



Haldimand
County

**THE CORPORATION OF HALDIMAND COUNTY
COUNCIL IN COMMITTEE MINUTES**

Date: August 25, 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

M. Brandt, Supervisor, Risk Management & Legal Services
J. Miller, Planner
S. VanDalen, Manager, Planning & Development
E. Eichenbaum, Manager, Citizen & Legislative Services/Clerk

CALL TO ORDER

Mayor Hewitt called the Council in Committee meeting to order at 9:33 a.m.

ROLL CALL

The Mayor and all Members of Council were in attendance.

DISCLOSURES OF PECUNIARY INTEREST

Councillor Lawrence declared a pecuniary interest with respect to Report LSS-10-2020 Cayuga Roads Operations Yard Ownership as some of the subject property is owned by an extended family member's estate.

PUBLIC MEETING FOR PLANNING APPLICATIONS

Councillor Shirton, Chair of Public Meeting for Planning Applications, assumed 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 August 31, 2020 Council meeting.

1 PDD-24-2020 Zoning By-law Amendment to Permit a Single Detached Dwelling – LeBlanc and Bearfoot

S. VanDalen presented the report.

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-24-2020 Zoning By-law Amendment to Permit a Single Detached Dwelling – LeBlanc and Bearfoot be received;
2. AND THAT Application PLZ-HA-2020-077, to amend the Town of Dunnville Zoning By-law 1-DU 80 to rezone the subject lands to “Rural Commercial” with a special provision, be approved for reasons outlined in Report PDD-24-2020;
3. AND THAT the by-laws attached to Report PDD-24-2020 be presented for enactment;
4. AND THAT the proposal is deemed to be consistent with the Provincial Policy Statement 2020, Provincial Growth Plan 2019, and other matters of Provincial interest.

CARRIED

2 PDD-25-2020 Official Plan and Zoning By-law Amendment to Permit 173 Seasonal Cottages and Associated Amenities – LJM Developments Inc.

J. Miller presented the report.

John Ariens, IBI Group, spoke to the proposed development noting some differences from the staff report. He indicated that they feel that the application is not a new settlement but is a resource-based recreational facility. They are 173 seasonal, modular-type cottages on concrete pads. The developer feels that this conforms to the Growth Plan and is consistent with the Provincial Policy Statement. Erosion can be dealt with through setbacks, gas wells can be capped or captured, and they believe that there are no traffic safety concerns.

Mr. Mian, LJM Developments, spoke to his company's previous projects and the vision for this proposed project.

Karl Peter, nearby property owner, expressed concerns related to the access point for the development and the traffic emanating from the development. He is also concerned about drainage.

Terry Horton expressed concern about near-misses on North Shore Drive as the road is narrow. He also spoke to the area being a sanctuary and feels the development is too much for the small community that is there now.

Sandra van Grieken, nearby property owner, noted that the steepness of the hill is a significant traffic safety concern. The seasonal homes will border their farm and their crops come off as weather allows which may be any time of day or time. She very much objects to the proposed development.

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 Corbett

Seconded By: Councillor Dalimonte

1. THAT Report PDD-25-2020 Official Plan and Zoning By-law Amendment to Permit 173 Seasonal Cottages and Associated Amenities – LJM Developments Inc. be received;
2. AND THAT application PLOP-HA-2020-037 to amend the Haldimand County Official Plan by re-designating the subject lands from 'Agriculture' to 'Resort Residential Node' and to add a site-specific designation to facilitate the establishment of 173 seasonal cottages and associated amenities be refused for the reasons outlined in Report PDD-25-2020;
3. AND THAT application PLZ-HA-2020-036 to amend the Town of Dunnville Zoning By-law 1-DU 80 to rezone lands from 'Agriculture' and 'Hazard Land' to 'Seasonal Residential' with a site specific zoning provision be refused for reasons outlined in Report PDD-25-2020;

4. AND THAT the application is considered not to be consistent with the Provincial Policy Statement 2020, Provincial Growth Plan 2019 and other matters of provincial interest.

CARRIED

AMENDED AT THE AUGUST 31, 2020 COUNCIL MEETING.

- 3 PDD-27-2020 Recommendation Report – Applications for Gateway Commercial - (Caledonia) Ltd.

S. VanDalen presented the report.

Stephen Armstrong, Armstrong Planning & Project Management, noted that the application process has been quite comprehensive, including sign-offs by the Ministry of Transportation and Grand River Conservation Authority. It was added that archaeological assessments are currently underway.

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 Metcalfe

Seconded By: Councillor Lawrence

1. THAT Report PDD-27-2020 Recommendation Report – Applications for Gateway Commercial - (Caledonia) Ltd. be received;
2. AND THAT applications PLOP-HA-2019-059 to amend the Haldimand County Official Plan by McClung Properties Limited be approved for reasons outlined in Report PDD-27-2020;
3. AND THAT applications PLZ-HA-2019-060 to amend the Town of Haldimand Zoning By-law 1-H 86 by McClung Properties Limited be approved for reasons outlined in Report PDD-27-2020;
4. AND THAT the by-law attached to Report PDD-27-2020 to amend the Town of Haldimand Official Plan be presented for enactment;
5. AND THAT the by-law attached to Report PDD-27-2020 to amend the Town of Haldimand Zoning By-law 1-H 86 be presented for enactment;
6. AND THAT the application is considered to be consistent with the Provincial Policy Statement (2020), Provincial Growth Plan (2019), and other matters of Provincial interest.

CARRIED

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

MOTIONS OF CONSENT

Recommendation 4

Moved By: Councillor Dalimonte

Seconded By: Councillor Metcalfe

THAT the following motions be approved:

- 1 PDD-M02-2020 Correction to Site Specific By-law 1006-HC-17 for 2170 Highway 6 - Eigenbrood

THAT Memorandum PDD-M02-2020 Correction to Site Specific By-law 1006-HC-17 for 2170 Highway 6 - Eigenbrood be received as information.

- 2 CDP-M01-2020 Great Art for Great Lakes Initiative Update 2020

THAT Memorandum CDP-M01-2020 Great Art for Great Lakes Initiative Update 2020 be received as information.

- 3 CAO-M04-2020 Term of Council Priorities – August 2020

THAT Memorandum CAO-M04-2020 Term of Council Priorities – August 2020 be received as information.

- 4 CAO-M05-2020 Delegated Authority Update

THAT Memorandum CAO-M05-2020 Delegated Authority Update be received as information.

CARRIED

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 CDP-05-2020 Heritage Property Alteration Request – Gibson-Alderson House

Recommendation 5

Moved By: Councillor Lawrence

Seconded By: Councillor Patterson

1. THAT Report CDP-05-2020 Heritage Property Alteration Request – Gibson-Alderson House be received;
2. AND THAT the application for the proposed alterations to the heritage property known as the Gibson-Alderson House, 4830 Highway #6, Caledonia, be supported;

3. AND THAT notice of Haldimand County Council's decision be served on the property owner and Ontario Heritage Trust.

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

None.

3 ENGINEERING & CAPITAL WORKS

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

3.1 Other Business

None.

4 FINANCIAL & DATA SERVICES

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

4.1 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 CLS-04-2020 Procedure By-law Update

Recommendation 6

Moved By: Councillor Patterson

Seconded By: Councillor Shirton

1. THAT Report CLS-04-2020 Procedure By-law Update be received;
2. AND THAT a new Procedure By-law, included as Attachment 1 to Report CLS-04-2020, be presented for enactment.

CARRIED

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

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

1 PDD-26-2020 Haldimand County Lake Erie Hazard Mapping and Risk Assessment

Josh Wiebe, Project Engineer, Baird provided an overview of the hazard mapping project.

Recommendation 7

Moved By: Councillor Shirton

Seconded By: Councillor Corbett

THAT the presentation material from Baird Re: Haldimand County Hazard Mapping and Risk Assessment be received.

CARRIED

Recommendation 8

Moved By: Councillor Dalimonte

Seconded By: Councillor Lawrence

1. THAT Report PDD-26-2020 Haldimand County Lake Erie Hazard Mapping and Risk Assessment be received;
2. AND THAT the Haldimand County Lake Erie Hazard Mapping and Risk Assessment be approved for use in future County projects and initiatives, including Official Plan Update, flood response planning and infrastructure assessments.

CARRIED

DEPARTMENTAL STAFF REPORTS (CONTINUED)

5 CORPORATE & SOCIAL SERVICES (CONTINUED)

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

5.2 LSS-10-2020 Cayuga Roads Operations Yard Ownership

Recommendation 9

Moved By: Councillor Lawrence

Seconded By: Councillor Patterson

1. THAT Report LSS-10-2020 Cayuga Roads Operations Yard Ownership be received;

2. AND THAT the lands described as PIN # 38232-0228(LT) Part of Lot 5, north side of Indian Street, Village of Cayuga, east of Grand River as in HC60832 except Part 3 on 18R-167; Haldimand County, be transferred from David John Gatti and Peter John Harman to The Corporation of Haldimand County for \$2.00, with David John Gatti and Peter John Harman responsible for all associated conveyance costs;
3. AND THAT the Mayor and Clerk be authorized to execute all necessary documents.

CARRIED

1 Disclosure of Pecuniary Interest

5.3 Other Business

None.

6 CORPORATE AFFAIRS

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

6.1 Other Business

None.

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

None.

REPORTS FROM SPECIAL PURPOSE COMMITTEES, BOARDS AND COMMISSIONS

The Board was advised that there will be a Police Services Board meeting on August 26, 2020 to discuss the ongoing protest in Caledonia.

UNFINISHED BUSINESS

None.

NEW BUSINESS

None.

INQUIRIES, ANNOUNCEMENTS AND CONCERNS OF COUNCILLORS

The following items were highlighted:

- Caledonia occupation – road damage; environmental concern; damage to fire vehicles; access to 4th Line, and EMS overtime incurred.
- Erosion issues – residents frustrated with costly requirements to approve remediation efforts.
- Update on Skydive - formal complaint went to Transport Canada in late June - no response received to date.
- Concern re: local roads being used as detour and general increased wear on County infrastructure.

CLOSED SESSION

None.

ADJOURNMENT

Recommendation 10

Moved By: Councillor Shirton

Seconded By: Councillor Metcalfe

THAT this meeting is now adjourned at 12:06 p.m.

CARRIED

MAYOR

CLERK