



Haldimand
County

THE CORPORATION OF HALDIMAND COUNTY COUNCIL IN COMMITTEE MINUTES

Date: January 14, 2020
Time: 9:30 A.M.
Location: Haldimand County Administration Building
Council Chambers

COUNCIL PRESENT

- K. Hewitt, Mayor
- S. Patterson, Councillor
- J. Metcalfe, Councillor
- D. Lawrence, Councillor
- T. Dalimonte, Councillor
- R. Shirton, Councillor
- B. Corbett, Councillor

STAFF PRESENT

- C. Manley, Chief Administrative Officer
- C. Case, General Manager, Corporate & Social Services
- M. Evers, General Manager, Community & Development Services
- T. Haedrich, General Manager, Engineering & Capital Works
- M. Merritt, General Manager, Financial & Data Services
- P. Mete, General Manager, Public Works Operations
- M. Jamieson, Director, Human Resources

- K. Buck, Solid Waste Operations Technologist
- J. Gallagher, Manager, Emergency Services/Fire Chief
- B. Kissner, Planner
- N. McKinnon, Solid Waste Operations Technologist
- J. Oakes, Manager, Environmental Operations
- E. Eichenbaum, Manager, Citizen & Legislative Services/Clerk

CALL TO ORDER

Councillor Shirton called the Council in Committee meeting to order at 9:30 a.m.

ROLL CALL

The Mayor and all Members of Council were in attendance.

DISCLOSURES OF PECUNIARY INTEREST

None.

PUBLIC MEETING FOR PLANNING APPLICATIONS

Councillor Shirton, Chair of Public Meeting for Planning Applications, remained in the Chair for this portion of the meeting.

Prior to commencing the public meeting, the Chair explained the meeting, delegation and appeal process. He noted that decisions made by Committee at this meeting would be given final consideration at the January 22, 2020 Council meeting.

1 PDD-01-2020 Haldimand County Official Plan Update Work Program

M. Evers introduced the Official Plan Update process. Matt Reniers, Project Consultant, Matt Reniers and Associates, presented the report.

Ron Lodewyks, nearby resident, spoke to the enhancement of agricultural policies to enrich farming and the changing face of farming. He suggested an increase to the allowable space for home-based businesses and to increase the number of allowable employees. He also spoke to the availability of high-speed internet in the rural area.

John Chapman, nearby resident, expressed support for the extension of the hamlet boundary in South Cayuga to include his property.

There being no one else present to speak either for or against this application, deliberations concluded with the introduction of the following recommendation.

Recommendation 1

Moved By: Councillor Corbett

Seconded By: Councillor Metcalfe

1. THAT Report PDD-01-2020 Haldimand County Official Plan Update Work Program be received;
2. AND THAT staff be directed to review the written submissions received and the submissions heard at the Special Meeting held on January 14, 2020, and report back on adjustments to the Official Plan Update scope of work, if required.

CARRIED

2 PDD-03-2020 Zoning By-law Amendment for a Condition of Consent – Maplerow Farms Inc.

B. Kissner presented the report.

Jason Cowie, proponent, was present to answer questions.

There being no one else present to speak either for or against this application, deliberations concluded with the introduction of the following recommendation.

Recommendation 2

Moved By: Councillor Patterson

Seconded By: Councillor Lawrence

1. THAT Report PDD-03-2020 Zoning By-law Amendment for a Condition of Consent – Maplerow Farms Inc. be received;
2. AND THAT application PLZ-HA-2019-142 to amend the Town of Haldimand Zoning By-law 1 H-86 to prohibit future residential development and home occupation opportunities on the retained farm lands be approved for reasons outlined in Report PDD-03-2020;
3. AND THAT the proposal is deemed to be consistent with the Provincial Policy Statement (2014), and the Growth Plan for the Greater Golden Horseshoe;
4. AND THAT the By-law attached to Report PDD-03-2020 be presented for enactment.

CARRIED

3 PDD-04-2020 Revised Official Plan and Zoning By-law Amendment to Consider an Asphalt Storage Facility

B. Kissner presented the report.

Ryan DuBois, proponent representing the Suit Kote Corporation, spoke to the use of the land and the various options considered. He also spoke to a tree planting program that is planned for the property boundary.

Nick Penfold spoke to his concerns regarding truck traffic and the environmental impact, specifically odours. He also expressed concern about emergency response to the property.

David Lightfoot expressed concern about the zoning and about agricultural use being removed.

There being no one else present to speak either for or against this application, deliberations concluded with the introduction of the following recommendation.

Recommendation 3

Moved By: Councillor Corbett

Seconded By: Councillor Dalimonte

1. THAT Report PDD-04-2020 Revised Official Plan and Zoning By-law Amendment to Consider an Asphalt Storage Facility be received;

2. AND THAT application PLOP-2019-164 to amend the Haldimand County Official Plan designation of the subject lands to a site-specific 'Agricultural' designation to facilitate the establishment of an asphalt storage facility, be approved for the reasons outlined in Reports PDD-43-2019 and PDD-04-2020;
3. AND THAT the by-law attached to Report PDD-04-2020 to adopt the Official Plan Amendment to the Haldimand County Official Plan be presented for enactment;
4. AND THAT application PLZ-HA-2019-165 to amend the City of Nanticoke Zoning By-law NE 1-2000 to add the asphalt storage facility use with customized height provision to the permitted uses on the subject property through a site specific zoning provision be approved subject to a "Holding (H)" provision, for reasons outlined in Reports PDD-43-2019 and PDD-04-2020;
5. AND THAT the Zoning By-law Amendment attached to Report PDD-04-2020 to amend the City of Nanticoke Zoning By-law NE 1-2000 be presented for enactment;
6. AND THAT the Holding Provision Removal By-law attached to Report PDD-04-2020 be presented for enactment, and the General Manager of Community and Development Services be granted authority to remove the holding provision when all conditions relating to the matter are satisfactorily addressed;
7. AND THAT the subject lands be placed under site plan control for reasons outlined in Reports PDD-43-2019 and PDD-04-2020 and the attached Site Plan Control By-law be presented for enactment;
8. AND THAT the application is considered to be consistent with the Provincial Policy Statement 2014, Provincial Growth Plan 2019 or other matters of provincial interest.

CARRIED

Mayor Hewitt assumed the Chair for this portion of the meeting.

PRESENTATIONS AND CONSIDERATION OF RELATED REPORTS (11:00 A.M.)

1 Presentation Re: Proposed Changes to Blue Box Program

J. Oakes introduced the upcoming changes to the Blue Box Program. K. Buck and N. McKinnon presented the changes.

Recommendation 4

Moved By: Councillor Shirton

Seconded By: Councillor Metcalfe

THAT the presentation material Re: Proposed Changes to Blue Box Program be received as information.

CARRIED

Recommendation 5

Moved By: Councillor Corbett

Seconded By: Councillor Lawrence

1. WHEREAS the amount of single-use plastics leaking into our lakes, rivers, waterways is a growing area of public concern;
2. AND WHEREAS reducing the waste we generate and reincorporating valuable resources from our waste stream into new goods can reduce GHGs significantly;
3. AND WHEREAS the transition to full producer responsibility for packaging, paper and paper products is a critical to reducing waste, improving recycling and driving better economic and environmental outcomes;
4. AND WHEREAS the move to a circular economy is a global movement, and that the transition of Blue Box programs would go a long way toward this outcome;
5. AND WHEREAS Haldimand County is supportive of a timely, seamless and successful transition of Blue Box programs to full financial and operational responsibility by producers of packaging, paper and paper products;
6. AND WHEREAS the Association of Municipalities of Ontario has requested municipal governments with Blue Box programs to provide an indication of the best date to transition our Blue Box program to full producer responsibility,
7. NOW THEREFORE BE IT RESOLVED THAT Haldimand County would like to transition their Blue Box program to full producer responsibility prior to October 16, 2023;
8. AND THAT this decision is based on the following rationale:
 - i. The curbside Blue Box collection contract with Modern Landfill Inc. ends October 16, 2023,
 - ii. The processing contract with Niagara Region ends March 5, 2022, and
 - iii. The garbage & Blue Box hauling contract with George Barnes & Sons ends March 1, 2025;

9. AND THAT any questions regarding this resolution can be directed to Jeff Oakes, Manager, Environmental Operations at 905-318-5932 or joakes@haldimandcounty.on.ca;
10. AND THAT the resolution be forwarded to the Association of Municipalities of Ontario and the Ontario Ministry of the Environment, Conservation and Parks.

CARRIED

MOTIONS OF CONSENT

None.

DEPARTMENTAL STAFF REPORTS

1 COMMUNITY & DEVELOPMENT SERVICES

Councillor Dalimonte, Chair of Community & Development Services, assumed the Chair for this portion of the meeting.

1.1 PDD-02-2020 Information Report – McClung South Zoning Implementation

Recommendation 6

Moved By: Councillor Patterson

Seconded By: Councillor Metcalfe

1. THAT Report PDD-02-2020 Information Report – McClung South Zoning Implementation be received;
2. AND THAT applications PLZ-HA-2014-020 and PLZ-HA-2018-075 to amend the Town of Haldimand Zoning By-law 1-H 86 by Park and McClung Limited and McClung Properties Limited be approved for reasons outlined in Report PDD-02-2020;
3. AND THAT the by-law attached to Report PDD-02-2020 to amend the Town of Haldimand Zoning By-law 1-H 86 be presented for enactment;
4. AND THAT the Holding (H) provision removal by-law attached to Report PDD-02-2020 be passed and the General Manager of Community & Development Services be granted authority to remove the Holding provision when all conditions relating to the matter are satisfactorily addressed;
5. AND THAT the application is considered to be consistent with the Provincial Policy Statement (2014), Provincial Growth Plan (2019), and other matters of Provincial interest.

CARRIED

1.2 Other Business

None.

2 PUBLIC WORKS OPERATIONS

Councillor Corbett, Chair of Public Works Operations, assumed the Chair for this portion of the meeting.

2.1 Other Business

Update Re: Grand River Flooding Event

3 ENGINEERING & CAPITAL WORKS

Councillor Metcalfe, Chair of Engineering & Capital Works, assumed the Chair for this portion of the meeting.

3.1 ECW-01-2020 Investing in Canada Infrastructure Program (ICIP) – Green Stream Grant Application

Recommendation 7

Moved By: Councillor Dalimonte

Seconded By: Councillor Patterson

1. THAT Report ECW-01-2020 Investing in Canada Infrastructure Program (ICIP) – Green Stream Grant Application be received;
2. AND THAT the 2020 Cayuga Cast Iron Watermain Replacement program be submitted for funding under the Investing in Canada Infrastructure Program (ICIP) – Green Stream Grant Application.

CARRIED

3.2 Other Business

4. FINANCIAL & DATA SERVICES

Councillor Patterson, Chair of Financial & Data Services, assumed the Chair for this portion of the meeting.

4.1 FIN-01-2020 Budget Guidelines for 2020

Recommendation 8

Moved By: Councillor Corbett

Seconded By: Councillor Lawrence

1. THAT Report FIN-01-2020 Budget Guidelines for 2020 be received;
2. AND THAT the principles, as approved during the 2013 water/wastewater rate study, be utilized for preparation of the 2020 Draft Rate Supported (Water and Wastewater) Capital and Operating Budget, including:

- Full cost recovery of all operating and capital costs;
 - Net costs (i.e. revenues required from rates revenue) will be recovered 50% from fixed revenues (i.e. basic charges) and 50% from variable revenues (i.e. consumption revenues);
 - Leachate costs to be allocated based on relative loading at the treatment plant and recovered 50% from fixed revenues and 50% from variable revenues;
 - Annual indexing of all miscellaneous revenues based on annual increase of underlying costs.
3. AND THAT the following guidelines be approved for the preparation of the 2020 Draft Tax Supported Capital Budget and Forecast:
- A 1.0% increase in the tax levy to fund the capital requirements for the 2020 Capital Budget; and
 - Capital related expenditures targeted to be at 35% of the total tax levy within the forecast period but at a future date beyond 2020; and
 - Maintain an 80:20 ratio of capital expenditures for replacements/“state of good repair” to new/enhanced projects over the 10 year forecast period;
4. AND THAT the following guidelines be approved for preparation of the 2020 Draft Tax Supported Operating Budget:
- Annual assessment growth is to be used as follows:
 - i. firstly for increases in the tax levy to fund the annual capital-related tax supported capital requirements; and
 - ii. secondly to fund growth related impacts and new initiatives/service level enhancements; and
 - iii. lastly, any unutilized annual assessment growth be transferred to the Contingency Reserve to offset future growth related cost increases if necessary; and
 - Additional new initiatives for new/enhanced services, beyond available assessment growth, should only be considered during the budget review if the net levy impact can be mitigated on a consolidated, corporate-wide basis and the individual business case provides for offsetting revenue sources, efficiency improvements or cost savings; and
 - Funding related to Council approved new initiatives would be considered above and beyond the base budget requirements; and

- Mitigation measures of 2.0% will be presented for Council review, to offset Provincial funding reductions and service impacts if required, with the balance of unused measures placed into the Contingency Reserve to offset future impacts; and
 - A targeted overall increase in the combined municipal and education taxes on an average residential property of 2.0% for the Tax Supported Operating Budget requirements.
5. AND THAT, unless approved by a specific Council resolution and until the 2020 tax supported budget is approved by Council, staff are delegated the following purchase authority, subject to the provisions of the County's Procurement Policy:
- Capital Purchases: Up to the approved budget for the applicable project, conditional on the project being approved by Council in the 2019 Capital Budget, including approved 2020 Capital Forecast Projects for State of Good Repair only;
 - Operating Purchases: Up to 50% of the previous year's base budget expenditures, adjusted for the impacts of one-time expenditures approved in 2019, and excluding any proposed new initiatives or service level changes.

CARRIED

4.2 Other Business

None.

5 CORPORATE & SOCIAL SERVICES

Councillor Lawrence, Chair of Corporate & Social Services, assumed the Chair for this portion of the meeting.

5.1 Other Business

None.

6 CORPORATE AFFAIRS

Mayor Hewitt, Chair of Corporate Affairs, resumed the Chair for the remainder of the meeting.

6.1 CAO-01-2020 Storm Event Update

Recommendation 9

Moved By: Councillor Shirton

Seconded By: Councillor Lawrence

1. THAT Report CAO-01-2020 Storm Event Update be received;

2. AND THAT the following resolution be sent to the Minister of Municipal Affairs and Housing:

WHEREAS Haldimand County recently experienced a significant flooding event on October 31, 2019 and has experienced incremental operating and capital costs, the Council of Haldimand County hereby requests the Minister of Municipal Affairs and Housing to activate the Municipal Disaster Recovery Assistance program.

AND FURTHER THAT the Treasurer is given delegated authority to submit, verify and attest to the accuracy of the claim when submitted.

CARRIED

DELEGATIONS AND CONSIDERATION OF RELATED REPORTS (1:00 P.M.)

- 1 LSS-01-2020 Unsolicited Offer from Reynolds, Vacant Land on George Street, Dunnville

This item was deferred for consideration until after the Closed Session portion of the meeting.

- 1.1 Mark Reynolds, Aikens Distributing, Aikens Mini Storage

Mr. Reynolds spoke to the reasons for wanting to purchase the property in question.

Recommendation 10

Moved By: Councillor Patterson

Seconded By: Councillor Lawrence

THAT the correspondence from Mark Reynolds, Aikens Distributing, Aikens Mini Storage Re: Unsolicited Offer from Reynolds, Vacant Land on George Street, Dunnville, dated December 18, 2019, be received as information.

CARRIED

- 2 Ike Keesmaat, President, Keesmaat Homes Re: Purchase Offer, Vacant Land on Broad Street East, Dunnville

Mr. Keesmaat explained that he is looking to purchase the subject property as he wants to establish a restaurant on the location.

Recommendation 11

Moved By: Councillor Corbett

Seconded By: Councillor Shirton

THAT the correspondence from Ike Keesmat Re: Purchase Offer, Vacant Land on Broad Street East, Dunnville, be received as information.

CARRIED

DEPARTMENTAL STAFF REPORTS (Continued)

6 CORPORATE AFFAIRS (Continued)

6.1 CAO-M01-2020 Term of Council Priorities – January 2020 Update

Recommendation 12

Moved By: Councillor Metcalfe

Seconded By: Councillor Corbett

THAT Memorandum CAO-M01-2020 Term of Council Priorities – January 2020 Update be received as information.

CARRIED

6.2 Other Business

None.

REPORTS FROM SPECIAL PURPOSE COMMITTEES, BOARDS AND COMMISSIONS

Discussion Re: Letter from John Cain Re: O.P.P. Service Availability in Haldimand County

UNFINISHED BUSINESS

None.

NEW BUSINESS

1 Motion Re: Installation of an All Way Stop at the Intersection of Fairview Avenue West and Pine Street, Dunnville

Recommendation 13

Moved By: Councillor Corbett

Seconded By: Councillor Shirton

THAT consideration of an all way stop at the intersection of Fairview Avenue West and Pine Street be deferred until the introduction of a revised All Way Stop Installation Warrant Policy.

CARRIED

INQUIRIES, ANNOUNCEMENTS AND CONCERNS OF COUNCILLORS

The following item was highlighted:

- Potential future nuclear developments

CLOSED SESSION

Recommendation 14

Moved By: Councillor Metcalfe

Seconded By: Councillor Corbett

THAT pursuant to Section 239 of the *Municipal Act*, as amended, Council convene in a meeting at 1:46 p.m. closed to the public, to discuss:

a proposed or pending acquisition or disposition of land by the municipality or local board

- 1 LSS-M01-2020 Additional Information Related to Report LSS-01-2020 Unsolicited Offer from Reynolds, Vacant Land on George Street, Dunnville
- 2 LSS-02-2020 Unsolicited Offer from 1694467 Ontario Inc., Vacant Land Ramsey Drive and Broad Street East, Dunnville

CARRIED

Recommendation 15

Moved By: Councillor Dalimonte

Seconded By: Councillor Lawrence

THAT this closed meeting now adjourn at 2:16 p.m. and reconvene in open session.

CARRIED

Recommendation 16

Moved By: Councillor Metcalfe

Seconded By: Councillor Shirton

1. THAT Report LSS-01-2020 Unsolicited Offer from Reynolds, Vacant Land on George Street, Dunnville be received;
2. AND THAT Memorandum LSS-M01-2020 Additional Information Related to Report LSS-01-2020 be received as information and remain confidential;
3. AND THAT the property legally described as part of PIN # 38111-0115(LT) being Part of Lots 4 and 5, Plan 1407; Haldimand County, be declared surplus;
4. AND THAT staff proceed with the direction provided by Council in closed session for the property legally described as part of PIN # 38111-0115(LT) being Part of Lots 4 and 5, Plan 1407; Haldimand County, in accordance with Option #1, as outlined in Confidential Memorandum LSS-M01-2020;
5. AND THAT the Mayor and Clerk be authorized to execute all necessary documents;
6. AND THAT a by-law be presented to authorize the sale, if applicable.

CARRIED

Recommendation 17

Moved By: Councillor Corbett

Seconded By: Councillor Shirton

- 1 THAT Report LSS-02-2020 Unsolicited Offer from 1694467 Ontario Inc., Vacant land Ramsey Drive and Broad Street East, Dunnville be received and remain confidential;
- 2 AND THAT consideration of the disposition of vacant land at Ramsey Drive and Broad Street East be deferred, pending additional information, as discussed in the closed session of January 14, 2020.

CARRIED

ADJOURNMENT

Recommendation 18

Moved By: Councillor Shirton

Seconded By: Councillor Corbett

THAT this meeting is now adjourned at 2:20 p.m.

CARRIED

MAYOR

CLERK