COUNCIL & COMMITTEES

MINUTES & AGENDAS

SPECIAL COUNCIL MEETING

DEC. 19, 1985

Thursday,
December 19, 1985
11:00 a.m.

A special meeting of the Council of the Regional Municipality of Waterloo was held today in the Regional Council Chambers, 20 Weber Street East, Kitchener, Ontario. All members of Council were present with the exception of Councillors Boone, Cardillo**, Carroll, Mewhinney** and Ziegler** with Regional Chairman K. Seiling in the Chair.

The meeting was called by Regional Chairman K. Seiling for the purpose of presenting Regional Planning and Engineering concerns with respect to the Toyota Development proposal.

MOVED by Councillor G. Leadston
SECONDED by Councillor R. Christy

THAT Council go into Committee of the Whole to consider Reports.

CARRIED

Mr. G. A. Thompson addressed Committee members with respect to the proposal to the Toyota Site and what the impact and requirements will mean to the Region in terms of providing upgraded and/or new services. He indicated that construction is to begin April 1986 and they would like to have one production line operating for minimum capacity for training purposes by 1987. The company would like to have the first stage of the plant of approximately one (1) million square feet and producing 50,000 cars a year in full operation in early 1988.

Mr. Thompson then proceeded to explain what will be required in terms of construction of new roads, upgrading existing roads, creation of a spur line from the Grand River Railway to the Toyota Site, upgrading of water requirements, sanitary sewer and storm drainage requirements for immediate and future use.

** Councillors Cardillo and Mewhinney entered the meeting at this point.

Mrs. S. A. Thorsen reviewed the planning implications of the proposal. She indicated that because the Regional Official Policies Plan sets out Regional Roads and the exemptions under the zoning order do not apply to the requirement in the Planning Act that public works shall conform with the Official Plan, we have a problem in that it was proposed that Maple Grove Road/Sportsworld Drive should be a Regional Road and this would not conform with the Regional Official Policies Plan. This would necessitate an Official Plan Amendment. We are however in the fortunate position that our Official Plan is before the Minister and he is in a position to modify the plan without the usual process requirements under the Planning Act. Mrs. Thorsen added that under a zoning order there is not a requirement for a public meeting but the City of Cambridge is proposing to hold information meetings and the Region could very well participate in these meetings. She indicated that what the Planning & Development Committee are recommending is to ask the Minister to modify our Official Plan by removing a section dealing with Sportsworld Drive extension into Cambridge which Regional Council had asked the Minister to defer. Our request of the Minister now will be to remove that policy from the plan and change the map so that the map covering the roads under the jurisdiction of the Region include a new road which will be a combination of Sportsworld Drive and Maple Grove Road extending from existing Highway 8 to the proposed Highway 24 By-pass.

The Summary of Recommendations PD-86-01 along with the revision to PD-86-01 of the Planning & Development Committee was presented by Council B. Turnbull, Chairman of the Committee.

Councillor Turnbull noted that the second paragraph of PD-86-01 should be deleted in its entirety and substituted with the recommendation on the page dated December 18/85 entitled Revision to PD-86-01.

MOVED by Councillor B. Turnbull
SECONDED by Councillor R. Christy

THAT the Regional Municipality of Waterloo advise the Premier of Ontario and the Minister of Municipal Affairs that it fully supports the use of the lands

owned by the Ontario Land Corporation in the City of Cambridge, north of Highway No. 401, for the construction by the Toyota Motor Corporation of an automobile manufacturing and assembly plant with all related and ancillary uses and necessary hard services and transportation facilities, and supports the request of the City of Cambridge that the Minister of Municipal Affairs exercise his powers under section 46 of The Planning Act to impose a Zoning Order on the subject lands to permit the uses.

And that the Minister of Municipal Affairs be requested to modify that portion of the Regional Municipality of Waterloo's proposed Official Plan which Regional Council had requested the Minister to defer from approval as follows:

a) Policy 10.4(3) as deferred did read:

Sportsworld Drive: Construction of this Proposed Road may not occur within the planning horizon of this Plan. An alignment for a Primary Road beyond this point has not been determined, and would require an amendment to this Plan.

b) The modification requested would be:

To modify Policy 10.4(3) to read as follows:

1) Sportsworld Drive/Maple Grove Road from existing Highway No. 8 to proposed Highway No. 24 By-pass is required to serve the proposed development by the Toyota Motor Corporation on the O.L.C. lands and is accordingly shown as a Primary Road on Map #6.

2) To modify Map #6 by showing Sportsworld Drive/Maple Grove Road as a Primary Road from existing Highway No. 8 to proposed Highway No. 24 By-pass, as shown on the attached map.

And further that in support of this resolution, the Regional Municipality of Waterloo will co-operate with the City of Cambridge and the Province of

86-0031

Ontario in the undertaking of any studies required to determine the appropriate transportation and services for the subject lands.

CARRIED

(Refer PD-86-01 REVISED)

The Summary of Recommendations E-86-01 of the Engineering Committee was presented by Councillor F. Kent, Chairman of the Committee.

MOVED by Councillor F. Kent
SECONDED by Councillor L. Myers

THAT the Regional Municipality of Waterloo approve the following relative to the Regional access and servicing requirements for the Toyota site in the City of Cambridge, and surrounding development lands in the Cities of Cambridge and Kitchener:

a) The current procedure for retaining consultants be suspended.

b) The Regional Municipality of Waterloo enter into an agreement with McCormick, Rankin and Associates Limited of Mississauga for the provision of consulting engineering services to carry out route location, design and tender preparation in connection with required roadway, watermain and storm sewer construction on Sportsworld Drive/Maple Grove Road/Fisher-Mills Road and Regional Road #17 (Fountain Street).

c) The Regional Municipality of Waterloo enter into an agreement with Conestoga-Rovers & Associates Limited of Waterloo for the provision of consulting engineering services to carry out design, tender preparation and contract administration in connection with the construction of the Delta-Freeport watermain from Morrison Road via Regional Road 8 (King Street East) and existing Highway #8 to Sportsworld Drive.

d) The Regional Municipality of Waterloo enter into an agreement with Gore and Storrie Limited of Toronto for the provision of consulting engineering services to carry out water pumping station modifications/expansion and other operational assignments as required in connection with the provision of water service to the Toyota site and surrounding development lands.

THAT the Regional Municipality of Waterloo amend By-Law #10-84 to include as Regional Roads:

a) Existing Maple Grove Road from Regional Road #17 (Fountain Street) to Regional Road #32 (Beaverdale Road).

b) An extension of Sportsworld Drive/Maple Grove Road from existing Highway #8 through to Regional Road #17 (Fountain Street).

c) A realignment of Fisher-Mills Road from Regional Road #32 (Beaverdale Road) at Maple Grove Road, through to an intersection/interchange with the proposed Highway #24 By-pass of Hespeler.

THAT the Regional Municipality of Waterloo request the Province of Ontario, as the developer, to confirm the financial underwriting of the work to be carried out in 1) above, together with subsequent construction costs.

THAT the Regional Municipality of Waterloo submit a request to the Ministry of Transportation and Communications for Supplementary Maintenance Allocation relative to 2) above.

CARRIED

Councillor Hiscott raised the question of sanitary sewers and if the consultants who are doing the design of sanitary sewers are going to be instructed to keep in mind a concern of the City of Kitchener in that it has lands that it wants to develop and that are ready for development but are in need of sanitary sewer service. He requested if the City of Cambridge is doing the sanitary sewer design work that they include the City of Kitchener in any consultation regarding sanitary sewers.

86-0033

** Councillor Ziegler entered the meeting at this point.

MOVED by Councillor M. Yantzi
SECONDED by Councillor R. Christy

THAT Committee of the Whole rise and Council resume.

CARRIED

MOVED by Councillor M. J. Mewhinney
SECONDED by Councillor J. Ziegler

THAT Council adopt proceedings of the Committee of the Whole.

CARRIED

MOVED by Councillor C. Millar
SECONDED by Councillor D. Cardillo

THAT a by-law to confirm the actions of Council be read a first, second and third time finally passed and numbered 4-86, signed by the Chairman and Clerk and sealed with the Regional Seal.

CARRIED

MEETING ADJOURNED

CHAIRMAN

CLERK

86-0034

THE REGIONAL MUNICIPALITY OF WATERLOO

SPECIAL MEETING OF COUNCIL

AGENDA

DATE: Thursday, December 19, 1985

TIME: 11:00 a.m. Regional Council

PLACE: Regional Council Chambers
20 Weber St. E.,
Kitchener, Ontario

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1. PRAYER

2. ROLL CALL

3. MOTION TO GO INTO COMMITTEE OF THE WHOLE TO CONSIDER REPORTS

4. REPORTS

   1. Committees

      a) Planning & Development - attached & marked PD-86-01 (Revision to PD-86-01 attached)

      b) Engineering - attached & marked E-86-01

5. MOTION FOR COMMITTEE OF THE WHOLE TO RISE AND COUNCIL RESUME

6. MOTION TO ADOPT PROCEEDINGS OF THE COMMITTEE OF THE WHOLE

7. BY-LAW TO CONFIRM ACTIONS OF COUNCIL

8. ADJOURN

REVISION TO PD-86-01

Pursuant to instructions by the Planning and Development Committee on December 17th, 1985 for Legal staff to consult with Provincial staff regarding content of the resolution as shown on PD-86-01, the following wording is recommended, being more specific, to replace paragraph 2:

AND THAT the Minister of Municipal Affairs be requested to modify that portion of the Regional Municipality of Waterloo's proposed Official Plan which Regional Council had requested the Minister to defer from approval as follows:

a) Policy 10.4(3) as deferred did read:

Sportsworld Drive: Construction of this Proposed Road may not occur within the planning horizon of this Plan. An alignment for a Primary Road beyond this point has not been determined, and would require an amendment to this Plan.

b) The modification requested would be:

To modify Policy 10.4(3) to read as follows:

1) Sportsworld Drive/Maple Grove Road from existing Highway No. 8 to proposed Highway No. 24 By-pass is required to serve the proposed development by the Toyota Motor Corporation on the O.L.C. lands and is accordingly shown as a Primary Road on Map #6.

2) To modify Map #6 by showing Sportsworld Drive/Maple Grove Road as a Primary Road from existing Highway No. 8 to proposed Highway No. 24 By-pass, as shown on the attached map.

The Planning and Development Committee recommends as follows:

1. THAT the Regional Municipality of Waterloo advise the Premier of Ontario and the Minister of Municipal Affairs that it fully supports the use of the lands owned by the Ontario Land Corporation in the City of Cambridge, north of Highway No. 401, for the construction by the Toyota Motor Corporation of an automobile manufacturing and assembly plant with all related and ancillary uses and necessary hard services and transportation facilities, and supports the request of the City of Cambridge that the Minister of Municipal Affairs exercise his powers under section 46 of The Planning Act to impose a Zoning Order on the subject lands to permit the uses.

   AND THAT the Minister be requested to include in the Zoning Order, the designation of Sportsworld Drive/ Maple Grove Road as a primary road from current Highway No. 8 to proposed Highway No. 24 By-pass, as per the attached map.

   AND FURTHER THAT in support of this resolution, the Regional Municipality of Waterloo will co-operate with the City of Cambridge and the Province of Ontario in the undertaking of any studies required to determine the appropriate transportation and services for the subject lands.

December 17, 1985

HWY 24 BY-PASS
HWY 24

AND THAT the Regional Municipality of Waterloo request the Province of Ontario, as the developer, to confirm the financial underwriting of the work to be carried out in (1) above, together with subsequent construction costs.

AND THAT the Regional Municipality of Waterloo submit a request to the Ministry of Transportation and Communications for Supplementary Maintenance Allocation relative to (2) above.

December 19, 1985