

**Township of Woolwich  
Committee of the Whole Minutes**

**Monday, March 21, 2022**

**7:00 PM**

**Video Conference**

**Hosted in Council Chambers, 2<sup>nd</sup> Floor  
24 Church Street West, Elmira**

Present from Council: Mayor Shantz  
Councillor Martin  
Councillor Merlihan\*  
Councillor Redekop\*  
Councillor Shantz (Chairperson)

Present from Staff: David Brenneman, Chief Administrative Officer\*  
Jeff Smith, Director of Corporate Services/Clerk  
Deanne Friess, Director of Development Services\*  
Richard Petherick, Director of Finance/Treasurer\*  
Jared Puppe, Director of Infrastructure Services\*  
Lori Fox, Development Engineering Technologist\*  
Randy Miller, Development Engineering Supervisor\*  
Alex Smyth, Council and Committee Facilitator  
Thomas van der Hoff, Manager of Operations and Projects\*  
Francis Villamil, IT Support Assistant  
Jeremy Vink, Manager of Planning\*

*\*indicates remote participation*

**Land Acknowledgement**

Chair Shantz read a land acknowledgement.

**Disclosures of Pecuniary Interest**

Mayor Shantz declared pecuniary interest on item 4.2 due to owning property next to the report's subject property.

**Items to Come Forward from Closed Session**

None.

**Public Meeting**

Chair Shantz declared the Public Meeting to be open.

DS09-2022: Planning Public Information Report – Zone Change Application 2/2022 and Draft Plan of Subdivision 30T13701 – Riverland Area II GP Ltd.

Council discussed inclusion of affordable housing units in the amendments.

Consultant Amanda Kosloski with Armstrong Planning provided Council with an overview of the application on behalf of her client and outlined:

- Proposed Redline Revision to Approved Plan of Subdivision;
- Proposed Overall Change;
- Proposed Zoning By-law Amendment;
- Proposed Stacked Townhouse Design;
- Existing Zoning; and
- Proposed Zoning.

Council discussed green space, designated affordable units, subsidized housing, rental unit pricing agreements, maintenance responsibility, and proposed start date for the development.

Clerk Jeff Smith stated that there were no further unregistered participants in the meeting.

#### DS10-2022: Planning Public Information Report – Zone Change Application 3/2022

Mayor Shantz left the meeting.

Council discussed lifespan of the gravel pit, primary and secondary businesses of the subject property, and the amount of aggregate on the property.

Clerk Smith noted that there were no further unregistered participants in the meeting.

As there were no further speakers, Chair Shantz declared the public meeting to be closed.

Mayor Shantz returned to the meeting.

#### **Presentations**

None.

#### **Delegations**

None.

#### **Unfinished Business**

None.

#### **Consent Items**

Council requested that item 8.2.4 be removed for further discussion.

Moved by Councillor Merlihan

Seconded by Councillor Redekop

That the following consent items be received for information:

#### Items for Approval

None.

#### Correspondence

- Town of Mono Resolution – Greater Support to Ukraine from the Federal Government
- Town of Wasaga Beach Resolution – County of Simcoe Regional Government Review Service Delivery Task Force – Fire Services
- Municipality of South Huron Resolution – Draft Regulations Regarding Firefighter Certification

Items for Information and Public Notices

- Committee of Adjustment Minutes – July 12, 2021
- Committee of Adjustment Minutes – October 18, 2021
- Committee of Adjustment Minutes – November 15, 2021
- St. Jacobs Business Improvement Area Board of Management Minutes – February 1, 2022
- Woolwich Heritage Committee Minutes – March 10, 2021
- Woolwich Heritage Committee Minutes – October 13, 2021
- Woolwich Heritage Committee Minutes – February 9, 2022
- Notice of Public Meeting – April 11, 2022

...Carried

Township of North Dumfries Resolution – Moratorium on new Aggregate Operations

Council discussed the initiative of the resolution and requested staff input.

Director of Development Services, Deanne Friess, commented on the resolution and noted existing provincial regulations and the request nature of the Township of North Dumfries resolution to invoke a moratorium. Ms. Friess further noted the best option for making an impact is to request that the province reviews the legislation.

Council discussed number of gravel pits in North Dumfries, impacts of gravel pits on municipalities, importance of highlighting the issue ahead of the upcoming provincial election, and the specific wording of the motion.

Moved by Mayor Shantz

Seconded by Councillor Merlihan

That the Council of the Township of Woolwich considering a resolution passed by the Township of North Dumfries and other municipalities regarding a moratorium on new aggregate operations endorse the resolution as amended:

*WHEREAS Ontario currently has over 3600 licenses and 2500 permits held by Operators located throughout the Province that are able to meet the expected near term needs of Ontario's construction industry;*

*AND WHEREAS applications continue to be submitted without a definitive determination if there is a need for additional supply;*

*AND WHEREAS gravel pits and quarries can be destructive of natural environments and habitats when not properly planned and managed;*

*AND WHEREAS pits and quarries have negative social impacts on host communities in terms of noise, air pollution, and truck traffic;*

*AND WHEREAS the urgent need to reduce greenhouse gas emissions in order to combat climate change has brought awareness to the very high carbon footprint associated with the production of concrete and asphalt which are major end-users of aggregates;*

*NOW THEREFORE BE IT RESOLVED THAT the Province of Ontario be requested to impose an immediate temporary moratorium on all new gravel applications, including expansions to existing licensed sites, pending a broad consultation process that would include First Nations, affected communities, independent experts and scientists, to chart a new path forward for the extraction and processing of aggregates in Ontario which:*

- i) Proposes criteria and processes for determining the need for new aggregate licences (including the expansion to existing licenses);*
- ii) Recommends updated policies and restrictions for aggregate extraction below the water table to reflect current groundwater sciences;*
- iii) Assesses the cumulative impacts of aggregate operations in terms of off-site impacts to environmental systems; the groundwater regime and baseflow contributions to area watercourses, wetlands, etc; area habitat including corridors; traffic along haul routes; and, dust and noise emissions;*
- iv) Develops new guidelines for reprocessing / recycling of concrete and asphalt products in order to ensure sustainable aggregate supplies;*
- v) Recommends a fair levy for aggregate extraction that includes compensation for the full environmental and infrastructure maintenance costs to the local community of extraction and distribution of aggregate;*
- vi) Provides greater weight to the input by local municipalities to lessen the social impacts from aggregate extraction and truck haul routes through their communities;*
- vii) Provide a requirement that any new or existing gravel operation be subject to a sunset clause limiting the length of time within which the site must be extracted and rehabilitated;*

*AND FURTHER THAT a copy of this Resolution be sent to the Honourable Doug Ford, Premier of Ontario, the leaders of all Provincial Parties, the Minister of Northern Development, Mines, Natural Resources & Forestry, the local MPP, and all area municipalities.*

...Carried

### **Staff Reports and Memos**

#### **DS08-2022: Engineering Development and Infrastructure Manual**

Development Engineering Technologist, Lori Fox, provided Council with a presentation which detailed:

- Purpose of the manual;
- Why do we need standards;
- Manual Development Partnership;
- Engineering Development and Infrastructure Manual (EDIM) Requirements;
- Benefits of the EDIM;
- Items included in the EDIM; and
- Updates to the EDIM.

Council discussed that there is not currently a manual, significant differences from previous guidelines, audience of the manual, applicability to the planning division, instances where staff would accept options outside the manual guidelines, topsoil depth and screening, and monitoring responsibility.

Council thanked Ms. Fox for her work and noted Woolwich's collaboration with the Township of Wilmot.

Moved by Councillor Martin  
Seconded by Councillor Redekop  
Document Number: 77091

That the Council of the Township of Woolwich, considering Report DS08-2022 respecting Engineering Development and Infrastructure Manual:

1. endorse the Engineering Development and Infrastructure Manual;
2. direct staff to utilize the Engineering Development and Infrastructure Manual in the review of development application engineering and design of infrastructure projects; and
3. direct staff, that upon approval of the Official Plan to provide a report and Delegation of delegate staff to update the Engineering and Infrastructure Manual regularly to ensure it remains current with standards and Township requirements.

...Carried

## **Other Business**

### Council Reports/Updates

#### *Verbal Update from Mayor Shantz – Rescinding of the Emergency Declaration*

Mayor Shantz updated Council regarding the State of Emergency declared on March 25, 2020 and noted the lower-tier municipalities in the Region of Waterloo are rescinding the declaration on March 25, 2022. Mayor Shantz also noted the historical reasons that prompted the declaration in 2020 are no longer necessary for Woolwich and confirmed the Region of Waterloo state of emergency will remain to support the ongoing operational needs and vaccine clinics.

Mayor Shantz also commented on the Regional Council decision to end the masking mandate noting that residents may experience differing levels of comfort and urged Township citizens to respect each others' choices and to continue to listen to the advice of regional and provincial public health officials.

Council discussed the process of rescinding the declaration, the phased return of Township staff to the workplace, and masking requirements for staff in Township buildings.

### Outstanding Activity List as of Wednesday, March 16, 2022

None.

## **Notice of Motion**

None.

## **Adjournment (8:14 pm)**

Moved by Councillor Martin  
Seconded by Councillor Merlihan  
That the meeting adjourns.

...Carried

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Sandy Shantz, Mayor

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Jeff Smith, Clerk