

**Township of Woolwich
Special Council Minutes**

Tuesday, August 10, 2021

7:00 pm

Video Conference

**Hosted in Council Chambers, 2nd Floor
24 Church Street West, Elmira**

Present: Mayor Shantz (Chairperson)
Councillor Martin
Councillor McMillan*
Councillor Merlihan*
Councillor Shantz*

Present from Staff: David Brenneman, Chief Administrative Officer*
Val Hummel, Director of Corporate Services/Clerk
Richard Petherick, Director of Finance/Treasurer*
Jared Puppe, Director of Infrastructure Services*
Alex Smyth, Council and Committee Facilitator
Jeremy Vink, Manager of Planning*

**indicates remote participation*

Public Resolution to Move into Closed Session (6:00 P.M.)

Moved by Councillor Martin

Seconded by Councillor Redekop

That the Council of the Township of Woolwich convenes in closed session on Tuesday, August 10, 2021 at 6:00 p.m. electronically in accordance with section 239 (2) of the Municipal Act, 2001, for the purposes of considering the following subject matters:

- a. personal matters about an identifiable individual, including municipal or local board employees (Personnel Matter); and
- b. a proposed or pending acquisition or disposition of land by the municipality or local board (Land Acquisition Matter).

...Carried

Resolution to Reconvene in Open Session (7:00 P.M.)

Moved by Councillor Shantz

Seconded by Councillor McMillan

That Council reconvenes in open session.

...Carried

Disclosures of Pecuniary Interest

None.

Resolutions to Come Forward from Closed Session

None.

Adoption of Minutes

Moved by Councillor Redekop

Seconded by Councillor Shantz

That the following minutes be adopted as presented:

- Council Minutes – June 29, 2021
- Special Committee of the Whole Minutes – July 13, 2021

...Carried

Delegations**Capital Paving Inc. Proposed Shantz Station Pit Application – Under Appeal**

Due to the appeal being under review, Council was not able to comment or discuss the topic. Council decided to hear delegations on the topic but took no further action.

Hopewell Creek Ratepayers Association

Delegate Carey Gallagher provided Council with a brief community update. Ms. Gallagher noted efforts made by residents to contact Premier Ford, the growing petition, an organized car rally held in support of the community's opposition to the proposed Shantz Station Gravel Pit, support from surrounding communities, and a meeting with Kitchener-Conestoga Member of Provincial Parliament Mike Harris in Maryhill.

Expert Michael Frind, a hydrologist and hydrogeologist, spoke in opposition of the application due to key water-related concerns. Mr. Frind's presentation detailed geologic and climate uncertainty, impacts under extreme conditions, long-term consequences and an ARA update needed to reflect today's realities.

Council discussed the water table, creeks surrounding the proposed location, and rehabilitation for agricultural use.

Expert Dr. Dean Fitzgerald, ecologist with ELM Inc., detailed his credentials, discussed the Regional Official Plan, and provided Council with an analysis of creeks and surface water in the proposed site plan.

Expert Margaret Walton, of Planscape, expressed concerns regarding the proposed Shantz Station gravel pit due to inadequate analyses, tests and impact assessments, Provincial Policy, Regional Official Plan and Woolwich Official Plan discrepancies, consultations conducted, phasing of the project, and rehabilitation.

Delegate Susan Campbell, representing the residents of Maryhill, spoke in opposition to the application due to community losses, and Ontario Federation of Agriculture considerations on prime agriculture lands. She requested that Council pass a resolution directing staff to work with the residents of Maryhill and oppose the application.

Mayor Shantz clarified that Council will seek legal counsel with regards to next steps in the appeal process. Council thanked the delegates and the experts for their presentations.

DS35-2021: Housing for All

Council discussed transit, parking, different housing terms, redefining needs for affordable housing, housing mix, low density and the “small town feel”, housing co-ops, up zoning, tiny home communities and mobile home trailer parks, employment lands, housing type inventory, and affordable housing targets.

Delegates Kelly Christie of Woolwich Community Services and Cathy Harrington of Community Care Concepts spoke in favour of the recommendation. Ms. Christie detailed the need for a variety of housing to meet the many needs of Woolwich residents. Ms. Harrington detailed housing impacts on health and wellbeing of seniors in the community, age-friendly communities, dimensions needed to age well in a community, and representation of seniors in Woolwich Township.

Council split the report recommendation into two sections. The first motion dealt with Items 1 through 3 of the recommendation and the second motion dealt with Item 4.

Moved by Councillor Merlihan

Seconded by Councillor Redekop

That the Council of the Township of Woolwich, considering Report DS35-2021, respecting Housing for All:

1. Deem affordable, accessible and attainable housing a community priority;
2. Consistent with the Strategic Plan and Official Plan policies, direct Staff to continue to strive to provide attainable housing for all, being a full range and mix of housing options for all income levels to meet the needs of the community;
3. Direct staff to prepare an implementation plan to include the following actions to assist in addressing the housing issues to create a “Community for All” and “Housing for All”:
 - i. Continue to promote accessory dwelling units as per the comprehensive Zoning By-law.
 - ii. Promote options for Rooming/Lodging and Boarding homes.
 - iii. Work in partnership with the Region of Waterloo in regard to affordable housing and housing issues in the Township to identify gaps and implement affordable housing solutions and options.
 - iv. Require a mix and range of unit types in subdivisions, by placing an emphasis on unit sizes, and tenure, as well as types to match the attainable housing needs of the community.
 - v. In new subdivisions – require that multi-unit blocks (being apartments, and stacked townhouses) be developed within a defined timeline of the phase within which that block is registered.
 - vi. Continue to collaborate with developers to provide affordable dwelling units within the development (blocks dedicated to the Township for the same or units provided by the developer).
 - vii. Continue to actively seek ways to reduce timing for processing applications and work to process applications in a timely manner to support development.

- viii. Present at budget time a discussion paper to initiate a comprehensive Official Plan review commencing in 2022.
- ix. Consult with, and obtain feedback from various community support agencies, groups and churches concerning issues and solutions to social items related to community development.
- x. Consult with local builders on ideas and solutions to provide more affordable and attainable housing;
- xi. Collaborate with the Region of Waterloo and other Area Municipalities to outline solutions and advocate to the Province for more tools and opportunities to address local housing needs.
- xii. Work with the Region of Waterloo to review and assess what mix of housing is needed over the next 10 to 20 years to support the community with attainable housing.
- xiii. Advocate for transit in Breslau.
- xiv. Promote and provide active transportation facilities in new developments (bike lanes, sidewalks, trails, multi-purpose paths, etc.);
- xv. Consult with seniors in the Township to understand housing needs and to report back to Council on the same.

...Carried

Moved by Councillor Merlihan

Seconded by Councillor McMillan

That the Council of the Township of Woolwich, considering Report DS35-2021, respecting Housing for All:

4. Direct staff to:

- i. initiate the surplus land process for the Township-owned lands in Elmira at 28 South Street West (Snyder Avenue South and South Street West, also known as the Kiwanis House) for the purposes of considering the lands for the development of affordable housing, including moving forward with appropriate planning approvals, consulting with the Region of Waterloo in the preparation, review and implementation of any Request For Proposal; and,
- ii. prepare a report after having completed the Kiwanis House Project and after discussions with the developer, to consider the development the lands at 25 Kissing Bridge Drive (at the corner of Kissing Bridge Drive/Church Street - i.e., former fire hall site within the Lunor subdivision) for affordable housing.

...Carried

Consent Items

Moved by Councillor Redekop

Seconded by Councillor Merlihan

That the following items be received for information:

Items for Information

- Liquor Licence Municipal Information Form – Belisa Pizza and Subs, 76 Woolwich St. N, Breslau
- Committee of Adjustment Minutes – June 14, 2021
- St. Jacobs Business Improvement Area Board of Management Minutes – June 1, 2021
- St. Jacobs Business Improvement Area Board of Management Minutes – July 6, 2021
- Technical Advisory Group Minutes – April 8, 2021

...Carried

Committee of the Whole

Moved by Councillor Shantz

Seconded by Councillor McMillan

That Council convenes into the Committee of the Whole.

...Carried

Staff Reports and MemosR16-2021: Purchase of a Fire Pumper Truck for the St. Jacobs Fire Station

Moved by Councillor Martin

Seconded by Councillor Redekop

That the Council of the Township of Woolwich, considering Report R16-2021 respecting the purchase of a fire pumper truck for the St. Jacobs Fire Station, award RFP 2021-20 to Metz Fire & Rescue at a total cost of \$667,757.14 net of HST rebate.

...Carried

First and Second Reading of the By-laws

Moved by Councillor Shantz

Seconded by Councillor Redekop

That the following by-laws be introduced and read a first and second time:

- A By-law to Amend the Woolwich Township Traffic and Parking By-law No. 70-2006 regarding parking restrictions, intersection stop signs and speed reductions near schools in Breslau
- A By-law to Confirm all Actions and Proceedings of the Council (August 10, 2021)

...Carried

Adoption of proceedings of the Committee of the Whole

Moved by Councillor McMillan

Seconded by Councillor Merlihan

That the Committee of the Whole rise and report to Council.

...Carried

Moved by Councillor Martin

Seconded by Councillor McMillan

That Council confirms and adopts the proceedings of the Committee of the Whole.

...Carried

Correspondence

Council received the following item of correspondence for information and took no action:

- City of Woodstock Resolution – Affordable Housing Crisis in Canada
- City of Cambridge Resolution – OHIP Funding for Eye Care
- City of Mississauga Resolution – Canada Day 2021

Public Notice**Notice of Considering a Procedural By-law**

The Council of the Township of Woolwich gave public notice of its intent to consider passing a procedural by-law at the meeting on Tuesday, August 24, 2021 at 7:00 p.m.

Final Passage of By-laws

Moved by Councillor Shantz

Seconded by Councillor Merlihan

That the following by-laws in the hands of the Clerk be read a third time and finally passed, that they be numbered as By-laws 47-2021 to 48-2021, and that they be signed by the Mayor and Clerk and sealed with the corporate seal:

- A By-law to Amend the Woolwich Township Traffic and Parking By-law No. 70-2006 regarding parking restrictions, intersection stop signs and speed reductions near schools in Breslau
 - A By-law to Confirm all Actions and Proceedings of the Council (August 10, 2021)
- ...Carried

Adjournment (9:22 P.M.)

Moved by Councillor Redekop

Seconded by Councillor Shantz

That Council adjourns to meet again in regular session on August 31, 2021.

...Carried

Sandy Shantz, Mayor

Val Hummel, Clerk