



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

**TELEVISED
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**

None disclosed.

6. MINUTES OF PREVIOUS MEETINGS

6.1 Council Meeting Minutes August 31, 2015

Resolution No. 2015-187

Moved by: A. Junker

Seconded by: M. Murray

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

Council Meeting August 31, 2015.

CARRIED.

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

Resolution No. 2015-188

Moved by: A. Junker

Seconded by: J. Gerber

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.

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.

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

Mayor L. Armstrong asked if anyone wished to address Council.

Lynn Thring, 29 Isaac Shantz Drive

Mrs. Thring advised Council of her opinions that this zone change will negatively influence property values in the area and that everyone in the area should have been circulated the notice about the application. She also noted for Council that she moved to the neighbourhood since it was a strictly residential area.

The Planner/EDO responded that property values are not a land use planning consideration but that no decrease in property values have ever been noted through the Municipal Sales Listing provided by the Municipal Property Assessment Corporation. With regards to the circulation of the notice, the Planner/EDO stated that the Planning Act requirements were followed and a large bright orange sign had been posted on the property to advise others in the area of the application.

Mrs. Thring commented to Council that she has seen instances in other municipalities where properties are rented to tenants and the appearance of the property deteriorates. She noted that there is no guarantee that the maintenance of the property will be kept to acceptable standards.

The Planner/EDO advised Council and Mrs. Thring that no guarantee can ever be made that a property will be well maintained regardless of ownership or tenancy arrangements.

Mayor L. Armstrong further advised that any deterioration or maintenance issues can be reported to By-law Enforcement which can be investigated under the Property Standards By-law.

Mrs. Thring stated for Council her belief that if the property is rented that the tenants will add to the impact on Township infrastructure and area schools.

Mayor L. Armstrong responded that the Township is limited in what can be controlled in so far as what a person can do with their property. He also noted that there is pressure from the Province for zoning such as this where additional dwelling units are added to existing buildings to reduce urban sprawl.

Mrs. Thring spoke to Council again on the original reason why she chose to live in this area which was all single family dwellings.

Mayor L. Armstrong advised Mrs. Thring that the developers built the area in that manner but that it does not negate future zone change applications. He advised that this application is for a different type of residential unit but is still residential and that an application like this one could be submitted at any time for any area within the Township. He added that Council would have to have a valid justification for denying the application.

In response to Mrs. Thring's inquiry as to why their opinion was sought, Mayor L. Armstrong noted that the process is for staff to provide a recommendation to Council but that comments from the public and other agencies are sought for Council to consider and make further inquiries on when necessary to arrive at a decision.

Marion Mills, Applicant

Ms. Mills advised Council that she has personally spoken to her immediate neighbours who have no concern with the application. She assured Council that she will also continue to care for the property but that she can't control how other property owners and tenants maintain their properties.

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.

The Planner/EDO confirmed for Councillor J. Gerber that size of a property and the ability to provide parking are significant factors in considering whether an application to create additional dwelling units can be supported.

**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**

Resolution No. 2015-189

Moved by: P. Roe

Seconded by: M. Murray

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.

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.

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.

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.

8. PRESENTATIONS/DELEGATIONS

8.1 Nick Bogaert, Chairperson Heritage Wilmot Advisory Committee – Grandstand Murals

Mr. Bogaert provided Council with a background on the Grandstand in New Hamburg including its heritage value as a meeting place for various festivals and the premier location for pacing derbies in Ontario. He unveiled for Council the eight themes for the murals that will be painted directly on the grandstand by well-known Waterloo area artist, Lance Russworm. He noted that completion is planned for the summer of 2016.

Mayor L. Armstrong expressed his delight in the progress being made on this highly anticipated project.

Councillor P. Roe also stated his excitement for this project and the work being done.

Councillor J. Gerber noted that it was nice to see the eight themes presented and how they are connected to the Fairgrounds. He also inquired about future artist's renderings. Mr. Bogaert confirmed that they will be presented to Council when available.

Mr. Bogaert confirmed for Councillor J. Gerber that Mr. Russworm will be consulting Heritage Wilmot Advisory Committee and the Township archives for reference materials to create the murals from. The Curator/Director of Castle Kilbride further advised that Mr. Russworm has the entire archives collection in digital form to consult. She noted that he strives to be very accurate and specific with the details in his murals.

Councillor A. Junker expressed his endorsement of the chosen themes and how well they represent the heritage of that location.

8.2 Barry Fisher Baden Cornfest Update

Councillor B. Fisher spoke on behalf of the Baden Community Association to advise Council on the success of the 2015 Baden Cornfest. He noted that there were many events occurring around the

Region on the weekend of Cornfest but that thousands of visitors came to the festival. He offered the Association's appreciation to the Baden Firefighters for their assistance in moving the picnic tables for the event in addition to hosting their own fundraising breakfast. He highlighted the many activities taking place at Cornfest that were well attended and contributed to the overall success of the day.

Councillor B. Fisher concluded the presentation by advising Council of the work being completed by the Baden Community Association on the creation of a park on Foundary Street and the rehabilitation of a walking bridge. He stated that this project embodies the slogan of the Association which is "beautifying Baden, bringing people together."

Mayor L. Armstrong expressed on behalf of Council their appreciation for all the work the Baden Community Association does.

8.3 Carolyn Coakley, Chairperson Castle Kilbride Advisory Committee Update

Mrs. Coakley introduced herself and the Castle Kilbride Advisory Committee as a group of enthusiastic supporters of the Castle. She highlighted the summer activities by stating that the Maids Tea and Tour welcomed 189 guests, the Princess Tour was sold out with 99 little princesses plus their chaperons and that the Summer Concert Series continues to be a highlight to everyone's summer as an event that brings the community together on the front lawn of the Castle. She also noted the involvement of the Castle in the Baden Cornfest and that more guests were welcomed to the Castle that day thanks to the horse-drawn wagon rides.

Mrs. Coakley concluded her presentation by announcing the new lecture series being hosted at the Castle. The first is on the History of Beer and will include a beer tasting at EJ's. The next lecture will be on Charming in Waterloo County. She then invited everyone to visit the Castle Kilbride website to see the current and future exhibits and events.

Mayor L. Armstrong added that the Summer Concerts drew over 300 visitors for each event.

8.4 Al Junker Doors Open Waterloo Region Update

Councillor A. Junker spoke on behalf of Doors Open Waterloo Region which includes several New Hamburg properties in this year's tour. He summarized for Council the history of the Doors Open movement and how it is spreading across North America. He highlighted the properties in New Hamburg that will be included in the tour on Saturday, September 19, 2015. These include; the Cranberry House Bed and Breakfast, the New Hamburg Library, the Pubbicombe House, St. Peter's Lutheran Church, Trinity Lutheran Church and the Historic District Walking Tour of which he will be one of the guides. He concluded the presentation by noting that the guide to Doors Open Waterloo Region was in a recent edition of the Record and that extra copies are in the lobby of the Township Offices'.

9. REPORTS

9.1 CAO – no reports

9.2 CLERKS**9.2.1 REPORT NO. CL2015-23
Award of Contract
Municipal Drainage Superintendent****Resolution No. 2015-190****Moved by: M. Murray****Seconded by: P. Roe**

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.

CARRIED.

The Director of Clerk's Services highlighted the report.

**9.2.2 REPORT NO. CL2015-24
Independent Electricity System Operator (IESO)
FIT Program
Request for Municipal Support
Re Rooftop Solar Applications
Wilmot Township****Resolution No. 2015-191****Moved by: J. Gerber****Seconded by: A. Junker**

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.

CARRIED.

The Director of Clerk's Services highlighted the report.

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**

Resolution No. 2015-192

Moved by: B. Fisher

Seconded by: P. Roe

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).

CARRIED.

The Fire Chief highlighted the report.

Councillor B. Fisher expressed his appreciation at the partnership with the Baden Firefighters' Association to make this project happen. He also appreciated how the antique fire fighting apparatus will be featured at the station.

Mayor L. Armstrong concurred with Councillor B. Fisher and added that the Township of Wilmot has wonderful volunteers who are very committed to this community and help in more ways than just fighting fires.

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

Resolution No. 2015-193

Moved by: A. Junker

Seconded by: J. Gerber

THAT Correspondence Items 10.1 to 10.2 be received for information.

CARRIED.

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

Resolution No. 2015-194**Moved by: M. Murray****Seconded by: J. Gerber**

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.

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

- 13.1 Councillor J. Gerber announced that the Wilmot Agricultural Society is hosting the New Hamburg Fall Fair on September 17 to 20, 2015. He added that the theme for this year is “100 years of 4H.”
- 13.2 Councillor J. Geber announced that the Wilmot Terry Fox Run will be occurring on September 20, 2015.
- 13.3 Councillor A. Junker announced that the Poor Boy’s Luncheon will be held on September 24, 2015 in support of the Wilmot Family Resource Centre.

14. BUSINESS ARISING FROM CLOSED SESSION**15. CONFIRMATORY BY-LAW**

- 15.1 By-law No. 2015-53

Resolution No. 2015-195**Moved by: M. Murray****Seconded by: A. Junker**

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.

CARRIED.

16. ADJOURNMENT (8:03 P.M.)

Resolution No. 2015-196

Moved by: B. Fisher

Seconded by: P. Roe

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

CARRIED.

Mayor

Clerk