values. Although development impact on property values is not typically considered in land use planning, staff are unaware of any examples in Wilmot to demonstrate that new construction, specifically town homes, have resulted in reduced property values. In general, the assessed values of new construction appear to exceed values of existing surrounding housing stock.

d) Pedestrian, cyclists, and vehicular movement and linkages, and parking requirements

The proposed development application has been designed to minimize changes to the function of Brewery Street. Street fronting units are shifted further from the street than a traditional setback leaving room for two off-street parking spaces between the sidewalk and garage and reducing the demand for on-street visitor parking. An internal sidewalk within the development is proposed to link to the sidewalk along Brewery moving pedestrians safely and off the travelled portion of both the private internal road and Brewery Street.

A parking ratio of 2.8 off-street parking spaces per dwelling unit is proposed for the development. The Township has implemented a standard of 3 spaces per unit in recent town home development proposals. This standard appears to be working satisfactorily allowing sufficient spaces for both property owner and visitors. The proposed ratio of 2.8 spaces per unit results in 5 spaces less than what would otherwise be required. Slight

modifications to the proposed site plan would provide the ability to make up the additional 5 spaces centrally on the site. These modifications would be addressed through a subsequent site plan approval process.

e) *Landscaping, setbacks, sun and shadow effects, wind effects, signage, lighting and buffering of proposed and existing developments*

Comments surround landscaping and setbacks were previously addressed under factor "a". Considerations related to sun and shadow effects as well as wind effects are not of issue or related to this application as they speak to land uses proposing structures of substantial height. This development proposes only heights already permitted in the residential zone. Signage, lighting and buffering speak primarily to non-residential development, but certainly down lighting would be a requirement through a subsequent site plan approval process for internal street lighting within the development.

Some questions were made regarding the location and type of proposed fencing. The current concept identifies wooden privacy fence along the side property lines and chain link within the rear of the property in front of the tree line parallel to the creek. The Township's fence by-law establishes a maximum fence height of 1.89m. The floodline through the subject property intersects the middle of the rear yard of 36 Hastings Court. The owner has requested that a wood fence extend along the entire rear property line. Provided the GRCA has no concerns with solid wood fencing within the floodplain, this matter would be addressed at the site plan approval stage.

f) *Noise, dust, odours or vibrations generated by surrounding land uses as well as the proposed development*

This factor is in consideration of long term use of the property. Some concerns were expressed regarding noise, dust and vibrations associated with construction. These impacts, if any, are short term and not specifically a land use consideration. Developers are encouraged to work within reasonable hours and maintain the site in a safe and organized manner. Through the site plan approval process, the Township has the ability to obtain deposits to ensure cleanliness of the site. Should a developer not respond to requests to maintain the property, the Township can draw upon the deposit to ensure mud, construction debris, etc. is cleaned.

g) *Traffic generated by surround land uses and the proposed development*

Through the review of the development application, Township Public Works staff, and Transportation staff from the Region did not require any additional traffic analysis. Based on the number of units proposed, no road improvements were anticipated to be required.

Staff suggest that the development represents a compatible land use, successfully addressing the compatibility factors outlined in the Township OP.

Impacts on Ground Water

Early in the process Township staff and a number of residents expressed concerns with the impact of the proposed development on ground water in the area. The applicants were required

to retain a qualified professional engineer to determine the impacts of the proposed development on the elevation of the water table, specifically with regard to:

- a) Impact of proposed additional basements and site servicing on ground water levels observed on surrounding properties, any changes in potential for water penetration in basements, impact on water removal infrastructure such as sump pumps, including anticipated changes in duration of operation of equipment in a 24 hour period.
- b) Impact of high groundwater table on proposed basements with respect to water penetration, necessity for water removal infrastructure such as sump pumps, and anticipated duration of operation of equipment in a 24 hour period.

A hydrogeological assessment was conducted ultimately concluding that the proposed development is not anticipated to have any negative impact on surrounding properties and that there should be no change in potential for water penetration in basements or water removal infrastructure (sump pumps). With respect to the impact of ground water on the proposed development, the report concluded that as the basements of the proposed townhome units would be above the existing groundwater table, it is not anticipated that there will be any impact of the groundwater table on the proposed basements.

The Township retained a consultant to conduct a peer review of the hydrogeological study. The final comments on the peer review indicated that the methodology and the findings of the study were generally satisfactory. As recommended through the peer review, at the site plan stage, the applicants would need to further demonstrate that the rear yard swale between the rear yards of Hastings Court and the proposed development can satisfactorily convey the water from the rear yards to the storm water management area. Additionally, to ensure that post construction characteristics remain as expected, a clause will be required to be included within the site plan agreement and condominium declaration stipulating that follow up investigations will be undertaken within a reasonable time frame should negative impacts to neighbouring properties be reported. This clause will ensure that the developer and/or the future condominium corporation are obligated to complete this work if required.

Two separate and equally qualified engineering firms are satisfied that there are no expected impacts of the proposed development on ground water situations presently observed on neighbouring properties, and that ground water is not anticipated to impact the proposed development.

Next Steps

Should Council approve the application and any right to appeal the decision expire, the development would proceed to the site plan approval stage. Staff would work with the applicant to ensure that matters discussed through the zoning process as well as other applicable Township standards form part of the approved site plan. A site plan agreement would be registered on title to implement the requirements of the site plan. The GRCA would be involved in the site plan approval process ultimately approving works impacting or located within the floodplain.

At such time as the MOE acknowledges the submitted Record of Site Condition, staff would return to Council with a report proposing to lift the holding zone. Given a decision would have already been made on the application; this process does not involve a right to appeal.

Upon final approval of the site plan, payment of site plan securities and any applicable deposits, and lifting of the holding zone, the applicants would proceed to apply for building permits. During

or after completion of construction, the applicants would file a draft plan of condominium application to finalize the individual ownership of units within the development.

Strategic Plan Conformity:

The approval of appropriate infilling developments and intensification maximizes the use of existing infrastructure and reduces the demand for additional greenfield lands to absorb all residential development which are both strategies in achieving the Township's goal to protect the natural environment.

Financial Considerations:

Costs associated with the initial peer review were paid by the applicant. Costs associated with the final peer review will be recovered as part of the overall condominium registration fee for the development. These revenues are allocated within the Planning Fees area of the operating budget.

Conclusion:

Qualified engineering firms have determined that existing ground water problems experienced in the neighbourhood are not anticipated to be compounded by the development nor will the proposed units be prone to ground water related issues.

The Township Official Plan promotes a mix of housing types and densities within the Urban Residential Designation and provides that the zoning by-law be used to identify areas to support a range of housing forms. The applicant has prepared a final development concept that addresses some neighbouring concerns while retaining a proposal that will result in a housing form in demand within the Township. The integration of townhomes and other multiples within existing and established neighbourhoods represents compatible land uses as discussed within the report. The use of setbacks, varying unit heights and facades along with substantial mature landscaping serves to achieve a successful integration of new housing in an existing neighbourhood.



Andrew Martin, MCIP RPP
Planner/EDO



Reviewed by CAO

Appendix A: Written Comments

Andrew Martin

From: ederuiter@bell.net
Sent: Saturday, April 06, 2013 4:28 PM
To: Andrew Martin
Subject: WRITTEN SUBMISSION--TOWNSHIP OF WILMOT,RE-ZONE CHANGE APPLICATION 03/13

TOWNSHIP OF WILMOT-----APRIL 6, 2013
RE: ZONE CHANGE APPLICATION 03/13
WILL-O-HOMES/ GSP GROUP INC.
PART OF LOT 15, CONCESSION SOUTH OF SNYDERS ROAD
190 AND 198 BREWERY STREET, BADEN

SUBMISSION FROM 30 HASTINGS COURT.
CONCERNING UNITS 27-33 WHICH BACK ONTO HASTINGS COURT.

1. WHAT IS PLAN FOR PRIVACY FENCE AND HOME OWNERS, WHO MAY ALREADY HAVE EXISTING FENCES BUILT, AND LOCATION OF PROPERTY LINE, TO NEW UNITS BEING CONSTRUCTED.

2.CONCERNING FLOOD ZONE AREA,THIS AREA NEEDS A MAJOR CLEAN-UP, LOTS DEAD TREES, AND GARBAGE ALONG CREEK--DITCH THAT RUNS THROUGH WHAT IS PROPOSED AS FLOOD ZONE AREA, WERE A BUFFER IS TO BE CONSTRUCTED, ALSO WHO WILL MAINTAIN THIS AREA, WHICH WILL RELATE TO MY NEXT QUESTION.

3. ARE THESE UNITS GOING TO BE CONDOS. WITH THE PLAN HAVING A COMMON AMENITY AREA, AND IF SO WHAT WILL THEY BE RESPONSIBLE FOR, WEEDS BUFFER AREA ---FLOOD ZONE AREA, AND WILL THEY ALSO MAINTAIN A NEW PRIVACY FENCE THAT IS ON THE PLAN BACKING ONTO HASTINGS COURT.

4. CONCERNED ABOUT LEVEL OF NOISE, WITH THE AMOUNT OF UNITS BEING BUILT, ALSO HOW WILL THIS EFFECT YOUR ASSESMENT WHICH CLAIMS YOU BACK ONTO GREEN SPACE, FOR TAX PURPOSES.

P.S. UNABLE TO ATTEND MEETING AS WE WORK SHIFT WORK.

Andrew Martin

From: ederuiter@bell.net
Sent: Saturday, September 07, 2013 7:03 PM
To: Andrew Martin
Subject: Zone change application 03/13

There is a continuing privacy issue with units 1 through 7, units 1,2,3, effect a number of houses on Hastings CRT, with privacy issues, if they plan to build two story condos, they will but right into our properties, and no privacy in back-yard.

It is not known how high this proposed privacy fence is going to be, or were the windows are located in these buildings , it is an ongoing problem with them building in this area, with the traffic and noise, Hastings CRT. Has been a quiet place to life and raise your family, now to be developed for residential.



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Andrew Martin

From: ederuiter@bell.net
Sent: Thursday, December 26, 2013 4:30 PM
To: Andrew Martin
Subject: Zone change application 03/13

WILL-O-HOMES/GSP GROUP INC.
190 -198 BREWERY STREET BADEN ONTARIO.

THIS IS CONCERN 30 HASTINGS COURT, THE SWALLOW RUNS DIRECTLY BEHIND OUR SHED IN REAR YARD, AND THEN THE LARGER PORTION TO 36 HASTINGS COURT, FOR WATER RUN-OFF.

THERE IS ALSO A PARTIAL RETAINING WALL BEHIND 30 HASTINGS ROAD AND CONTINUES TO OTHER NEIGHBOR ON EAST, WHICH SEES INTO NEW ROADWAY OF UNITS 1 TO 7, WHICH COMES TO AN DEAD END.

OUR CONCERN IS WHERE WILL ALL THE SNOW REMOVAL BE PUSHED TOO, UP AGAINST RETAINING WALL TO DRAIN INTO SWALLOW, THERE DOSE NOT APPEAR TO BE ALOT ROOM FOR SNOWPLOWS TO MAKE THERE WAY AROUND THIS PROPOSED NEW DEVELOPMENT.

HOPEFULLY THIS SWALLOW AREA WILL BE ABLE TO HANDLE THE AMONT OF WATER CREATED BY RUN-OFF AND SPRING RAINS, WITHOUT DOING ANY DAMAGE TO PROPERTIES LISTED ABOVE.

JUST A CONCERN, THE DERUITERS, e-mail---
ederuiter@bell.net.



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Rec'd Apr. 15/13

The Corporation of the Township of Wilmot
60 Snyder's Road West,
Baden, Ontario, N3A 1A1
Attention: Andrew Martin, MCIP RPP Planner/EDO

April 5, 2013

Re: Zone Change Application 03/13
Will-O-Homes / GSP Group Inc.
Part of Lot 15, Concession, South of Snider's Road
190 and 198 Brewery Street, Baden

Dear Mr. Martin,

We (the undersigned) have grave concerns regarding the above mentioned zone change application. Our major concern is how this zone change is going to affect the local water tables immediately, in the short term and in the long term, that may result in property damage or loss and how existing residents will be protected and/or compensated for damages or property loss due to these changes. This area was in the past a swamp. Residents sump pumps run every day all year round. How will this development affect runoff with the increase in buildings, paved areas and retaining walls.

As well, we are concerned in regards to the extreme increase in traffic and noise and the speed of the traffic, that this large number of units (33), in such a small area, will bring through a residential area, with only one access point for all these vehicles onto Brewery Street. Aside from this there is the increase in noise, dust, fumes, road debris, construction traffic and road damage that will occur with the use of large construction vehicles in a residential area.

We (the undersigned) cannot believe the Grand River Conservation Authority is on board with the use of this land in such a manner, in such close proximity to the flood plain and how such a development would affect the area and the area wildlife.

Further concerns are:

- Safety of the children who walk to school or are picked up at the bus stop on Brewery.
- Loss of property value for the existing homes.
- No longer a single home neighbourhood or quiet residential area.
- Is the water treatment plant capable of handling such a large increase from high density housing?
- One access way into the area will cause existing properties to become shortcuts for bikes and pedestrians resulting in trespassing and loss of privacy.
- How will the existing trees on the property be dealt with? By clear cutting? Again affecting soil erosion and water runoff.

We (the undersigned) as a group would like the application to be denied based on these concerns.

Respectfully,

Concerned Baden Residents (see attached names and signatures)

WATER TREATMENT PLANT

WATER DIVERSION

CREEK

EXISTING TREES AT CREEK
THRUWAY

FENCE AT REAR.

NO LONGER A SINGLE HOME

- NEIGHBOURHOOD. ..

NO LONGER QUIET RESIDENTIAL

- AREA.

POSSIBILITY OF INCREASE CHILDREN

- PLAYING ON HASTINGS BECAUSE
OF BEING QUIET SAFE AREA.

ROAD, MAINLY BREWERY

SAFETY

WATER ISSUES

PROPERTY VALUES WILL DECREASE

- BECAUSE NO LONGER A
QUIET RESIDENTIAL AREA

→ AT CAPACITY ?

→ WILL IT AFFECT PROPERTIES WHEN DIVERTED

→ MAGNET FOR KIDS - LIABILITY ?

→ WHO HAS JURISDICTION ?

→ CHILDREN'S ADULTS CUTTING THROUGH
PRIVATE PROPERTY

→ WHY NO FENCE ?

→ INCREASE, TRAFFIC, NOISE, SPEED.

→ SCHOOL BUS PICK UP

VEHICLES PARKING ON TO STREET

→ KNOWN AS A WET AREA

SUMP PUMPS IN AREA ALREADY

- RUN MOST OF DAY

- SINK HOLES ALREADY APPEARING
IN AREA ON WATERLINE

(TANNERY & SNYDER) ????

- WITH RETAINING WALLS, HOW WILL
THAT AFFECT RUN OFF.

NAME (Please Print)

Heather Leu
70 Hastings Crt. Baden

JOHN & BARB GRANTHAM
37 HASTINGS CT BADEN

Bridget Brooke
168 Brewery Street

JOAN MARTIN
152 Tannery St

INDIA PRESTON
158 Tannery St.

ELMER KOENIG

JOY BARLOW
211 FOUNDRY STREET

Jim Bowles 246 Brewery St.

Sheena Assektina
LILIANE MOUNIER
69 Hastings Ct Baden.

TIMOTHY G. GRAY
KATHY A GRAY
194 TANNERY ST, BADEN

REBECCA JACKSON
KEN JACKSON
190 TANNERY ST

Lona Burton / Leroy Burton
52 Hastings Crt
Baden, ON N3A 2T1

SIGNATURE

Heather Leu

John & Barb Grantam

Bridget Brooke

Joan Martin

India Preston

159 TANNERY ST

Joy Barlow

JB

Sheena Assektina
B. Mounier

Timothy G. Gray
Kathy A. Gray

Rebecca Jackson
Ken Jackson

NAME (Please Print)

JIM GROTHUIS ? 48 HASTINGS

Rose Grothuis 5 CRT. BADEN

LORRAINE & RON MEYER

75 HASTINGS COURT BADEN

834

Peter Wolfrey

83 Hastings Court, Baden

Sherril Shoupfing

Hastings Crt

Tamara Schroeder

Hastings Crt

Chris Jantz

9 Hastings Crt

Jan Copage

102 Hastings Court

106 Hastings Court

107 Hastings Court

230 Brewery St

Christine & Jim Bruder

241 Brewery St Baden

Bob Lockhart

Christine Martin

245 Brewery St

LARRY NAUMAN 241 BREWERY ST BADEN

Donna Nauman

Mike Adamson

Sherril Asselstine

240 Brewery St

Margie Leach

12 Hastings Crt

KEN ANGER

Joyce Anger

DAN BROWN

Nicole Weigel

Haley Blanchard

Eileen DeRuster

Rick French

Mary Janssen

Chris Janssen

Kathy Howell Escobar


Walter Escobar

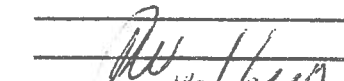
Daria Hopavuon

Scott Horst

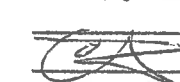
Brett Horst

SIGNATURE



Rose Grothuis

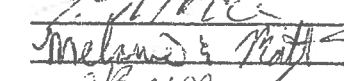

Lorraine Meyer

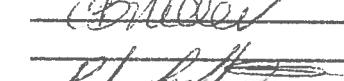

Peter Wolfrey

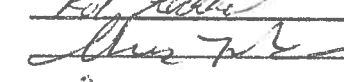

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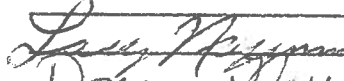

Tamara Schroeder



Chris Jantz

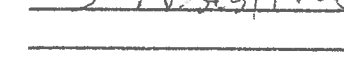

Jan Copage


Christine & Jim Bruder

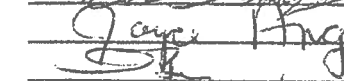

Bob Lockhart

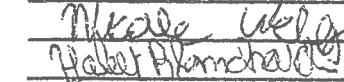

Christine Martin

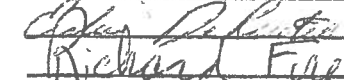

Larry Nauman

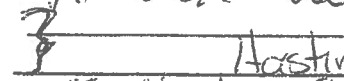

Donna Nauman

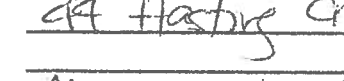

Mike Adamson

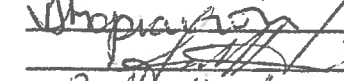

Sherril Asselstine

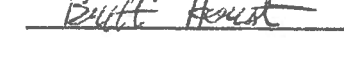

Margie Leach


Ken Anger


Joyce Anger


Dan Brown


Nicole Weigel


Haley Blanchard


Eileen DeRuster


Rick French

Mary Janssen

Chris Janssen

Kathy Howell Escobar

Walter Escobar

Daria Hopavuon

Scott Horst

Brett Horst

Nicole Weigel

Haley Blanchard

Eileen DeRuster

Rick French

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Haley Blanchard

Eileen DeRuster

Rick French

Mary Janssen

Chris Janssen

Kathy Howell Escobar

Walter Escobar

Daria Hopavuon

Scott Horst

Andrew Martin

From: Russ MacIntosh [russmacintosh@hotmail.com]
Sent: Monday, April 15, 2013 10:48 PM
To: Tolga Yalkin; Andrew Martin; Barry Fisher; jelrick@gmail.com
Subject: FW: Housing Developement off of Brewery Street
Attachments: Map04.pdf

Subject: RE: Housing Developement off of Brewery Street

Date: Mon, 15 Apr 2013 17:04:02 +0000

Barry -

Following up to my email sent earlier today, I have some specific concerns about the development that I intend to raise at the meeting orally and also in writing.

As you will be aware, the proposed zoning change 03/13 will result in a higher density application being considered for townhouses. We liaised with Wilmot Township to identify where the same or higher density zoning had been approved.

It turns out there are four:

- Galley Cheese Factory (Snyder Road) at 149 Coachman's Lane
- Baden Public School (Snyder Road) at 214 Snyders Rd E
- Condo development behind Tim Hortons at 26 Livingston Blvd
- Herner wood products at approximately 306 Snyders Rd E (between 294 & 308)

I have plotted these on the attached map with red dots.

As you will see, the proposed rezoning application, indicated in a blue dot, is the only of these that is proposed within a pre-existing low-density, residential neighbourhood. Furthermore, three out of the four mentioned above are directly on major roads, where zoning changes would not have an appreciable impact on the neighbourhoods given pre-existing commercial and industrial activity and prevailing traffic.

The only exception to this is the Condo development behind Tim Horton's, but as you see, that is skirted by parkland to the east, commercial to the south, and the Castle Kilbride to the west. The subdivision directly to the north of the condos is not appreciably impacted in any way as the entrance to the condo development is on Livingston Blvd at the far south end of the development.

The proposed zoning application, on the other hand, occurs directly in a low-density, established residential neighbourhood. As the map attached indicates, the location is not on a major arterial roadway and it is surrounded by low density dwellings.

The impact of rezoning and approving the proposed application on the neighborhood will be significant. Traffic will be increased. There could be security concerns for children playing in the street. The character of the neighbourhood will be changed. And, there will likely be other, environmental effects as well.

We have contacted the Grand River Regional Authority, and we understand that they have not yet approved, in principle, the application for a change. According to Wilmot Township's official plan, development within Environmentally Constrained Lands will not be permitted unless the Grand River Conservation Authority has approved a "study of the hazard" and is satisfied that the potential risks "can be mitigated through accepted engineering practices." See 8.2.5.

The Environmentally Constrained Land, in this case, is the floodplain that runs through the property. As no comprehensive Environmental Impact Statement has been undertaken, it is hard to assess the full impacts of the development. It is possible that building in the vicinity of the floodplain would affect not only potential flooding of the dwellings proposed to be built but also the surrounding property.

For example, runoff flows from the houses to the north of Brewery St. If the proposed building occurs, water will no longer be able to seep through that property to the floodplain. This might affect flooding of the houses to the north. Such issues have not been considered in any material of which I am aware.

Given the forgoing, we would ask the following:

1. the Township provide a report considering the option of moving the rezoning application to a more appropriate location consistent with other applications that have been approved (i.e. on a major traffic artery adjacent to commercial, industrial, and park land);
2. if the report concludes that the rezoning application cannot be moved, it should provide concerned citizens with a thorough explanation as to why and a further explanation as to the necessity of rezoning in the desired location, referencing the Official Plans of Wilmot Township and Waterloo Municipality;
3. after receiving the report, Council consider whether or not to approve, in principle, further investigation of the full impacts of rezoning in the desired location;
4. if Council decides that further investigation is warranted, a comprehensive Environmental Impact Statement be prepared, considering all the issues associated with the proposed development, including the effect that it could have on properties in the vicinity given the fact that it falls within an Environmentally Constrained Land; and
5. the Grand River Regional Authority provide a comprehensive and written review of the Environmental Impact Statement, outlining what its recommendation on the development is and why.

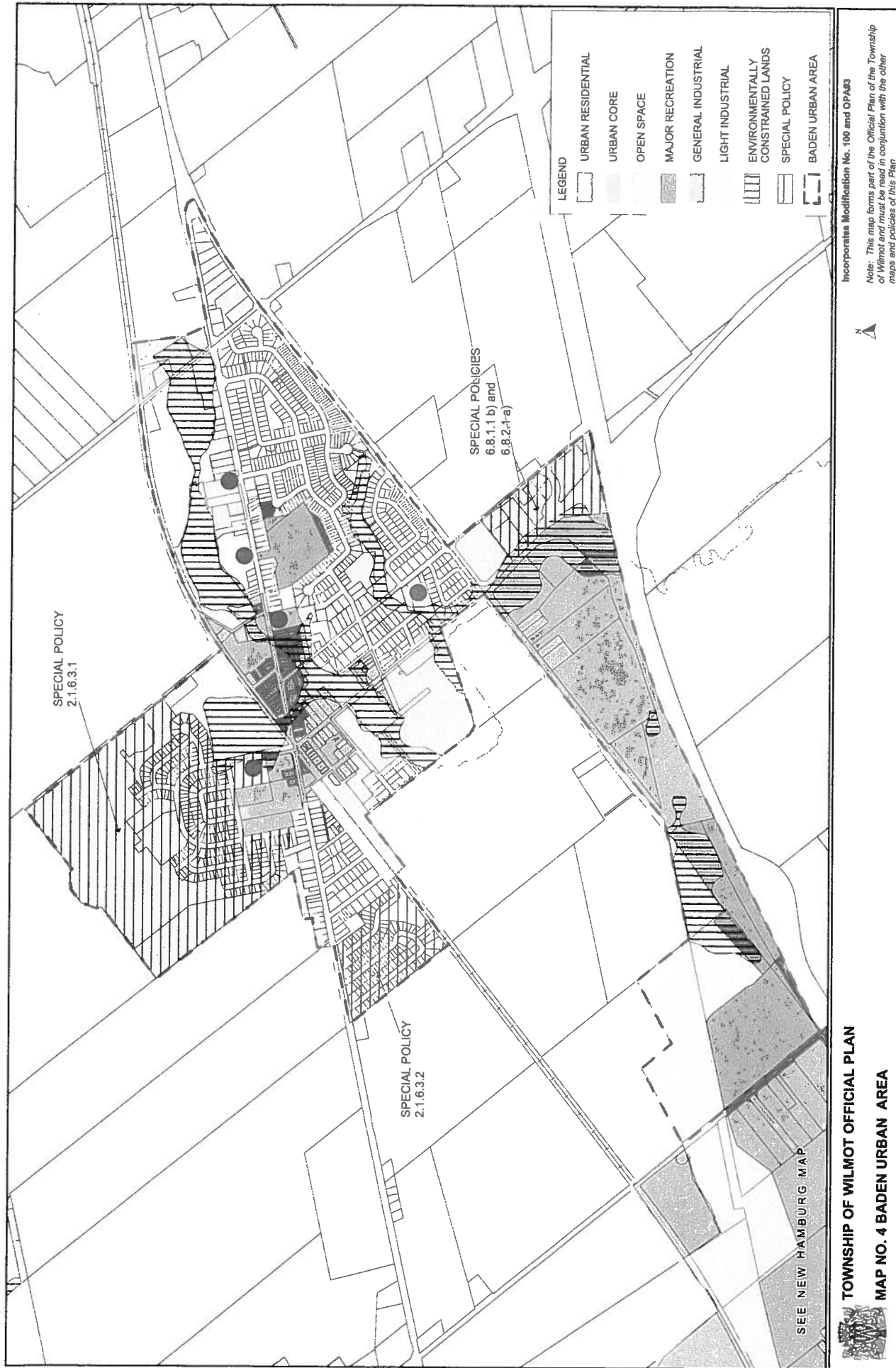
It is only with this comprehensive information that local citizens will be able to assess whether or not the proposed rezoning application and development is reasonable. As it currently stands, the record is not complete. If the Council were to approve, the Ontario Municipal Board would not have a sufficient factual record upon which to decide.

This development is a matter of considerable interest to a number of effected citizens from the Baden Area. It concerns the residential-density intensification of an area that has, before now, been exclusively low density. Not only will this affect the quality of life of residents living in the vicinity, it may pose significant environmental dangers to contiguous properties. The Environmentally Constrained Lands upon which the development is proposed form a natural floodplain. Inhibiting the access of water in any way could impact flooding elsewhere.

I look forward to discussing this with you further. Please feel free to get in touch with us regarding any questions you may have.

All the best

Russ MacIntosh



Incorporates Modification No. 100 and OPA#3

Note: This map forms part of the Official Plan of the Township of Wilmot and must be read in conjunction with the other maps and policies of this Plan

TOWNSHIP OF WILMOT OFFICIAL PLAN

MAP NO. 4 BADEN URBAN AREA



Russ MacIntosh
211 Brewery St
Baden ON N3A 2S6
(519) 634-8657
russmacintosh@hotmail.com

September 23, 2013

The Corporation of the Township of Wilmot
60 Snyder's Road West
Baden ON N3A 1A1

Attn: Development Services Department
Andrew Martin
andrew.martin@wilmot.ca

**Re: Zone Change Application 03/13
Will-O Homes/GSP Group Inc.
Part of Lot 15, Concession South of Snyder's Road
190 and 198 Brewery Street, Baden**

To whom it may concern -

This letter responds to the letter I received from Mr. Martin dated August 27, 2013. It repeats some of those concerns that I expressed to the Township via e-mail on April 15, 2013. However, it elaborates on those concerns and expresses views on the changes referred to in paragraph two of Mr. Martin's August 27 letter.

I continue to have specific concerns about the development. I intend to raise these concerns at the meeting orally on September 23, 2013, but for ease of reference, I am providing them in written form as well. Please take this as a record of my intention to continue to make submissions on this process and maintain my right to appeal the matter to the Ontario Municipal Board.

The proposed zoning change 03/13 will result in a higher density application being considered for townhouses. I have liaised with Wilmot Township to identify where the same or higher density zoning had been approved. There are four:

- Galley Cheese Factory (Snyder Road) at 149 Coachman's Lane
- Baden Public School (Snyder Road) at 214 Snyders Rd E
- Condo development behind Tim Hortons at 26 Livingston Blvd
- Herner wood products at approximately 306 Snyders Rd E (between 294 & 308)

I have taken the time to plot these developments on the attached map. The developments are plotted as red dots, and the location of the proposed redevelopment is plotted as a blue dot.

As is clear from the map, the proposed rezoning, if approved, would be the only of comparable density within a pre-existing low-density, residential neighbourhood. Furthermore, three out of the four mentioned above are directly on major roads, where zoning changes would not have an appreciable impact on the neighbourhoods given pre-existing commercial and industrial activity and prevailing traffic. The only exception to this is the Condo development behind Tim Horton's, but as is clear from the map, that is skirted by parkland to the east, commercial to the south, and the Castle Kilbride to the west. The subdivision directly to the north of the condos is not

Russ MacIntosh
211 Brewery St
Baden ON N3A 2S6
(519) 634-8657
russmacintosh@hotmail.com

appreciably impacted in any way as the entrance to the condo development is on Livingston Blvd at the far south end of the development. There are, in other words, important characteristics that distinguish this proposed rezoning from the others that have already been approved. To reiterate, the proposed zoning application occurs directly in a low-density, established residential neighbourhood. As the map attached indicates, the location is not on a major arterial roadway, and it is surrounded by low-density dwellings.

The impact of rezoning and approving the proposed application on the neighborhood will be significant. Traffic will be increased. There could be security concerns for children playing in the street. The character of the neighbourhood will be changed. And, there will potentially be other environmental effects as well.

These concerns have not been mollified by the changes referred to in paragraph two of Mr. Martin's August 27 letter. A reduction in units from 33 to 31 does not change the density of the developing in any significant way, nor does the frontage of units on Brewery Street.

I have contacted the Grand River Regional Authority, and last I heard they have not yet approved, in principle, the application for a change. According to Wilmot Township's official plan, development within Environmentally Constrained Lands will not be permitted unless the Grand River Conservation Authority has approved a "study of the hazard" and is satisfied that the potential risks "can be mitigated through accepted engineering practices." See 8.2.5. I have asked the Grant River Regional Authority, in writing, for information on its approval process and details on how concerned and potentially effected property owners might provide their input into their decision-making process. So far, I have received no response.

The Environmentally Constrained Land, in this case, is the floodplain that runs through the property. As, to the best of my knowledge, no comprehensive Environmental Impact Statement has been undertaken, it is hard to assess the full impacts of the development. It is possible that building in the vicinity of the floodplain would affect not only potential flooding of the dwellings proposed to be built but also the surrounding property.

For example, runoff flows from the houses to the north of Brewery St. If the proposed building occurs, water will no longer be able to seep through that property to the floodplain. This might affect flooding of the houses to the north. Such issues have not been considered in any material of which I am aware.

Given the forgoing, in my letter of April 15, 2013, I requested:

1. the Township provide a report considering the option of moving the rezoning application to a more appropriate location consistent with other applications that have been approved (i.e. on a major traffic artery adjacent to commercial, industrial, and park land);
2. if the report concludes that the rezoning application cannot be moved, it should provide concerned citizens with a thorough explanation as to why and a further explanation as to the necessity of rezoning in the desired location, referencing the Official Plans of Wilmot Township and Waterloo Municipality;

Russ MacIntosh
211 Brewery St
Baden ON N3A 2S6
(519) 634-8657
russmacintosh@hotmail.com

3. after receiving the report, Council consider whether or not to approve, in principle, further investigation of the full impacts of rezoning in the desired location;
4. if Council decides that further investigation is warranted, a comprehensive Environmental Impact Statement be prepared, considering all the issues associated with the proposed development, including the effect that it could have on properties in the vicinity given the fact that it falls within an Environmentally Constrained Land; and
5. the Grand River Regional Authority provide a comprehensive and written review of the Environmental Impact Statement, outlining what its recommendation on the development is and why.

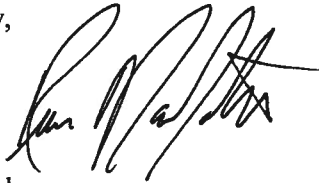
To the best of my knowledge, this has not occurred. I would be very grateful to receive a written explanation as to why, and I would implore the Council to consider alternatives.

It is only with this comprehensive information that local citizens will be able to assess whether or not the proposed rezoning application and development is reasonable. As it currently stands, the record is not complete. If the Council were to approve, the Ontario Municipal Board may not have a sufficient factual record upon which to decide.

This development is a matter of considerable interest to a number of effected citizens from the Baden Area. It concerns the residential-density intensification of an area that has, before now, been exclusively low density. Not only will this affect the quality of life of residents living in the vicinity, it may pose significant environmental dangers to contiguous properties. The Environmentally Constrained Lands upon which the development is proposed form a natural floodplain. Inhibiting the access of water in any way could impact flooding elsewhere.

I look forward to discussing this with you further. Please feel free to get in touch with us regarding any questions you may have.

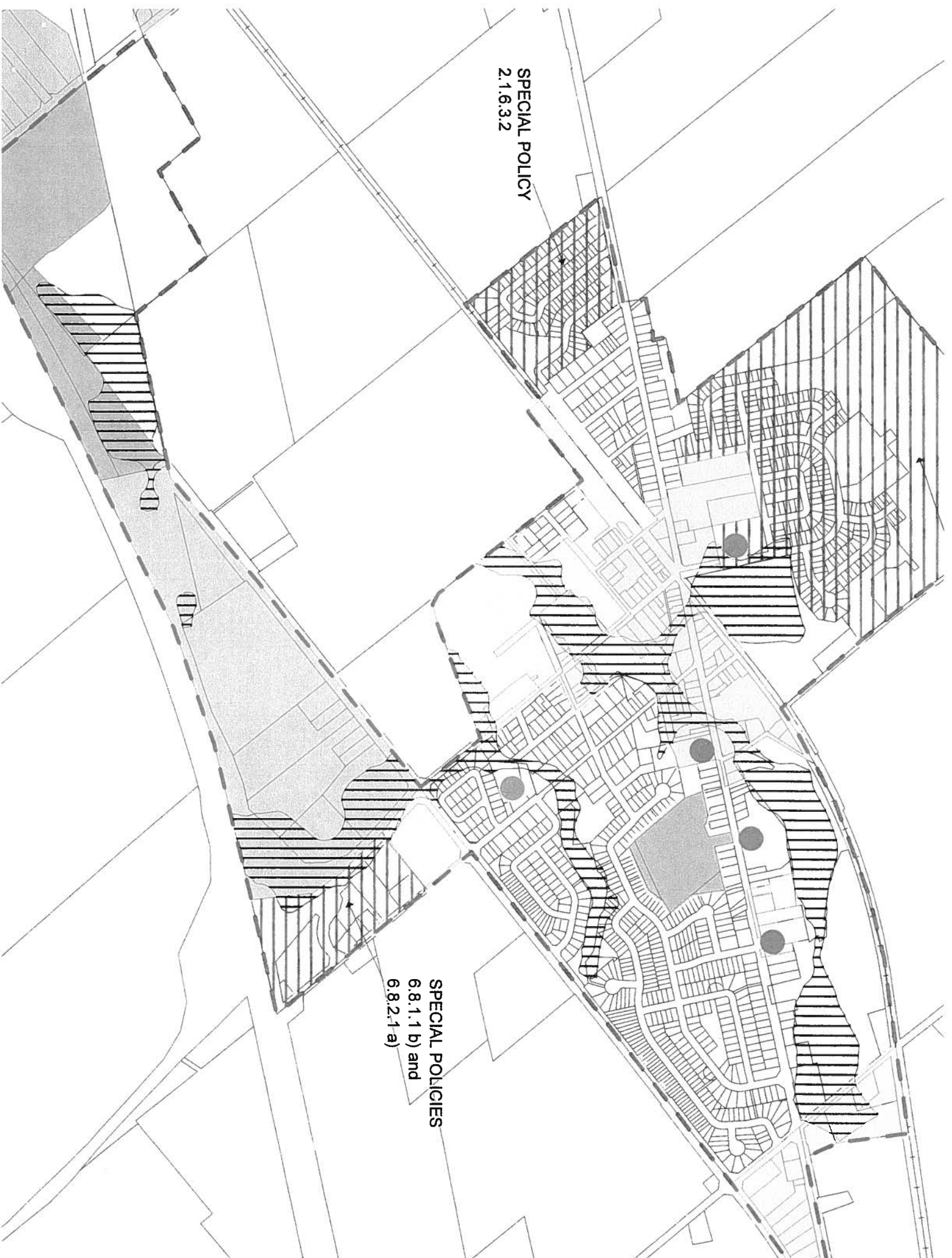
Your sincerely,

A handwritten signature in black ink, appearing to read 'Russ MacIntosh', with a stylized, cursive script.

Russ MacIntosh

SPECIAL POLICY
2.1.6.3.2

SPECIAL POLICIES
6.8.1.1 b) and
6.8.2.1 a)



Wilmot Development Services Department,
60 Snyder's Rd., W.,
Baden, ON

Attention: Mr. Andrew Martin

Regarding: Zone change application 03/13

Comments and/or questions:

- 1) Regarding the proposed privacy fencing: Would there be a “buffer corridor” between the privacy fencing and the property lines or would the fence be built directly on the property line?
- 2) Regarding construction: would there be a written/contractual agreement that any damages that occurred during during any phase of the construction, (of either the main project itself or the privacy fencing) would be repaired to the homeowners satisfaction.

Yours truly,
Richard French
36 Hastings Court,
Baden, ON

Andrew Martin

From: DANIEL BROWN [dbro_3@sympatico.ca]
Sent: Tuesday, April 16, 2013 6:45 AM
To: Andrew Martin
Cc: kanger@golden.net
Subject: RE: Zone change application 03/13

Andrew

Please be advised that I would like to address Council on this application at the scheduled meeting. My comments could potentially be quite lengthy but a brief synopsis is as follows:

Questions to the Council on why they are being "bullied" to push this application through;
Who stands to ultimately benefit from this development;
Are we, the long term residents of Baden, going to benefit?
What options are the builders willing to look at as far as height restrictions, number of units etc;
Can another location within the township be considered that would impact fewer residents; and numerous other questions as they relate to this application. Also be advised that some other residents of this neighborhood have asked that I represent them as well to make their views known.
Thanks for your time.
Dan Brown

5 November 2013

Mr Mayor and Councilmen

Gentlemen,

I am writing to you as my elected representatives of Wilmot Council, to address the issue of application 03/13.

Since becoming a part of this community in July of 2000 , I have seen the dramatic growth that has occurred in what was once a “small town”. As with every change, growth is virtually inevitable. What I would like to see avoided is irresponsible growth.

The property directly behind my home (6 Hastings Court), is the subject of the aforementioned zone change application. It sits in the heart of a mature and well developed neighborhood. The homes, for the most part, are of the same vintage and all show pride of ownership. Many of us that live here have often joked about the property on Brewery St and building our “dream home” or making a park. We have known from the outset that at some time, the property would be redeveloped.

Imagine our shock and surprise when we found that an out of town developer with obvious deep financial pockets and eye to making money, bought the property and proposed a multi residential town house complex. This, Gentlemen, is where the irresponsible growth rears its' ugly head.

As a member of the Wilmot Township committee of adjustment, I had attended a training seminar that outlined our responsibilities as committee members. In it we were told to make decisions based solely on facts presented and not with an emotional eye. I have no doubt that Council members attend similar training and are instructed as such.

Along with all of the facts that the builder has presented to council (as per all preparatory guidelines governing the building of his project), I would like to point out some facts that need to be considered prior to voting on this zone change application:

a. the aesthetic look and feel of this high density, multi story, project , does not in fact blend at all with the existing neighborhood;

b. my wife and I did in fact move here for the sense of openness, larger lot and views, not to be hemmed in by townhouses. If in fact that was our desire, we would have stayed in the city.

c. the fact that one individual desires to make a profit at the expense and detriment to others in the community is in fact a “snub” to the established residents here;

d. the fact that so many people have stood up and rallied against this proposal and zone change, is a fact that cannot be ignored; and

-2-

e. the fact still remains that no one has yet proven beyond any doubt that the need exists within this community for a high density complex to be dropped into the middle of an existing and well established neighborhood.

I am under the impression that if the subject property had been purchased by an individual with an eye to establishing a commercial business, that this would not be allowed as it is zoned residential. The builder contends this will be a "condominium corporation". In my view a condominium corporation is in fact a business and therefore should not be allowed. Please correct me if I am wrong.

Getting back to responsible growth, I would like to reiterate my point about the zone change. No one I have spoken to in this area is adverse to the development of this property. What we did expect however, was 1 to 4 well built homes that would not adversely affect the existing stability and essence of the neighborhood. This, I submit, would be responsible growth. Let us not lose sight of what we have as far as community.

I believe that the developer of this project has the ways and means to substantially alter this grandiose plan and resubmit a new plan that would foster better relations with the existing neighborhood. As we are all well aware, good fences don't always make for good neighbors.

I am under no illusion as to what the township is considering when looking at this proposal. Another lining in the tax coffers and an increase in infrastructure allowances. They can be quite a "carrot" incentive to approve this zone change. What must be considered above all else, are the wishes of the many constituents verses the desires of one.

I do hope, Members of Council, that when you vote on this zone change, that you will rally behind your constituents and stand against the proposed irresponsible growth. I do hope that you can and will understand our concerns and vote to keep this a residential area.

Submitted in sincerity:

Daniel Brown
6 Hastings Crt
Baden, On

April 14, 2013

To: The Corporation of the Township of Wilmot

Re: Zone Change Application 03/13
Will-O Homes/GSP group Inc.
Part of Lot 15, Concession South of Snyder's Road
190 and 198 Brewery Street, Baden

Dear Sir/Madam,

There are many reasons why we are opposed to the development of 33 townhomes on the above referenced property.

Privacy: a once calm and peaceful neighborhood will be changed irrevocably.

Trespassing: People, mostly children, are continuously cutting through to Tannery Street from points southeast of our location. This is certain to increase with any housing development in the lot referenced above.

In addition, children are drawn to the creek as steel is to a magnet.

There is concern that our recent need to engineer and complete a drainage system from our house to the creek (approved by Township of Wilmot and Grand River Conservation Authority) will be jeopardized with children playing at the outflow. This has the potential of causing several thousands of dollars of damage to our house in the event that the outflow is compromised.

Solution: To mitigate the issues of privacy and trespassing, a fence is required that runs the entire length of the creek separating the lots referenced above from the residents of Tannery Street bordering said lot.

Water Table: We are currently experiencing nightmarish problems that have nearly left us bankrupt because of our house foundation being constructed below the water table. Many professional engineers have offered opinions that range from 'the house should never have been built' to 'water diversion was never professionally engineered'.

What guarantees are there for any future homeowners purchasing in the lots in question that they will not experience what we are currently experiencing?

Trees: the trees being referred to are those that are found on the opposite side of the creek from where Tannery Street terminates and between the lots referenced above.

Who has responsibility for the maintenance of these trees?

They are in need of trimming and detritus removal and, they have become a common site for household and automotive garbage dumping over the years. While not severe, it is an

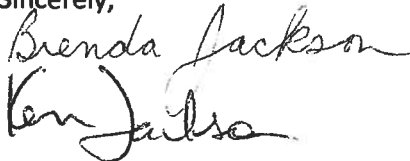
eyesore. Please note that the Township of Wilmot recently undertook the responsibility to clear away part of one of the mature trees that had fallen and crossed the creek.

Solution: We would gladly take part in a collaborative initiative to clean up this portion of the creek if undertaken by the Township of Wilmot and the Grand River Conservation Authority.

Property Value: There is no doubt that property values will decline for all residents whose property borders the development referenced. We would expect, of course, this to be reflected by an appreciable drop in the property taxes we are currently paying.

Our first reaction to the proposed lot development remains unchanged; we think it is utterly stupid.

Sincerely,

The block contains two handwritten signatures in black ink. The first signature is 'Brenda Jackson' and the second is 'Ken Jackson', both written in a cursive style.

Brenda and Ken Jackson
190 Tannery Street
Baden, N3A 2S1
519-634-8767.

The Corporation of the Township of Wilmot
60 Snyder's Road West
Baden, ON
N3A 2S1

To the attention of Wilmot Council and Engineering Offices

Reference: Zone Change Application 03/13 Will-O Homes/GSP Group Inc.

To Whom it may concern,

We reside at 190 Tannery Street and our property is within 50 meters of the proposed townhouse building site.

Our primary concern is and continues to be the incredible amount of sub-surface water that is migrating throughout the immediate area. We had provided a geotechnical map indicating likely water travel routes at the previous public hearing regarding the Will-O Homes application.

We were informed Wednesday, September 11th, by a geotechnical engineer associated with this project (name unknown), that the townhouse foundations would be constructed above the water table. This statement needs challenging. A quick walk through the building site would prove that the water table is at or near the surface in some spots as you sink to your ankles in water sodden earth, regardless of the time of year.

Question: what methods will be employed to remove water from a foundation and, perhaps more importantly, keep water away upon foundation completion?

During the same meeting as above (an impromptu meeting while a group were viewing the site from our end of Tannery Street – John Brum, Grand River Conservation Authority was in attendance at this meeting) we were informed that a drainage pond was being contemplated to manage the excess water that would originate at the site. The geotechnical engineer informed that the water diversion catch basin would release water into the stream at a predetermined height and would not affect the current flow of the stream.

Question: where will the catch basin be located and does it appear on building plan drawings?

Question: what guarantee is there that introducing water from a new source will not adversely increase the stream's current rate (keeping in mind that an increase in flow will cause an increase in bank erosion)?

Question: is there a 'Plan B' in the event that water flow from the building site is greater than currently anticipated?

Also during the same meeting, we were informed that a walkway access from the townhouse site to be connected to the end of Tannery Street is being contemplated. We are adamantly opposed to this proposal.

We have had to install a drainage line from our house to the creek (2012) in order to relieve the water flow that is eroding our foundation.

Our drainage line enters the creek at a point now contemplated for a walkway access bridge. The drainage outlet has already proven to be a magnet for children who wish to play in the creek and we can hardly imagine the occurrence of events that will transpire when a walkway is installed. If our drainage outlet is blocked, our house will flood in a very short period of time.

It had been requested in the previous meeting that a fence be constructed across the width of the townhouse site to restrict access to the creek and hence to Tannery Street. This request is voiced again.

Question: is a sidewalk in the lot plan to run parallel with the roadway entering and exiting the township site?

If yes, why construct a bridge to provide access across the creek and on to Tannery Street?

Our primary concern is that the new home owners not experience the horrific water problems that we continue to endure at 190 Tannery Street. There must be guarantees and accountability in place to ensure that compensation is available to these people if-and-when water table associated problems arise.

Question: are there any guarantees in place to address accountability and compensation to the new homeowners if-and-when water problems arise?

Sincerely,

A handwritten signature in black ink that reads "Brenda Jackson". The signature is written in a cursive, flowing style.

Brenda & Ken Jackson
190 Tannery Street
Baden ON
N3A 2S1

April 15, 2013

To the Corporation of the Township of Wilmot.

Re : Zone change application 03/13

Will-O homes/GSP group inc.

Part of lot 15, Concession South of Snyders Road

190and 198 Brewery Street, Baden

Dear Sir/Madam

I have a question, is our town council allergic to green space? It seems to me that any little green space that we have in Baden now is fair game for yet more housing being built in our once lovely little village. Our infrastructure is already stretched and our schools are bursting at the seams. Where on earth are we going to put any more children?

Also talking of children, the creek at the bottom of Tannery Street poses a problem for children small and big as we are all aware children love nothing more than running water. The water in the creek is dangerous in the spring run off.

Also the water problems currently being experienced by The Jacksons at 190 Tannery Street are of a huge concern. They have laid out large amounts of money to try to sort out the drastic changes required by engineers to make their home safe and dry. How do we know this building work will not impact them and anyone else living in close proximity.

My self and my husband are very much against the building of the properties and would hope that the town council to whom we have been being our taxes to for years will listen to our concerns and put us before new comers coming into our town.

Sincerely

Fiona & Michael Haggerty

184 Tannery Street

Baden

The Corporation of the Township of Wilmot
60 Snyder's Road West,
Baden, Ontario
N3A 1A1

April 15, 2013

Re: Zone Change Application 03/13
Will-O Homes / GSP Group Inc.
Part of Lot 15, Concession South of Snyder's Road
190 and 198 Brewery Street, Baden
Att'n: Andrew Martin, MCIP RPP Planner/EDO

Dear Sir:

In reference to your letter dated March 21, 2013, we have the following concerns regarding the requested Zone Change Application:

Grand River Conservation Authority Easement:

We are quite aware that there is an easement all along the creek that borders the property under application and also affects our own property located at 194 Tannery St. Along this easement that supports a significant amount of wildlife, there are several large trees. The concept plan does not provide any indication of what will be happening with the existing trees. We do not want the trees removed. We cannot imagine that Grand River Conservation Authority has already approved this plan without informing any of the residents whose properties are affected. We would ask for a plan that includes both the creek and all the bordering properties.

Privacy

Although a fence appears to be indicated on either side of the proposed project, no fence appears to be indicated at the west end of the property which will face the creek.

Solution: A fence on the west end of the proposed project to close off access to the creek and our property is requested. The proposed plan shows a 'floodline' and a five (5) meter 'buffer' but no fence is indicated as it is on the other two sides of the plan.

We understand the fascination of water to children as we have lived here for many years. We are very concerned that children will want to play in the creek and get hurt. We do not want to be held liable if this should occur. Liability of children playing in the creek on private property becomes an issue which I am certain the developer/builder and township will not take responsibility. A fence may stop this from occurring.

Trespassing

It is assumed that this proposed plan is for family homes which will increase the number of children in our area. While we are not opposed to children, we have had lots of experience in the past of children trespassing through our property from Foundry Street through to Hastings Court and Brewery Street. This will likely increase if this application is approved.

Water Table Diversion

There are already numerous existing water issues at many of the houses in the surrounding neighbourhoods, specifically at 190 Tannery St. Have environmental assessments occurred to ensure that there will be no issue with water drainage, and water diversion in this area? There are already several large 'pipes' leading into the creek from the 190 and 198 Brewery Street property which drain off steady streams of water. How will adding 33 additional homes affect both the drainage and diversion of runoff from the project? How will drainage from this property affect the creek as the existing water table will be greatly affected by the building of 33 townhomes?

Property Values

What effect will this project have on existing property values? It is well known that existing property values adjacent to/or bordering town house projects generally face a decrease in property value. What plans does the township have to assess the values of existing property to ensure that property taxes reflect any decrease in property value?

We are very definitely opposed to this project for the reasons stated above. It will most certainly affect our property negatively.

Timothy and Kathryn Gray
194 Tannery Street,
Baden, Ontario
N3A 2S1
519-634-5354

Andrew Martin

From: Jason Elrick [jelrick@gmail.com]
Sent: Tuesday, April 16, 2013 5:00 PM
To: Andrew Martin
Subject: Brewery Street development

Hello Andrew, I am writing in response to the development proposal on Brewery Street, 190 and 198. My family and I live at 223 Brewery Street. I would like to take this opportunity to express my deep concerns with this development proposal. As a family with three young children the traffic burden on Brewery street with 33 addition units, poses a real safety issue. The extra traffic will certainly impact all residence of our relatively quiet street negatively.

I am also concerned with the number and layout of the proposal. The proposed layout does not fit the street at all. The street is made up of single family homes on decent sized lots. Stuffing 33 town homes on a small plot certainly is not consistent with our street. I am concerned that property values could be impacted negatively as well.

I am not opposed to the lots being developed. I just want it to happen in a consistent and courteous way to the street and the people that call it home.

Thanks Andrew, see you on April 22.

Jason Elrick
223 Brewery Street
519 214 0246

Andrew Martin

From: Ken [anger.ken@gmail.com]
Sent: Tuesday, April 16, 2013 7:24 PM
To: Andrew Martin
Cc: barry.fischer@wilmot.ca
Subject: Re: Zone Change Application 03/13, Will-O Homes / GSP Group Inc

April 15, 2013

To: Andrew Martin, Development Services Dept. and ALL council members

Dear Sir/Madam

This letter is being submitted in response to:

Zone Change Application 03/13

Will-O Homes / GSP Group Inc.

190 and 198 Brewery Street, Baden

Being a home owner at 18 Hastings Court for over 25 years I have some serious concerns.

First off, it should be noted that at the time we purchased our home it was explained that there was approval for approx. 14 single family homes on that site. That would be acceptable and fitting for the surrounding area not the proposed 2 story homes that are in reality 3 story's high as viewed from the rear, which is the side that we as Hastings Court residents will see. The adjacent homes on Hastings Court are generally bungalows and will be over shadowed by these proposed buildings. This will effectively remove any possibility of retaining the back yard privacy that any homeowner on Hastings Court had, and should expect to maintain. If excavated basements are not suitable for normal 2 story houses don't have them, build raised bungalows such as ours, it is done elsewhere due to high ground water levels.

I also have concerns with this development regarding the soil integrity and groundwater levels as indicated in the engineer's reports. This will require major site rehabilitation that will likely modify the current geological conditions and water aquifer that already affect our properties as well as require above average soil compaction activities that could create adverse damage to our neighboring houses from the resulting vibrations, and even changing water tables. If allowed to proceed there should be a provision in the bylaw protecting our land from future negative impact. It is unimaginable why anyone would want to build on this land given the issues surrounding the sinking house on lower Tannery St, just a stone's throw away. If the land cannot support the preferred buildings then don't build them, adapt to another style.

Also, the concept plan that we as abutting homeowners received does not show any emergency access. In the event of an emergency at the entrance how would emergency responders get around it?

In closing, I do not object to the development of this land, but it must be developed with the current home styles and densities in mind, and with a clause in the sales agreement that alerts potential buyers of the possible issues arising from the geological layout of the land such as the under-ground aquifer and to avert another Tannery St. nightmare.

Since we have not yet had the opportunity to hear the presentation from the developer or the councils comments I wish to reserve my right to comment further at a later time. I will attend the meeting but at this time I am not requesting to speak at the April 22 meeting.

Ken & Joyce Anger,
18 Hastings Court,
519-634-8603

September 16, 2013

To: Andrew Martin, Development Services Dept. and ALL council members

Dear Sir/Madam

This letter is being submitted in response to:

Zone Change Application 03/13

Will-O Homes / GSP Group Inc.

190 and 198 Brewery Street, Baden

Although great effort has been made to convince us and our neighbors that this development would be good for the area I have to disagree. The development is being proposed to be built on questionable lands at building heights and density's higher than surrounding property's and that are not in keeping with the Township Official Plan (see highlighted areas below). The proposed 31 dwelling units would also indeed raise the noise levels from the increased traffic levels we are accustomed to by almost doubling the density of housing.

**TOWNSHIP OF WILMOT
OFFICIAL PLAN
November 2006 Consolidation**

**CHAPTER 6: GENERAL LAND USE POLICIES
6.1 LAND USE COMPATIBILITY**

6.1.1 The Township will encourage development that is compatible with the location, density and other characteristics of surrounding land uses. Compatibility will address both the impacts of surrounding land uses on the proposed development, as well as impacts of the proposed development on surrounding land uses. Factors that will be used to assess the compatibility of a proposed development include:

- a) the density, scale, height, massing and visual impact of surrounding buildings and the proposed development;
- b) the preservation of the natural environment and built heritage resources;
- c) the continued visibility and viability of adjacent land uses;
- d) pedestrian, cyclists, and vehicular movement and linkages, and parking requirements;
- (MODIFICATION NO. 31)
- e) landscaping, setbacks, sun and shadow effects, wind effects, signage, lighting and buffering of proposed and existing developments;
- f) noise, dust, odours or vibrations generated by surrounding land uses as well as the proposed development; and
- g) traffic generated by surrounding land uses and the proposed development.

I did not see in the provided materials a Traffic Study. The addition of 31 dwelling units which would most likely have 2 or more vehicles per unit would greatly increase the traffic volumes. As I understand the TOWNSHIP OF WILMOT OFFICIAL PLAN require this to be done prior to a zone change.

6.7.4 Traffic Study Requirements

6.7.4.1 Where a development application or site plan is likely to generate significant traffic volumes on a Township Road, or where the application is proposing the creation of new Township

Roads, traffic impact analyses, land dedications, and other measures may be required as a condition of approval to the satisfaction of the Township to mitigate the impact of the proposed development on the Township's road system.

6.7.4.2 Where a development application is likely to generate significant traffic volumes on Regional Roads, the applicant will be required to submit a study to the satisfaction of the Region, in accordance with the Regional Implementation Guideline relating to the preparation of traffic impact studies and Policy 11.5.6 of the Regional Official Policies Plan.

6.7.4.3 Where a development application will impact upon existing or planned Regional roads, traffic impact analyses, land dedications, noise attenuation and other measures will be required in accordance with Policy 11.4.3 of the Regional Official Policies Plan.

6.7.4.4 Where a development application will impact upon existing or planned Provincial roads, traffic impact analyses, land dedications, noise attenuation and other measures may be required by the Provincial Ministry of Transportation.

Re: "Applicant's Planning Response" dated August 22, 2013

In the Applicant's planning response it is stated that there would be a fence of solid material that would replace the existing fence along this property line. I do not want their fence on the "line" as it could be assumed as joint ownership and subsequently I would also be responsible for its maintenance and upkeep. Their fence on their property entirely.

Also, in that same letter under the heading "Site Engineering" it is stated that there would be a "swale" that will be lower than the existing property line that would collect drainage onto the property. In the Functional Servicing Report dated March 5, 2013 it also is shown in the document labeled Pre-Development Catchments that my property would drain onto the subject lands and since the existing property elevations regarding my property are such that drainage from my land now is now impeded by the raised elevation of the subject property as it stands, does this mean they will raise my land elevation or lower theirs in my area to allow drainage?

RSC for this property?

Has the Township received the RSC for this property? I don't see anything posted. There has recently been an additional 6+ monitoring (observation) wells installed in the NE corner of the property. I do not know the purpose of the wells but in the original Planning Report (see below) dated March 2013 it states that the required work was being undertaken but I don't see a report in the provided materials. It would appear that with the recent addition of these wells that the study must not be complete.

(from the Planning Report dated March 2013)

5.3 Record of Site Condition

Bluewater Geoscience Consultants Ltd. are in the process of undertaking the required work in order to prepare and receive sign-off on a Record of Site Condition (RSC) for the Site, in accordance with the Region of Waterloo's requirements for the Zone Change application.

We will attend the meeting but at this time we are not requesting to speak at the Sept 23rd meeting.

Ken and Joyce Anger, 18 Hastings Court, Baden, N3A 2T1

Andrew Martin

From: Gayle Fangrad [gfangrad@gmail.com]
Sent: Tuesday, April 16, 2013 11:08 PM
To: Andrew Martin
Subject: Zone Change application 03/13 190 & 198 Brewery St. Baden

Hello: My husband and I are property owners at 231 Brewery St. We have a few concerns about the proposed development. We wish to have noted that we feel the proposed density of street-fronting homes is too high. There will be 9 driveways where in the equivalent space across the street we have less than 3. The proposed development will not be in keeping with the nature of the existing neighbourhood. We would like to see the number of Brewery street-fronting homes decreased to better reflect what has already been established in the direct area.

Secondly, we are concerned about the lack of designated space both on this entire property and in the neighbouring area which is available for children and recreation. For the proposed 33 homes, one could expect a fair number of children and young people who will need space to be outside. One could expect a potential of 2 children per household at any given time, making for 66 children. We do not feel that there is sufficient reasonably close and accessible space available to support this number of homes and the children who will live there. We therefore feel that the number of housing units should be decreased by 10. Even this number of homes will have a potential for a large number of children. This raises serious concerns for the neighbourhood if there is not sufficient, appropriate and safe recreation space.

Thank you for your consideration of these points.

Gayle

Paul and Gayle Fangrad
231 Brewery St.
519-634-5725

The Corporation of the Township of Wilmot
60 Snyder's Road West
Baden, Ontario
N3A 1A1
Attention: Andrew Martin MCIP RPP Planner/EDO

April 16, 2013

Re: Zone Change Application 03/13
Will-O-Homes / GSP Group Inc.
Part of Lot 15, Concession, South of Snyder's Road
190 and 198 Brewery Street, Baden.

Dear Mr. Martin,

On behalf of myself and my husband. I'm writing a brief note to address several concerns we have about this development.

- i how will it impact the water table & watershed area. Some homes around us already have water drainage issues.
- ii how will it effect the value of my property.
- iii the additional traffic on the street during the construction and the additional traffic upon completion.
- iv the plan shows no sidewalk fronting Brewery Street. We have 2 bus stops in this area with many small children and lots of other people who use the sidewalk. What consideration has been given to this.

What about the towns sewage capacity?

- vi What about the effects to a limited water supply and water restrictions we already see.
- vii The construction will cause excessive amounts of dust, dirt and noise. This we know. Has consideration been given to vibrational damage to the Foundations of the homes. Currently I have a dry basement, If we have problems after the construction. Who covers the cost to fix this.
- viii I'm Asthmatic and the construction will have a considerable impact on how I personally am able to enjoy my home during warmer weather. Not to mention the limit to enjoying the view of the green space.
- ix Increased noise level. I choose to live in a "quiet" small town. I do not want the high density noise that goes with this type of development. We already sold a home once that was near a similar development and do not wish to do so again.

Sincerely,

Larry & Donna Neuman

Sept. 15/13

The Corporation of the Township of Wilmot
Development Services Department
Attn: Andrew Martin
1 Snyder's Road West
Baden, Ontario, N3A 1A1

Re: Zone Change Application 03/13
111 - O'Homes / GSP Group Inc.
Port of Lot 15, Concession South of Snyder's Road
0 and 198 Brewery Street, Baden.

Re: Andrew Martin

We wish to raise several concerns on this development. We are extremely disappointed in how this matter is progressing. The amount of earth that has been dumped, is it contaminated, was it tested before it was dumped and what about proper runoff barriers for when it rains.

Brewery Street is still faced with 9 units of 2 storey housing. Hastings Court has been revised to 1 storey and the number of units reduced by two. I would like to see a similar 1 storey design for 2 units facing Brewery Street. With all the dirt that has been dumped. The current design will be like looking at an apartment building.

The number of units is down to 31. This is still too many. Prior to moving to Brewery Street we lived on Snyder's Road by the old cheese factory property. We would not have purchased this property had we known that the proposed development would be considered at this location.

We purchased the property because most of the homes in the area are single family bungalow homes on larger sized lots. We are replacing a single level bungalow home and shop with two storey townhouse units. The number of units and size of most are not in keeping with the surrounding homes. The single family home development in the Charlotta Street area was upheld by the Ontario Municipal Board. We are asking for the same consideration. We would like to see 3 or 4 single level family homes that would fit in with this area and that would look nice in keeping with the current housing styles.

Larry and Donna
Nauman.

181 Tannery Street
Baden, Ontario, N3A 2S3
April 15, 2013
The Corporation of the Township of Wilmot
RE: Zone change Application 03/13
Will-O Homes/ GSP Group Inc.
Part of lot 15, Concession South of Snyder's Road
190 and 198 Brewery Street, Baden

Dear Sir/Madam:

I am currently outraged about the proposal of 33 townhouse units being developed on said lot. This development will have a large effect on not only myself but the whole neighbourhood. Privacy, displacement of water and property value are my major concerns.

Regularly my property is trespassed on by pedestrians to cut through to Brewery Street by foot. With this development that traffic will greatly increase as it is the shortest walking route to downtown and schools. This results in a significant influence on the privacy of my own home. Children gravitate to the creek as well, providing access out their back door to a potentially unsafe play area. This is a problem already appearing on occasion on the south east corner of my property. The proposed development would increase this greatly.

The water level on said lot is typically high. At time of writing this letter, large amounts of standing water are visible beyond the staked flood plain line. Recently one Tannery Street family has experienced problems with their home that should never be experienced during home ownership. My concern is the possible effects of the new construction on the high water table and drainage issues in the area. My worst fear is to experience similar fate in my basement as my neighbor has, if the new development would alter the movement of ground water in the area.

The property value of the homes surrounding this development will decrease. I was attracted to buying my property for a spacious lot with great privacy and no homes bordering to the south, and I felt I paid accordingly for these benefits in the purchase price. This all could be taken away. What was a beautiful peaceful area will now have the commotion of homes and population sitting on top of one another.

33 townhouses would be a foolish use of this land. It has created a negative feeling for all of those surrounding the area. It has created irate feelings for everyone especially myself. I am strongly opposed to this development.

Sincerely,



Nick Roth
519-504-9877

Andrew Martin

From: Sharon and Scott Horst [schorst@sympatico.ca]
Sent: Tuesday, September 17, 2013 4:31 PM
To: Andrew Martin
Cc: Sharon Horst
Subject: Zone Change Application 03/13

My name is Sharon Horst, and I live at 193 Brewery Street, directly across from the proposed development site. I am writing to express some concerns that I have around the concept plan that has been sent dated August 27, 2013. If this is too late to include as a written response to the amendment, then please advise so that I can speak publicly at the meeting.

I am concerned around the main entrance to the development. Currently, vehicles are accessing the site via the entrance which is directly across the road from our home. The increased traffic with dump trucks in and out has already been an issue for us accessing our driveway safely. There is a 2nd access point already on the site that is across the road from Village Green Way, which is a street, not a residential driveway. I believe that this should be the main access point. Regardless, only one access for so many vehicles does not seem feasible.

The plan still includes many 2 storey buildings. The surrounding homes in this area are mainly bungalows, and if this development is to go through, perhaps the buildings should match in some way the existing neighbourhood. They should not tower over what is already in place.

There have been MANY loads of dirt brought into the property over the last few months. This has increased the height of the property, and again, there is concern for the homes to the south/southwest of the property as water will most definitely flow towards them. Any drainage concerns for existing residents should be addressed before proceeding.

Thank you for your time.

Sincerely,

Sharon Horst
193 Brewery Street
Baden, ON
N3A 2S6

519-634-5408



Wilmot Development Services Department,
60 Snyder's Rd., W.,
Baden, Ont.

September 5, 2013

ATTENTION: Mr. A. Martin

Regarding: Zone Change application 03/13

With regard to the most recent letter from the Township regarding updates to the Will-O-Homes development proposal, I would like to make the following comment.

First, we would like to confirm that a wood fence of at least 6 feet is to be constructed along the property line to the end of the back property line of 40 Hastings Crt. and the to the appropriate point of the back property line of 44 Hastings Court. We would request that this be done without disruption to the natural flow of the creek.

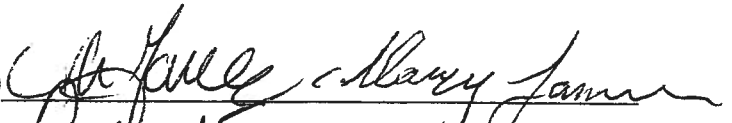
Secondly, it is appreciated that the units backing Hastings Court have been reduced to one story from two, but there is a further concern that immediately presents itself.

While the privacy issues of some of the houses on Hastings Court have been addressed, those of household #'s 40, 36 and 30 have not. In fact townhouse, Unit #1 is closer to household #'s 36 and 32 than are the bungalow walk outs. The privacy fence will not address the privacy issues presented by the two story units. It would be ideal to have all the units constructed as bungalow walk outs, but failing this, #'s one, two and three should be constructed as such. If this is not possible, then #'s one through 7 should be bungalow walk out units.

Since there is a conciliatory precedence with Units 27 through, 31, it is logical that this attitude should be maintained with regard to the privacy of the concerned residents of Hastings Court.

Please find their signatures affixed below:

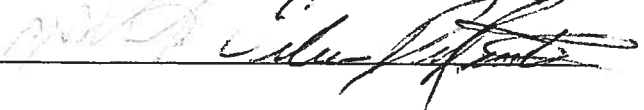
40 Hastings Court (Mr.& Mrs. Theo Janssen)



36 Hastings Court (Mr.& Mrs. Richard French)



30 Hastings Court (Mr.& Mrs. Martin Deruder)



Appendix B: Development Concepts

Site plan for a 32-unit residential development. The plan shows 32 units numbered 1 through 32, arranged in several blocks. Units 1-7 are in a row on the left, units 8-13 in a row above them, units 14-17 in a row to the right of units 8-13, units 18-22 in a row on the right, units 23-26 in a row below units 18-22, and units 27-32 in a row at the bottom. The plan includes a central 'Common Amenity Area' with a curved '1.5m wide sidewalk' and 'Mailboxes'. A 'Floodline 5.0m Buffer' is shown on the left. A 'Privacy Fence' is indicated at the top and bottom. The plan is bounded by 'Brewery Street' on the right. Dimensions and bearings are provided for the boundaries and internal setbacks. An 'Entrance Sign' is located near units 14-17. The plan also shows 'Existing Easement' areas and 'Moloks' (trees) scattered throughout the site.

Concept Plan #2 – August 22, 2013

Concept Plan

Brewery Street Baden

Site Area: 1.11ha.

Total Units: 31

Street Towns: 9

Townhouses: 22

Density: 27.9 u.p.h.

Parking Required: 84 spaces
(2 spaces per street town &
3 spaces per townhouse unit)

Parking Provided: 90 spaces



Scale 1:500
August 22, 2013
Project No. 12157.30
Drawn By: J.B./J.H.



Concept Plan #3 – September 23, 2013



Appendix C: Development Perspectives



Zone Change Application 03/13

Will-O Homes
190 and 198 Brewery Street, Baden ON

Proposed Development Perspectives - View #1

Aerial view looking west across the proposed townhouse development



December 13, 2013



Zone Change Application 03/13

Will-O Homes
190 and 198 Brewery Street, Baden ON

Proposed Development Perspectives - View #2

Aerial view looking south across the proposed townhouse development



December 13, 2013



Zone Change Application 03/13

Will-O Homes
190 and 198 Brewery Street, Baden ON

Proposed Development Perspectives - View #3

Aerial view looking north across the proposed townhouse development from Hastings Court



December 13, 2013



Zone Change Application 03/13

Will-O Homes
190 and 198 Brewery Street, Baden ON

Proposed Development Perspectives - View #4

Aerial view looking north across the proposed townhouse development



December 13, 2013



Zone Change Application 03/13

Will-O Homes
190 and 198 Brewery Street, Baden ON

Proposed Development Perspectives - View #5

Aerial view looking northwest across the proposed townhouse development



December 13, 2013



Zone Change Application 03/13

Will-O Homes
190 and 198 Brewery Street, Baden ON

Proposed Development Perspectives - View #6

Aerial view looking north towards the proposed end unit (Unit #1) from 40 Hastings Court



December 13, 2013



Zone Change Application 03/13

Will-O Homes
190 and 198 Brewery Street, Baden ON

Proposed Development Perspectives - View #7

View looking north towards the end unit (Unit #1) from rearyard of 36 Hastings Court



December 13, 2013



Zone Change Application 03/13

Will-O Homes
190 and 198 Brewery Street, Baden ON

Proposed Development Perspectives - View #8

View looking north towards the end unit (Unit #1) from main level of 36 Hastings Court



December 13, 2013



Zone Change Application 03/13

Will-O Homes
190 and 198 Brewery Street, Baden ON

Proposed Development Perspectives - View #9

View looking northwest along the rearyards of units 1-7 from main level of 36 Hastings Court



December 13, 2013



Zone Change Application 03/13

Will-O Homes
190 and 198 Brewery Street, Baden ON

Proposed Development Perspectives - View #10

View looking northeast towards the proposed townhouse development from the rearyards of 30 and 36 Hastings Court



December 13, 2013



Zone Change Application 03/13

Will-O Homes
190 and 198 Brewery Street, Baden ON

Proposed Development Perspectives - View #11

View looking north towards the end unit (Unit #1) from rearyard of 30 Hastings Court



December 13, 2013



Zone Change Application 03/13

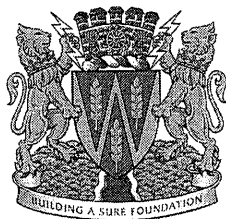
Will-O Homes
190 and 198 Brewery Street, Baden ON

Proposed Development Perspectives - View #12

View looking north towards the end unit (Unit #1) from main level of 30 Hastings Court



December 13, 2013



Township of Wilmot REPORT

REPORT NO.	CL2014-02
TO:	Council
PREPARED BY:	Barbara McLeod, Director of Clerk's Services
DATE:	January 13, 2014
SUBJECT:	Township of Wilmot Integrity Commissioner 2013 Report

Recommendation:

THAT the Township of Wilmot Integrity Commissioner's Report for 2013 be received for information purposes.

Background:

As per the Township's Code of Conduct for Elected Officials - adopted by Council in 2007, the Commissioner is required to provide an annual report to Council which ...*'lists any investigations that have been completed or are underway.'*..., the Township's Commissioner – Mr. Robert Williams, has submitted a report for information. As Mr. Williams indicates in the report, there were no formal complaints to investigate.

Strategic Plan Conformity:

The report communicates municipal matters.

Financial Considerations:

The Integrity Commissioner's services include a yearly retainer fee. There were no costs to conduct investigations in 2013.

Conclusion:

That the Integrity Commissioner's Report be received for information.



Barbara McLeod, Director of Clerk's Services



Reviewed by CAO

*Robert J. Williams, Ph.D.
Public Affairs Consultant
114 Shaughnessy Place
Waterloo, Ontario
January 10, 2014*

Annual Report 2013
Township of Wilmot
Integrity Commissioner

I was appointed Integrity Commissioner for the Township of Wilmot in March 2013 (By-law 2013-16) in conformity with Section 223.2 of the Ontario *Municipal Act, 2001*. One of the requirements for the Integrity Commissioner is to provide an annual report to Council for review which lists investigations completed and underway. Only one case has been directed to me since my appointment.

In mid-November I was approached directly by a resident of the Township about a potential complaint under the Code of Conduct in relation to the handling of an issue related to his property. I have had a number of discussions with the individual since that time by telephone, email and in person to help me clarify the nature of the complaint and to determine whether the Township's Code of Conduct for Elected Officials is applicable.

At the outset of 2014, the resident had not actually filed a formal complaint.

Respectfully submitted,



Robert J. Williams, Ph.D.
Integrity Commissioner
Township of Wilmot



Township of Wilmot **REPORT**

REPORT NO. **FIN 2014-04**

TO: **Council**

PREPARED BY: **Rosita Tse, Director of Finance**

DATE: **January 13, 2014**

SUBJECT: **Development Charges Study Consultant Selection**

Recommendation:

That the consulting services for the completion of a Development Charges Background Study be awarded to Watson & Associates Economists Ltd. for an upset limit of \$28,500.00 (net of HST rebate).

Background:

In accordance with Section 9 of the Development Charges Act, 1997 S.O. 1997, Chapter 27, a development charge by-law expires five years after the day it comes into force. The Township's existing Development Charges By-Law (2009-30) expires on August 31, 2014. As part of the 2013 work plan, staff initiated a Request for Proposal (RFP) for the consulting services for Development Charges Study to be completed by July 2014.

Discussion:

A formal Request for Proposal (RFP) for the Development Charges Study was released in early December 2013 with a submission deadline of January 3, 2014.

Bid documents were picked up by four consulting firms. Three firms submitted proposals and the costs excluding HST are as follows:

- Watson & Associates Economists Ltd (Mississauga) - \$28,000.00
- Ameresco Canada Inc. (North York) - \$29,809.00
- Hemson Consulting Ltd. (Toronto) - \$35,140.00

The Township selection committee for this RFP consisted of the Chief Administrative Officer (CAO), Director of Public Works, Director of Development Services, Director of Finance, and Manager of Accounting. The main evaluation criteria included approach/methodology, experience/references, project team and price.

The proposal from Watson & Associates Economists Ltd. scored high in all the criteria upon which the proposals were evaluated, and staff collectively agreed that their submission be selected.

Watson & Associates Economists Ltd. provided consulting services on the previous DC Background Study, and Township staff were pleased with their professionalism, experience and expertise.

Strategic Plan Conformity:

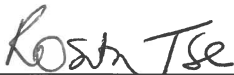
This report is aligned with the corporate value of being “forward thinking” through planning for future growth, and developing mechanisms to assist in maintaining infrastructure associated with this growth. In addition, periodic updates to the Development Charges rates help to ensure the sustenance of quality of life for the community.

Financial Considerations:

Funding from the development charges study reserve fund will cover 90% of the consultant cost with the balance funded from general levy.

Conclusion:

Upon Council’s approval, staff will initiate the contract with Watson & Associates Economists Ltd and commence the study in February with a target completion date at the end of July. A complete Development Charges Background Study and By-law will be submitted to Council for approval in August 2014.



Rosita Tse, Director of Finance



Reviewed by Grant Whittington, CAO



Township of Wilmot **REPORT**

REPORT NO.	DS 2014-02
TO:	Council
PREPARED BY:	Harold O'Krafka, Director of Development Services
DATE:	January 13, 2014
SUBJECT:	December 2013 Building Statistics

Recommendation:

That the December 2013 Building Statistics be received for information.

Background:

Building Statistics are provided to Council on a monthly basis for information purposes.

Month end reporting to is also provided to the public via the Township website in addition to statistical reports provided monthly to the Region of Waterloo, Statistics Canada and Municipal Property Assessment Corporation..

Discussion:

The total number of permits issued in December 2013 was slightly higher than December 2012 and the number of new homes built was also slightly lower than December 2012.

Year to year building activity in 2013 was slightly higher than 2012 and slightly lower than the 10 year average.

Most importantly perhaps, building activity in 2013 generated revenues slightly higher than budgeted.

Strategic Plan Conformity:

Tracking of building activity provides a statistical basis for decision making related to land use planning in the community which contributes to the quality of life of Wilmot residents.

Reporting statistics on a monthly basis contributes to enhanced community engagement.

Financial Considerations:

Building Permit fees remain in line with budget estimates. In the event that year end permit fees exceed operating costs of the Building Division, these funds are placed into a dedicated Building Reserve Fund as per Bill 124 legislative requirements..

Conclusion:

In conclusion, Building Activity rates remain steady and in line with budget estimates.



Harold O'Krafka, MCIP RPP
Director of Development



Reviewed by CAO

BUILDING STATISTICS

Source: Township of Wilmot
Development Services

MONTH OF DECEMBER	10 Year Average	2012	2013
Number of Permits Issued	24	14	19
Dwelling Units Constructed	17	6	8
Dwelling Units Demolished	0	0	1
Residential - New Dwelling Units	\$ 3,310,400	\$ 1,550,000	\$ 1,735,000
Residential - Addition/Alteration	\$ 192,000	\$ 15,000	\$ 120,000
Residential - Accessory	\$ 32,000	\$ -	\$ 5,000
Agricultural - New	\$ 95,500	\$ -	\$ -
Agricultural - Addition/Alteration	\$ 10,000	\$ -	\$ -
Commercial - New	\$ 5,000	\$ -	\$ -
Commercial - Addition/Alteration	\$ 39,000	\$ 5,000	\$ -
Industrial - New	\$ -	\$ -	\$ -
Industrial - Addition/Alteration	\$ 30,500	\$ -	\$ -
Institutional - New	\$ 3,000	\$ -	\$ 1,040,000
Institutional - Addition/Alteration	\$ 101,500	\$ -	\$ 10,000
Miscellaneous	\$ 26,500	\$ 200,000	\$ -
Total Construction Value	\$ 3,845,400	\$ 1,770,000	\$ 2,910,000
YEAR TO DATE	10 Year Average	2012	2013
Number of Permits Issued	439	411	422
Number of Dwelling Units	185	95	104
Total Construction Value	\$ 56,411,700	\$ 39,675,000	\$ 43,610,000

December 2013		
Residential - New		Institutional - New
BADEN		1117 Snyder's Road E
11 Bettschen Lane	19 Michael Myers Road	437 Waterloo Street
65 Goldschmidt Crescent	23 Michael Myers Road	Institutional - Alt.
47 Kropf Drive	14 Michael Myers Road	2070 Snyder's Road E
NEW HAMBURG		Demolition
110 Piccadilly Square	24 Piccadilly Square	1425 Tye Road
Residential - Alteration		1591 Wilmot Centre Rd
195 Brenneman Drive	24 Smith's Creek Drive	
157 Stiefelmeyer Crescent	1591 Wilmot Centre Road	
258 Hostetler Road		
Residential - Accessory		
48 Brewery Street		



Township of Wilmot **REPORT**

REPORT NO.	DS 2014-03
TO:	Council
PREPARED BY:	Andrew Martin, Planner/EDO
DATE:	January 13, 2014
SUBJECT:	Street Name Confirmation Deerfield Extension, Petersburg

Recommendation:

That the Clerk be directed to complete the necessary notices and by-law amendments to rename a portion of Deerfield Avenue in Petersburg as Deerfield Extension to reflect the use of this street name since approximately 1987.

Background:

The Township Fire Department was dispatched by 911 to a call at 1 Deerfield Avenue in late November 2013. The responding crew was not able to find house number 1 as it did not fall within the street numbering on Deerfield Avenue. As a result the Fire Department requested that the addressing issue be corrected.

Discussion:

After further investigation, it was determined that 1 Deerfield Avenue has actually been referred to as Deerfield Extension since the home was constructed in 1987. Assessment records and permit information refer to the property as 1 Deerfield Extension despite this portion of the road actually having been opened by By-law as Deerfield Avenue. The street segment in question is highlighted on the attached map.

The street numbering in the area of Deerfield Avenue, Alice Crescent, and Redford Drive appears to follow a non-standard addressing scheme that would have predated the implementation of the 911 system. The Fire Department is satisfied that, despite the order of numbering on these streets, the use of the name Deerfield Extension will correct the only issue where a street number falls outside of the street numbering range.

Strategic Plan Conformity:

Municipal addressing and street naming are key components in successful emergency response. Use of the name Deerfield Extension will ultimately serve to achieve the Township's goal of enjoying our quality of life through ensuring people's safety.

Financial Considerations:

Costs associated with purchasing the new street sign and its installation will be funded from the Public Works operating budget.

Conclusion:

Renaming this section will result in little to no disturbance to existing residents in the area and as a result the use of the Deerfield Extension is the preferred solution to the emergency response concern.

A handwritten signature in black ink, appearing to read 'A. Martin', written over a horizontal line.

Andrew Martin, MCIP RPP
Planner/EDO

A handwritten signature in black ink, written over a horizontal line.

Reviewed by CAO





Township of Wilmot REPORT

REPORT NO. FI 2014-01

TO: Council

PREPARED BY: Michael Raine, Fire Chief

DATE: January 13, 2014

SUBJECT: Quarterly Activity Report

Recommendation:

That the Fire Department Activity Report for the fourth quarter of 2013 be received for information purposes.

Background:

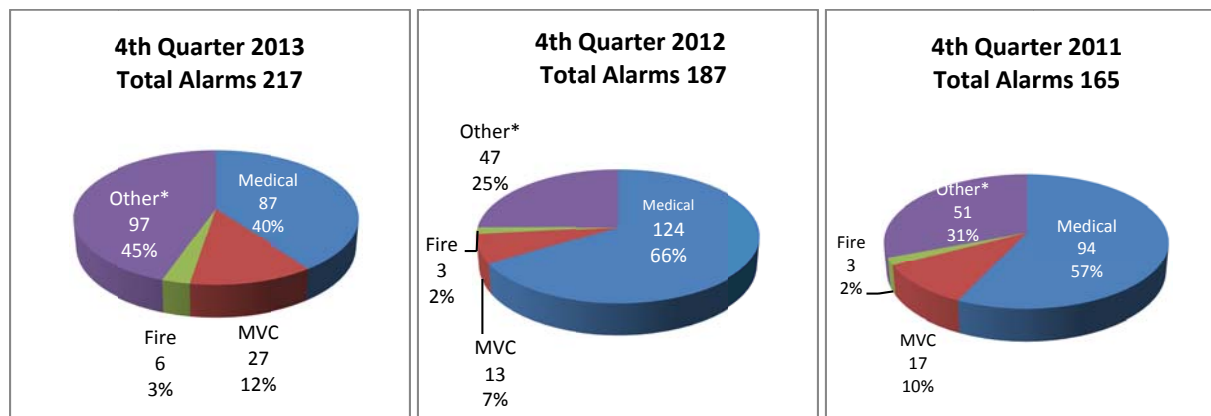
Not applicable.

Discussion:

The attached information shows our fire alarm activities for the three stations, as well as the activities from the Fire Prevention Officer.

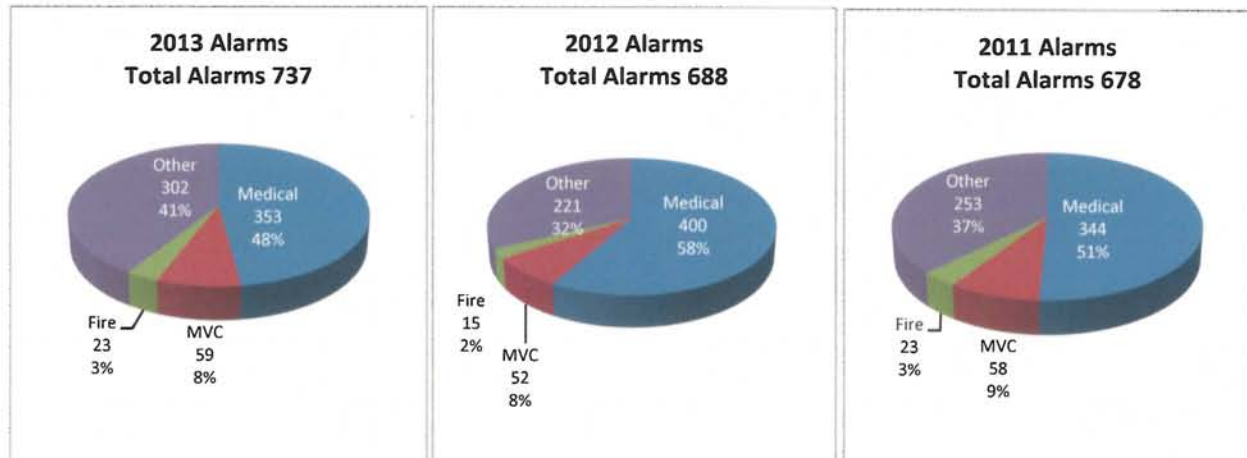
In total during this period, the Fire Department responded to a total of 217 alarms. For the same period in 2012, the number was 187 and 165 in 2011 respectively.

Fourth Quarter Alarm Stats comparison



*Includes Alarms Ringing, Burn Complaints, CO Investigations, and smoke or odour investigations and any other miscellaneous calls.

2013 Alarm Stats



Strategic Plan Conformity:

Communicating municipal matters.

Financial Considerations:

Not applicable.

Conclusion:

That the report be received for information.


Michael Raine
Fire Chief


Reviewed by CAO



Township of Wilmot Fire Department

Fire Chief: Michael Raine

4th Quarter Alarm Stats Comparison - Baden Station

Response Type	# of Incidents		
	2013	2012	2011
1 Fire	3	2	1
3 NO LOSS OUTDOOR fire (see exclusions)	1	0	1
23 Open air burning/unauthorized controlled burning (no uncontrolled fire)	1	1	0
24 Other Cooking/toasting/smoke/steam (no fire)	3	2	2
29 Other pre fire conditions (no fire)	0	2	0
31 Alarm System Equipment - Malfunction	3	1	1
32 Alarm System Equipment - Accidental activation	4	3	3
33 Human - Malicious intent, prank	1	1	0
34 Human - Perceived Emergency	1	1	0
35 Human - Accidental	0	3	3
36 Authorized controlled burning - complaint	0	0	1
37 CO false alarm - perceived emergency (no CO present)	0	1	3
38 CO false alarm - equipment malfunction (no CO present)	3	2	4
39 Other False Fire Call	1	0	2
42 Gas Leak - Propane	1	0	0
45 Spill - Gasoline or Fuel	1	0	0
50 Power Lines Down, Arcing	5	2	1
53 CO incident, CO present (exc false alarms)	1	0	0
59 Other Public Hazard	1	0	1
61 Vehicle Extrication	0	0	1
62 Vehicle Collision	13	6	10
701 Oxygen administered	4	13	11
71 Asphyxia, Respiratory Condition	4	1	2
73 Seizure	0	0	1
76 Chest pains or suspected heart attack	3	0	2
84 Medical Aid Not Required on Arrival	1	14	11
85 Vital signs absent, DOA	1	1	0
88 Accident or illness related - cuts, fractures, person fainted, etc.	0	3	0
89 Other Medical/Resuscitator Call	5	6	4
898 Medical/resuscitator call no action required	2	0	0
913 Assisting Other FD: Other	4	1	0
93 Assistance to Other Agencies (exc 921 and 922)	2	0	0
96 Call cancelled on route	9	2	1
97 Incident not found	1	0	0
98 Assistance not required by other agency	4	1	1
99 Other Response	1	0	4
Total Number of Responses	84	69	71



Township of Wilmot Fire Department

Fire Chief: Michael Raine

4th Quarter Alarm Stats Comparison - New Dundee Station

Response Type	# of Incidents		
	2013	2012	2011
1 Fire	0	0	1
29 Other pre fire conditions (no fire)	0	2	0
31 Alarm System Equipment - Malfunction	2	0	2
32 Alarm System Equipment - Accidental activation	0	1	0
35 Human - Accidental (alarm accidentally activated by person)	1	0	0
38 CO false alarm - equipment malfunction (no CO present)	2	0	1
50 Power Lines Down, Arcing	4	0	0
57 Public Hazard no action required	1	0	0
59 Other Public Hazard	1	0	0
61 Vehicle Extrication	1	0	0
62 Vehicle Collision	4	2	2
701 Oxygen administered	0	12	6
702 CPR administered	0	1	0
703 Defibrillator used	2	0	0
71 Asphyxia, Respiratory Condition	3	0	1
76 Chest pains or suspected heart attack	4	0	1
84 Medical Aid Not Required on Arrival	0	9	3
88 Accident or illness related - cuts, fractures, person fainted, etc.	3	0	1
89 Other Medical/Resuscitator Call	0	1	2
898 Medical/resuscitator call no action required	0	0	1
910 Assisting Other FD: Mutual Aid	1	0	1
93 Assistance to Other Agencies (ex 921 and 922)	0	0	1
96 Call cancelled on route	3	2	1
98 Assistance not required by other agency	2	0	0
	2013	2012	2011
Total Number of Responses	34	30	24



Township of Wilmot Fire Department

Fire Chief: Michael Raine

4th Quarter Alarm Stats Comparison - New Hamburg Station

Response Type	# of Incidents		
	2013	2012	2011
1 Fire	3	1	1
3 No loss outdoor fire	2	0	1
21 Overheat (no fire, e.g. engines, mechanical devices)	1	0	1
22 Pot on Stove (no fire)	1	0	0
23 Open air burning/unauthorized controlled burning (no uncontrolled fire)	0	0	1
24 Other Cooking/toasting/smoke/steam (no fire)	1	0	0
31 Alarm System Equipment - Malfunction	6	1	0
32 Alarm System Equipment - Accidental activation	3	2	1
33 Human - Malicious intent, prank	0	2	0
34 Human - Perceived Emergency	0	2	1
35 Human - Accidental (alarm accidentally activated by person)	2	1	0
37 CO false alarm - perceived emergency (no CO present)	1	0	0
38 CO false alarm - equipment malfunction (no CO present)	3	3	5
39 Other False Fire Call	1	0	0
53 CO incident, CO present (exc false alarms)	0	0	1
57 Public Hazard no action required	0	1	0
59 Other Public Hazard	0	0	1
62 Vehicle Collision	9	5	4
68 Water Ice Rescue	2	0	0
701 Oxygen administered	23	30	24
702 CPR administered	0	0	1
703 Defibrillator used	1	0	0
71 Asphyxia, Respiratory Condition	4	2	3
73 Seizure	2	1	0
76 Chest pains or suspected heart attack	4	2	0
84 Medical Aid Not Required on Arrival	2	16	12
85 Vital signs absent, DOA	1	1	0
88 Accident or illness related - cuts, fractures, person fainted, etc.	3	3	0
89 Other Medical/Resuscitator Call	11	6	6
898 Medical/resuscitator call no action required	3	2	1
899 Medical/resuscitator call false alarm	1	0	1
913 Assisting Other FD: Other	1	0	0
92 Assistance to Police (exc 921 and 922)	0	0	1
93 Assistance to Other Agencies (exc 921 and 922)	1	0	0
94 Other Public Service	1	2	0
96 Call Cancelled enroute	5	5	2
97 Incident not found	1	0	1
98 Assistance not required by other agency	0	0	1
Total Number of Responses	99	88	70



Township of Wilmot Fire Department

Fire Chief: Michael Raine

4th Quarter 2013 - Alarm Stats Comparison - All Stations

Response Type	# of Incidents		
	2013	2012	2011
1 Fire	6	3	3
3 NO LOSS OUTDOOR fire (see exclusions)	3	0	2
21 Overheat	1	0	1
22 Pot on Stove (no fire)	1	0	0
23 Open air burning/unauthorized controlled burning (no uncontrolled fire)	1	1	1
24 Other Cooking/toasting/smoke/steam (no fire)	4	2	2
29 Other pre fire conditions (no fire)	0	4	0
31 Alarm System Equipment - Malfunction	11	2	3
32 Alarm System Equipment - Accidental activation (exc. code 35)	7	6	4
33 Human - Malicious intent, prank	1	3	0
34 Human - Perceived Emergency	1	3	1
35 Human - Accidental	3	4	3
36 Authorized controlled burning - complaint	0	0	1
37 CO false alarm - perceived emergency (no CO present)	1	1	3
38 CO false alarm - equipment malfunction (no CO present)	8	5	10
39 Other False Fire Call	2	0	2
42 Gas Leak - Propane	1	0	0
45 Spill - Gasoline or Fuel	1	0	0
50 Power Lines Down, Arcing	9	2	1
53 CO incident, CO present (exc false alarms)	1	0	1
57 Public Hazard no action required	1	1	0
59 Other Public Hazard	2	0	2
61 Vehicle Extrication	1	0	1
62 Vehicle Collision	26	13	16
68 Water Ice Rescue	2	0	0
701 Oxygen administered	27	55	41
702 CPR administered	0	1	1
703 Defibrillator used	3	0	0
71 Asphyxia, Respiratory Condition	11	3	6
73 Seizure	2	1	1
76 Chest pains or suspected heart attack	11	2	3
84 Medical Aid Not Required on Arrival	3	39	26
85 Vital signs absent, DOA	2	2	0
88 Accident or illness related - cuts, fractures, person fainted, etc.	6	6	1
89 Other Medical/Resuscitator Call	16	13	12
898 Medical/resuscitator call no action required	5	2	2
899 Medical/resuscitator call false alarm	1	0	1
910 Assisting Other FD: Mutual Aid	1	0	1
913 Assisting Other FD: Other	5	1	0
92 Assistance to Police (exc 921 and 922)	0	0	1
93 Assistance to Other Agencies (exc 921 and 922)	3	0	1
94 Other Public Service	1	2	0
96 Call cancelled on route	17	9	4
97 Incident not found	2	0	1
98 Assistance not required by other agency	6	1	2
99 Other Response	1	0	4
Total Number of Responses	217	187	165



Township of Wilmot Fire Department

Fire Chief: Michael Raine

2013 Alarm Stats Comparison - All Stations

Response Type	# of Incidents		
	2013	2012	2011
1 Fire	23	15	23
3 NO LOSS OUTDOOR fire (see exclusions)	9	2	13
11 Overpressure Rupture (no fire, e.g. steam boilers, hot water)	1	0	1
21 Overheat (no fire, e.g. engines, mechanical devices)	2	1	3
22 Pot on Stove (no fire)	3	1	0
23 Open air burning/unauthorized controlled burning (no uncontrolled fire)	10	14	15
24 Other Cooking/toasting/smoke/steam (no fire)	9	8	7
25 Lightning (no fire)	1	0	0
29 Other pre fire conditions (no fire)	1	5	0
31 Alarm System Equipment - Malfunction	33	20	20
32 Alarm System Equipment - Accidental activation (exc. code 35)	17	20	22
33 Human - Malicious intent, prank	4	7	1
34 Human - Perceived Emergency	12	9	8
35 Human - Accidental (alarm accidentally activated by person)	11	9	10
36 Authorized controlled burning - complaint	0	8	2
37 CO false alarm - perceived emergency (no CO present)	2	5	6
38 CO false alarm - equipment malfunction (no CO present)	20	21	33
39 Other False Fire Call	4	3	5
41 Gas Leak - Natural Gas	4	4	3
42 Gas Leak - Propane	1	0	0
43 Gas Leak - Refrigeration	0	0	1
44 Gas Leak - Miscellaneous	0	1	1
45 Spill - Gasoline or Fuel	1	0	2
46 Spill - Toxic Chemical	0	0	1
49 Ruptured Water, Steam Pipe	1	1	0
50 Power Lines Down, Arcing	22	5	5
53 CO incident, CO present (exc false alarms)	4	1	6
57 Public Hazard no action required	1	2	3
58 Public Hazard call false alarm	1	0	0
59 Other Public Hazard	4	2	3
604 Low angle rescue (non fire)	0	0	1
61 Vehicle Extrication	8	5	3
62 Vehicle Collision	51	47	55
64 Commercial/Industrial Accident	0	0	3
68 Water Ice Rescue	3	0	0
698 Rescue no action required	0	0	1
701 Oxygen administered	122	184	148
702 CPR administered	8	7	5
703 Defibrillator used	4	3	2
71 Asphyxia, Respiratory Condition	18	7	10
73 Seizure	8	4	3
74 Electric Shock	1	0	0
75 Traumatic Shock	1	0	0
76 Chest pains or suspected heart attack	28	8	4
84 Medical Aid Not Required on Arrival	65	122	100
85 Vital signs absent, DOA	5	8	8
86 Alcohol or drug related	2	1	5
88 Accident or illness related - cuts, fractures, person fainted, etc.	20	18	2
89 Other Medical/Resuscitator Call	49	31	37
898 Medical/resuscitator call no action required	21	6	17
899 Medical/resuscitator call false alarm	1	1	3
910 Assisting Other FD: Mutual Aid	5	7	4
911 Assisting Other FD: Automatic Aid	1	0	0
913 Assisting Other FD: Other	14	4	1
92 Assistance to Police (exc 921 and 922)	0	0	2
921 Illegal grow operation (no fire)	1	0	0
93 Assistance to Other Agencies (exc 921 and 922)	5	2	4
94 Other Public Service	13	9	2
96 Call cancelled on route	49	32	27
97 Incident not found	2	1	3
98 Assistance not required by other agency	17	1	3
99 Other Response	14	16	31
Total Number of Responses	737	688	678



TOWNSHIP OF WILMOT FIRE DEPARTMENT

FIRE PREVENTION PROGRESS REPORT

October, November, December 2013

Occupancies Inspected:

Group A – Assembly Occupancy	15
Group B – Care and Detention	0
Group C – Multi Unit Residential	5
Group D – Business	1
Group E – Mercantile	1
Group F – Industrial	<u>0</u>
Total	22

NOTE: The number of inspections denotes routine inspections as well as reinspections that may include one to three site visits to achieve compliance with the code.

Fire Investigations: 0

Additional Activities:

- Inspections stemming from complaints: 1
- Site Plan Review: 2
- Inspection Request: 0
- Joint Fire Bylaw & Building Inspections: 1
- Meetings: 19
- Burn Permits: 7

October 5, 2013 – Fire Prevention Week Open House held at New Dundee Station with approximately 200 people attending.

Report prepared by:
Dale Mayhew
Fire Prevention Officer

GRCA Current



December 2013 • Volume 18, Number 12

GRCA General Membership

Chair	Jane Mitchell
1st Vice-Chair	Vic Prendergast
2nd Vice-Chair	Jan d'Ailly
Townships of Amaranth, East Garafraxa, Melancthon and Southgate and Town of Grand Valley	Tom Nevills
Townships of Mapleton and Wellington North	Pat Salter
Township of Centre Wellington	Joanne Ross-Zuj
Town of Erin, Townships of Guelph/Eramosa and Puslinch	John Brennan
City of Guelph	Bob Bell, Maggie Laidlaw
Region of Waterloo	Les Armstrong, Todd Cowan, Jan d'Ailly, Rob Deutschmann, Jean Haalboom, Ross Kelterborn, Geoff Lorentz, Claudette Miller, Jane Mitchell, Warren Stauch
Municipality of North Perth and Township of Perth East	George Wicke
Halton Region	J. Barry Lee
City of Hamilton	Jeanette Jamieson
Oxford County	Bruce Banbury
County of Brant	Brian Coleman, Steve Schmitt
City of Brantford	Robert Hillier, Vic Prendergast
Haldimand and Norfolk Counties	Lorne Boyko, Fred Morison

Aggregate extraction north of Everton

The GRCA is considering a proposal by Cox Construction to extract aggregate from a part of a GRCA property in the Town of Erin.

Cox operates a gravel pit and wants to expand their pit onto adjacent GRCA land north of Everton.

GRCA staff have told Cox that there needs to be a net environmental gain in the long term if this project is to be completed. A rehabilitation plan would be approved by the GRCA and negotiations for compensation may consider royalty payments and potential future land exchanges.

Staff will return to the GRCA board with a recommendation regarding the proposal once Cox Construction has provided details and the implications for GRCA.

\$80,000 in Upper Grand Restoration Fund

About \$80,000 is in the GRCA fund for water quality projects on private land in the Upper Grand.

Since 2002 the Rural Water Quality Program has provided a total of \$315,000 to landowners in the Upper Grand for 135 projects. The funds for these projects come from a variety of sources such as Trees Ontario and the Ontario Drinking Water Stewardship Fund. In 2007, the GRCA set up the Upper Grand Restoration Fund to make sure consistent funding is available. The fund provides up to \$50,000 annually for projects.

Through this program, 66 tree planting projects have been undertaken with 132,000 trees planted on 78 hectares (194 acres). In addition, 14 kilometres of windbreaks have been planted and one kilometre of living snow fence. Six kilometres along rivers have been fenced to keep 800 livestock out of the waterways.

The Rural Water Quality Program provides funding to landowners to share the cost of projects that improve water quality. Many watershed

municipalities provide annual funding for the RWQP. In the Upper Grand Dufferin County provided \$50,000 in 2012, and is being asked to provide money each year.

Dam and dyke maintenance update

Several large capital projects are being completed this year and many more are included in the five year forecast.

The Luther Dam embankment repair is now nearing completion, while the elevator at the Guelph Dam will be finished by the end of this year. Reconstruction of the Drimmie Dam in Elora should be finished early in 2014. The total cost of these projects in the 2013 budget is around \$2.7 million.

The five year dam and dyke maintenance forecast shows that the GRCA expects to spend \$1.5 million per year between 2014 and 2018.

The GRCA owns 29 dams, including seven that manage river flows and 22 smaller, run-of-the-river dams or earthen embankment dams. These dams are regulated by the province, which released new Technical Guidelines for approved projects that could have a significant impact on the biggest future project for the GRCA, which is a proposed emergency spillway at the Conestogo Dam.

New Feb. 28 deadline for conservation grants

The community conservation grant application deadline in 2014 is Feb. 28.

The GRCA is awarding grants of up to \$1,000 to qualified community groups and up to \$750 to elementary schools. The grants are for tangible conservation projects in communities throughout the Grand River watershed. Eligible projects must be available for the use or benefit of the entire community to receive grants.

The Grand River Conservation Foundation wants to let people know about the earlier cut off



for applications. The change allows schools and organizations to receive the funds earlier, as most projects take place in the spring.

School grants are for trees and other greenery that is part of school yard greening projects.

Grant recipients will be notified in the spring. A final report may be requested of grant recipients within one year, or upon the successful completion of the project.

Applications can be downloaded from the Foundation section of the GRCA website at www.grcf.ca, or by contacting the Grand River Conservation Foundation in Cambridge at 1-866-900-4722 or 519-621-2763 ext. 2372 or email foundation@grandriver.ca.

Watershed full of water

November started out wet, with the highest single-day rainfall (20 to 35mm) for the month recorded on Nov. 1, when a watershed conditions statement for high flows was in effect.

The Conestogo Reservoir climate station recorded the wettest conditions during the month with 152 per cent of normal precipitation, while the Shade's Mill climate station recorded the least with only 78 per cent of the long-term average to date.

Although the temperature was 0.8 C above the long term average at the Shand Dam, there was still a mix of rain, sleet, freezing rain and snow. Daytime temperatures ranged from the mid-teens to below freezing, while overnight the thermometer dropped to -14 C on one occasion.

Reservoir levels have been high throughout the fall due to precipitation and construction in the river which required low flows. By the end of the month, all reservoirs except Conestogo were at, or close to, their normal operating range.

Stream flows throughout the watershed have been high and the ground was saturated, resulting in a lot of runoff.

Trail access for hunters

Tony Jackson of the Ontario Federation of Anglers and Hunters made a presentation to the GRCA board about access to the rail-trail north of Paris for hunters.

In 2012 signs were installed along the GRCA-owned rail-trail that say, "Possession



Merry Christmas from the GRCA to you! This deer lives at Pinehurst Lake Conservation Area.

and carrying firearms on trail prohibited." Jackson asked that the wording be changed to "All firearms must be unloaded and encased while using this trail".

Hunters use the trail near Blue Lake Road and East River Road to get to an island in the middle of the Grand River that is used during duck hunting season, September until December.

The board asked staff to look into the matter and report back in December.

Send your children on a Winter Adventure

Winter Adventure Days are taking place at Apps Mill (near Brantford), Laurel Creek (Waterloo) and Guelph Lake nature centres on Jan. 2 and 3.

Kids can come for one or both days. Register online at www.grandriver.eventbrite.ca.

Winter Adventure day camps are fun and educational. Children 6 to 12 will have hands-on, environmental programs that feature activities such as snow shoeing, tobogganing, snow sculpture building and animal tracking (depending on weather conditions). The adventure days are a great opportunity to get the kids away from their holiday electronics and outside for some winter fun.

The cost is \$37.50 per day, with the possibility of extending the program to 8 a.m. to 5 p.m.

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The Grand River Conservation Authority welcomes the photocopying, forwarding and distribution of GRCA Current.

Next board meeting: Friday, Jan. 24 at 9:30 a.m., GRCA Administration Centre.

Reports mentioned in GRCA Current: www.grandriver.ca/MeetingReports.

For coming events, please see www.grandriver.ca/Calendar.

The November-December issue of Grand Actions newsletter available at: www.grandriver.ca/GrandActions

GRCA Current



January 2014 • Volume 19, Number 1

GRCA General Membership

Chair	Jane Mitchell
1st Vice-Chair	Vic Prendergast
2nd Vice-Chair	Jan d'Ailly
Townships of Amaranth, East Garafraxa, Melancthon and Southgate and Town of Grand Valley	Tom Nevills
Townships of Mapleton and Wellington North	Pat Salter
Township of Centre Wellington	Joanne Ross-Zuj
Town of Erin, Townships of Guelph/Eramosa and Puslinch	John Brennan
City of Guelph	Bob Bell, Maggie Laidlaw
Region of Waterloo	Les Armstrong, Todd Cowan, Jan d'Ailly, Rob Deutschmann, Jean Haalboom, Ross Kelterborn, Geoff Lorentz, Claudette Miller, Jane Mitchell, Warren Stauch
Municipality of North Perth and Township of Perth East	George Wicke
Halton Region	J. Barry Lee
City of Hamilton	Jeanette Jamieson
Oxford County	Bruce Banbury
County of Brant	Brian Coleman, Steve Schmitt
City of Brantford	Robert Hillier, Vic Prendergast
Haldimand and Norfolk Counties	Lorne Boyko, Fred Morison



Land donated to the GRCA

The GRCA now owns 13 hectares (32 acres) south of Cambridge along the Cambridge to Paris Rail-Trail thanks to a donation.

In December ownership of an island and shoreline was turned over to the GRCA by the Girl Guides of Canada which had owned the property since 1961. The area was used as an overnight campsite and excursion destination during the summer, but had not been used in recent years.

The property includes an excellent example of a continuous wooded Carolinian valley in the Grand River watershed and it is a high priority acquisition for the GRCA. It is also a Life Science Area of Natural and Scientific Interest (ANSI). The property is completely wooded, containing 4.5 hectares (11 acres) of shoreline and a 8.5-hectare (21-acre) island.

New pass replaces windshield stickers in 2014

The GRCA is replacing the windshield stickers that have been used for many years to gain entry into conservation areas with a wallet membership pass in 2014.

The card-based system will help the conservation areas move to install automatic entry gates. Patrons will also be able to carry the pass with them when they walk to the conservation area.

The card will allow the GRCA to move towards a year-round system that is good for 12 months from the date of purchase. The new card is part of a membership that will include incentives such as two complimentary day passes and a free ski or snowshoe rental.

The fee for a wallet membership will increase from \$122 to \$125, while the senior/disabled pass will increase by a \$1 to \$110.

Individual season passes will be decrease by about \$1 to \$40 for a child, \$50 for adults and \$45 for seniors.

New 2014 park fees

New 2014 park fees will come into effect Jan. 1.

Seasonal camping rates will increase by about three per cent and there will be an incremental increase in camping rates for waterfront sites, but daily entrance fees and camping rates will not go up.

A new disability discount will bring the price for this group of patrons down to the same level as the senior discount, which was new last year.

The conservation area fees changed significantly in 2013 due to new business plans for all the parks. The new fees will be posted online at www.grandriver.ca/parks. The report on the changes is available as part of the December agenda on www.grandriver.ca/meetingreports.

Partnership agreement with DFO

The GRCA will no longer review projects on behalf of Fisheries and Oceans Canada (DFO) as a result of amendments to the federal Fisheries Act that came into effect on Nov. 25.

Under the federal Fisheries Act it is unlawful to carry out a project that causes serious harm to fish unless authorized by DFO. This applies to work conducted in or near water that supports fish and fish habitat, or areas that are part of a commercial, recreational or Aboriginal fishery.

Conservation authorities are working with DFO on a possible new agreement. In the meantime, GRCA staff have been asked to direct questions from landowners to DFO and a notice about the end of the agreement is posted in the planning section on www.grandriver.ca.

GRCA staff will continue to carry out advisory reviews of changes that involve fish habitat and aquatic resources through provincial legislation.

Park revenue down

Grand River Parks earned nearly \$6.4 million in 2013, which was about \$380,000 less than expect-

ed. This was due to wet weather and the delayed opening of Byng Island Conservation Area because of water issues. High river flows in Elora Gorge meant tubing was suspended for part of the summer for safety reasons and this also resulted in less revenue.

The revenue shortfall is being offset by a reduction of \$150,000 in capital spending and the rest will be covered by funds from the reserves.

The 2014 budget revenue is expected to be \$6.9 million based on average attendance.

Water Management Plan will be released in 2014

The draft of the Grand River Water Management Plan is complete and has been released for endorsement by partners and municipalities.

Their approval is expected by May. The final Water Management Plan will be launched in January 2015.

The partner members on the steering committee, project team and working groups have been actively involved in drafting this plan in recent years. It will ensure the Grand River can be sustainable as the population grows. The findings are reassuring because the 1982 plan upon which it is based was a good one and also due to a culture of best practices for water management throughout the Grand River watershed.

It is a very practical plan and many action items are already part of GRCA's current and planned work. It is a voluntary plan that is based on partnerships of the organizations involved which are not legally required to carry out the actions that have been incorporated into the plan.

Planning fees change effective Feb. 1

A new resource planning fee schedule comes into effect Feb. 1.

The new fees were approved by the board in December and reflect a two per cent increase for permit applications, plan review, title clearance and inquiries. Minor fees were not changed. GRCA staff discussed the increase with the Home Builders/GRCA Liaison Committee and the Ontario Stone, Sand and Gravel Association.

These fees help cover the cost of staff time for planning, engineering, terrestrial, aquat-



Hoarfrost on the Grand River taken by Peggy Dietrich for the 2012 GRCA photo contest. A new contest with great prizes is starting Jan. 6. Check www.grandriver.ca/photocontest for details.

ics and information systems. Over 700 permits were processed in 2013.

The volume and nature of Plan Review applications are more variable than permits and are down slightly to 414 processed in 2013.

Source water plans being reviewed

The process of developing a drinking water source protection plan for the Grand River watershed is quietly moving forward.

After several years in development, a source protection plan was submitted to the Ontario Ministry of Environment for its approval. The process to develop the plan was led by the Lake Erie Region Source Protection Committee, which also oversaw development of plans for the Long Point Region, Catfish Creek and Kettle Creek watersheds.

Ministry staff are reviewing all four plans to ensure they meet the terms of the Clean Water Act, which launched the planning process in 2006.

The review process can take some time, particularly for large and complex plans such as the Grand's.

As the province reviews the Grand River plan, it may make suggestions on ways to

ensure that the plan conforms to the Act and its regulations.

If the province proposes substantial changes, a public information or consultation process may take place in 2014.

A total of 38 source protection plans were produced across Ontario. So far, just the plan for the Thunder Bay area has been approved.

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**Grand River Conservation Authority**

TO: Municipal Clerks, Planning, Building and Engineering Staff

FROM: Nancy Davy, Director of Resource Management
Fred Natolochny, Supervisor of Resource Planning
Beth Brown, Supervisor of Resource Planning

DATE: January 6, 2014

SUBJECT: **GRCA Planning, Permit and Inquiry Revised Fees
Effective February 1, 2014**

The General Membership of the Grand River Conservation Authority has approved a revised GRCA fee schedule for Plan Review, GRCA Permit and Inquiry services. The fees will be implemented throughout the Grand River watershed effective February 1st, 2014.

We have attached the revised fee schedules. Please ensure that copies of the attached fee schedule are available to municipal staff and prospective applicants.

Announcement A free, web based mapping tool, is available to the public to review GRCA maps of areas regulated under Ontario Regulation 150/06. We note that the text of Ontario Regulation 150/06 defines the areas that are regulated. However, this mapping tool will provide municipal staff and the public with some guidance on the areas regulated by the Conservation Authority. To use this mapping tool please go to www.grandriver.ca On the home page click on "Map Your Property" under the Planning and Permits heading.

Proposed activities or works within the areas regulated by the GRCA will require a permit from the GRCA, in addition to a building permit from the municipality.

The policies regarding Ontario Regulation 150/06 and a series of checklists that will aid the public and development industry to prepare satisfactory reports and plans for applications or inquiries can be found under the planning and regulations section of our website at www.grandriver.ca. The Plan Review and GRCA permit fees are also posted on the GRCA website under the planning and regulation section.

Please note that GRCA [GIS data access](#) is available to download or order data for use with your GIS directly off of the GRCA website.

If you have any questions or concerns regarding the Plan Review or Permit Service Fees please contact Fred (ext. 2229) or Beth (ext. 2307) at (519) 621-2761.

A handwritten signature in black ink that reads "Nancy Davy".

Nancy Davy
Director of Resource Management
621-2763, ext. 2235
ndavy@grandriver.ca

Appendix 1

PROPOSED FEE SCHEDULE GRCA Permit, Plan Review, Title Clearance and Inquiry Fee Schedule, February 1st, 2014

Permit Fee Schedule

GRCA Permit Application	Development	Alterations or Interference with Wetlands, Shorelines and Watercourses	
Minor- <i>No technical reports required.</i>	\$380	\$380	
Standard- <i>Detailed report and/or plans required.</i>	\$540	\$950	
Major- <i>Requires one or more studies</i>	\$8,195	\$5,370 Bridge replacements	\$8,195
Large Fill – over 1,000m ³	\$8,195 plus \$0.50/m ³		
Works initiated prior to GRCA permit approval	1.5 times the fee for the category		
Rural Water Quality Programs or related projects	\$75		
Expired Permit	\$75		
Title Clearance and Inquiry Fee	\$205/property		

Plan Review Fee Schedule

Application Type	February 1, 2014 Fee
Subdivision and Vacant Land Condominium	
Base fee	\$2,010
• per net hectare	\$1,050/hectare
Applicant driven modification	\$1,340
Final clearance for registration of each stage: technical review required	\$5,370
Final clearance Processing Fee: no reports or review required	\$205
Official Plan and/or Zoning Bylaw Amendment	
Major	\$2,010
Minor	\$380
Consent	
Major	\$950
Minor	\$380
Minor Variances	
Major	\$540
Minor	\$250
Site Plan Approval Applications	
Major	\$2,815
Minor	\$380
Complex Applications⁷	\$8,195
Below Water Table Aggregate Applications¹⁷	
No features of interest within 120 metres of licence limit	\$8,195
Features of interest within 120 metres of licence limit	\$35,700
Above Water Table Aggregate Applications	
No features of interest within 120 metres of licence limit	\$380
Features of interest within 120 metres of licence limit	\$8,195

When reading the Permit and Planning fee schedule, please refer to the **Fee Notes** outlined below.

Fee Notes

1. All fees are made payable and submitted directly to Grand River Conservation Authority.
2. Applicants are encouraged to consult with staff prior to submission of all applications to determine the extent and nature of the information required to accompany the application, and to determine the appropriate fee.
3. Permit or plan review applications that fall into one or more categories will be charged one fee, at the highest rate.
4. The Conservation Authority may provide a refund or require the applicant submit funds for a permit or plan review fee if it is found that an incorrect fee has been submitted. The fees are assessed based on the extent of review required.
5. Minor – Low risk of impact on natural hazards or natural features, no technical reports required.
6. Standard Permit, Major Plan Review – Moderate hazard risk and/or potential impact on natural hazards or natural features (e.g. scoped technical reports or plans required).
7. Major – A hazard risk and/or potential impact to natural hazards or natural features and requires one or more studies (e.g. Environmental Impact Study, Hydraulic Analysis, Storm Water Management, Geotechnical, etc.).
8. Complex - Planning Act (e.g. OPA/ZC) and/or Site plan or development permit approval applications for: golf courses, trailer parks, campgrounds, lifestyle communities.
9. Large Fill - The fee is applicable to material placed within the Conservation Authority's regulated areas. Grading associated with *Planning Act* approvals is not considered a large fill application.
10. Major permit applications that have previously paid application or clearance plan review fees to the GRCA will be charged fees under the Minor or Standard category.
11. Permit fees are non-refundable, except where review indicates that no permit is necessary.
12. Expired permit - After a permit has expired, a new application must be submitted. For applications to replace a prior permit received within one year of expiry a fee of \$75 is required. Any changes to the plans or a lapse of more than one year will require a full review and the Schedule of Fees in effect at the time will apply.
13. The subdivision or vacant land condominium base fee including per net hectare fee will be capped at \$25,000.
14. The net hectare fee will be based on the initial submission and will exclude lands outside of the development limit (e.g. natural hazard, natural heritage areas and buffers).
15. At the submission of a subdivision or vacant land condominium application, 70% of the base fee and per net hectare is required. Prior to issuance of conditions of draft plan approval the remaining 30% of the fee is required.
14. A Processing Fee will apply for a clearance letter for a subdivision or condominium application where no technical review/studies (e.g. no Erosion and Sediment Control plan, SWM brief, etc.) are required.
15. For Aggregate Applications features of interest include all Natural Heritage, Natural Hazard and surface water features.



GRAND Actions

The Grand River watershed newsletter



November/December 2013 • Volume 18, Number 6

What's Inside:

Watershed Awards

Ron and Nancy Clark1
2013 Award Winners2
Brandt's forest2
Order trees by March 13

Heritage

Photo contest4
20th anniversary4
Lamp lighter5
20th anniversary survey ..5

What's Happening

Winter adventure camp ..6
Source Protection plan ...6

GRCF

Conservation grants7
Earlier Grant deadline7
Scholarships7

Calendar8

Cover photo

Ron and Nancy Clark at their home across from the southern Grand River.

Photo by Janet Baine



Caledonia couple receive top environmental award

By Janet Baine

GRCA Communications Specialist

Nature and education are incorporated into the collage of giving for Ron and Nancy Clark, recipients of the 2013 Honour Roll Award.

This is the highest level of award given out by the Grand River Conservation Authority and it is not given out each year. Yet it is only one of many awards and recognition events for the Clarks since last Christmas.

"It has been quite a year. We'll have to come down to earth soon," Ron says.

Last December Ron and Nancy both received Queen Elizabeth II Jubilee Medals. Then in June they were recipients of honorary doctorates from Laurentian University due to their philanthropy and volunteering. On July 1 they cut the ribbon at the newly redeveloped Kinsmen Park along the

Grand River in Caledonia. In September they helped cut the ribbon at the newly-rehabilitated Taquanyah Conservation Area. At the end of October they received an Honour Roll award from the GRCA.

Their environmental contributions go beyond the GRCA and this watershed. Ron Clark was successfully running the Clark Companies when he first joined the Grand River Conservation Authority board in 1972. He became vice-chair in 1974 and held that position for 10 years. Ron was among those presiding over the official opening of the Taquanyah Nature Centre in 1973, the Guelph Lake Dam and Conservation Area in 1976 and the Caledonia Dam in 1980, to name a few.

"I'm a life-long resident along the river. Being part of the GRCA got me to become more involved with the Grand River," Ron says. He and Nancy are also long-time supporters of the Grand



River Conservation Foundation. They contributed to the campaign to purchase 75 kilometres of abandoned railway lines and convert these into trails. Between 2003 and 2007, they contributed annually to the Campaign for Outdoor Education, which kept the GRCA's nature centres operating during a period of government cutbacks.

Many years ago they offered a substantial amount to the Grand River Conservation Foundation for habitat redevelopment at Taquanyah Conservation Area, if these funds were matched. This initial contribution helped to bring in funds to complete the project. The land was rehabilitated after the Taquanyah Reservoir was removed and wetlands were added along with trails, interpretive signs and benches. This is very special part of the southern Grand to visit and there is no cost to do so.

Connection children with nature

The Clarks also provided funds to improve the Taquanyah Nature Centre. This resulted in upgrades to washrooms, floors, windows and doors, lighting, deck and stairs.

The Clarks have 10 grandchildren, many who live in the area and some have visited Taquanyah.

"We're from a farming background, so we get outdoors, but a lot of kids are from the city and they don't get outside. We're thinking not only of our own grandchildren, but all the children because if there is no outdoor education facility, they don't have the option to go there and learn," Ron says. They also support the Joy Program, to bring students to Ruthven for interpretive programs.

Kinsmen Park in Caledonia was redeveloped by Haldimand County thanks to the Clarks. This 10-acre property along the Grand River now has a new pool, splashpad, gazebo, outdoor fitness equipment and a ball diamond. The new River Walk along the Grand River creates an accessible path as part of this major project funded. A committee of nine including the Clarks and two of their children worked out the details and then worked with contractors and staff.

The park opened on July 1. It is now the recreational and social hub of downtown Caledonia.

More award recipients

Stories about five more 2013 Watershed Awards will be featured in future issues of Grand Actions. The recipients were:

- **Paul Clark** is a Guelph teacher who has been planting trees for 17 years. He ensures that all students at St. Peter School plant trees each year. This has transformed the area around the school.
- The **Turtle Island News** has been holding an Earth Day Festival for the past seven years in Ohswekan. Since 2006, thousands of trees have been given out.
- The late **Lynne Woolstencroft** of Waterloo was a dedicated politician who undertook many environmental initiatives during her political career.
- **George and Peggy Sarson** of Waterloo started Run for the Toad at Pinehurst Lake in 2002. Now it is Canada's biggest trail run and the Sarsons have improved the amenities at Pinehurst.
- **Bernd Brandt** has planted 25,000 trees of 20 species on his property in Oxford County, creating a beautiful forest.

Awards are given out each fall by the GRCA. More information and videos are available on the GRCA website: www.grandriver.ca/award.

Growing a forest in Oxford

By Janet Baine,
GRCA Communications Specialist

When he sees an empty spot on the landscape, Bernd Brandt has an urge to plant a tree.

He has had that urge so often that he has planted 25,000 trees on his 150 acre property in Oxford County near Bright at the far west of the Grand River watershed. He received a 2013 Grand River Watershed Award for the forest he has created on his land.

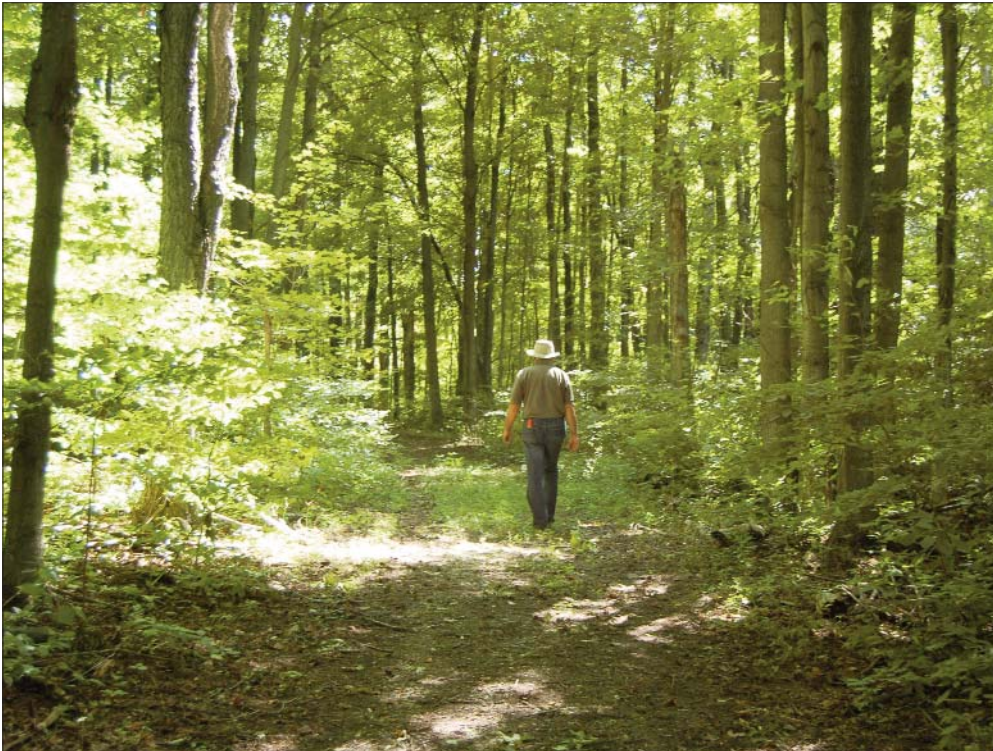
"I really like mixed forests, this is what I like to see the most," Brandt says, stretching his hand toward a varied forest that includes 20 species of trees of different sizes that he has personally planted or had planted. Some are old trees and others are newly planted.

Brandt has always liked trees. When he moved to the Toronto area from Germany as a child, he says he watered the weeds in the yard hoping they would grow. He became a mechanical engineer and ironically his first job was working on logging equipment, but he left that behind long ago. Until recently, he had his own company specializing in mobile equipment for the utility and



Photo by Dave Schultz

One Honour Roll Award and five Grand River Conservation Awards were given out by the GRCA in October 2013. From left are Ron and Nancy Clark, George and Peggy Sarson, Amy Catherwood (for Turtle Island News), Peter Woolstencroft (for Lynne Woolstencroft who passed away in May), Jane Mitchell (GRCA chair), Bernd Brandt, Joe Farwell (GRCA CAO) and Paul Clarke.



Bernd Brandt walks through a forest that he has planted on his land in Oxford County. He estimates that he has planted 25,000 trees of 20 different species over the years. He has worn out many boots and shovels planting trees.

construction industries. Tree planting has been a long-time interest.

"To me, a bare field is a tree-planting opportunity," he says.

He planted a few trees on his urban lot in Scarborough where he used to live. Then he and his wife Gail Cuthbert Brandt, retired associate vice-president of the University of Waterloo, also planted thousands of trees on a Victoria County property they own near Lindsay. By the time they purchased their Oxford County property in the early 1990s, Brandt had already done lots of planting.

In 1994 and 1995 he ordered 10,500 trees over two years from the GRCA and these were planted by the GRCA along Black Creek, which runs through his land and is a tributary of Horner Creek. He then spent many years cutting the grass around the small trees along the creek so they would have the best chance of survival. This is no longer necessary. For the initial trees that didn't survive, he has been planting new ones. It keeps him busy each spring and he wears out boots and shovels regularly.

Brandt's favourite tree is sugar maple and he would like more of them. When he plants one, often a squirrel seems to plant a black walnut beside it. These walnut trees thrive

on his property and their toxicity can stunt or kill other species. There are places in his forest where a young, healthy walnut tree stands near a smaller dying planted tree.

Young trees are exposed to a lot of hazards, says Brandt, and need to be nurtured and protected. He enjoys walking around his property each year and assessing the health of the trees he has planted. He takes pleasure as well in knowing that his children and grandchildren will be able to enjoy the forest he has planted for years to come.

A story on each 2013 Watershed Award recipient will be published in upcoming issues of Grand Actions.

Order trees now for 2014

Tree orders for spring 2014 planting can now be made online.

The GRCA has an inventory of 300,000 native trees available to watershed landowners with a property that is greater than one hectare (2.5 acres) exclusive of

buildings, within the Grand River watershed. The GRCA has over 30 native species available for next spring.

280,000 trees planted in 2013

The GRCA planted 280,000 trees in 2013 and more than 180,000 of them were on private land.

The GRCA can also help landowners obtain grants to offset some of the cost. Projects such as windbreaks, shelterbelts, riparian buffers and large block plantings can receive grants covering 70 to 90 percent from sources such as Trees Ontario and the Rural Water Quality Program.

For plantings that will be done by the landowner the deadline is March 1, however the more popular species may not be available as this more trees are filled. The minimum order is 200 seedlings or 20 saplings or potted plants.

For more information, check the Forestry section of the GRCA website at

www.grandriver.ca/treesales or call the appropriate staff member for your area at the GRCA office at 519-621-2761:

- Waterloo Region, Oxford County, Brant County, Hamilton and Haldimand County – Jessica Robbins, Ext. 2277
- Wellington County, Perth County Halton Region and Dufferin County – Myles Henderson, Ext. 2262
- Mapleton Township – Mark Funk, Ext. 2259.

The GRCA will also arrange to have trees planted, however the deadline is Dec. 1 each year. The minimum order is 500 seedlings or 30 saplings or potted plants.

Demand for a property visit to by a GRCA forestry specialist is high, but if you would like advice on planting and funding options, call now to get your name on the list, although it is now too late for spring of 2014.

Tree sale in May

The GRCA also holds a tree sale every year in May, so March 1 is not the absolute last opportunity to purchase trees 2014.

The trees that are overstocked or not picked up are sold at this sale. It is first come, first served and line ups start as early as 6 a.m. on sale day. Check our website for the date, which has not yet been set and also the list of available trees www.grandriver.ca/treesales.



Girl Guides in Drayton were out tree planting after an early snowfall in October. It was a sign that winter was on the way.

Submit your grand photos to GRCA photo contest in 2014

The GRCA will hold a photo contest and will accept submissions Jan. 6 to Oct. 31, 2014.

There are lots of great prizes as well as a heritage category. If you are a shutter bug who enjoys capturing the beauty of the Grand River watershed or the recreational activities of family and friends in the great outdoors, then this contest is for you. In honour of the 20th anniversary of the Heritage River designation for the Grand, Nith, Conestogo, Speed and Eramosa rivers there is also a category for historic photos.

Categories:

1. Riverscapes: A river landscape highlighting natural and/or cultural features which are found along, or in the waterways of the watershed.

2. Recreation: People enjoying the GRCA's parks, natural areas and trails, and/or the river system.

3. Historic photos: Original photos taken before 1975 that illustrate water-related recreational activities, or river-related cultural and historical features of the Grand River watershed such as bridges, dams, mills, homesteads, communities and

HERITAGE RIVER

transportation.

\$2,000 in prizes

There will be one Grand Prize awarded for the best overall photo, chosen from all entries.

The Grand Prize is a \$500 gift certificate from a local camera retailer of your choice for the top overall photo chosen from all entries.

There are six more prizes with the top winners in each of the three categories set to receive gift certificates valued at \$250 for the first place and \$100 for second place.

Monthly Draws: In addition, there will be a random draw each month among all of the submissions for that month, with the winner receiving a free Grand River Park Membership, worth \$125. The pass allows unlimited access to all GRCA parks.

Each photographer who submits a photo during a particular calendar month will be entered into the monthly draw. Each of the membership winners will be chosen at

random.

A person may win a membership draw and still be eligible for the Grand Prize or a category prize. Only one Grand Prize or Category Prize per person.

Photos need to be submitted electronically in digital format as a JPG file. They must be at least 2100 pixels wide for a horizontal image or 2100 pixels high for a vertical image.

The complete list of photo contest rules and submission information is available on the GRCA website at

www.grandriver.ca/photocontest.

20th anniversary of river designation

The 20th anniversary of the Canadian Heritage River designation of the Grand, Nith, Conestogo, Eramosa and Speed rivers is in 2014 and we are getting an early start on stories with a heritage focus that will appear in *Grand Actions* and other GRCA communications.

The new **20th anniversary logo** that appears on this page will be used by the GRCA during the year.

The program and registration form for the **Heritage Day Workshop and Celebration** on Feb. 14 is included with this issue. It is a fun, educational day that will explore the role of the Six Nations during the War of 1812 and there is no charge to attend this event that takes place at Ohsweken, the heart of the Six Nations.

If your organization is incorporating a heritage river theme into an event, please send the details to jbaine@grandriver.ca and we will incorporate it into our calendar and help get the word out across the watershed.





Photo by Neil deBoer

The sun setting on the West Montrose covered bridge would have been the call to light the lamps on the bridge. This is the only remaining covered bridge in Ontario.

Lamp lighter of West Montrose kissing bridge

By Karen Earle

For 25 years, I've lived along the Grand River in Waterloo. It's with fascination that I've watched the river's many moods, but I most cherish its link to my past. During spring breakup, ice chunks bob like sharks in the swollen water. On still summer evenings, vibrantly coloured hot air balloons attempt to "kiss" the surface of the river. Then there are the night sounds of the Grand: the haunting squawks of a great blue heron, reminiscent of prehistoric pterodactyls, or the mournful sound of a horse whinnying, in actuality, the voice of the eastern screech owl.

Charles Dengis, my great-grandfather, was a shoemaker whose combination shop and home was located beside the West Montrose covered bridge near the Grand River in the late 1800s. Charles and his wife Katherine had five children, one of whom was my grandmother Elmina. Besides manufacturing leather shoes and boots, Charles had another unique task—to light the lantern in the "kissing" bridge.

Why was it called a kissing bridge? To protect the wooden decking from weather and, thereby, prolong the life of the bridge, it was covered with a roof. This dark, romantic

hideaway became an ideal setting for young couples to park their horse and buggies in the centre of the bridge where they could steal a kiss away from prying eyes.

Built in 1881, West Montrose's covered bridge was a key route across the winding Grand River for the village, a thriving community of 200 by 1890. Charles Dengis' little shop was used as a polling station for \$3 in 1897, the year my grandmother was born. From July 1901 until the end of 1903, Charles supplemented his cobbler's income as a lamplighter.

According to Woolwich Township minutes, the lamp lighting contract stipulated "the lamp to be lit all dark nights and to burn all night at least 200 nights during the year". What started out as a pay of \$14 annually rose over the next couple years to \$18.75 per year. Like his predecessors William Nill, the first lamplighter, and George Halm, Charles purchased supplies of coal oil and wicks from his pay.

Unfortunately, the population of West Montrose was dropping, making it difficult to earn a living as a shoemaker. In 1904, the year following his lamp lighting duties, Charles moved his family to Kitchener where he worked in a shoe factory. By 1906, West Montrose had a mere 50 residents.

It wasn't until 1950 that the West Montrose lamplighter's role was no longer needed. To avoid any chance of fire destroying the historic bridge, electric lights were wired into the lanterns and Lloyd Hartwick became the last lamplighter. Thus ended the line of West Montrose residents, like my great-grandfather, who lit the lantern in what is now Ontario's only remaining historic "kissing" bridge.

Submitted by Waterloo resident Karen Earle.

Heritage River surveys due Dec. 13

The year 2014 marks the 20th anniversary of the designation of the Grand River and its major tributaries (Speed, Eramosa, Nith and Conestogo) as Canadian Heritage Rivers.

On behalf of the Grand River watershed residents and municipalities, the Grand River Conservation Authority has supported the Heritage Working Group, which coordinates the designation, and encourages active participation in supporting recognition of the Grand River and tributaries.

To maintain the designation, a 20 year

monitoring report is needed for submission to the Canadian Heritage Rivers Board. Your participation in helping us to collect this information is most appreciated. In order to fulfill this obligation, information about status of heritage values, associated management issues and successes, and future directions that should be undertaken is being gathered. This information will be used to develop the monitoring report.

This monitoring report will note changes, additions and losses to the features and values which support the designation since the last monitoring report was submitted in 2004.

The attached link to the survey that will help us complete the monitoring report. Please complete your survey by December 13, 2013. Your participation is important and appreciated.

The surveys can be found at:
www.grandriver.ca/heritagesurvey.

WHAT'S HAPPENING

Sign kids up for camp Jan. 2 & 3

Winter Adventure Days are taking place at Apps Mill (near Brantford), Laurel Creek (Waterloo) and Guelph Lake on Jan. 2 and 3. Kids can come for one or both days. Register online at

www.grandriver.eventbrite.ca

Winter Adventure day camps are fun and educational. They teach kids to commune with the natural environment by providing hands-on, environmental-based programs geared for 6 to 12 year olds.

These programs feature nature-themed activities and adventures such as hikes, games and crafts. Participants go outside daily to explore the fields and forests that surround our nature centres. The goal is to introduce children to a lifetime of appreciation for the natural world that sustains us all.

This Winter Adventure Days may include snow shoeing, tobogganing, snow sculpture building and animal tracking (depending on weather conditions). The cost is \$37.50 per full day, with the possibility of extending the program to 8 a.m. to 5 p.m.

Source water protection plans approval expected in 2015

The process of developing a drinking water source protection plan for the Grand River watershed is quietly moving forward.

After several years in development, a source protection plan was submitted to the Ontario Ministry of Environment for its approval. The process to develop the plan was led by the Lake Erie Region Source Protection Committee, which also oversaw development of plans for the Long Point Region, Catfish Creek and Kettle Creek watersheds.

Ministry staff are reviewing all four plans to ensure they meet the terms of the Clean Water Act, which launched the planning process in 2006.

The goal of a source protection plan is to protect the sources of municipal drinking water, such as wells and the Grand River, from contamination. The Act was written to implement some of the recommendations of the judicial inquiry into the Walkerton tainted water tragedy.

The review process can take some time, particularly for large and complex plans such as the Grand's.

As the province reviews the Grand River

plan, it may make suggestions on ways to change it to ensure it conforms to the Act and its regulations.

If the province proposes substantial changes, a public information or consultation process may take place in 2014.

A total of 38 source protection plans were produced across Ontario. So far, just the plan for the Thunder Bay area has been approved.

The ministry anticipates that it could take until sometime in late 2015 before all the plans are approved.

Meanwhile, some work is taking place to update some elements of the plan.

In the Grand River watershed, studies are continuing to determine if there are areas where policies are required to protect the amount of water available for municipal supplies.

Also in the Grand River watershed, technical studies are taking place to bring a mothballed river intake at Dunnville under the plan. Previously, the river intake was excluded from the process, but the County of Haldimand has decided it would like the plan extended to include the river intake as an emergency backup to the Lake Erie intake that currently supplies Dunnville.

When the work is complete, there will be a public consultation period to inform landowners who may be affected, giving them an opportunity to comment.

Meanwhile, the GRCA, municipalities and other agencies are taking steps to be ready to implement source protection plans once they are approved.

The Lake Erie Region source protection staff has sponsored workshops to provide municipal officials with information on some elements of the Clean Water Act.

The workshops are an initiative of the Municipal Implementation Working Group which provides a forum for information sharing, collaboration and development of resources.

The group meets monthly to help municipalities prepare for implementation.

Municipalities will have a significant role in implementing source protection plans and reporting on their actions to the Source Protection Authority in their watershed.



Feeding the chickadees at Guelph Lake Nature Centre is an activity during Winter Days.

GRCF gives out conservation grants

The Grand River Conservation Foundation awarded four Community Conservation Grants to community organizations in the watershed and four school grants. The grants were given to the organizations in October and to the schools earlier in the year. These are the recipients of the grants to organizations:

- A grant of \$500 to **Ruthven National Historic Site** near Caledonia will help provide more nesting habitat for purple martins, a small bird that is in decline in Ontario.
- A grant of \$500 went to the **Hamilton Naturalist Club** which will restore a riverside area at the Amaolo Nature Sanctuary along Fairchild Creek. The sanctuary is in a part of Hamilton that is

within the Grand River watershed.

- A grant of \$1,000 went to the **Alma Community Recreation Association** to create a labyrinth surrounded by a native species Memory Arboretum.
- The **Guelph Enabling Garden** received \$500 for the therapeutic garden at River side Park along the Speed River for native trees, plants and supplies.

The conservation grants of \$500 are going to four schools. The schools used the grants for projects including school-based gardens, outdoor learning areas and educational conservation projects. The winning schools are:

- St. George German School, St. George
- Forest Glen Public School, New Hamburg
- St. Joseph Catholic School, Fergus
- Saginaw Public School, Cambridge

Feb. 28 deadline for 2014 grants

The grant application deadline in 2014 is being changed to Feb. 28.

The Foundation wants to let people know about this change early, so they don't miss the deadline. The change will allow schools and organizations to receive the funds earlier as most projects take place in the spring.

The GRCF is awarding grants of up to \$1,000 to qualified community groups and up to \$750 to elementary schools. The grants are for tangible conservation projects in communities throughout the Grand River watershed. Eligible projects must be available for the use or benefit of the entire community to receive grants.

School grants are for trees and other greenery that is part of school yard greening projects.

Grant recipients will be notified in the spring. A final report may be requested of grant recipients within one year, or upon the successful completion of the project.

Applications can be downloaded from the Foundation section of the GRCA website at www.grcf.ca or by contacting the Grand River Conservation Foundation in Cambridge at 1-866-900-4722 or 519-621-2763 ext. 2372. The mail at foundation@grandriver.ca.



A female and a male purple martin.

Two scholarships awarded by GRCF

The Grand River Conservation Foundation awarded two scholarships in October.

This was the second year for the **Allan Holmes Scholarship**, named for the former CAO of the GRCA who passed away in 2010.

The recipient is Celia Kennedy, a PhD student in environmental sciences at the University of Guelph. She is working to develop a suite of field methods and tools for investigating how groundwater and surface water interact in bedrock rivers, like the Eramosa River. The \$5,000 scholarship will help with her river-related research.



Celia Kennedy

The **S. C. Johnson & Son Limited Scholarship** of \$1,500 went to Michelle



Michelle Burger

Burger, a University of Waterloo student who is majoring in environment and resource studies with a minor in biology. This award has been given out for 13 years to a full-time student in their third or sixth semester of an honours program at a watershed university.

The **McEwan Clean Water Prize** was not awarded in 2013, but it will be available next year. The 2014 deadline for scholarships will be the end of May and the application forms will be posted on the website at www.grcf.ca.



Checking for purple martins at Ruthven. The number of purple martins has been increasing and more nesting areas will be built as a result of the community conservation grant.

THE GRAND CALENDAR

Christmas for the Animals, Guelph Lake Nature Centre, Sunday, Dec. 15, 2 p.m. to 4 p.m.

Feed chickadees right on your hand, and make Christmas treats for the birds to take home. Tracking clues on the hike to the chickadee tree will let us know how animals are preparing for the upcoming snowy winter. \$5.00 for children under 16 \$8 for adults. Registration is required by calling (519) 836-7860 or email guelphlakenc@grandriver.ca.

Surface Tension, The Future of Water, The Museum, 10 King Street West, Kitchener, on until Jan. 5, 2014.

This exhibition brings together work by artists, designers, engineers and scientists to explore the future of water. The 35 installations play on water's physical properties and its role in politics and economics. It explores ways that water is harnessed, cleaned and distributed. Check www.themuseum.ca for information.

Exploring Trees, Inside and Out, The Waterloo Region Museum, 10 Huron Rd., Kitchener, until Jan. 5.

This environmental exhibit offers children and families the opportunity to discover the wonders of trees through engaging interactive experience. It contains parts of a tree in larger-than-life scale which enables visitors to take a walk through the inside of a tree trunk and through the veins of the leaves. Note that there is a 25 per cent discount for visitors who do both exhibits. Check www.waterlooregionmuseum.com for more information.

Nature in the City, six Wednesday night talks at the Guelph Public Library 7:30 p.m. to 8:30 p.m. to introduce nature in and around the city.

Hosted by Nature Guelph, these intro topics are aimed at immigrants, newcomers and students, rather than established Nature

Guelph members. Jan. 22-Backyard Birds, Jan. 29- mammals, Feb. 5-birds, bees and butterflies, Feb. 19-Outside and Beyond, Feb. 26-Take it to the Trails, March 5-Slime and Scales. More information is available at www.natureguelph.ca.

Guelph Organics Conference & Expo, University of Guelph, Jan. 30 to Feb. 2

This conference provides a comprehensive program of workshops, a free organic expo and sampling fair as well as a Friday night keynote talk and forum about the greening of agriculture. For more information visit www.guelphorganiconf.ca or call 519-824-4120 ext. 56311.

Heritage Day Workshop, Feb. 14

Mark your calendar to attend the 17th annual Heritage Day Workshop taking place in Ohsweken at Six Nations Polytechnic. The theme for 2014 is Crossroads of Conflict, Pathways to Peace: Legacy of a Living Culture. This workshop is the third and last Heritage Day Workshop focused on the influence of the War of 1812-14 on the people, places and events in the Grand River watershed. The event is sponsored by Six Nations of the Grand River, Chiefswood National Historic Site, Six Nations Tourism, Woodland Cultural Centre, Grand River Conservation Authority and the Heritage Working Group of The Grand Strategy. Complete the attached registration form or check www.grandriver.ca.

Valentine's Moonlit Snowshoeing, Guelph Lake Nature Centre, Feb. 14, 7 p.m.

Celebrate a full moon and Valentine's weekend while snowshoeing along the winter lakeshore. Remember that snowshoes are limited so please reserve a space by calling 519-836-7860. If snow conditions are poor, there will be a moonlit hike instead.



Six-spotted tiger beetle collected at Guelph Lake Nature Centre and photographed by researchers at the Biodiversity Institute of Ontario in Guelph.

About Grand Actions:

This newsletter is produced bi-monthly by the Grand River Conservation Authority.

More information:

Current and back issues as well as complete subscription information is available online at www.grandriver.ca/GrandActions.

Submission deadlines:

The 15th of February, April, June, August, October and December. Submissions may be edited for length or style. Photos and event information is also welcome. We do our best to publish items, but we are not able to guarantee publication.

To subscribe by email:

GrandActions-subscribe@grandriver.ca

To subscribe by mail, change your subscription or for information:

Janet Baine, *Grand Actions* editor
Phone: 519-621-2763, Ext. 2302
E-mail: jbaine@grandriver.ca
Mail: Box 729
400 Clyde Road
Cambridge ON N1R 5W6

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**THE CORPORATION OF THE TOWNSHIP OF WILMOT
BY-LAW NO. 2014-01**

**BEING A BY-LAW TO PROVIDE FOR AN INTERIM TAX
LEVY AND TO PROVIDE FOR THE PAYMENT OF
TAXES BY INSTALMENTS**

WHEREAS Section 317(1) of the Municipal Act, 2001, S.O. 2001, C25, as amended, provides that a local municipality, before the adoption of the estimates for the year, may pass a by-law levying amounts on the assessment of property in the local municipality;

AND WHEREAS Section 317(2) of the Municipal Act, 2001, S.O. 2001, C25, as amended, provides that the by-law shall be passed in the year that the amounts are to be levied;

NOW THEREFORE the Council of the Corporation of the Township of Wilmot enacts as follows:

Definitions

- “Annualized Taxes” means total taxes prorated to represent a full year.
- “Instalment Based Pre-Authorized Payment Plan” means an agreement for the payment of taxes between a property owner and the Township whereby the Township automatically withdraws the payment amount which is equal to the instalment amount shown on the Interim Tax Bill.
- “Monthly Pre-Authorized Payment Plan” means an agreement for the payment of taxes between a property owner and the Township whereby the Township automatically withdraws the payment amount of which the property owner is made aware of through a property tax notice.
- “Tax” or “Taxes” means any sum payable as taxes and includes upper tier, lower tier and school board property taxes.
- “Township” means the Corporation of the Township of Wilmot or any variation of this name.

Interim Tax Levy

- An amount shall be levied against each property in the municipality, according to the most recent Returned Assessment Roll, that shall not exceed 50% of the total amount of annualized taxes for municipal and school purposes levied on each such property for the previous year.
- Taxes levied under this by-law shall be payable in multiple instalments, and the dates for payment shall be as follows:

For taxes payable outside of the Township’s Pre-Authorized Payment Plans

Two Instalments

Due Date of 1st Instalment: **February 28, 2014**

Due Date of 2nd Instalment: **April 30, 2014**

For taxes payable through the Township’s Instalment Based Pre-Authorized Payment Plan

Two Instalments

Due Date of 1st Instalment: **March 3, 2014**

Due Date of 2nd Instalment: **May 1, 2014**

For taxes payable through the Township’s Monthly Pre-Authorized Payment Plan

Six Instalments

Instalments are due **the first business day of each month** (January through June 2014)

- Failure to pay the amount of taxes due on the dates stated above shall constitute default and the provisions of By-law 2012-02 (being a by-law to provide for penalties to be applied to current taxes due and unpaid and for interest to be applied to taxes in arrears) shall be applicable.
- The Treasurer is hereby authorized to mail, deliver or cause to be mailed or delivered, the notice of taxes due to the address of the residence or place of business of the person to whom such notice is required to be given.
- Taxes shall be payable to the Township.
- The Treasurer is authorized to accept part payment from time to time on accounts of any taxes due and to give a receipt for such payment, provided that acceptance of any such payment shall not affect the collection of any percentage charge imposed and collectable under By-law No. 2012-02 in respect of non-payment of any taxes or any class of taxes or of any installment thereof.

Severability

- If a Court of competent jurisdiction should declare any section or part of a section of this by-law to be invalid, such section or part of a section shall not be construed as having persuaded or influenced Council to pass the remainder of this by-law and it is hereby declared that the remainder of this by-law shall be valid and shall remain in full force and effect.

Repeal & Amendment

- This by-law hereby repeals By-law 2013-01.

Coming to Force

- This by-law shall come into force on the date of its passage by Council.

READ a first and second time in Open Council this 13th day of January, 2014.

READ a third time and finally passed in Open Council this 13th day of January, 2014.

Mayor

Clerk

**THE CORPORATION OF THE TOWNSHIP OF WILMOT
BY-LAW NO 2014-02**

**A BY-LAW TO AMEND BY-LAW NO. 2012-04,
A BY-LAW TO PROVIDE FOR FEES AND CHARGES
FOR THE TOWNSHIP OF WILMOT**

WHEREAS the Municipal Act, 2001, S.O. 2001, Chapter 25, as amended authorizes a municipality to impose fees or charges on persons for services or activities provided or done by or on behalf of it;

AND WHEREAS the *Planning Act*, R.S.O. 1990, c. P.13, as amended authorizes the council of a municipality to establish fees for the processing of applications made in respect of planning matters;

AND WHEREAS the Council of the Corporation of the Township of Wilmot deems it necessary to periodically amend the fees and charges of the Township of Wilmot;

NOW THEREFORE, the Council of The Corporation of the Township of Wilmot enacts as follows:

Fees and Charges By-Law Amendment

- The appropriate Schedules of the Township of Wilmot's Fees and Charges By-Law are hereby updated as outlined in Appendices A, B, C & D of this by-law.

Severability

- If a Court of competent jurisdiction should declare any section or part of a section of this by-law to be invalid, such section or part of a section shall not be construed as having persuaded or influenced Council to pass the remainder of this by-law and it is hereby declared that the remainder of this by-law shall be valid and shall remain in full force and effect.

Coming to Force

- This by-law shall come into force on January 1, 2014.

READ a first and second time in Open Council this 13th day of January, 2014.

READ a third time and finally passed in Open Council this 13th day of January, 2014.

Mayor

Clerk

APPENDIX A
New Fees

<u>Description</u>	<u>Fee</u>	<u>Criteria</u>
Schedule D		
<i>Arena - Public Skating</i>		
Individual Pass (10 Tickets)	\$ 23.85	per individual
<i>Additional WRC Fees</i>		
Contract Cancellation Fee	\$ 25.00	per cancellation
Schedule E		
<i>Additional Community Centre Fees</i>		
Contract Cancellation Fee	\$ 25.00	per cancellation
Schedule F		
<i>Additional Meeting Room Fees</i>		
Contract Cancellation Fee	\$ 25.00	per cancellation
Schedule G		
<i>Additional Parks Fees</i>		
Contract Cancellation Fee	\$ 25.00	per cancellation
Schedule H		
<i>Tennis Memberships</i>		
Additional Key	\$ 3.00	per key
Schedule I		
<i>Special Events - Tea & Tour</i>		
Children Admission	\$ 8.85	per visitor
Schedule K		
<i>Monuments & Markers - Foundation Installations</i>		
Up to 32"	\$ 460.00	per foundation
Up to 44"	\$ 525.00	per foundation
Up to 56"	\$ 595.00	per foundation
Up to 68"	\$ 665.00	per foundation
Up to 80"	\$ 840.00	per foundation
Up to 90"	\$ 975.00	per foundation
Up to 108"	\$ 1,105.00	per foundation
Up to 120"	\$ 1,200.00	per foundation

APPENDIX B
Removed Fees

<u>Description</u>	<u>Fee</u>	<u>Criteria</u>
Schedule D		
<i>Arena Rentals</i>		
Non-Resident Surcharge	25%	of regular rate
<i>Pool Rentals</i>		
Non-Resident Surcharge	25%	of regular rate
Schedule G		
<i>Ball Diamond Rentals</i>		
Non-Resident Surcharge	25%	of regular rate
<i>Soccer Field Rentals</i>		
Non-Resident Surcharge	25%	of regular rate
Schedule I		
<i>Summer Camp</i>		
Full Week Admission	\$ 140.00	per child/week
Schedule K		
<i>Monuments & Markers - Foundation Installations</i>		
Up to 24"	\$ 447.15	per foundation
Up to 36"	\$ 475.11	per foundation
Up to 42"	\$ 503.50	per foundation
Up to 48"	\$ 530.99	per foundation
Up to 54"	\$ 558.93	per foundation
Up to 60"	\$ 614.85	per foundation
Up to 66"	\$ 670.74	per foundation
Up to 72"	\$ 726.65	per foundation
Up to 78"	\$ 782.53	per foundation
84" and Over	\$ 838.42	per foundation

APPENDIX C
Adjusted Fees

<u>Description</u>	<u>Updated Fee</u>	<u>Criteria</u>
Schedule H		
<i>Tennis Memberships</i>		
Family Membership	\$ 43.36	per family
Individual Membership	\$ 32.52	per individual
Student Membership	\$ 21.68	per student
Schedule I		
<i>Summer Camp</i>		
Daily Admission	\$ 32.00	per child
Schedule K		
<i>Burials</i>		
Provincial Licencing Fee (legislated)	\$ 12.00	as of July 1/14
<i>Other Fees</i>		
Transfer of Interment Rights	\$ 105.00	per transfer
Replacement of Interment Rights	\$ 70.00	per replacement

APPENDIX D
Schedule Formatting Changes

<u>Current Description</u>	<u>Format Change</u>
Schedule D <i>New Title Addition</i>	Add: Additional WRC Fees
Schedule E <i>New Title Addition</i>	Add: Additional Community Centre Fees
Schedule F <i>New Title Addition</i>	Add: Additional Meeting Room Fees
Schedule G <i>New Title Addition</i>	Add: Additional Parks Fees
Schedule H <i>New Title Addition</i> <i>New Note Addition</i>	Add: Additional Program Fees Add: NOTE: Individual recreation and fitness program fees are variable and are determined based on instructor costs, course hours, material/equipments costs and the associated facility rental fees at the time of the program offering.
Schedule I <i>Castle Kilbride Summer Camp</i>	Rename: Castle Kilbride Day Camp
Schedule K <i>Foundation Installation Care and Maintenance</i> 24" to 78" Foundations 84" and over Foundations	Redefine: Up to 52" Foundations Redefine: Over 52" Foundations

TOWNSHIP OF WILMOT

BY-LAW NO. 2014-03

BY-LAW TO FURTHER AMEND BY-LAW NO. 83-38 OF THE TOWNSHIP OF WILMOT BEING A ZONING BY-LAW FOR THE SAID TOWNSHIP OF WILMOT.

WHEREAS The Corporation of the Township of Wilmot deems it desirable to further amend By-law No. 83-38, being a Zoning By-law for the said Township of Wilmot.

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

1. That the lands described on Schedule "A" and illustrated on Schedule "B" attached to and forming part of this by-law, are hereby removed from Zone 2b (Residential) and placed within Zone 4a (Residential-Row) and Zone 11 (Open Space).
2. Notwithstanding the provisions of By-law 83-3, as amended, the following regulations shall apply to the lands zoned Zone 4a, as illustrated on Schedule "B" attached to and forming part of this By-law:
 - a) the maximum number of dwelling units shall be thirty-one (31);
 - b) the minimum side yard setback along the northwest property line shall be 7.5m;
 - c) the minimum front yard setback shall be 9.3m for all units with driveway access directly to Brewery Street and 3.59m for all other units;
 - d) the minimum side yard setback along the southeast property line shall be:
 - i) 7.5m for all units with their rear wall approximately parallel to said property line
 - ii) 3.0m for any unit with its side wall facing predominantly towards said property line and with its driveway access directly to Brewery Street
 - iii) 6.28m for any unit with its side wall facing predominantly towards said property line and with its driveway access to a private road or lane;
 - e) that all dwelling units with their rear wall approximately parallel to the southeast property line shall be a maximum of one storey;
 - f) three (3) off-street parking spaces shall be provided per dwelling unit.

3. Notwithstanding the provisions of this By-law, all lands shall be subject to the (H) symbol indicating that development cannot proceed until such time as a Record of Site Condition is acknowledged by the Ministry of the Environment.
4. Except as amended by the preceding regulations, the lands described on Schedule "A" attached to and forming part of this by-law and shown on Schedule "B" attached to and forming part of this by-law, shall be subject to all other applicable regulations as set down in By-law No. 83-38, as amended.
5. This by-law shall come into effect on the final passing thereof by the Council of The Corporation of the Township of Wilmot subject to compliance with the provisions of The Planning Act, R.S.O., 1990 and amendments thereto.

READ a first and second time on the 13th day of **January, 2014**.

READ a third time and finally passed in Open Council on the 13th day of **January, 2014**.

MAYOR

CLERK

SCHEDULE "A"

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Township of Wilmot, in the Regional Municipality of Waterloo and Province of Ontario being composed of Part of Lot 15, Concession South of Snyder's Road in the said Township of Wilmot.

This is Schedule "A" to By-law No. **2014-03**.

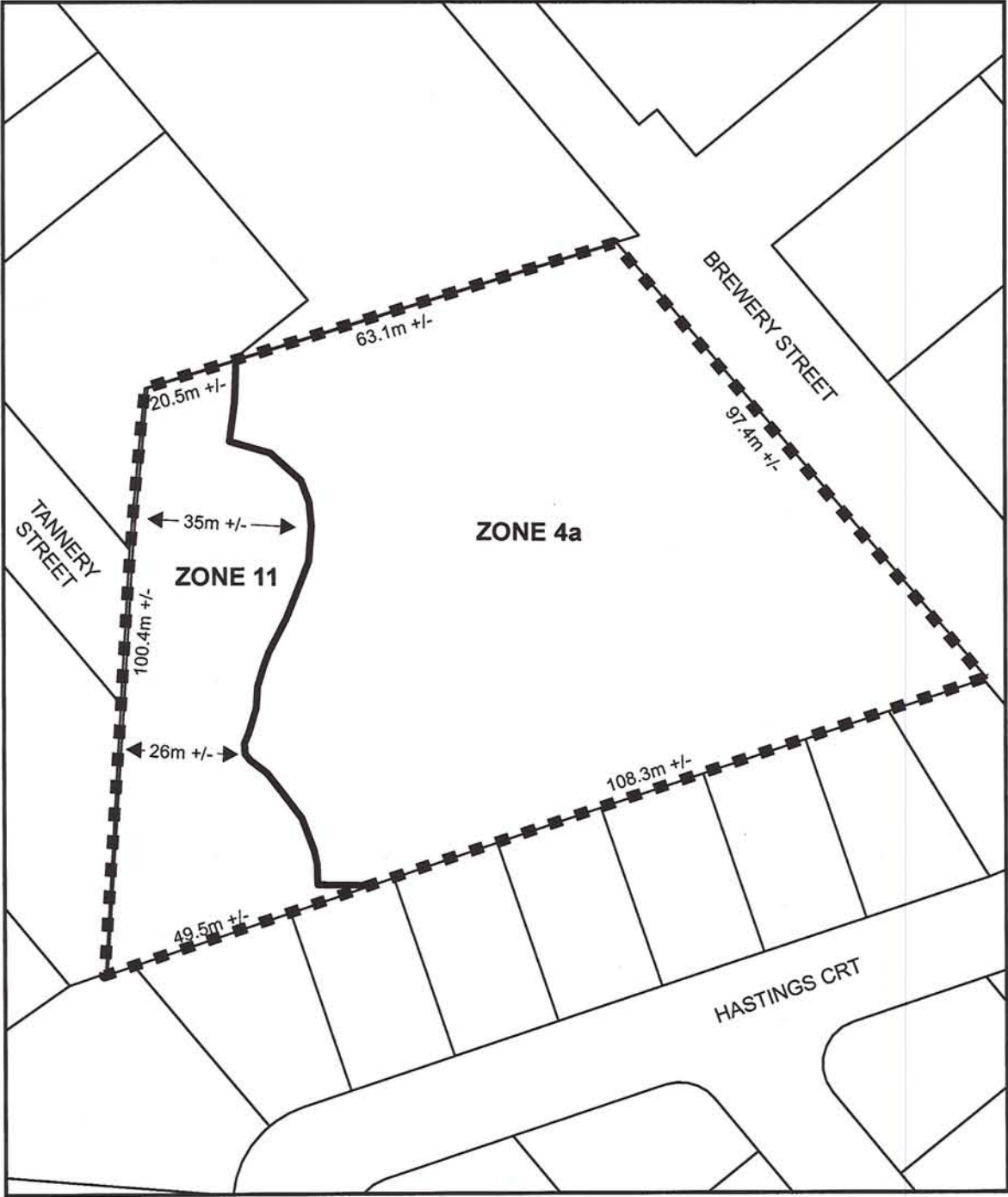
PASSED this **13th** day of **January, 2014**.

MAYOR

CLERK

SCHEDULE "B"
PART LOT 15
CONCESSION SOUTH OF SNYDER'S ROAD
TOWNSHIP OF WILMOT

SUBJECT LANDS OUTLINED THUS: - - - - -



THIS IS SCHEDULE "B" TO BY-LAW NO. 2014-03
PASSED THIS 13th DAY OF JANUARY, 2014.

MAYOR

CLERK

