



**TOWNSHIP OF WILMOT
COUNCIL MEETING AGENDA
MONDAY, SEPTEMBER 14, 2015**

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

- 1. MOTION TO CONVENE INTO CLOSED SESSION**
- 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 August 31, 2015**

Recommendation

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

Council Meeting August 31, 2015.

7. PUBLIC MEETINGS

- 7.1 REPORT NO. DS 2015-31
Zone Change Application 13/15
Marion Mills
Lot 48, Plan 58M-401
52 Hammacher Street, Baden**

Recommendation

THAT Council approve Zone Change Application 13/15 made by Marion Mills, affecting Lot 48, Plan 58M-401, to allow a second dwelling unit within the existing dwelling and to allow required off-street parking to be provided in front of the building line, subject to the following:

- 1. that a minimum of three off-street parking spaces be provided, and**
- 2. that the driveway shall not exceed a width of 6.7m.**

- 7.2 REPORT NO. DS 2015-33
 Zone Change Application 12/15
 Joseph and Adrienne Grec
 Part of Lot 7, Concession South of Erb's Road
 1544 Notre Dame Drive**

Recommendation

THAT Zone Change Application 12/15 made by Joseph and Adrienne Grec, affecting Part of Lot 7, Concession South of Erb's Road, to permit a residential building – two units, be approved.

8. PRESENTATIONS/DELEGATIONS

- 8.1 Nick Bogaert, Chairperson
 Heritage Wilmot Advisory Committee – Grandstand Murals**
- 8.2 Barry Fisher
 Baden Cornfest Update**
- 8.3 Carolyn Coakley, Chairperson
 Castle Kilbride Advisory Committee Update**
- 8.4 Al Junker
 Doors Open Waterloo Region Update**

9. REPORTS

- 9.1 CAO – no reports**
- 9.2 CLERKS**
- 9.2.1 REPORT NO. CL2015-23
 Award of Contract
 Municipal Drainage Superintendent**

Recommendation

THAT John Kuntze of K. Smart Associates Limited be appointed under by-law to provide Municipal Drainage Superintendent services for The Township of Wilmot in accordance with the Drainage Act and Tile Drainage Act for a term of three (3) years, commencing January 1, 2016, with the option to renew for an additional two (2) years, pending satisfactory service provisions.

- 9.2.2 REPORT NO. CL2015-24
 Independent Electricity System Operator (IESO)
 FIT Program
 Request for Municipal Support
 Re Rooftop Solar Applications
 Wilmot Township**

Recommendation

WHEREAS Apollo Union LP (the “Applicant”) proposes to construct and operate two rooftop solar PV systems, (the “Projects”) on 1717 Walker Rd., New Hamburg and 1605 Walker Rd., New Hamburg (the “Lands”) in the Township of Wilmot under the Province’s FIT Program. (Attached as Schedule ‘A’ to this report.)

AND WHEREAS the Applicant has requested that the Council of The Township of Wilmot indicate by resolution, Council’s support for the construction and operation of the projects on the lands,

AND WHEREAS pursuant to the FIT Rules, Version 4.0, Applications whose Projects receive the formal support of Local Municipalities will be awarded Priority Points, which may result in the Applicants being offered a FIT Contract prior to other Persons applying for FIT Contracts;

NOW THEREFORE BE IT RESOLVED,

THAT the Council of The Township of Wilmot supports the construction and operation of the Projects on the Lands.

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

AND FURTHER THAT this resolution’s sole purpose is to enable the Applicant 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 Projects, or for any other purpose.

9.3 FINANCE – no reports

9.4 PUBLIC WORKS – no reports

9.5 DEVELOPMENT SERVICES – no reports

9.6 FACILITIES AND RECREATION SERVICES – no reports

9.7 FIRE

**9.7.1 REPORT NO. FD 2015-08
Station 1 Infrastructure Improvement and Backup Power Supply**

Recommendation

THAT Dakon Construction be awarded the contract for station renovations, the installation of an emergency backup generator, and construction of a dedicated storage/display area for antique fire apparatus at Station 1 (Baden) in the amount of \$237,866 (net of HST Rebate).

9.8 CASTLE KILBRIDE – no reports

10. CORRESPONDENCE

- 10.1 Heritage Wilmot Advisory Committee – Meeting Minutes for June 3 and August 5, 2015**
- 10.2 Castle Kilbride Advisory Committee – Meeting Minutes for June 10**

Recommendation

THAT Correspondence Items 10.1 to 10.2 be received for information.

11. BY-LAWS

- 11.1 By-law No. 2015-50 – Zone Change Application 13/15, Marion Mills, 52 Hammacher Street**
- 11.2 By-law No. 2015-51 – Zone Change Application 12/15, Joseph and Adrienne Grec, 1544 Notre Dame Drive**
- 11.3 By-law No. 2015-52 – Being a By-law to Appoint a Drainage Superintendent**

Recommendation

THAT By-law Nos. 2015-50, 2015-51 and 2015-52 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. 2015-53**

Recommendation

THAT By-law No. 2015-53 to Confirm the Proceedings of Council at its Meeting held on September 14, 2015 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 MEETING MINUTES
MONDAY, AUGUST 31, 2015**

**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 Administration 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'Krafka, Fire Chief M. Raine, Director of Finance R. Tse, Curator/Director of Castle Kilbride T. Loch, Planner/EDO A. Martin, Manager of Accounting P. Kelly

- 1. MOTION TO CONVENE INTO CLOSED SESSION**
- 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**

Councillor B. Fisher disclosed a pecuniary interest with regards to Item Number 7.1 as he is an owner of property abutting the subject lands.

6. MINUTES OF PREVIOUS MEETINGS

- 6.1 Council Meeting Minutes July 20, 2015
Special Council Meeting Minutes August 5, 2015**

Resolution No. 2015-171

Moved by: M. Murray

Seconded by: P. Roe

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

**Council Meeting July 20, 2015, and
Special Council Meeting August 5, 2015.**

CARRIED.

7. PUBLIC MEETINGS

- 7.1 REPORT NO. DS 2015-29**
Official Plan Amendment Application 01/13
Zone Change Application 08/13
Labreche Patterson & Associates Inc. / Westcap Development Inc.
296, 302 and 308 Snyder's Road East / Brubacher Street, Baden

Resolution No. 2015-172**Moved by: A. Junker****Seconded by: M. Murray****THAT Council:**

- 1. adopt Official Plan Amendment No. 8 to the Township of Wilmot Official Plan to change the designation of a portion of the subject lands from Light Industrial to Urban Residential;**
- 2. approve Zone Change Application 08/13 by Labreche Patterson & Associates Inc. / Westcap Development Inc., affecting Part of Lots 13 and 14, Concession North of Snyder's Road to place a portion of the property abutting Brubacher Street within Zone 4a (Residential Row), subject to the following:**
 - a) the maximum number of dwelling units shall be 12,**
 - b) a minimum of 3 off-street parking spaces shall be provided per dwelling unit,**
 - c) the minimum side yard setback shall be 2.5m**
 - d) 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;**

and,

- 3. approve Zone Change Application 08/13 by Labreche Patterson & Associates Inc. / Westcap Development Inc., affecting Part of Lots 13 and 14, Concession North of Snyder's Road to place a portion of the property abutting Snyder's Road East within Zone 4a (Residential Row) and Zone 11 (Open Space), subject to the following:**
 - a) the maximum number of dwelling units shall be 20,**
 - b) the maximum height of a dwelling unit shall be one storey,**
 - c) a "Residential Building – Semi-Detached" shall be a permitted use,**
 - d) a minimum of 3 off-street parking spaces shall be provided per dwelling unit,**
 - e) the minimum front yard setback shall be 5.0m,**
 - f) 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.**

CARRIED.

Mayor Armstrong declared the public meeting open and stated that Council would hear all interested parties who wished to speak. He indicated that if the decision of Council is appealed to the Ontario Municipal Board, the Board has the power to dismiss an appeal if individuals do not speak at the public meeting or make written submissions before the by-law is passed.

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

Councillor B. Fisher disclosed a pecuniary interest with regards to this application and refrained from any discussion or subsequent voting thereof.

The Planner/EDO highlighted the report.

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

Mayor Armstrong asked if the applicant wished to address Council.

The applicant, Scott Patterson, voiced his support for staff's recommendation. He advised Council that he was available to answer any questions they may have.

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

In response to Councillor P. Roe, the Planner/EDO noted that the dam on the property could be addressed in a later report in so far as what can or cannot be done with it.

**7.2 REPORT NO. DS 2015-30
Zone Change Application 08/15
exp Services / 1920270 Ontario Inc.
Part of Lot 15, Concession South of Snyder's Road
Foundry Street / Gingerich Road / Brewery Street Baden**

Resolution No. 2015-173

Moved by: B. Fisher

Seconded by: P. Roe

THAT Council approve Zone Change Application 08/15 by exp Services / 1920270 Ontario Inc., affecting Part of Lot 15, Concession South of Snyder's Road, to place the lands within Zone 10a (Light Industrial) subject to the following:

- a) outdoor storage is prohibited,**
- b) the following additional uses be permitted:**
 - 1. a commercial establishment where services are rendered**
 - 2. light fabricating, assembly and manufacturing where there is low probability of fugitive emissions**
 - 3. contractor, building supplies dealer**
 - 4. offices**
 - 5. clinic or laboratory**
 - 6. gym or dance studio**
 - 7. accessory uses including:**
 - i. gas bar**
 - ii. convenience retail accessory to a gas bar**
 - iii. one take-out restaurant accessory to a gas bar, not including a drive-thru.**

CARRIED.

Mayor Armstrong declared the public meeting open and stated that Council would hear all interested parties who wished to speak. He indicated that if the decision of Council is appealed to the Ontario Municipal Board, the Board has the power to dismiss an appeal if individuals do not speak at the public meeting or make written submissions before the by-law is passed.

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

The Planner/EDO highlighted the report.

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

The Planner/EDO clarified for Councillor B. Fisher that a light industrial zoning includes general industrial which could include manufacturing that produces less noise making it more compatible with residential and commercial properties.

In response to Councillor B. Fisher, the Planner/EDO confirmed that sound barriers would be addressed through the site plan process which would be consistent with other similar developments.

Councillor B. Fisher inquired about the permitted use including a convenience store and gas bar. The Planner/EDO advised that they would be accessory to the light industrial which would mean that the light industrial would need to be built before any accessory components.

Mayor Armstrong asked if the applicant wished to address Council. The applicant did not address Council.

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

Nancy Pereira, 85 Village Green Way

Mrs. Pereira expressed her opposition to having commercial use in this light industrial development. Her opposition is about having two plazas in the town of Baden and that this new development would potentially take residents out of the downtown area. She expressed that this new development plus the addition of another stop light would take away from the "small town" feel of Baden. She further emphasized how the development would take people out of the down town area.

Mayor L. Armstrong advised Mrs. Pereira that the stop lights are a Regional initiative. The Planner/EDO further clarified that the stop lights were independent of this application and were not required as a result of the application.

The Director of Public Works confirmed that the Region had been planning improvements to the subject intersection prior to this application.

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

In response to Councillor J. Gerber, the Planner/EDO confirmed that the accessory components are specified in the Zoning By-law and that the By-law requires that the building of the accessory components be warranted by the existence of the light industrial uses before they can be built.

With regards to Councillor J. Gerber's comments on the exclusion of the possibility for a drive-thru, the Planner/EDO noted that the proposal did not include a drive-thru.

Councillor B. Fisher expressed the importance of offering places for people to work in Wilmot through the light industrial development but that he was not necessarily in favour of the gas bar and convenience store.

8. PRESENTATIONS/DELEGATIONS

8.1 Ben Broughton, Wilmot Agricultural Society

Mr. Broughton thanked Council for having him back to provide an update on the New Hamburg Fall Fair which will be celebrating 100 years of 4H in Ontario. He advised Council that the Fair will run for four days and will include all of the traditional favourites including the midway, horse pull, horse show, livestock displays, demolition derby and homecraft exhibits. He noted the farm petting zoo, exotic pet show and barnyard children's area that will keep the young ones entertained. As new features to the Fair there will be an antique tractor show and team sorting on horseback competition. He concluded his presentation by noting the need for more volunteers for the Fair especially for working at the gates.

8.2 Kathy Mostardi and/or Dorothy Wilson, Nith Valley Eco Boosters Blue Dot Movement

Resolution No. 2015-174

Moved by: A. Junker

Seconded by: J. Gerber

WHEREAS the Township of Wilmot supports in principle, the Blue Dot Movement's recommendation relating to the rights of citizens to live in a safe and healthy environment as follows;

WHEREAS the Township of Wilmot has historically strived to maintain within its jurisdiction, a healthy environment for all citizens through its many plans, policies, programs and practices in conformity with its Strategic Plan, Official Plan and by-laws;

AND WHEREAS the Township understands that people are part of the environment, and that a healthy environment is inextricably linked to human health and the social and economic well-being of our community;

AND WHEREAS the Township within its jurisdictional mandate supports in principle the right of all people to live in a healthy environment, including:

- (a) the right to breathe clean air;**
- (b) the right to drink clean water;**
- (c) the right to consume safe food;**
- (d) the right to access nature;**
- (e) the right to know about pollutants and contaminants released into the local environment;**
and,
- (f) the right to participate in decision-making that will affect the environment.**

THEREFORE BE IT RESOLVED:

- (a) THAT the Mayor, on behalf of Township Council, be directed to forward this resolution to the Prime Minister of Canada with the request that the right of all citizens to live in a healthy environment be enshrined in appropriate federal legislation and the Canadian Charter of Rights and Freedoms;**
- (b) THAT the Mayor, on behalf of Township Council, be directed to forward this resolution to the Premier of Ontario with the request that the right of all citizens to live in a healthy environment be enshrined in appropriate provincial legislation including the Ontario Environmental Bill of Rights;**

- (c) **THAT a copy of this resolution be forwarded the Kitchener-Conestoga Riding MP and MPP representatives; and,**
- (d) **THAT a copy of this resolution be sent to the Federation of Canadian Municipalities and the Association of Municipalities of Ontario.**

CARRIED, UNANIMOUSLY.

Ms. Mostardi introduced herself and the Blue Dot Movement. She noted how the movement began with David Suzuki and the David Suzuki Foundation to promote environmental rights being enshrined in the Canadian Constitution. The process Blue Dot is using for accomplishing this is by establishing a grassroots presence, such as the Nith Valley Eco Boosters in Wilmot, to gather interest at a local level and having the local municipality pass a Resolution that would be forwarded to the senior levels of Government. The next step is for the Provinces to adopt legislation confirming environmental rights and then for the Federal Government to pass similar legislation.

Ms. Wilson advised Council on the local efforts of the Nith Valley Eco Boosters including a petition having been signed by 2,100 citizens in Waterloo Region to advocate for local municipalities passing resolutions regarding environmental rights being enshrined in legislation. She also noted some events where Blue Dot has been present, local media coverage and partnering with local organizations. She spoke of the Nith Valley Eco Boosters being a relatively new group that have attended the 2015 Canada Day celebrations and the 2015 Baden Corn Festival. She concluded her presentation by advising Council that the recommendation presented to them in the Agenda was from Blue Dot but was edited by environmental planners with the Region of Waterloo for a made-in-Waterloo recommendation.

9. REPORTS

9.1 CAO

9.1.1 REPORT NO. CAO 2015-03 Updated 2015 Municipal Work Program

Resolution No. 2015-175

Moved by: M. Murray

Seconded by: J. Gerber

THAT the updated 2015 Municipal Work Program, as per the report dated August 31, 2015, prepared by the Chief Administrative Officer, be endorsed.

CARRIED.

The CAO highlighted the report.

The Director of Public Works responded to Councillor A. Junker's inquiry about stop ahead signs by stating that the Roads Foreman is proactive with sign placements enhancing safety at newly improved roads. Both the Director and Councillor A. Junker confirmed that the flashing beacons for stop ahead signs have been effective.

Mayor L. Armstrong noted that sign placement is important but that drivers need to be responsible when driving on unfamiliar roads.

In response to Councillor P. Roe, the Director of Public Works noted that the Roads Foreman does perform a weekly roads tour to identify any low hanging branches or other obstructions to signage but that he will advise the Foreman of any identified obstructions.

Mayor L. Armstrong responded to Councillor P. Roe that wider roads for more bike lanes would be very costly for many country roads since many of those roads do not have shoulders.

The Director of Public Works confirmed for Councillor B. Fisher that the loose gravel on Shade Street will be resolved as the newly tar and chipped road is used more and the weather will help the gravel affix to the tar.

The Director of Facilities and Recreation Services confirmed for Councillor B. Fisher that the interdepartmental Trails Working Group will be meeting to discuss priorities for trail development prior to the 2016 Capital Budget process.

9.2 CLERKS

9.2.1 REPORT NO. CL2015-20

St. Agatha Drain 2015

Acknowledgement of Revised Drainage Engineer's Report

Resolution No. 2015-176

Moved by: P. Roe

Seconded by: B. Fisher

1. THAT the Revised Drainage Engineer's Report dated August 6, 2015, prepared by J. Kuntze of K. Smart & Associates Inc. for the St. Agatha Drain 2015, serving the following drainage works:

- 1. improved drainage outlet for the low area in the south part of the Kraehling Farms Inc property; SE part of Lot 6, Concession NER;**
- 2. improved drainage outlet for Notre Dame Drive north of Erb's Road;**
- 3. improved drainage outlet for the low area in the southwest part of the Dietrich property in the E 1/2 Lot 4, Con NER;**
- 4. improved drainage outlet for the low area in the northwest part of the Haid property in the SE part of Lot 5, Con NER;**
- 5. improved drainage outlet for the low area on the RJS Farms Ltd. Property on the south side of Erb's Road in the northeast part of Lot 5, Concession SER;**

be received and further,

2. THAT the Open House and Special Council Meeting to Consider the Report be held Monday, September 21st, 2015 at 6:00 p.m. at the St. Agatha Community Centre.

CARRIED, AS AMENDED.

The Director of Clerk's Services highlighted the report.

At the request of Councillor A. Junker, the date of the Special Council Meeting was corrected to be Monday, September 21, 2015.

Councillor J. Gerber noted that he will not be able to attend the Special Council Meeting due to a prior commitment.

The Drainage Engineer, J. Kuntze, clarified for Councillor B. Fisher that any new development in St. Agatha will not have an impact on the drainage works given the storm water management requirement for the pre and post development flows into a drainage system to be equal.

Mr. Kuntze confirmed for Councillor B. Fisher that repair to the Ditner Drain would not be adequate to address this matter and provide the lands to the east with a proper outlet into a municipal drain.

**9.2.2 REPORT NO. CL2015-21
Proposed 2016 Council Meeting Schedule**

Resolution No. 2015-177

Moved by: J. Gerber

Seconded by: M. Murray

THAT the following schedule for Regular Council Meetings be adopted:

January 11, 2016	February 8, 2016
March 7, 2016	April 4, 2016
March 21, 2016	April 18, 2016
May 2, 2016	June 6, 2016
May 16, 2016	June 20, 2016
July 18, 2016	August 22, 2016
September 12, 2016	October 3, 2016
September 26, 2016	October 24, 2016
November 7, 2016	
November 21, 2016	December 5, 2016.

CARRIED.

9.3 FINANCE

**9.3.1 REPORT NO. FIN 2015-27
Ontario Community Infrastructure Fund (OCIF) Intake Two**

Resolution No. 2015-178

Moved by: M. Murray

Seconded by: A. Junker

THAT the Township submit an application to the Ontario Community Infrastructure Fund Intake Two for funding towards the Main Street Reconstruction Project.

CARRIED.

The Manager of Accounting highlighted the report.

9.4 PUBLIC WORKS – no reports

9.5 DEVELOPMENT SERVICES

- 9.5.1 REPORT NO. DS 2015-32**
Approval of a Billboard Sign
Rick Held
417 Waterloo Street, New Hamburg

Resolution No. 2015-179**Moved by: B. Fisher****Seconded by: A. Junker****THAT Staff be authorized to issue a Billboard Sign Permit subject to the following:**

- 1. That, approval apply only to the existing portable sign and proposed advertising face;**
- 2. That, at such time as the existing portable sign is removed or proposed to be replaced, such replacement shall be subject to a new license and the sign shall be in the form of a permanent sign, in compliance with the Township Sign By-law and subject to a subsequent license approval by Council;**
- 3. That, prior to the issuance of a permit, the applicant shall pay a license fee of \$166.67 (representing the remaining 4 months of the annual \$500 fee);**
- 4. That, the applicant shall provide staff with a request for Council to renew the permit no later than Monday November 30, 2015 accompanied by the annual license fee of \$500.**

CARRIED.

The Planner/EDO highlighted the report.

9.6 FACILITIES AND RECREATION SERVICES – no reports**9.7 FIRE – no reports****9.8 CASTLE KILBRIDE**

- 9.8.1 REPORT NO. CK2015-05**
Ontario Heritage Trust Award Nomination

Resolution No. 2015-180**Moved by: J. Gerber****Seconded by: P. Roe****THAT Council support the nomination prepared by Nancy Silcox with respect to Marie Voisin as the recipient of the Lieutenant Governor's Heritage Award for Excellence in Conservation.****CARRIED.**

The Curator/Director of Castle Kilbride highlighted the report.

10. CORRESPONDENCE

- 10.1 Grand River Conservation Authority – 2014 Annual Report on Actions**
10.2 Grand River Conservation Authority – Grand Actions, July/August 2015

Resolution No. 2015-181**Moved by: J. Gerber****Seconded by: B. Fisher****THAT Correspondence Items 10.1 to 10.2 be received for information.****CARRIED.**

In response to Councillor A. Junker, Mayor L. Armstrong advised that if any person knows of a water way within the GRCA watershed that they would like explored for potential rehabilitation that they can contact the GRCA directly.

11. BY-LAWS

- 11.1 By-law No. 2015-45 – Official Plan Amendment Application 01/13, Labreche Patterson & Associates Inc. / Westcap Development Inc., 296, 302 and 308 Snyder's Road East / Brubacher Street, Baden
- 11.2 By-law No. 2015-46 – Zone Change Application 08/13, Labreche Patterson & Associates Inc. / Westcap Development Inc., Brubacher Street, Baden
- 11.3 By-law No. 2015-47 – Zone Change Application 08/13, Labreche Patterson & Associates Inc. / Westcap Development Inc., 296, 302 and 308 Snyder's Road East, Baden
- 11.4 By-law No. 2015-48 – Zone Change Application 08/15, exp Services / 1920270 Ontario Inc., Part of Lot 15, Concession South of Snyder's Road, Foundry Street / Gingerich Road / Brewery Street, Baden

Resolution No. 2015-182**Moved by: J. Gerber****Seconded by: M. Murray****THAT By-law Nos. 2015-45, 2015-47 and 2015-48 be read a first, second and third time and finally passed in Open Council.****CARRIED.****Resolution No. 2015-183****Moved by: A. Junker****Seconded by: P. Roe****THAT By-law No. 2015-46 be read a first, second and third time and finally passed in Open Council.****CARRIED.**

Councillor B. Fisher disclosed a pecuniary interest with regards to this zoning application and refrained from any discussion or subsequent voting thereof.

12. NOTICE OF MOTIONS

13. QUESTIONS/NEW BUSINESS/ANNOUNCEMENTS**13.1 Council Meeting Schedule Conflict****Resolution No. 2015-184**

Moved by: J. Gerber

Seconded by: A. Junker

THAT the Regular Council Meeting scheduled for Monday, October 19, 2015 be cancelled due to the Federal Election.

CARRIED.

13.2 Councillor A. Junker advised Council of the New Dundee Soapbox Derby on Monday September 7, 2015 at 2:00.

13.3 At the request of Councillor P. Roe, Council directed staff to prepare a letter of congratulations to Her Majesty Queen Elizabeth II for becoming the longest serving monarch in British history on September 9, 2015.

14. BUSINESS ARISING FROM CLOSED SESSION**15. CONFIRMATORY BY-LAW****15.1 By-law No. 2015-49****Resolution No. 2015-185**

Moved by: A. Junker

Seconded by: M. Murray

THAT By-law No. 2015-49 to Confirm the Proceedings of Council at its Meeting held on August 31, 2015 be introduced, read a first, second, and third time and finally passed in Open Council.

CARRIED.**16. ADJOURNMENT (8:35 P.M.)****Resolution No. 2015-186**

Moved by: P. Roe

Seconded by: J. Gerber

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

CARRIED.

Mayor

Clerk



Township of Wilmot **REPORT**

REPORT NO. **DS 2015-31**

TO: **Council**

PREPARED BY: **Andrew Martin, Planner/EDO**

DATE: **September 14, 2015**

SUBJECT: **Zone Change Application 13/15**
 Marion Mills
 Lot 48, Plan 58M-401
 52 Hammacher Street, Baden

Recommendation:

That Council approve Zone Change Application 13/15 made by Marion Mills, affecting Lot 48, Plan 58M-401, to allow a second dwelling unit within the existing dwelling and to allow required off-street parking to be provided in front of the building line, subject to the following:

- 1. that a minimum of three off-street parking spaces be provided, and**
- 2. that the driveway shall not exceed a width of 6.7m.**

Background:

Notice of the Public Meeting was given to property owners within 120 metres of the subject lands on August 7, 2015. The following is a summary of comments received.

Public:

Marc Duggan, 45 Isaac Shantz Drive: concerned with density, lower property values, crowded on-street parking, crowding of schools, and precedent.

Lynn and Randy Thring, 29 Isaac Shantz Drive: precedent setting and potential for absentee landlords on other properties if a similar application were made; impact on property values

Michelle Bingeman, 21 Erhardt Wagner Place: negative impact on property values and increased traffic.

Isabel Kuxdorf-Pescantin, 53 Erhardt Wagner Place: concerned about on-street parking

Agencies:

GRCA: no comments or concerns

Region of Waterloo: no objections

Discussion:

The subject lands are designated Urban Residential in the Township Official Plan, and are zoned Zone 2b (Residential) within the Township Zoning By-law.

The property is currently developed with a single family dwelling. This application proposes to permit a second dwelling unit within the existing home to allow the applicant to convert the basement into an apartment. The application also proposes to allow required off-street parking to be provided in front of the building line (in the driveway).

Concerns raised from four property owners in the area expressed concerns with the inappropriateness of apartment units in a single family neighbourhood and negative impact on property values.

Development impact on property values is not typically considered in land use planning. That said, staff are unaware of any examples in Wilmot to demonstrate that apartment units or other multiple dwellings, have resulted in reduced property values of abutting single detached homes. In general, the value of homes within Wilmot Township seem to consistently appreciate.

The proposed zone change application represents a compatible land use. Policy 2.1.6.1 of the Township Official Plan 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.

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.

Staff would suggest that one of the primary considerations for determining the appropriateness of a second dwelling unit is the ability for a property to provide adequate parking. The Zoning By-law requires one parking space per dwelling unit behind the building line (greater than 6.0m from the front property line); in this case two spaces would be required. The existing home has a double width driveway and an oversized single car garage, so three spaces can be provided. As the existing garage is slightly undersized to provide two parking spaces, the application proposes to allow required off-street parking spaces to be provided in front of the building line. The existing driveway and garage can more than achieve the required off-street parking requirements. To ensure that driveway is not widened (so as to remain consistent with abutting properties) and the garage remains available to provide parking, staff propose that the implementing by-law require a minimum of three off-street parking spaces (one in the garage, and two in the driveway). As well the by-law would establish a maximum driveway width of 2.7m to ensure it is not widened beyond the existing width and that of a standard double width driveway.

Strategic Plan Conformity:

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

Financial Considerations:

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

Conclusion:

The Township Official Plan promotes a mix of housing types and densities within the Urban Residential Designation. The integration of apartments, townhomes and other multiples within existing and established neighbourhoods represents compatible land uses as discussed within the report. The subject property is sized such that adequate off-street parking can be provided within a configuration consistent with existing abutting driveway widths.



Andrew Martin, MCIP RPP
Planner/EDO



Reviewed by CAO



Hammacher St

Erhard Wagner Pl

Subject
Property

ZCA-13/15
52 Hammacher St



Andrew Martin

From: Marc Duggan <marc.duggan@rogers.com>
Sent: Wednesday, August 12, 2015 10:13 PM
To: Harold O'Kafka
Cc: Andrew Martin
Subject: Re: Zone change application 13/15

Hello Harold,

The supporting reasons for my opposition are as follows:

- 1) Higher population density.
- 2) Lower property value.
- 3) More crowding of on-street parking (for visitors, etc.).
- 4) Further crowding of the school(s) if rental tenants have children.
- 5) Sets a precedent for other home owners to rezone in the same manner.

Many of us that bought homes in this neighbourhood did so knowing that it was zoned a certain way, to start changing that now (before the sub-division is even finished being built) would undermine the original reason we bought homes here.

I hope this helps and thank you very much for your quick response and suggestions.

Marc Duggan
45 Isaac Shantz Dr.
Baden, ON
N3A4M3

Andrew Martin

From: Lynn Thring <lynn.thring@sympatico.ca>
Sent: Friday, August 14, 2015 2:43 PM
To: Andrew Martin
Subject: Zone Change Application13/15 52 Hammacher Street Baden

Dear Mr. Martin,

This letter is in regard to the zone change application for 52 Hammacher Street in Baden.

My family opposes this change for several reasons.

We built our home in this area of Baden 8 years ago with the knowledge and understanding this area was designated Urban Residential according to the official Township plan, zone 2b within the Township Zoning By-law. We would not have built our home in this area, had it been designated for rental property, or for multi-unit dwellings.

We feel, if this zoning is changed, it will set a precedent for our area which we do not want. We are happy living in this area, where people own their homes and take pride in their property.

We have seen this happen in K-W, where rental properties are not maintained when it comes to landscaping and exterior home maintenance. I am not saying this would apply in this particular case. However, by setting a precedent there is nothing to stop others from renting their whole home, not only to a family, but to a group of different people. Also someone could turn their home into a multi-unit rental by making the home into two apartments. There are no guarantees that an absentee landlord would ensure property standards are kept. There are good and bad landlords, just as there are good and bad tenants. You cannot fully guarantee the quality of either until it is too late.

We are also concerned that if there are rental dwellings among the family owned dwellings it will devalue the neighbouring properties.

Instead of changing the residential zoning of this area, Wilmot Township should have areas in Baden strictly designated for multi-unit dwellings. Anyone who wants to be a landlord and own a multi-unit dwelling could purchase one in this area, instead of trying to change an existing residential area to suit only their needs.

It is our hope that the Township of Wilmot will leave our neighbourhood designation as is, thereby preserving our property values and our neighbourhood.

Regards.
Lynn and Randy Thring

Andrew Martin

From: Michelle Bingeman <Michelle_Bingeman@manulife.com>
Sent: Tuesday, August 18, 2015 11:28 AM
To: Andrew Martin
Subject: Zone Change Application 13/15 for 52 Hammacher Street, Baden

Hello

I wanted to express my opposition to this zone change. This area of Baden are larger lot, larger value homes. Increasing the density of dwellers is concerning to me from a home value perspective, vehicle traffic perspective and value of home perspective.

I would be opposed to this change going through as we purchase our home in an area that we believe to be single detached/single dwelling homes.

Thank-you in advance!

Michelle Bingeman | Corporate Accounts Specialist, GB Plan Design
600 Weber St N | Waterloo, Ontario | T. 519 747-7000 Ext. 246136
Michelle_Bingeman@manulife.com | manulife.com

STATEMENT OF CONFIDENTIALITY The information contained in this email message and any attachments may be confidential and legally privileged and is intended for the use of the addressee(s) only. If you are not an intended recipient, please: (1) notify me immediately by replying to this message; (2) do not use, disseminate, distribute or reproduce any part of the message or any attachment; and (3) destroy all copies of this message and any attachments.

Andrew Martin

From: Isabel Kuxdorf <ihkuxdorf@yahoo.com>
Sent: Thursday, September 10, 2015 10:07 AM
To: Andrew Martin
Subject: Zone change application 13/15 52 Hammacher Street

Dear Andrew,

I have concerns regarding this zone change application. I feel it sets a bad precedent for our neighbourhood. If more apartment units are created we will have increased traffic in the area. Also, with regard to street parking, if we have more parked cars (and we already have many who park day and night on the street) it creates a dangerous environment for children playing and walking home from school. If one person is allowed to offer street parking as part of an apartment unit, we will have to open it to others and as a result we will have many more parked cars. This is a hazard. I feel this application as it stands should not be granted.

Please note my concerns and I am sure others in the area would echo these.

Thanks for your attention to the matter. Kindly let me know you received my input.

Isabel Kuxdorf-Pescantin



Township of Wilmot REPORT

REPORT NO. DS 2015-33

TO: Council

PREPARED BY: Andrew Martin, Planner/EDO

DATE: September 14, 2015

SUBJECT: Zone Change Application 12/15
Joseph and Adrienne Grec
Part of Lot 7, Concession South of Erb's Road
1544 Notre Dame Drive

Recommendation:

That Zone Change Application 12/15 made by Joseph and Adrienne Grec, affecting Part of Lot 7, Concession South of Erb's Road, to permit a residential building – two units, be approved.

Background:

Notice of the Public Meeting was given to property owners within 120 metres of the subject lands on August 6, 2015.

Public: none

Agencies:

GRCA: no comments or concerns

Region of Waterloo: no objections

Discussion:

The application proposes to add a second dwelling unit as a permitted use on the property to allow for an apartment to be created within an addition to the existing residence on the subject lands. The applicants advise that the existing home and addition would be used for their own residence and to accommodate additional family members.

The subject lands are designated as Agricultural Resource Area within the Township Official Plan and are zoned Zone 1 (Agricultural). The property consists of approximately 0.2ha currently developed with a single family dwelling and accessory structures.

The applicant will be required to make application for a building permit for the proposed addition and a septic permit for a new or expanded system to service the two dwelling units.

Strategic Plan Conformity:


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

Financial Considerations:

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

Conclusion:

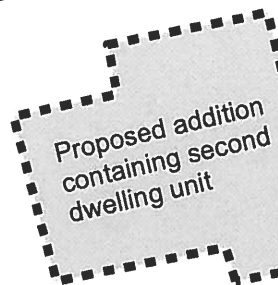
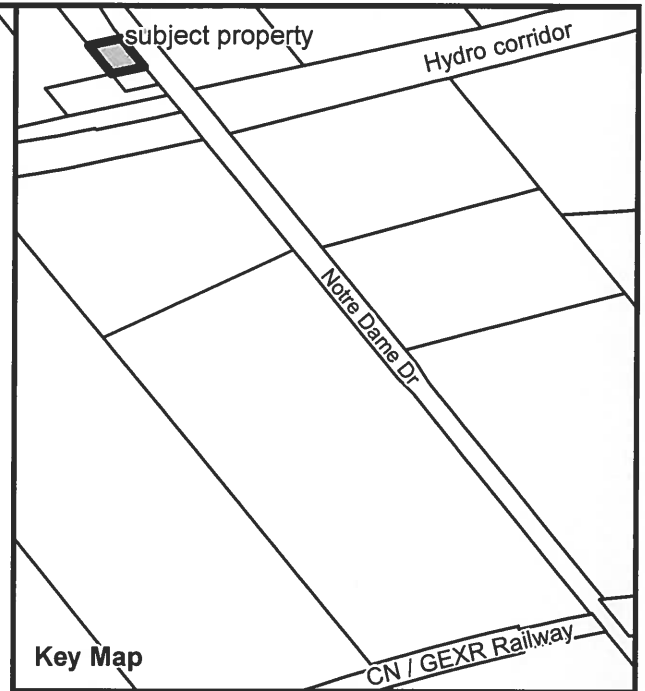
Second dwelling units on agricultural properties are permitted on lands with an area of at least 35ha. However, through site specific amendment, the Township has permitted second dwelling units by way of an apartment or temporary mobile home on undersized agricultural properties. In this regard the subject application represents a land use that has previously been accepted by the Township as appropriate and staff recommend the approval of the application.



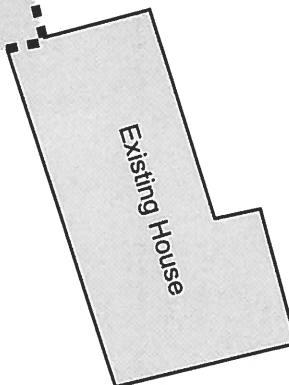
Andrew Martin, MCIP RPP
Planner/EDO

Reviewed by CAO

ZCA-12/15
1544 Notre Dame Drive



1544 Notre Dame Drive



Notre Dame Drive





HERITAGE WILMOT

COUNCIL PRESENTATION
NICK BOGAERT, CHAIRPERSON
HERITAGE WILMOT
SEPTEMBER 14TH, 2015

- New Hamburg Grandstand history began in 1874 with purchase of 17 acres of land for a showground and park.
- Became the home of the Wilmot Agricultural Society's Fall Fair.
- Racetrack added in 1886, and first grandstand built in 1894 to accommodate 800 people.
- “Derby Days” hosted from 1930’s – 1950’s.
- New Hamburg was *the* Canadian hub for harness horse racing dating back to 1886.
- The Derby was the premier event in Canada and was the most important day race meet at that time.



NEW HAMBURG GRANDSTAND BACKGROUND

The grandstands have served as a focal point for a variety of activities for over a century in Wilmot Township. Throughout the years, this landmark structure has remained central to many community activities.



PRICES REDUCED ON GRANDSTAND TICKETS

The Biggest One-Day Race Meet In Ontario

New Hamburg, Civic Holiday, Mon., Aug. 4

RESERVED SEATS FOR GRANDSTAND NOW AVAILABLE

Box Seats	—	—	\$1.50	South End of Stand
First 8 Rows	—	—	\$1.00	Not Reserved
Next 7 Rows	—	—	.75	Seats — — 50 cents

Cheque or money order made payable to New Hamburg Turf Association must be sent with your order for seats. Please make cheque payable at par, New Hamburg. If seats ordered are already sold, next best seats will be reserved for you. Address letters to:—

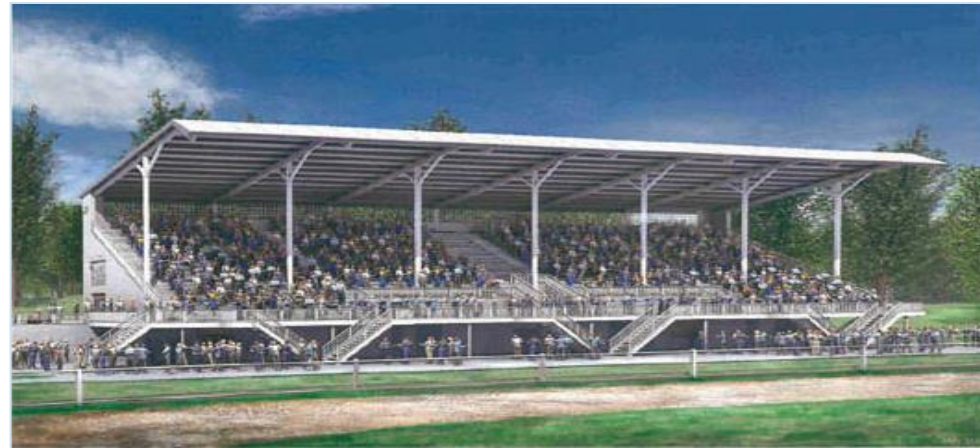
L. E. APPEL, GRANDSTAND CHAIRMAN,
BOX 96 — NEW HAMBURG, ONTARIO

Residence Phone 195

Business Phone 20

NEW HAMBURG GRANDSTAND- BACKGROUND

- A 2007 fire consumed the grandstands and the New Hamburg landmark was once again rebuilt to resemble the original.
- New feature added – spaces to create wall murals to showcase events hosted here.
- Heritage Wilmot has the privilege to lead this project.



NEW HAMBURG GRANDSTAND- DEVASTATION AND REBUILD

The structure has **eight areas** for murals to be painted on, located on **three different walls**. The spaces are slightly recessed and done in concrete block with a white finish.

The sizes of the areas are:
four are 20' X 13' 9 1/2"
two are 16' X 13' 9 1/2"
two are 9' X 6' 6 3/4"



NEW HAMBURG GRANDSTAND-MURAL SPACES

- Various materials and methods researched, and decided on paint.
- Lance Russwurm was approved and endorsed as the artist for the project.
- Artist/illustrator from the Kitchener-Waterloo area, who specializes in historical and mechanical subject matter.
- He works mostly in acrylics, oils, watercolours, graphite and ink.
- Many examples of local work including Castle Kilbride and downtown New Hamburg.



NEW HAMBURG GRANDSTAND-MURAL ARTIST



CASTLE KILBRIDE

LANCE RUSSWURM



FIRE HALL MURAL

LANCE RUSSWURM



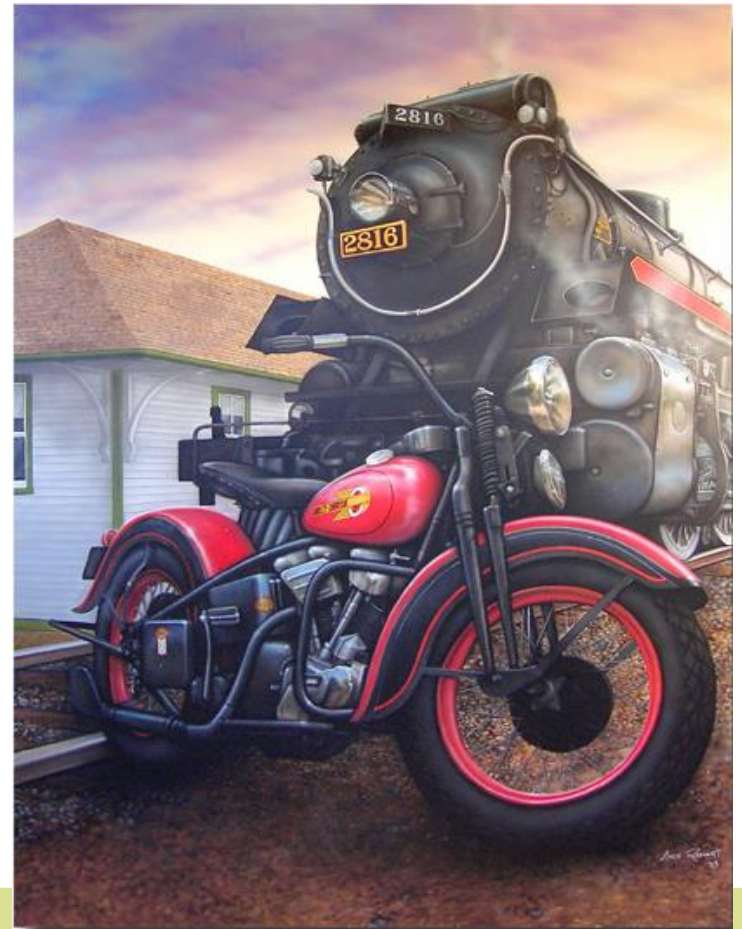
LANCE RUSSWURM

RITZ PRINTING MURAL



OTHER WORK

LANCE RUSSWURM



LANCE RUSSWORM

PAST MURAL WORK



NEW HAMBURG GRANDSTAND-ARTIST CONCEPT

- 1. Baseball**
- 2. Fall Fair (midway)**
- 3. Hockey**
- 4. Mennonite Relief Sale**



NEW HAMBURG GRANDSTAND – 8 MURAL THEMES

5. Mopar

6. New Hamburg Band (tattoo)

7. Pacing Derby

8. Wilmot Agricultural Society



**NEW HAMBURG GRANDSTAND- 8 MURAL
THEMES**



**NEW HAMBURG GRANDSTAND-ARCHIVAL
IMAGES**

Fall/Winter 2015 – Eight artist's renderings will be completed by the artist reflecting the approved themes.

Spring 2016 – All eight murals will be painted on the grandstand (weather permitting) with the goal to have the project completed before May.



NEW HAMBURG GRANDSTAND-TIMELINE



HERITAGE WILMOT

THANK YOU!



Castle Kilbride Advisory Committee Update



Castle Kilbride Maids of Kilbride Tea & Tour



Princess Tea

June 26 & August 7



Summer Concert Series



Cornfest



NEW

Castle Kilbride Fall Lecture Series



Thursday September 24
7 p.m. at Castle Kilbride
History of beer lecture by Stacy
McLennan (Waterloo Region
Museum) plus 4 samples of 4oz
Beer at EJ's Tavern.

Tickets \$23 (includes HST, lecture and 4
drink samples)



Charming in Waterloo County



Thursday October 29, 2015
7 p.m. at Castle Kilbride
Lecture on the unique folk
magic healing system called
"Charming" lecturer Joanna
Rickert-Hall.

Tickets \$15 (includes HST, lecture
tour of Lotions & Potions Exhibit)

See you at Castle Kilbride!



www.castlekilbride.ca



DOORS OPEN

SEPTEMBER 19, 2015

What is Doors Open?

Ever wonder what is inside some of the great buildings and unusual sites in

Waterloo Region?

Doors Open is your chance to see. There are 40 sites participating in Waterloo Region including 5 sites in Wilmot Township (New Hamburg)
Admission is free.



Cranberry House B&B





Cranberry House B&B





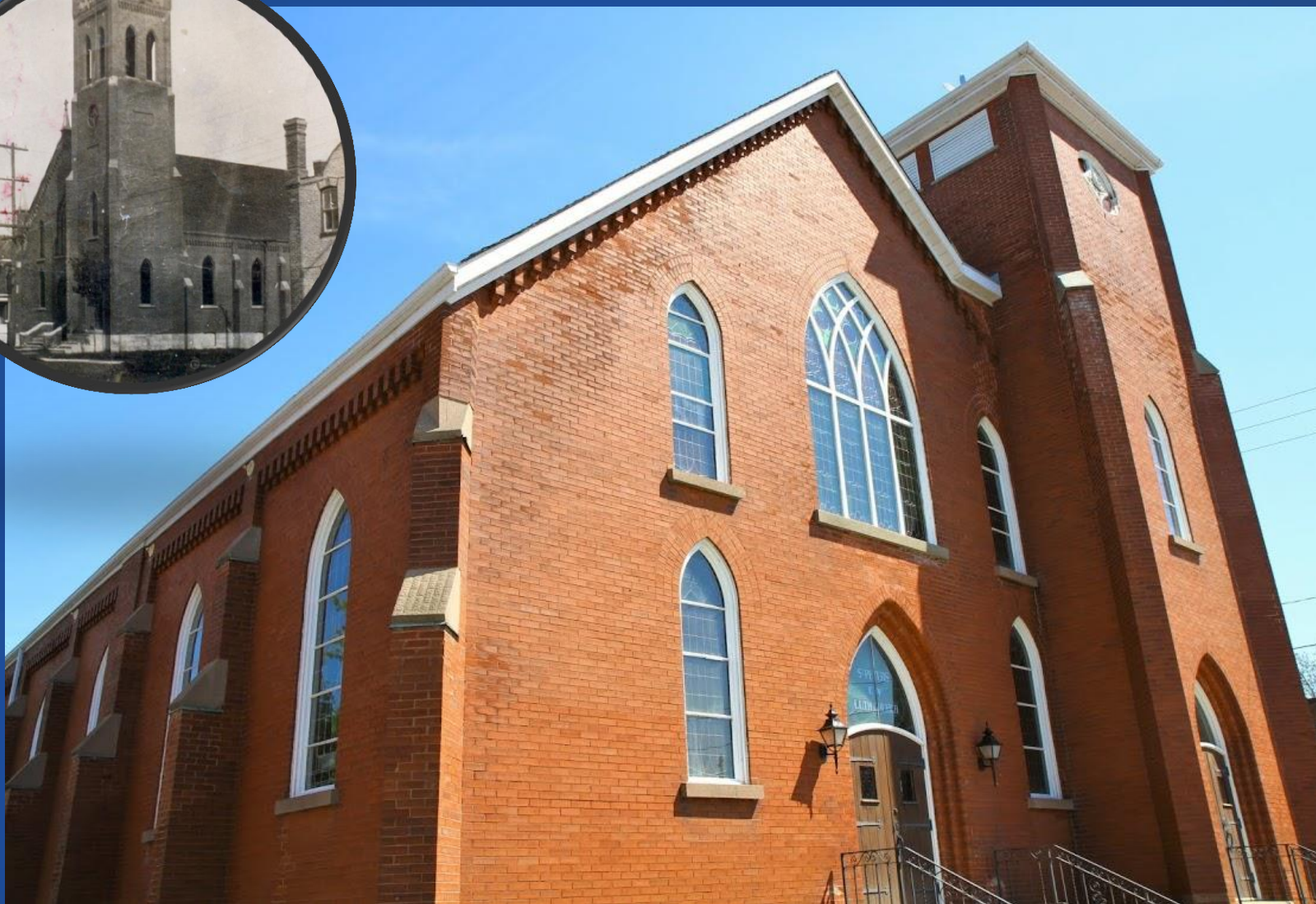
New Hamburg Public Library





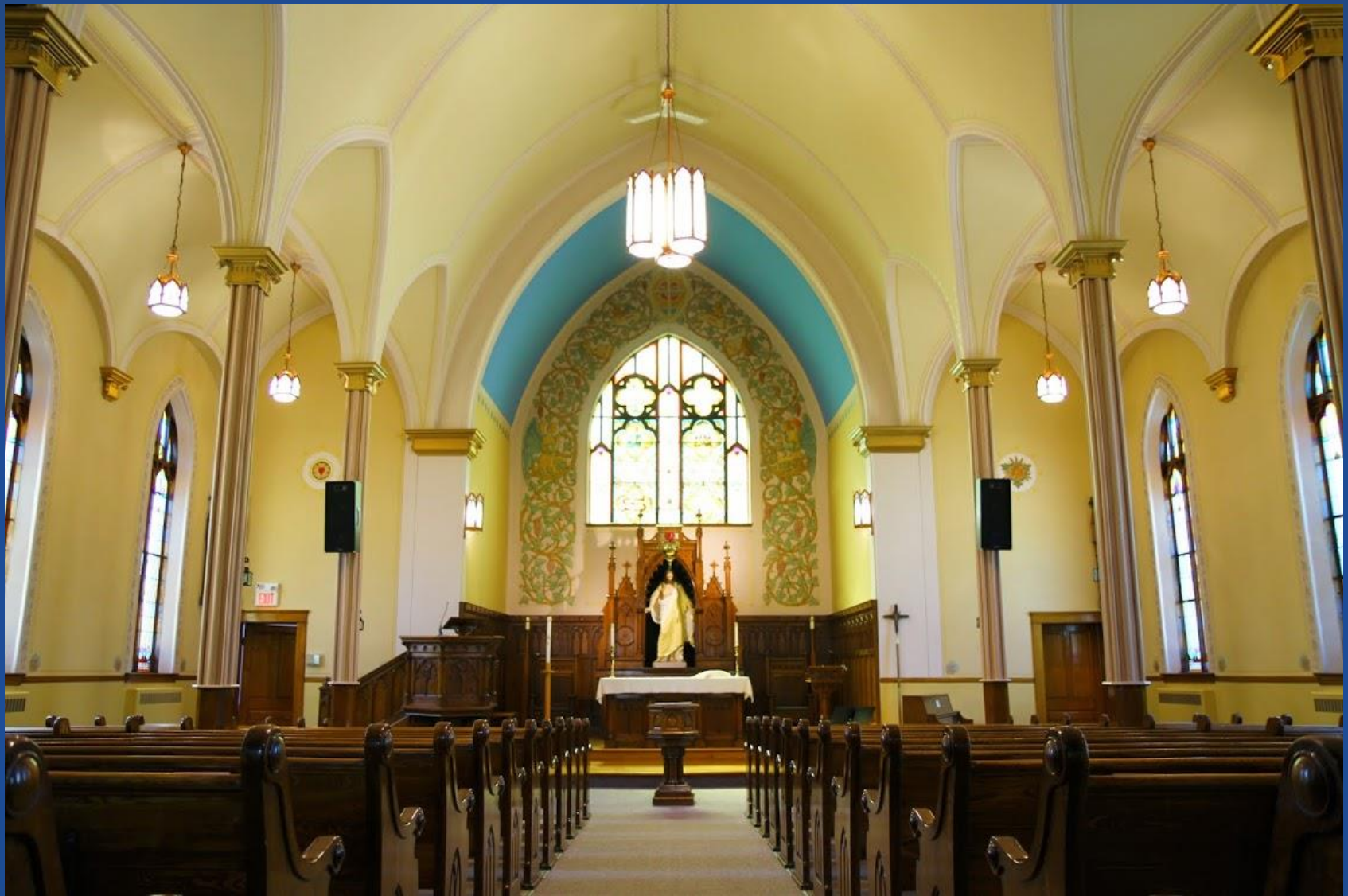
Puddicombe House



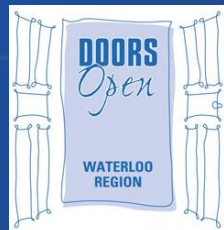


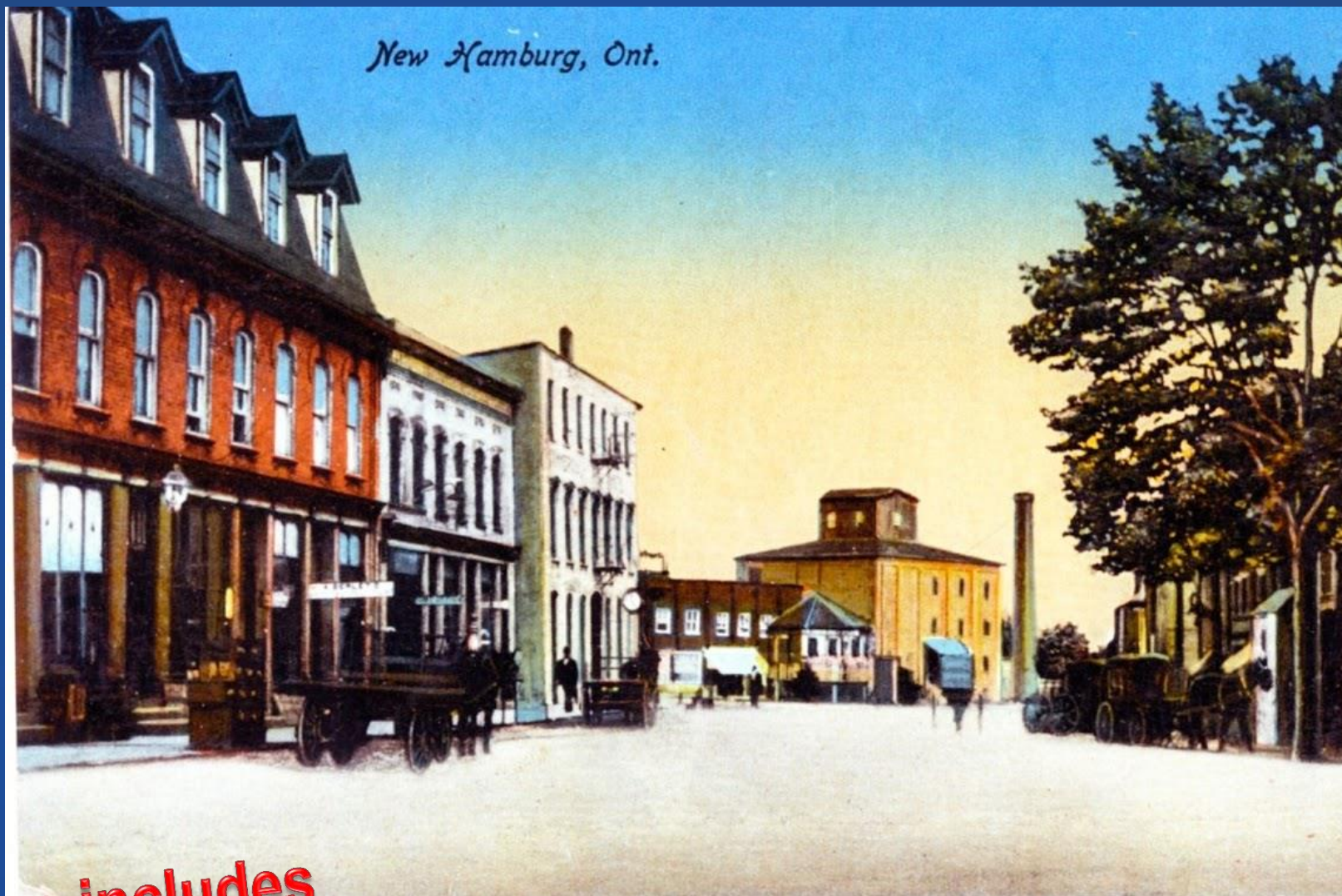
St. Peter's Lutheran Church





Trinity Lutheran Church

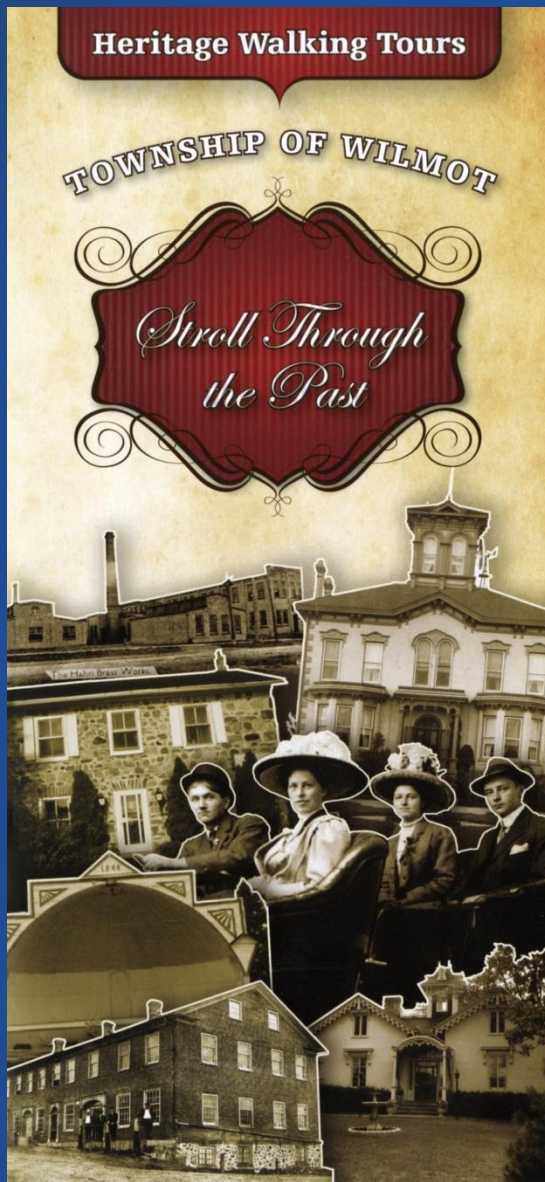




Also includes

Historic District Walking Tour





Three guided walks led by Heritage Wilmot:

10 a.m.

Noon

2 p.m.

Meet at the New Hamburg Public Library. Walk through heart of New Hamburg and enjoy the many 19th and early 20th century buildings; over 75% have been identified as heritage structures. Tour is rain or shine.

DOORS OPEN

SEPTEMBER 19, 2015





Township of Wilmot **REPORT**

REPORT NO. CL 2015-23

TO: Members of Council

PREPARED BY: Barbara McLeod, Director of Clerk's Services
Gary Charbonneau, Director of Public Works
Patrick Kelly, Manager of Accounting

DATE: September 14, 2015

SUBJECT: Award of Contract
Municipal Drainage Superintendent

Recommendation:

THAT John Kuntze of K. Smart Associates Limited be appointed under by-law to provide Municipal Drainage Superintendent services for The Township of Wilmot in accordance with the *Drainage Act* and *Tile Drainage Act* for a term of three (3) years, commencing January 1, 2016, with the option to renew for an additional two (2) years, pending satisfactory service provisions.

Background:

The term of the existing contract with J. Kuntze of K. Smart Associates Limited for Drainage Superintendent Services for the Township has expired.

On August 4, 2015, RFQ 2015-30 was released for the provision of Municipal Drainage Superintendent Services for a 5-year term. The RFQ was advertised on the Township website and social media, and also forwarded directly to numerous Drainage Firms within Ontario.

Discussion:

As of the closing date two (2) submissions were received by the Township from the following firms: R. J. Burnside & Associates Limited of Stratford and K. Smart Associates Limited of Kitchener.

A Selection Committee was composed of the following individuals: Mayor L. Armstrong, Councillors P. Roe and A. Junker, CAO, Director of Clerk's Services, Director of Public Works, and Manager of Accounting. The Committee evaluated the submissions and undertook an interview process with the bidders under consideration of the following factors:

- Experience in municipal drainage;
- Experience representing the municipality in a drainage tribunal setting;
- Research and analytical skills;
- Ability to work well on own and with others in a team setting;
- Ability to prepare, read and interpret plans, including blueprints and drawings;
- Capability to allocate sufficient resources to complete tasks in a timely manner;
- Cost proposal

Based on the committee's input, it is recommended that J. Kuntze of K. Smart Associates Limited, be appointed as the Drainage Superintendent for the Township for a three (3) term with a renewal option of two (2) years beginning January 1, 2016. The rates for these services are as follows:

	Hourly Charge-Out Rate (excluding HST)				
Position	2016 \$/Hour	2017 \$/Hour	2018 \$/Hour	2019 \$/Hour	2020 \$/Hour
Drainage Superintendent	63.00	65.00	66.00	67.00	68.00
Senior Project Manager	37.00	40.00	40.00	41.00	42.00
Technical Support Staff	37.00	40.00	40.00	41.00	42.00

With the exception of a marginal increase in 2009, the services that have been provided by Mr. Kuntze have been retained at the same pricing for a number of years. The proposed fees for 2016 match what is being charged under the current contract.

Council will recall the following procedure that was established in 2009 with respect to new municipal drains, and repair/improvements to existing municipal drains:

'Where the Drainage Superintendent has determined that drain maintenance cannot be done using the previous report for the drain, staff would seek an independent, alternative engineering firm other than K. Smart and Associates to be appointed by Council as the Drainage Engineer, who will undertake the preparation of reports and the necessary requirements under the Drainage Act. '

This practice has been successfully implemented since 2009, and staff have no concerns in continuing with this arrangement, provided that the opportunity is offered to all qualified engineering firms.

Strategic Plan Conformity:

In reviewing the staffing requirements for drainage services, the Township is strengthening our level of customer service, and being a more engaged community.

By proceeding with the requirements outlined under the Drainage Act, Council is helping to continue maintaining critical infrastructure within the municipality.

Financial Considerations:

The Drainage Superintendent provides estimated costs for the following fiscal year to the Township and OMAFRA in the fall, for budgetary purposes. The annual cost impact to the municipality for drainage superintendent services was budgeted at \$14,000 for fiscal 2015. This cost is offset by a 50% grant from OMAFRA (\$7,000).

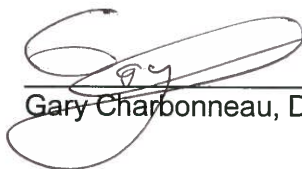
It is not anticipated that the Township will incur a significant change in net expenditure for Drainage Superintendent Services under the proposed agreement.

Conclusion:

Based on the above information, his experience, knowledge and familiarity with drainage issues within the Township, it is recommended that J. Kuntze of K. Smart Associates Limited be appointed under by-law as Drainage Superintendent for a three (3) year term with the option for a two (2) year renewal, and that a comprehensive market review be conducted at the conclusion of the contract term.



Barbara McLeod, Director of Clerk's Services



Gary Charbonneau, Director of Public Works



Patrick Kelly, Manager of Accounting



Reviewed by CAO



Township of Wilmot **REPORT**

REPORT NO. CL2015-24

TO: Mayor L. Armstrong and Members of Council

PREPARED BY: Barbara McLeod, Director of Clerk's Services

DATE: September 14, 2015

SUBJECT: Independent Electricity System Operator (IESO)
FIT Program
Request for Municipal Support
Re Rooftop Solar Applications
Wilmot Township

Recommendation:

WHEREAS Apollo Union LP (the "Applicant") proposes to construct and operate two rooftop solar PV systems, (the "Projects") on 1717 Walker Rd., New Hamburg and 1605 Walker Rd., New Hamburg (the "Lands") in the Township of Wilmot under the Province's FIT Program. (Attached as Schedule 'A' to this report.)

AND WHEREAS the Applicant has requested that the Council of The Township of Wilmot indicate by resolution, Council's support for the construction and operation of the projects on the lands,

AND WHEREAS pursuant to the FIT Rules, Version 4.0, Applications whose Projects receive the formal support of Local Municipalities will be awarded Priority Points, which may result in the Applicants being offered a FIT Contract prior to other Persons applying for FIT Contracts;

NOW THEREFORE BE IT RESOLVED,

THAT the Council of The Township of Wilmot supports the construction and operation of the Projects on the Lands.

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

AND FURTHER THAT this resolution's sole purpose is to enable the Applicant 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 Projects, or for any other purpose.

Background:

Ontario's Green Energy Act was created to expand renewable energy generation, encourage energy conservation and promote the creation of clean energy jobs.

The Ministry of Energy developed a Feed-in Tariff Program (FIT) under this Act which was finalized in March of this year and is implemented by The Independent Electricity System Operator (IESO) – formally the Ontario Power Authority (OPA). The FIT Program is a straightforward way to contract for renewable energy generation. It is divided into two streams: FIT and microFIT. The FIT Program is for renewable energy projects that can generate more than 10 kilowatts (kW) of electricity. The microFIT Program is for very small projects, at a home or small business that can generate 10 kW or less.

Under the FIT Program a point prioritization system has been put into effect to judge competing applications. The points system adds weight to or ranks the applications for contracts to initiate solar rooftop projects based on municipal support, community participation, Aboriginal participation, education or health participation, project readiness and water and bioenergy projects.

The IESO is looking to gain Municipal engagement and awareness of these projects. The sole purpose of the municipal resolution of support is to enable FIT Program participants to receive priority points under the program's rules. The resolution does not affect normal requirements for permits, or any other relevant local requirement for the construction of the projects.

Discussion

At the time of this report, the Township has received one inquiry regarding rooftop solar generation projects, seeking to obtain Council support for their projects in Wilmot Township in order to receive priority points under the FIT program. They are:

Apollo Union LP for projects located at 1717 Walker Rd. and 1605 Walker Rd., New Hamburg.

From discussions with the abovementioned applicants, it is anticipated that more requests for support under FIT will be received by the Township due to the short application window under this program.

The IESO has provided the Applicants with draft municipal support resolution templates – one for blanket support and one for individual project support. The window for the FIT 4.0 projects opens September 30, 2015 and closes October 23, 2015. Applications will be given priority points by time stamp when received.

The Township's Fire Department has advised that any property with alternative sources of energy should be identified for the safety and protection of firefighters and that a report and by-law to address these concerns will be prepared for Council's consideration. The Fire Chief will be notified of these types of properties.

The Township's Development Services Department will receive building permit applications for the construction of the rooftop solar panels.

Strategic Plan Conformity:

Municipal support of the rooftop solar applications reduces the use of fossil fuels which protects our natural environment.

Financial Considerations:

There are no financial implications for the municipality.

Conclusion:

Staff recommend that Council support the applications for the rooftop solar systems in Wilmot Township, under the FIT 4.0 provincial program.



Barbara McLeod, Director of Clerk's Services


Reviewed by CAO

Dear Mayor and Clerk of the Municipality of Wilmot,

I am writing this letter to apply the Municipal Council Resolutions for my two solar rooftop PV projects.

Company Description:

My name is Peter Zhang, I am from Appollo Union LP (Limited Partnership Company). Appollo Union is combined by LH Solar Inc and Polaron Solartech Corp. LH Solar Inc., a subsidiary of Beijing Huaxin Liuhe Investment Co Ltd., is a solar energy company based in Ontario for farms, commercial and residential markets. Appollo Union is a legally registered Partnership Company between LH Solar Inc. and a Municipal Organization.

Polaron Solartech, a subsidiary of Polaron International, an affiliate with Xinyi Glass China and Xinyi Solar Holdings Ltd provides EPC/turnkey solutions for solar power systems in Ontario, helping individuals, businesses and institutions profit from renewable energy.

Polaron Solartech leads all aspect of commercial, financial and asset management, while its channel partners, such as SolarBrokers.ca, which focuses in sales, marketing, engineering and construction in MicroFIT project development. LH Solar Polaron Solartech have multiple channel to marketing strategy, for MicroFIT, smallFIT, FIT and Energy Efficiency Programs offered by OPA/IESO, across Ontario and without geographical limitations. One such partner is SolarBorkers.ca who is the leader in residential rooftop solar systems in Ontario.

In view towards addressing the upcoming FIT4.0, Appollo Union decided on effective contract winning strategies. The strategy includes municipal and community partnership, power pricing techniques and cost reductions approaches with better efficient systems to commercial roofs for converting them to a revenue generation asset for business and building owners.

As part of such a differentiated marketing and business strategy, LH Solar and Polaron Solartech created a joint venture organization to string their experience & knowledge. Appollo Union is a dedicated organization that will develop, apply, design-built, own and operate commercial rooftop solar photovoltaic system across Ontario, under the upcoming FIT4.0 program.

The company has already developed strong professional experience and skills in various solar projects. With the successful experience, Appollo Union currently is holding two commercial rooftop solar PV projects in New Hamburg.

Projects Specifications:

The first project is located at 1717 Walker Rd, New Hamburg. The size of the project is around 500kWAC, it is consisted by 2000 panels and 300W for each panel. The estimated production of the project is 720,000 kWh. The project can produce 500kWAC electrical power, which equivalent to eliminating 9,250 tons of CO₂ and saving over 235,000 trees in 20 years.



The second project is located at 1605 Walker Rd, New Hamburg. The size of the project is about 373kWAC, it is consisted by 1469 panels and 305W for each panel. The estimated production of the project is 537,654kWh. The project can produce 373kWAC electrical power, which equivalent to eliminating 8,288 tons of CO₂ and saving over 210,560 trees in 20 years.





The Racking System and panels:

The project will be constructed by using Jinko solar panel, the dimension of the panel is 992mm *1650mm*40mm (length, width, depth) in portrait. And the panels will be fixed by creative racking systems provided from Aerocompact flat roof solution. And the racking system will be fixed by Ballast-Tray Loading. This type of racking system can be installed for high wind loads and the point loads, it is guaranteed to meet safety requirements by company.

In conclusion, Appollo Union LP is hoping to obtain the Municipal Council Resolution from Township of Wilmot for these two solar projects. We believe that our skills and experience will help to improve the renewable energy industry.

Best wishes

Peter Zhang



Township of Wilmot REPORT

REPORT NO. FD 2015-08

TO: Council

PREPARED BY: Michael Raine, Fire Chief
Patrick Kelly, Manager of Accounting

DATE: September 14, 2015

SUBJECT: Station 1 Infrastructure Improvement and Backup Power Supply

Recommendation:

That Dakon Construction be awarded the contract for station renovations, the installation of an emergency backup generator, and construction of a dedicated storage/display area for antique fire apparatus at Station 1 (Baden) in the amount of \$237,866 (net of HST Rebate).

Background:

In Section 8.7 of the Council approved Fire Master Plan, it was recommended that the municipality undertake a detailed facility needs assessment to ascertain the current building condition and space requirements of the Wilmot Fire Department.

In March 2014, Council endorsed the Fire Facility Needs Assessment, which noted the need within the short-term to improve the existing building at Station 1 (Baden). These improvements would also allow for Assembly Occupancy (A2) status to be obtained. The scope of work included fire rated, self-closing doors and windows to separate the apparatus floor from office areas; removal/replacement of flooring and ceiling tiles in training room; removal of deteriorated paint from interior roof framing; installation of two (2) overhead doors at the rear of the apparatus area; the conversion of the existing kitchen into a bunker gear storage area; and the installation of a new kitchen in the existing EMS bay area.

In addition to these works, in reviewing overall Township emergency preparedness, it was determined that permanent emergency backup generators would be installed at Station 1 (Baden) and Station 3 (New Hamburg).

Discussion:

In late 2014, the Township contracted the services of G.B. Architect to assist in the design and tendering of this project. Upon budget approval, the final design was completed by the architect and approved by the Fire Management Team. This design was incorporated into a comprehensive tender document for infrastructure improvements and emergency generator installation.

The tender was released in late June, and closed on July 27th. During the course of the bid, there were addenda released due to unforeseen works identified, including the abatement of hazardous materials on-site and the construction of a dedicated storage/display area for the Baden Volunteer Firefighters Association Antique Truck. These works were not factored into original budget estimates for this project.

A total of seven (7) bids were submitted and the adjusted pricing, net of HST rebate below:

• DCL Management – Toronto, ON	\$278,184.54
• Sax Construction – Kitchener, ON	\$272,716.80**
• Golden Gate Contracting – Oakville, ON	\$248,972.12
• Reid & Deleye Contractors – Courtland, ON	\$326,853.12
• Dakon Construction – Kitchener, ON	\$242,087.04**
• Aveiro Constructors Ltd. – Dorchester, ON	\$267,120.00
• Grand River Contracting – Kitchener, ON	\$293,294.92

**Adjusted bid price based upon alternative CSA approved generator

In reviewing the cost proposals, G.B. Architect has recommended that the Township contract the services of Dakon Construction to complete the proposed works.

Given the financial impact of the cost proposals received, Township staff reviewed the scope of work with the architect to determine if any further cost savings could be generated. Through the elimination of two (2) windows in the antique truck display area, and the removal of extra concrete padding at the rear of the building, some cost savings were created. The revised project cost net of HST rebate is now \$237,866.04.

Partnership with Baden Volunteer Firefighters Association

In light of the proposed costs associated with the Antique Truck display area, Township staff met with members of the Baden Volunteer Firefighters Association to determine what, if any contribution the association could provide to these project works.

Through discussions, the association has agreed to contribute \$15,000 towards this project, to ensure their antique vehicle, a symbol of heritage in the community of Baden could be maintained on prominent display for visitors entering from Highway 7/8. This contribution would be payable over three (3) years, interest free, and due on the 30th of November 2015, 2016 and 2017. Members of the association will be present at the Council meeting to respond to any questions regarding the display area and the partnership with the Township.

Strategic Plan Conformity:

This report is aligned with the strategy of ensuring people's safety through implementing recommendations contained within the Fire Master Plan; promoting our rich cultural heritage through creating dedication space for the antique truck; and maintaining our infrastructure by expanding the useful life of Station 1 for the Wilmot Fire Service.

Financial Considerations:

The Council approved budget allocation for station renovations and installation of emergency backup power total \$193,500. The additional funding provided by the Baden Volunteer Firefighters of \$15,000 bring the total funding available to \$208,500.

The costs incurred for this project to date, including permits and architectural fees combined with the proposed contract cost will generate a total project cost of \$258,970. The additional costs are associated with hazardous abatement (\$25,000); antique fire apparatus area (\$28,500), and overall market conditions.

As this project is growth related, it has been funded through Development Charges. Therefore, any overage at the conclusion of the project will be drawn from the Development Charges Reserve Funds and not impact the General Levy.

Conclusion:

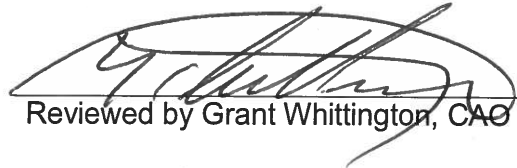
Upon approval by Council, staff will enter into a contract with Dakon Construction to begin on-site works. Project completion is anticipated for December 18, 2015.



Michael Raine
Fire Chief



Patrick Kelly CPA, CMA
Manager of Accounting


Reviewed by Grant Whittington, CAO



HERITAGE WILMOT

Township of Wilmot Heritage Wilmot Advisory Committee

Minutes of June 3rd, 2015

Present: Nick Bogaert, Yvonne Zyma, Patty Clarke, Rene Eby, Marg Rowell, Al Junker (Councillor), Peter Roe (Councillor), Tracy Loch (Curator), Grant Whittington (CAO).

Regrets: Elisia Scagnetti

The committee met at 7:00pm for a tour of Livingston Presbyterian Church in Baden with Clerk of Sessions, Lydia Maitland. While at the church, the committee also finalized plans for the upcoming designation of the church to be held on June 7th. Following the church tour, the committee reconvened at the Township offices for their regularly scheduled Heritage Wilmot committee meeting.

Welcome

Nick welcomed the Committee members to the Heritage Wilmot Advisory Committee meeting. Meeting was held at the Swartzentruber Room, Township of Wilmot and started at 8:10 p.m.

Review of Minutes from May 6th, 2015

MOVED by Marg
SECONDED by Al
ALL in favour

Business

Livingston Presbyterian Church designation

The Committee reviewed the final planning details for the upcoming designation celebration. Members Nick, Al, Rene, Marg, Tracy, Yvonne and Peter all confirmed their attendance at the event. Nick reminded members to please bring their name tags so that Heritage Wilmot members are easily recognizable.

Doors Open 2015

Tracy provided an overview of the current plans for the event as well as the idea of having walking tours occurring. Al volunteered to be one of the people leading

the walking tours. Some coordination is required with the Board of Trade and Regional staff regarding other plans for the walking tours. Yvonne noted that the water wheel may not be operating for the event, but that people will be able to view it from various locations in the downtown. Tracy circulated the Doors Open overview to committee members that was co-written with the organizers at the Region.

Non-designated register updates

Nick introduced the topic and noted that there is much work being undertaken to update the list and do some reformatting. Tracy distributed copies of the current list and noted that the Committee can spend time reviewing the list in further detail at the next meeting. Tracy advised that she was seeking assistance from other Township staff regarding roll numbers and legal descriptions.

Regarding the next area of the Township to survey, Marg proposed that she focus on the area to the north of Snyder's Road because she has a lot of information already about this area. Marg plans to progress with work over the summer and provide an update at the September meeting. The committee was in agreement with this approach.

New Business

Summer student

Tracy noted that there is a summer student starting for the Castle / Heritage Wilmot, Erin Applebee. One of the tasks she will be asked to do is assist with photographing the various properties being surveyed. Tracy also advised that the student will be working on organizing the various heritage records. Nick suggested the student could also assist with record checking related to the non-designated register.

Website update

Tracy advised that a new Heritage Wilmot website is being developed. The target timeline for completion is in the fall, and the format will be more flexible, clear, and easy to navigate.

Other Business

Ontario Heritage Conference

Nick provided a brief summary of his recent attendance at the Ontario Heritage Conference in Niagara-on-the-Lake. He noted that the event was well-attended and that there were a number of interesting sessions relevant to work on the Committee. He made a copy of the Conference Program available for members to peruse.

Baden CornFest

Tracy reminded the Committee of the upcoming Baden CornFest on August 8th. She advised that the organizers are looking for volunteers for various tasks, and encouraged members to contact her if they are interested.

Schmidt Estate

Grant provided a summary of the information presented to Council regarding the Schmidt Estate, including lands being transferred to the Township. He noted that there are a number of trails and linkages being developed for the lands, and that capital funding projects are being planned. He noted that there were opportunities for focal points related to the Beck commemorative feature, including an open space area near Gingerich Road and Highway 7/8. He encouraged the Committee to begin to look at commemorative options and preliminary plans for 2016. The Committee noted that this will be a topic for upcoming meetings.

Correspondence

(none)

Adjournment at 8:40 p.m.

MOVED by Peter

SECONDED by Marg

Next meeting – August 5th, 2015



HERITAGE WILMOT

Township of Wilmot Heritage Wilmot Advisory Committee

Minutes of August 5th, 2015

Present: Nick, Bogaert, Elisia Scagnetti, Rene Eby, Marg Rowell, Patty Clarke, Peter Roe (Councillor), Tracy Loch (Curator), Grant Whittington (CAO).

Regrets: Yvonne Zyma, Al Junker (Councillor)

Meeting was held at the Swartzentruber Room, Township of Wilmot. Meeting started at 7:05p.m.

Welcome

Chairperson Nick Bogaert welcomed the committee members to the Heritage Wilmot Advisory Committee meeting. He suggested to the committee to begin the meeting with New Business, followed by the regular Agenda with all in accordance. Nick then introduced the committee to special guest, Lance Russwurm.

New Business

New Hamburg Grandstand murals project

Lance Russwurm presented a PowerPoint of his ideas and plans for the mural project. Lance is an artist/illustrator with a specialization in historical and mechanical subject matter. On large projects like murals, his idea is to keep the background simple and then showcase big, bold images. This creates more impact for the mural, allowing it to be better viewed from a distance. Lance presented the committee with a few renderings of the mural panels for feedback. He had several different themes that could be a possibility for each of the panels. Since the panels are three different sizes, it is important for both the committee and artist to determine what images/themes would be best suited for the different panels. The panels are as follows:

- four panels that measure 20' x 13' x 9'5"
- two panels that measure 16' x 13' x 9'5"
- two panels that measure 9' x 6' x 6'5"

After Lance presented the committee with some of his examples for themes, the committee then discussed additional ideas. There was also discussion about which themes should be represented on which panel size. The committee then decided on the following themes:

1. Chrysler vehicles (to represent Moparfest)
2. Quilts (to represent the Mennonite Relief Sale)
3. Midway rides (to represent an aspect of the Fall Fair)
4. Harness racing (to represent the Canadian Pacing Derby/ Count B)
5. Hockey
6. Agricultural aspect/4H (to represent the Wilmot Agricultural Society)
7. Baseball
8. New Hamburg Band (to represent Band Tattoo competitions)

Tracy provided a short overview of the project details for the committee as a refresher. Four murals will be completed in Fall of 2015 with the remaining four murals to be completed Spring of 2016. Grant asked Lance about the timing of the artist renderings and Lance confirmed that he would have four of the eight renderings completed during the remainder of 2015. Tracy confirmed that Heritage Wilmot would be at the televised September 14th Council meeting to present the project and artist renderings. The committee then decided there might be need for a special meeting at the end of August to approve the preliminary designs and finalize any last-minute details. Lance shared that he would be able to start painting by the end of August or first week of September. The committee thanked Lance for his presentation and the artist exited the meeting. Nick then asked the committee for feedback based on Lance's presentation. The committee was supportive.

MOTION: To approve and re-endorse Lance Russwurm as the artist for the mural project; to approve the eight noted themes for the New Hamburg Grandstand mural project as discussed.

MOVED by Marg

SECONDED by Rene

ALL in favour

ACTION: Tracy will collect archival images and objects from the Township collection on the selected themes and prepare for Lance. Material will be stored on a memory stick for Lance to review.

Review of Minutes from June 3, 2015

MOVED by Rene

SECONDED by Patty

ALL in favour

Business

Cornfest

Carolyn Coakley contacted Nick to inquire if anyone from the Heritage Committee would be interested in helping with the Heritage Wilmot / Castle Kilbride tables. The plan is to have a booth set up on the front lawn of Castle Kilbride. Marg volunteered to be available on the day from 10am-3pm.

Doors Open

Doors Open: Waterloo Region is scheduled for September 19th, 2015. Al is taking the lead on historic walking tours in downtown New Hamburg. Any members who would be available to assist with the tours are asked to contact Al.

Non-Designated Register

Marg and Patty are focused on the area north of Erbs Road and plan to get together to document properties in the coming weeks. Rene shared that he is also documenting properties south of the Huron Road. He has mentioned that photographs may still be needed for several of these properties.

New Business

Imperial Hotel

Nick commented that the addition to the hotel has begun and it appears as though the project is moving ahead nicely.

MOTION TO CONVENE INTO CLOSED SESSION AT 9:18 p.m.

HW Resolution 01-2015

MOVED by Marg

SECONDED by Rene

CARRIED

That we convene into closed session under *Section 239 2b (personal matters about an identifiable individual, including municipal or local board employees)*.

MOTION TO RECONVENE INTO OPEN SESSION AT 9:26 p.m.

HW Resolution 02-2015

MOVED by Marg

SECONDED by Rene

CARRIED

Other Business

Josslin Insurance Sign Permit

Nick provided an overview of the Josslin Insurance sign permit which was circulated previously to the Heritage Wilmot Advisory Committee for comment. Nick highlighted the project details, specifically that Josslin Insurance would like to have the sign on the front of the building updated to a new version; a new sign

on the side of the building; a replacement canopy at the back of the building; and a flag sign on Peel Street. The sign appears to be internally lit, which is not supported by the New Hamburg Heritage Conservation District Plan. The committee discussed that they would like to have more clarification on the type of lighting that is planned for the front sign. Members of the committee also felt that the sign was very large compared to other business signs within the Heritage Conservation District. Members felt that the front sign in particular blocked some of the architectural detailing on the building.

ACTION: Nick will draft a letter using the committee's comments and concerns and respond to Andrew Martin, Development Services, Wilmot Township.

Correspondence

Cultural Heritage Conservation Workshop

Tracy circulated an application form for anyone interested in attending the workshop to be held in Kitchener on October 1st, 2015.

Blue Moon

Tracy circulated a copy of the invitation from the Blue Moon Hotel for their fundraiser that was held on July 31st, 2015

CHO News

Tracy circulated the newest issue of CHO News to the committee.

Adjournment at 9:35 p.m.

MOVED by Rene

SECONDED by Patty

Next meeting – September 2nd, 2015



Minutes

Castle Kilbride Advisory Committee

Meeting of June 10, 2015

Present: Chairperson Carolyn Coakley, Councillor Barry Fisher. Jim Veitch, Prema Anjaria, Mary-Eileen McClear and Teresa Brown

Staff Present: Tracy Loch, Sherri Gropp, Intern Erin Applebee and CAO Grant Whittington

Regrets: Leonard Kuehner, Doug Beesley, Councillor Mark Murray and

1. Welcome:

Chair Carolyn Coakley welcomed the members. Carolyn introduced intern/student Erin Applebee. Meeting commenced at 5:45 p.m.

2. Review of Agenda

Reviewed by committee and no new items to add.

3. Disclosure of pecuniary interest under the Municipal Conflict of Interest Act.

None disclosed.

4. Review of minutes from May 13th, 2015.

That the minutes be accepted as presented.

MOVED by Jim SECONDED by Barry

CARRIED

5. Business:

- a) **Summer Students:** Tracy discussed the grant process and weeks approved for 2015. Brittany Whelan and Reagan Cober are covered by a 9 week Canada Summer Jobs grant and 1 student Erin Applebee under a 10 week Young Canada Works grant. Students have been hired and began June 8th.
- b) **Livingston Presbyterian Church Designation.** An official celebration at the church was held Sunday June 7th at 2 p.m. Over 80 people attended. It was a wonderful celebration.
- c) **Cornfest:** Teresa gave the committee an update on the 3rd annual Cornfest in Baden which is scheduled for Saturday August 8th. Ron Weber will have his car show in the parking lot from 10-3
- d) **Special events Sign up:** Tracy circulated a sign-up sheet for concerts and other events as well as sub-committees for Cornfest and the Christmas Village event. Members have filled in the majority of the spaces. Carolyn gave an update on the Lecture Series. Carolyn has connected with Stacy McLennan from the Waterloo Region Museum and she will be giving a lecture on Beer September 24th- this could be in partnership with EJs. Carolyn has confirmed with Joanna Rickert-Hall a lecture on Charming in Waterloo County on October 29th.

6. New Business:

- a) **Summer Concert-** Erin created a special power point presentation on the upcoming summer concerts. Each slide featured a music sample.

7. Correspondence:

CMOG- Community Museum Operating Grant- Tracy

8. Round table

9. Adjournment at 6:30p.m.

MOVED by Prema SECONDED by Mary-Eileen

That we do now adjourn and meet again at the call of the Chair.

NEXT MEETING:
Wednesday September 9th at 5:45

TOWNSHIP OF WILMOT

BY-LAW NO. 2015-50

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. Notwithstanding the provisions of By-law 83-38, as amended, the following use shall be permitted on the lands described on Schedule "A", and illustrated on Schedule "B" attached to and forming part of this By-law in addition to the uses permitted, within the zone in which the property is situate:
 - a) one accessory apartment, self-contained within a Residential Building – One Unit.
2. Notwithstanding the provisions of By-law 83-38, as amended, the following regulations shall apply to the lands described on Schedule "A", and illustrated on Schedule "B" attached to and forming part of this By-law;
 - a) that off-street parking spaces may be provided in front of the building line
 - b) that a minimum of three off-street parking spaces shall be provided
 - c) that a driveway shall have a maximum width of 6.7m.
3. 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.
4. 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 14th day of **September, 2015.**

READ a third time and finally passed in Open Council on the 14th day of **September, 2015.**

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 Lot 48, Plan 58M-401 in the said Township of Wilmot.

This is Schedule "A" to By-law No. 2015-50.

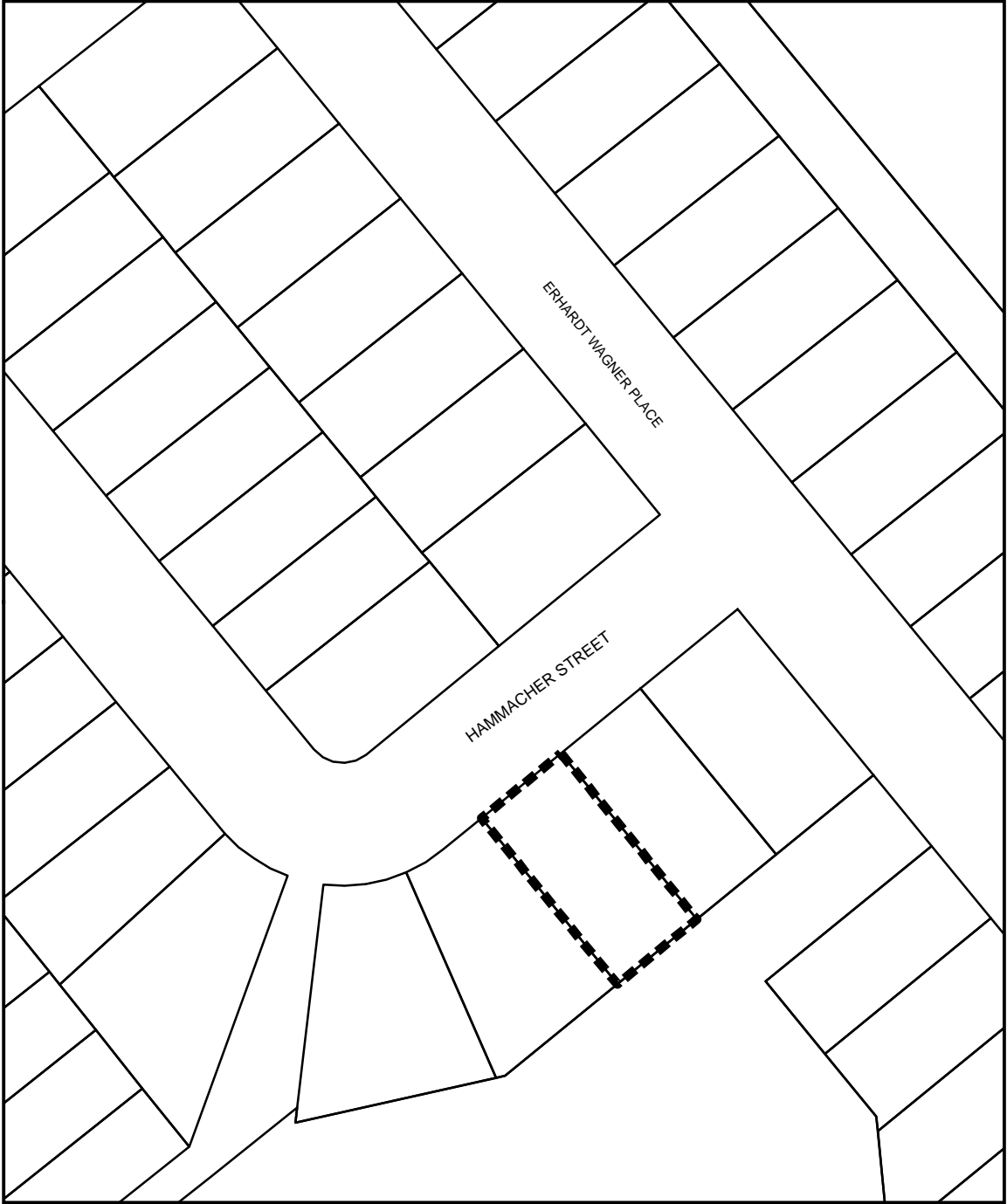
PASSED this 14th day of September, 2015.

MAYOR

CLERK

SCHEDULE "B"
LOT 48, PLAN 58M-401
TOWNSHIP OF WILMOT

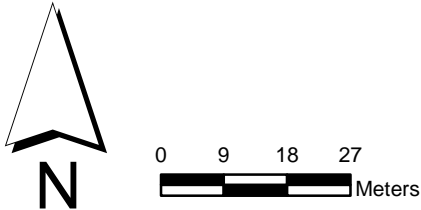
SUBJECT LANDS OUTLINED THUS: - - - - -



THIS IS SCHEDULE "B" TO BY-LAW NO. 2015-50
PASSED THIS 14TH DAY OF SEPTEMBER, 2015.

MAYOR

CLERK



TOWNSHIP OF WILMOT

BY-LAW NO. 2015-51

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, may be used for the following use in addition to the uses permitted in Section 7.3 of By-law No 83-38, as amended:
 - a) a residential building – two units.
2. Notwithstanding the provisions of By-law 83-38, as amended, a residential building – two units shall be defined as a Residential Building containing up to two dwelling units and which is the principle dwelling of the owner and/or occupant thereof .
3. 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.
4. 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 14th day of **September, 2015**.

READ a third time and finally passed in Open Council on the 14th day of **September, 2015**.

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 7, Concession South of Erb's Road.

This is Schedule "A" to By-law No. 2015-51.

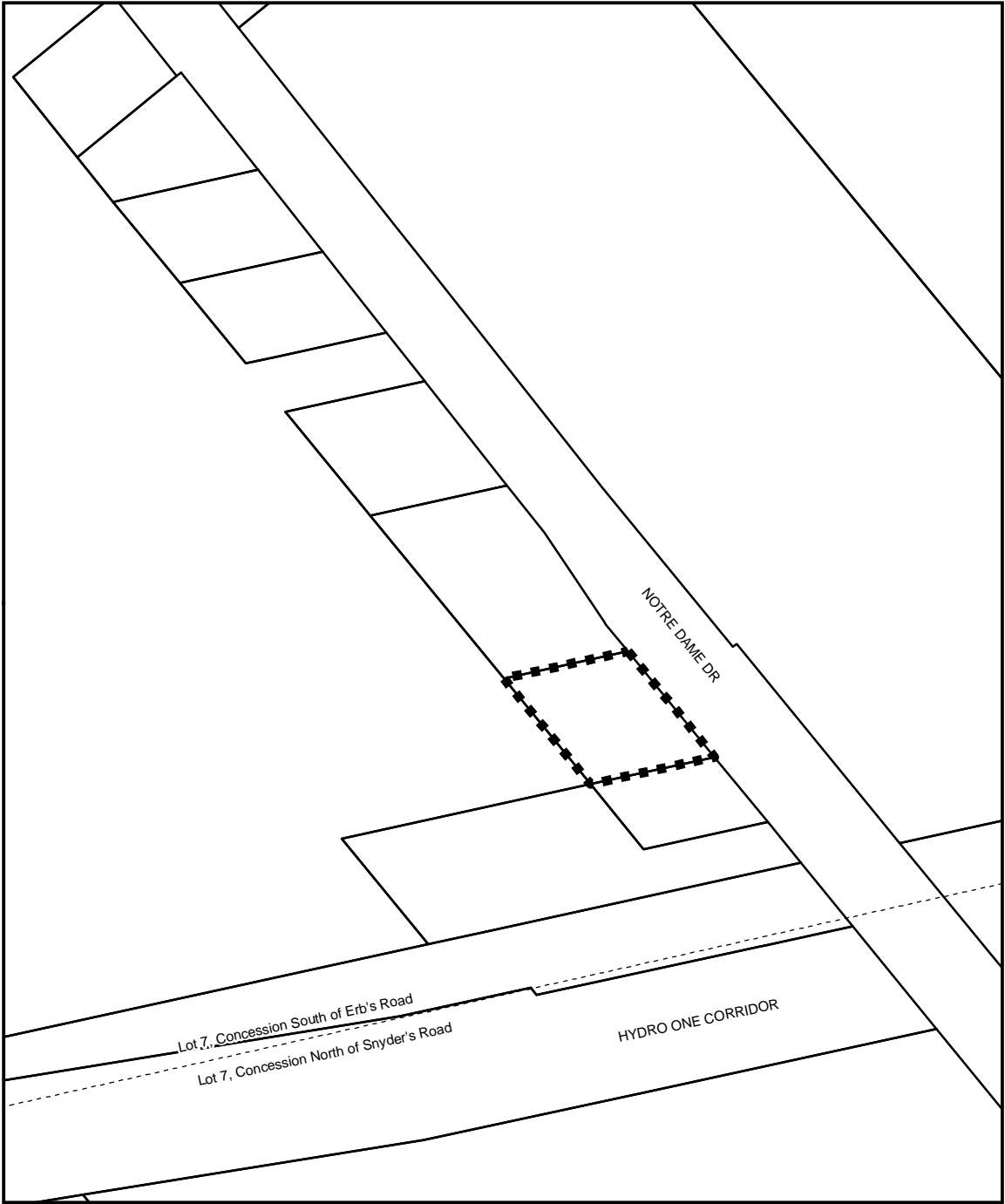
PASSED this 14th day of September, 2015.

MAYOR

CLERK

SCHEDULE "B"
PART OF LOT 7
CONCESSION SOUTH OF ERB'S ROAD
TOWNSHIP OF WILMOT

SUBJECT LANDS OUTLINED THUS: - - - - -



THIS IS SCHEDULE "B" TO BY-LAW NO. 2015-51
PASSED THIS 14TH DAY OF SEPTEMBER, 2015.

MAYOR

CLERK



THE CORPORATION OF THE TOWNSHIP OF WILMOT

BY-LAW NO. 2015-52

**BY-LAW TO APPOINT A DRAINAGE SUPERINTENDENT
PURSUANT TO THE DRAINAGE ACT, R.S.O. 1990**

WHEREAS Section 93 of The Drainage Act, RSO 1990 authorizes the council of a local municipality to appoint a drainage superintendent by by-law and provide for his/her remuneration for the purposes and in the manner set out therein;

AND WHEREAS Section 227 of the Municipal Act, 2001 identifies that it is the role of officers and employees of the municipality:

- To implement Council's decisions and establish administrative practices and procedures to carry out Council's decisions;
- To undertake research and provide advice to Council on the policies and programs of the municipality; and
- To carry out other duties required under this or any Act and other duties assigned by the municipality.

THEREFORE, pursuant to The Drainage Act, RSO 1990, the Council of The Corporation of The Township of Wilmot enacts as follows:

1. J. Kuntze of K. Smart Associates Limited is hereby appointed Drainage Superintendent for The Corporation of The Township of Wilmot, and shall hold office commencing January 1, 2016 and ending December 31, 2019.
2. The Drainage Superintendent appointed hereunder shall receive such remuneration as defined in Schedule A, attached hereto and forming part of this by-law.
3. The Drainage Superintendent shall carry out the duties imposed upon him pursuant to The Drainage Act, 1990 and shall submit such reports and carry out such other duties as may be required by Council from time to time.
4. By-law No. 2012-23 is hereby rescinded.
5. This by-law comes into force on the passing thereof.

READ a first and second time this 14rd day of September, 2015.

READ a third time and finally passed in open Council this 14th day of September, 2015.

Mayor

Clerk

Schedule “A” to By-law 2015-49

	Hourly Charge-Out Rate (excluding HST)				
Position	2016 \$/Hour	2017 \$/Hour	2018 \$/Hour	2019 \$/Hour	2020 \$/Hour
Drainage Superintendent	63.00	65.00	66.00	67.00	68.00
Senior Project Manager	37.00	40.00	40.00	41.00	42.00
Technical Support Staff	37.00	40.00	40.00	41.00	42.00