



THE CORPORATION OF HALDIMAND COUNTY COUNCIL AGENDA

Date: May 16, 2022
Time: 6:00 P.M.
Location: Haldimand County Administration Building

	Pages
A. CALL TO ORDER	
B. MOMENT OF SILENCE	
C. ROLL CALL	
D. DISCLOSURES OF PECUNIARY INTEREST	
E. APPROVAL OF PREVIOUS COUNCIL MEETING MINUTES	
1. Council Minutes - April 25, 2022	1
F. PRESENTATIONS OF RECOGNITION	
G. DELEGATIONS	
H. APPROVAL OF COMMITTEE MINUTES	
<i>(NOTE: If any member wishes to deal with any resolution separately, please notify the Clerk by noon on the meeting day.)</i>	
1. Council in Committee Minutes - May 10, 2022	7
I. UNFINISHED BUSINESS	
J. NEW BUSINESS	
1. LSS-M04-2022 Additional Information Related to By-law 2335-22 – Townline Road, Lowbanks	21
2. Council Information Package (if required)	

K. BY-LAWS

(NOTE: If any member wishes to deal with any by-law separately, please notify the Clerk by noon on the meeting day.)

- | | | |
|-----|---|----|
| 1. | Being a by-law to amend Zoning By-law HC 1-2020, as amended, for property described in the name of Eastway Investment Inc. | 22 |
| 2. | Being a by-law to amend Zoning By-law HC 1-2020, as amended, for property described in the name of Eastway Investment Inc. (Holding – “H” provision removal) | 26 |
| 3. | Being a by-law to amend Zoning By-law HC 1-2020, as amended, in the name of Richardson Group Dunnville Ltd. | 30 |
| 4. | Being a by-law to amend Zoning By-law HC 1-2020, as amended, for property described in the name of Chang | 35 |
| 5. | Being a by-law to amend Zoning By-law HC 1-2020, as amended, for property described in the name of Chang (Holding – “H” provision removal) | 40 |
| 6. | Being a by-law to amend Zoning By-law HC 1-2020, as amended, for property described in the name of Gardens Communities (Hagersville) Inc. (‘Holding – “H”” provision removal) | 44 |
| 7. | Being a by-law to amend Zoning By-law HC 1-2020, as amended, for property described in the name of Gardens Communities (Hagersville) Inc. | 48 |
| 8. | Being a by-law to provide for the conveyance of land for park or other public recreational purposes and/or cash-in-lieu of parkland dedication within Haldimand County | 61 |
| 9. | Being a by-law to authorize the sale of certain lands known as Dixon Street, Cayuga | 67 |
| 10. | Being a by-law to authorize the stopping up, closure and sale of part of South Talbot Road, Dunnville | 68 |
| 11. | Being a by-law to further amend By-law Number 2335/22 as amended to change the land conveyed | 69 |
| 12. | Being a by-law to establish and lay out as part of a highway, lands acquired for purposes of a municipal highway known as Warnick Road in Lowbanks | 70 |

L. NOTICES OF MOTION

**M. ANNOUNCEMENTS, REPORTS FROM COUNCIL APPOINTEES TO BOARDS
AND COMMITTEES**

N. CLOSED SESSION

O. MOTIONS ARISING FROM CLOSED SESSION

P. CONFIRMING BY-LAW

71

A by-law to confirm the proceedings of Council of The Corporation of Haldimand
County

Q. ADJOURNMENT



Haldimand
County

**THE CORPORATION OF HALDIMAND COUNTY
COUNCIL MINUTES**

Date: April 25, 2022
Time: 6:00 P.M.
Location: Haldimand County Administration Building

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
- T. Haedrich, General Manager, Engineering & Capital Works
- P. Mete, General Manager, Public Works Operations
- M. Jamieson, Director, Human Resources
- E. Eichenbaum, Manager, Clerks Division / Municipal Clerk

A. CALL TO ORDER

Mayor Hewitt called the Council meeting to order at 6:00 p.m.

B. MOMENT OF SILENCE

Mayor Hewitt opened the meeting with a moment of silence.

C. ROLL CALL

The Mayor and all Members of Council were in attendance.

D. DISCLOSURES OF PECUNIARY INTEREST

None.

E. APPROVAL OF PREVIOUS COUNCIL MEETING MINUTES

1 Council Minutes - April 4, 2022

Resolution 46-22

Moved By: Councillor Dalimonte

Seconded By: Councillor Patterson

THAT the minutes of the April 4, 2022 Council meeting be adopted as circulated.

CARRIED

F. PRESENTATIONS OF RECOGNITION

None.

G. DELEGATIONS

None.

H. APPROVAL OF COMMITTEE MINUTES

1 Council in Committee Minutes - April 19, 2022

Resolution 47-22

Moved By: Councillor Lawrence

Seconded By: Councillor Corbett

THAT the minutes of the April 19, 2022 Council in Committee meeting be adopted with the following recommendation withdrawn to be voted on separately:

Recommendation # 5 Re: PDD-17-2022 Development Technologist Proposed Labour Market Wage Adjustment

CARRIED

Resolution 48-22

Moved By: Councillor Patterson

Seconded By: Councillor Shirton

THAT the last clause of Recommendation # 5 be deleted and replaced with the following:

AND THAT the cost of the labour market wage adjustment be reflected in the overall 2022 tax levy variance and included as a base budget increase in the Tax Supported Operating Budgets of 2023 and future years.

CARRIED

Resolution 49-22

Moved By: Councillor Corbett

Seconded By: Councillor Metcalfe

THAT Recommendation # 5 of the Council in Committee minutes dated April 19, 2022 be adopted as amended.

CARRIED

- 2 Closed Session - Council in Committee Minutes - April 19, 2022

Resolution 50-22

Moved By: Councillor Shirton

Seconded By: Councillor Patterson

THAT the minutes of the Closed Session of the April 19, 2022 Council in Committee meeting be adopted as circulated and remain confidential.

CARRIED

I. UNFINISHED BUSINESS

None.

J. NEW BUSINESS**1 Verbal Update Re: Provincial Election - Potential Council Vacancy**

Mayor Hewitt confirmed that he is a candidate for the June 2nd provincial election in the Haldimand-Norfolk riding. He noted that he would be stepping away from daily duties during the campaign period, will honour some events and meetings already scheduled, and will donate his salary for the campaign period to a charity.

The Clerk confirmed that Deputy Mayor Corbett can continue to act in the Mayor's place during the campaign period as required. If Mayor Hewitt is successful in being elected to provincial office, the Municipal Act requires that the Mayor's seat be declared vacant and due to the proximity of the regular election, the seat will need to be filled through an appointment process. In that case, staff will prepare a report outlining options and timing for the appointment process so that the situation can be dealt with expeditiously.

2 Council Information Package**K. BY-LAWS**

- 1 By-law 1290-HC/22 to amend Zoning By-law HC 1-2020, as amended, for property in the name of Sydney Smith and Michael Almas**
- 2 By-law 1291-HC/22 to amend Zoning By-law HC 1-2020, as amended, for property described in the name of Balogun**
- 3 By-law 1292-HC/22 to amend Zoning By-law HC 1-2020, as amended, for property described in the name of Farr (Holding – “H” provision removal)**
- 4 By-law 2346/22 to establish an All-Way Stop Condition, Townsend**
- 5 By-law 2347/22 to further amend By-law 2042/19 respecting Development Charges on Lands within the Corporation of Haldimand County**

Resolution 51-22

Moved By: Councillor Corbett

Seconded By: Councillor Metcalfe

THAT By-laws 1 to 5, as listed, be hereby introduced and given a first and second reading.

CARRIED

Resolution 52-22

Moved By: Councillor Patterson

Seconded By: Councillor Dalimonte

THAT By-laws 1 to 5, as listed, be hereby introduced and given a third and final reading, be signed by the Mayor and the Clerk, the corporate seal affixed thereto and numbered.

CARRIED

L. NOTICES OF MOTION

None.

M. ANNOUNCEMENTS, REPORTS FROM COUNCIL APPOINTEES TO BOARDS AND COMMITTEES

The following items were highlighted:

- Canfield Roots docuseries
- Opening of Riverside Exhibition Centre in Caledonia

N. CLOSED SESSION

None.

O. MOTIONS ARISING FROM CLOSED SESSION

None.

P. CONFIRMING BY-LAW

Resolution 53-22

Moved By: Councillor Metcalfe

Seconded By: Councillor Corbett

THAT the Confirming By-law be hereby introduced and given a first and second reading.

CARRIED

Resolution 54-22

Moved By: Councillor Lawrence

Seconded By: Councillor Corbett

THAT the Confirming By-law be hereby introduced and given a third and final reading, be signed by the Mayor and the Clerk, the corporate seal affixed thereto and numbered.

CARRIED

Q. ADJOURNMENT

Resolution 55-22

Moved By: Councillor Shirton

Seconded By: Councillor Patterson

THAT this meeting is now adjourned at 6:16 p.m.

CARRIED

MAYOR

CLERK



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

Date: May 10, 2022
Time: 9:30 A.M.
Location: Haldimand County Administration Building

COUNCIL PRESENT B. Corbett, Deputy Mayor
S. Patterson, Councillor
J. Metcalfe, Councillor
D. Lawrence, Councillor
T. Dalimonte, Councillor
R. Shirton, 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. Jamieson, Director, Human Resources
M. Merritt, General Manager, Financial & Data Services
P. Mete, General Manager, Public Works Operations
R. Charlton, Manager, Building & Municipal Enforcement Services
A. Cull, Supervisor, Planning & Development
J. Gallagher, Manager, Emergency Services / Fire Chief
J. Jacobs, Administrator, Grandview Lodge
L. Kissner, Supervisor, Community Programs & Events
H. Love, Supervisor, Budget & Financial Planning
H. Scott, Coordinator, HRMS/Benefits
N. Stoop, Planner
E. Eichenbaum, Manager, Clerks Division / Municipal Clerk

CALL TO ORDER

Deputy Mayor Corbett called the Council in Committee meeting to order at 9:30 a.m.

ROLL CALL

All Members of Council were in attendance except Mayor Hewitt.

DISCLOSURES OF PECUNIARY INTEREST

None.

PUBLIC MEETING FOR PLANNING APPLICATIONS

Councillor Patterson, 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 May 16, 2022 Council meeting.

1 PDD-18-2022 Eastway Subdivision Zoning By-law Amendment

N. Stoop presented the report.

Scott Puillandre, G. Douglas Vallee Limited, was present on behalf of the proponent to respond to 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 1

Moved By: Councillor Dalimonte

Seconded By: Councillor Metcalfe

1. THAT Report PDD-18-2022 Eastway Subdivision Zoning By-law Amendment be received;
2. AND THAT application PLZ-HA-2021-238 to amend Haldimand County Zoning By-law HC 1-2020 to permit residential development on the subject lands be approved for the reasons outlined in Report PDD-18-2022;
3. AND THAT the proposal is deemed to be consistent with the Provincial Policy Statement 2020, and the Growth Plan for the Greater Golden Horseshoe;
4. AND THAT the by-laws attached to Report PDD-18-2022 be presented for enactment.

CARRIED

2 PDD-20-2022 Zoning By-law Amendment to Permit Townhouse Development

A. Cull presented the report.

Jacob Dickie with Urban in Mind, agent for the proponent, spoke to the proposed density of the development.

Guy Drinkwater, nearby resident, noted that he is opposed to the development due to lack of green space and traffic concerns.

Alicia Brasher, nearby resident, noted that she is not in favour of the development due to the proposed density being greater than what currently exists. Traffic, parking, and privacy fence location concerns were also noted.

Jackie Jones, nearby resident, expressed concerns related to density, traffic and parking, especially in winter control situations. The density and distance from her property line and home is her most significant concern.

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 Lawrence

1. THAT Report PDD-20-2022 Zoning By-law Amendment to Permit Townhouse Development be received;
2. AND THAT application PLZ-HA-2021-184 to amend the Haldimand County Zoning By-law HC 1-2020 for the subject lands, from “Neighbourhood Institutional – Holding (IN(H))” and “Urban Residential Type 2 – Holding (R2(H))” to “Urban Residential Type 4 (R4)” with a special provision be approved for the reasons outlined in Report PDD-20-2022;
3. AND THAT the Zoning By-law Amendment attached to Report PDD-20-2022 to amend the Haldimand County Zoning By-law HC 1-2020 be presented for enactment;
4. AND THAT the application is considered to be consistent with the Provincial Policy Statement 2020, Provincial Growth Plan 2020 or other matters of provincial interest.

CARRIED

Deputy Mayor Corbett resumed the Chair for this portion of the meeting.

MOTIONS OF CONSENT

Recommendation 3

Moved By: Councillor Patterson

Seconded By: Councillor Dalimonte

THAT the following motions be approved:

- 1 FIN-08-2022 Development Charges Reserve Funds Treasurer’s Annual Statement for 2021
 1. THAT Report FIN-08-2022 Development Charges Reserve Funds Treasurer’s Annual Statement for 2021 be received;

2. AND THAT the Treasurer's Annual Statement of Development Charges Reserve Funds for 2021 be made publicly available on the Haldimand County website.

2 LSS-10-2022 1st Quarter Insurance Activity 2022

THAT Report LSS-10-2022 1st Quarter Insurance Activity Report - 2022 be received.

CARRIED

DEPARTMENTAL STAFF REPORTS

1 COMMUNITY & DEVELOPMENT SERVICES

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

1.1 PDD-19-2022 Parkland Dedication By-law

Recommendation 4

Moved By: Councillor Shirton

Seconded By: Councillor Metcalfe

1. THAT Report PDD-19-2022 Parkland Dedication By-law be received;
2. AND THAT the by-law attached to Report PDD-19-2022 be presented for enactment;
3. AND THAT the proposal is considered to be consistent with the Provincial Policy Statement 2020, Provincial Growth Plan 2020 or other matters of provincial interest.

CARRIED

1.1.1 Parkland Dedication By-law Comments

Recommendation 5

Moved By: Councillor Shirton

Seconded By: Councillor Patterson

THAT the correspondence from Fred Moodie dated May 4, 2022 re: Parkland Dedication By-law, be received.

CARRIED

PUBLIC MEETING FOR PLANNING APPLICATIONS (CONTINUED)

Councillor Patterson, Chair of Public Meeting for Planning Applications, resumed the Chair for this portion of the meeting.

3 PDD-21-2022 Zoning By-law Amendment for Development on Single Service - Chang

N. Stoop presented the report.

Nathan Chang spoke to the application and whether any specific testing should be required.

Stan Wawrzyniak spoke to his concern regarding transformers and hydro poles in the subject area. He also spoke to other servicing aspects in the area.

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

Recommendation 6

Moved By: Councillor Corbett

Seconded By: Councillor Dalimonte

1. THAT Report PDD-21-2022 Zoning By-law Amendment for Development on Single Service – Chang be received;
2. AND THAT Application PLZ-HA-2021-213 to amend Haldimand County Zoning By-law HC-1-2020 to permit residential development on partial services be approved for reasons outlined in Report PDD-21-2022;
3. AND THAT the proposal is deemed to be consistent with the Provincial Policy Statement 2020, and the Growth Plan for the Greater Golden Horseshoe 2020;
4. AND THAT the by-law attached to Report PDD-21-2022 be presented for enactment.

CARRIED

3.1 Pankhurst Letter Re: PLZ-HA-2021-213

Recommendation 7

Moved By: Councillor Corbett

Seconded By: Councillor Metcalfe

THAT the correspondence from David and Joyce Pankhurst dated May 5, 2022 be received.

CARRIED

Deputy Mayor Corbett resumed the Chair for this portion of the meeting.

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

1 HRD-04-2022 Employee Benefit Plan Renewals 2022

1.1 Chris Newns, Principal, Group Solutions, People Corporation

Mr. Newns provided an overview of the group benefits program.

Recommendation 8

Moved By: Councillor Metcalfe

Seconded By: Councillor Lawrence

1. THAT Report HRD-04-2022 Employee Benefit Plan Renewals 2022 be received;
2. AND THAT Sun Life's monthly employee benefit plan renewal premium rates, plus applicable taxes, as outlined in Report HRD-04-2022 be approved effective July 1, 2022;
3. AND THAT staff report back with options related to benefits payment strategies and policy term changes prior to the 2023 renewal process.

CARRIED

2 CSS-03-2022 Haldimand Norfolk Housing Corporation Regeneration Master Plan – Request for Disposal of Haldimand Assets

As Heidy VanDyk was not in attendance, this item was considered later in the meeting under Departmental Staff Reports.

3 Corporate & Social Services 2021 Annual Report

C. Case presented the Corporate & Social Services 2021 Annual Report.

Recommendation 9

Moved By: Councillor Metcalfe

Seconded By: Councillor Dalimonte

THAT the Corporate & Social Services 2021 Annual Report be received.

CARRIED

4 GVL-01-2022 Grandview Lodge Annual Report 2021

Recommendation 10

Moved By: Councillor Lawrence

Seconded By: Councillor Shirton

THAT Report GVL-01-2022 Grandview Lodge Annual Report 2021 be received.

CARRIED

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

1 FDS-M01-2022 BMA Municipal Study Results 2021

1.1 Jim Bruzzese, President, BMA Management Consulting Inc.

Mr. Bruzzese attended virtually and presented highlights of the 2021 BMA Municipal Study Results.

Recommendation 11

Moved By: Councillor Shirton

Seconded By: Councillor Metcalfe

THAT Memorandum FDS-M01-2022 BMA Municipal Study Results 2021 be received.

CARRIED

DEPARTMENTAL STAFF REPORTS (CONTINUED)

4 FINANCIAL & DATA SERVICES

4.1 FIN-06-2022 Investment Status Report – December 31, 2021

Recommendation 12

Moved By: Councillor Shirton

Seconded By: Councillor Lawrence

1. THAT Report FIN-06-2022 Investment Status Report – December 31, 2021 be received;
2. AND THAT, in accordance with Section 8.0 of the Cash Management and Investments Policy #2001-11, as revised, \$780,624 of the 2021 investment income surplus be contributed to the Investment Income Stabilization Reserve;

3. AND THAT, in accordance with Section 3(b)(i) of the Hydro Legacy Fund Policy #2018-01, the weighted average yield to maturity be set at 4.0% for the purpose of accruing investment interest earnings to the Hydro Legacy Reserve Fund for 2021;
4. AND THAT the Cash Management and Investments Policy #2001-11 be revised to update the composition of the Investment Committee to include the Chair of Financial & Data Services;
5. AND THAT the Hydro Legacy Policy be revisited, pursuant to the Policy requirements, in 2023 in order to address changes in the underlying principles, namely the methodology by which the purchasing power of the principal is protected and annually indexed;
6. AND THAT the Growing Community Reserve Fund be closed upon the full utilization of the existing balance, as outlined in closed memorandum CDS-M01-2022 Potential Park Purchase.

CARRIED

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

- 2 FIN-07-2022 Audited Financial Statements for 2020
- 2.1 Jeff O'Donnell, Partner, Millard, Rouse & Rosebrugh LLP Chartered Professional Accountants

Mr. O'Donnell was in attendance and provided an overview of the 2020 audited financial statements.

Recommendation 13

Moved By: Councillor Dalimonte

Seconded By: Councillor Metcalfe

1. THAT Report FIN-07-2022 Audited Financial Statements for 2020 be received;
2. AND THAT the consolidated financial statements, including the Trust Fund Statements, for Haldimand County for 2020, as audited by Millard, Rouse and Rosebrugh LLP, be received and approved.

CARRIED

- 3 James Kaspersetz Re: Licensing of Airbnbs in Haldimand County

Mr. Kaspersetz spoke to concerns about short-term rentals, including noise and bonfires. He is suggesting that the municipality look for a method to regulate short-term rentals to address concerns and related costs.

Recommendation 14

Moved By: Councillor Shirton

Seconded By: Councillor Patterson

THAT staff be directed to report back to Council in Committee regarding effective measures to regulate short term rental accommodations in Haldimand County.

CARRIED

Recommendation 15

Moved By: Councillor Shirton

Seconded By: Councillor Metcalfe

THAT the presentation material from James Kaspersetz Re: Licensing of Airbnbs in Haldimand County, be received.

CARRIED

DEPARTMENTAL STAFF REPORTS (CONTINUED)

1 COMMUNITY & DEVELOPMENT SERVICES (CONTINUED)

Councillor Lawrence, Chair of Community & Development Services, resumed the Chair for this portion of the meeting.

1.2 PDD-26-2022 Zoning By-law for Smith Farms Subdivision

Recommendation 16

Moved By: Councillor Dalimonte

Seconded By: Councillor Shirton

1. THAT Report PDD-26-2022 Zoning By-law for Smith Farms be received;
2. AND THAT application PLZ-HA-2021-009 to amend the Haldimand County Zoning By-law by rezoning the subject lands from the 'Agriculture (A)' Zone to various zones to implement the Smith Farms Subdivision be approved for reasons outlined in Report PDD-26-2022;
3. AND THAT the application is deemed to be consistent and conform with the Provincial Policy Statement (2020), A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), and Haldimand County Official Plan;
4. AND THAT the General Manager of Community & Development Services be authorized to remove the Holding (H) provision when all conditions have been satisfied;

5. AND THAT the by-laws attached to Report PDD-26-2022 be presented for enactment.

CARRIED

- 1.3 BME-01-2022 Fence Post Heights, Security Cameras and Surveillance Equipment

Recommendation 17

Moved By: Councillor Shirton

Seconded By: Councillor Patterson

THAT Report BME-01-2022 Fence Post Heights, Security Cameras and Surveillance Equipment be received.

CARRIED

- 1.4 CDP-06-2022 Community Partnership Program – Jarvis Lions Park Disc Golf Installation

Recommendation 18

Moved By: Councillor Corbett

Seconded By: Councillor Patterson

1. THAT Report CDP-06-2022 Community Partnership Program – Jarvis Lions Park Disc Golf Installation be received;
2. AND THAT the request from the Jarvis Lions Club to undertake the installation of a disc golf course, at Jarvis Lions Park in Jarvis, be approved;
3. AND THAT capital project funding to an upset amount of \$4,900 to support the installation of a disc golf course in Jarvis Lions Park, with related funding from the Community Partnership Capital Reserve, be approved;
4. AND THAT project and funding approval are conditional upon compliance with Policy 2011-01 and County installation standards, permits, and processes;
5. AND THAT the Revised Budget as outlined in Report CDP-06-2022 be approved.

CARRIED

- 1.5 CDP-07-2022 Facility Rental and Ice Allocation Policy Updates

Recommendation 19

Moved By: Councillor Dalimonte

Seconded By: Councillor Metcalfe

1. THAT Report CDP-07-2022 Facility Rental and Ice Allocation Policy Updates be received;
2. AND THAT the Facility Booking and Ice Allocation Policy 2007-01 be amended as outlined in Report CDP-07-2022;
3. AND THAT the revised Facility Booking and Ice Allocation Policy be approved and implemented by staff.

CARRIED

- 1.6 EMS-01-2022 Capital Budget Amendment for Purchase of Fire Pumper – Caledonia

Recommendation 20

Moved By: Councillor Metcalfe

Seconded By: Councillor Shirton

1. THAT Report EMS-01-2022 Capital Budget Amendment for Purchase of Fire Pumper - Caledonia be received;
2. AND THAT the revised budget as outlined in report EMS-01-2022 be approved.

CARRIED

- 1.7 Other Business

None.

- 2 PUBLIC WORKS OPERATIONS

Councillor Dalimonte, 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 ENG-04-2022 ICIP Grant Funding Award and Budget Amendment - Cast Iron Watermain Replacement - Cayuga

Recommendation 21

Moved By: Councillor Patterson

Seconded By: Councillor Lawrence

1. THAT Report ENG-04-2022 ICIP Grant Funding Award and Budget Amendment - Cast Iron Watermain Replacement - Cayuga be received;
2. AND THAT the revised budgets as outlined in Report ENG-04-2022 be approved;
3. And that staff be authorized to enter into any required funding agreements.

CARRIED

- 3.2 Other Business

None.

4 FINANCIAL & DATA SERVICES (CONTINUED)

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

- 4.2 FIN-M01-2022 Financial Audit Findings Letter for 2020

Recommendation 22

Moved By: Councillor Patterson

Seconded By: Councillor Corbett

THAT Memorandum FIN-M01-2022 Financial Audit Findings Letter for 2020 be received.

CARRIED

- 4.3 Other Business

None.

5 CORPORATE & SOCIAL SERVICES

Deputy Mayor Corbett, Chair of Corporate & Social Services, resumed the Chair for the remainder of the meeting.

5.1 CSS-03-2022 Haldimand Norfolk Housing Corporation Regeneration Master Plan – Request for Disposal of Haldimand Assets

Recommendation 23

Moved By: Councillor Lawrence

Seconded By: Councillor Metcalfe

1. THAT Report CSS-03-2022 Haldimand Norfolk Housing Corporation Regeneration Master Plan – Request for Disposal of Haldimand Assets be received;
2. AND THAT the Haldimand Disposal of Singles and Semi's Strategy included as Attachment #2 in Report CSS-03-2022 be approved;
3. AND THAT proceeds from the sale of units outlined in the Strategy be placed into the HNHC's Haldimand County investment Reserve Fund, with a future report presented to Council to outline the use of the funds;
4. AND THAT Council request Service Manager consent from Norfolk County for the sale of the subject properties outlined in the Strategy;
5. AND THAT each time a unit is prepared for sale by the HNHC, Haldimand County General Manager of Corporate & Social Services be advised by HNHC in writing;
6. AND THAT each time a unit is sold, the HNHC notify Haldimand County General Manager of Corporate & Social Services be advised in writing with full financial details of each sale.

CARRIED

5.2 Other Business

None.

6 CORPORATE AFFAIRS

6.1 Other Business

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

None.

REPORTS, INQUIRIES, ANNOUNCEMENTS AND CONCERNS OF COUNCILLORS

1 Announcements

The following items were highlighted:

- Tax arrears notices related to online payments on due date;
- Meeting with Ontario Power re: early conception of potential hydrogen plant at old OPG site.

2 Minutes of the Police Services Board - November 24, 2021

3 Minutes of the Police Services Board - March 24, 2022

Recommendation 24

Moved By: Councillor Lawrence

Seconded By: Councillor Patterson

THAT the minutes of the November 24, 2021 and March 24, 2022 Police Services Board meetings be received.

CARRIED

CLOSED SESSION

None.

MOTIONS ARISING FROM CLOSED SESSION

None.

ADJOURNMENT

Recommendation 25

Moved By: Councillor Shirton

Seconded By: Councillor Metcalfe

THAT this meeting is now adjourned at 3:37 p.m.

CARRIED

DEPUTY MAYOR

CLERK

HALDIMAND COUNTY

Memorandum LSS-M04-2022 Additional Information Related to By-law 2335-22 – Townline Road, Lowbanks



For Consideration by Council on May 16, 2022

To: Mayor Hewitt and Members of Council

From: Melissa Lloyd, Property Coordinator

By-law 2335-22 was passed on February 14, 2022 with regards to Report LSS-05-2021 Addendum to Report LSS-03-2021 Road Closure and Conveyance of Part of Townline Road, Lowbanks. The original by-law authorized the stopping up, closure and conveyance of part of Townline Road, Lowbanks. (Subsequently By-law 2341-22, was passed on April 4, 2022, amending the name of one of the purchasers of the property.)

Since these by-laws were enacted, the purchasers, Hube Hospitality Inc., and Grant and Sarah Vaillancourt have requested a change to the boundary of the portions of closed road that will be conveyed to each party. The overall sale of property remains within the approved resolution of Council and this change simply represents the desire of the parties to have the property divided differently than originally anticipated. However, for the purpose of maintaining an accurate public record, it is recommended that By-law 2335-22 be further amended to reflect the correct legal description of the lands to be conveyed to each abutting land owner.

In order to address the above noted requirement, an amending by-law is included on the Council agenda and presented for Council's consideration.

Reference: PDD-18-2022

THE CORPORATION OF HALDIMAND COUNTY

By-law Number -HC/22

Being a by-law to amend Zoning By-law HC 1-2020, as amended, for property described in the name of Eastway Investment Inc.

WHEREAS Haldimand County is authorized to enact this by-law, by virtue of the provisions of Section 34 and 36(1) of the *Planning Act*, R.S.O. 1990, CHAPTER P.13, as amended;

AND WHEREAS this by-law conforms to the Haldimand County Official Plan,

NOW THEREFORE, the Council of The Corporation of Haldimand County enacts as follows:

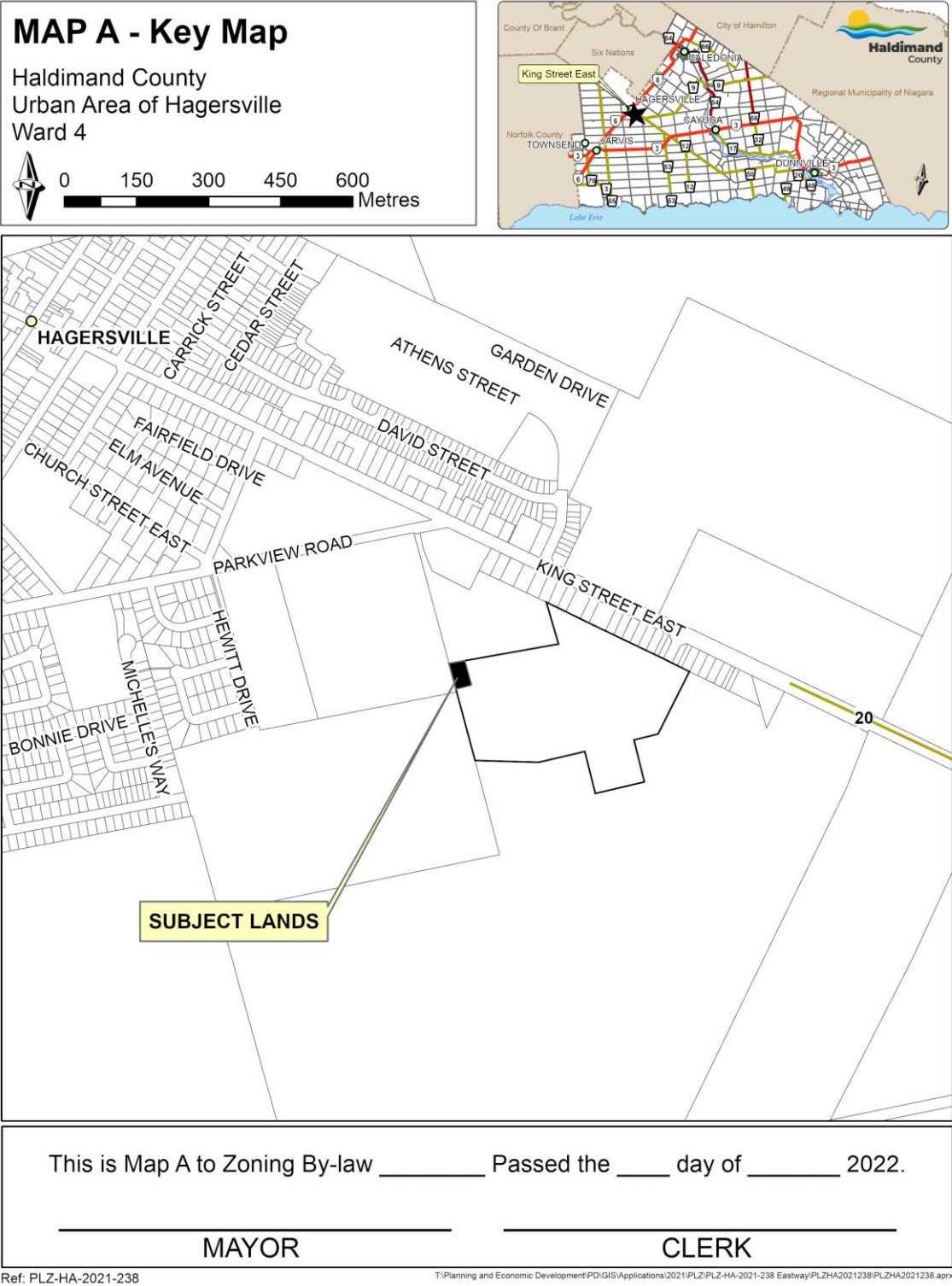
1. **THAT** this by-law shall apply to lands described as Concession 2 Part Lot 17 former geographic township of Walpole and shown on Maps “A” and “B” attached to and forming part of this by-law.
2. **THAT** Schedule “A” of By-law HC 1-2020, as amended, is hereby further amended by changing the zoning of the subject lands identified on Map “A” (attached to and forming part of this by-law) from Open Space (OS) *Zone* to Urban Residential Type 1-B (R1-B (H)) *Zone* with a holding.
3. **THAT** the Holding “(H)” provision of this by-law shall be removed upon the execution of a subdivision agreement to the satisfaction of Haldimand County.
4. **AND THAT** this by-law shall come into force in accordance with the provisions of the *Planning Act*.

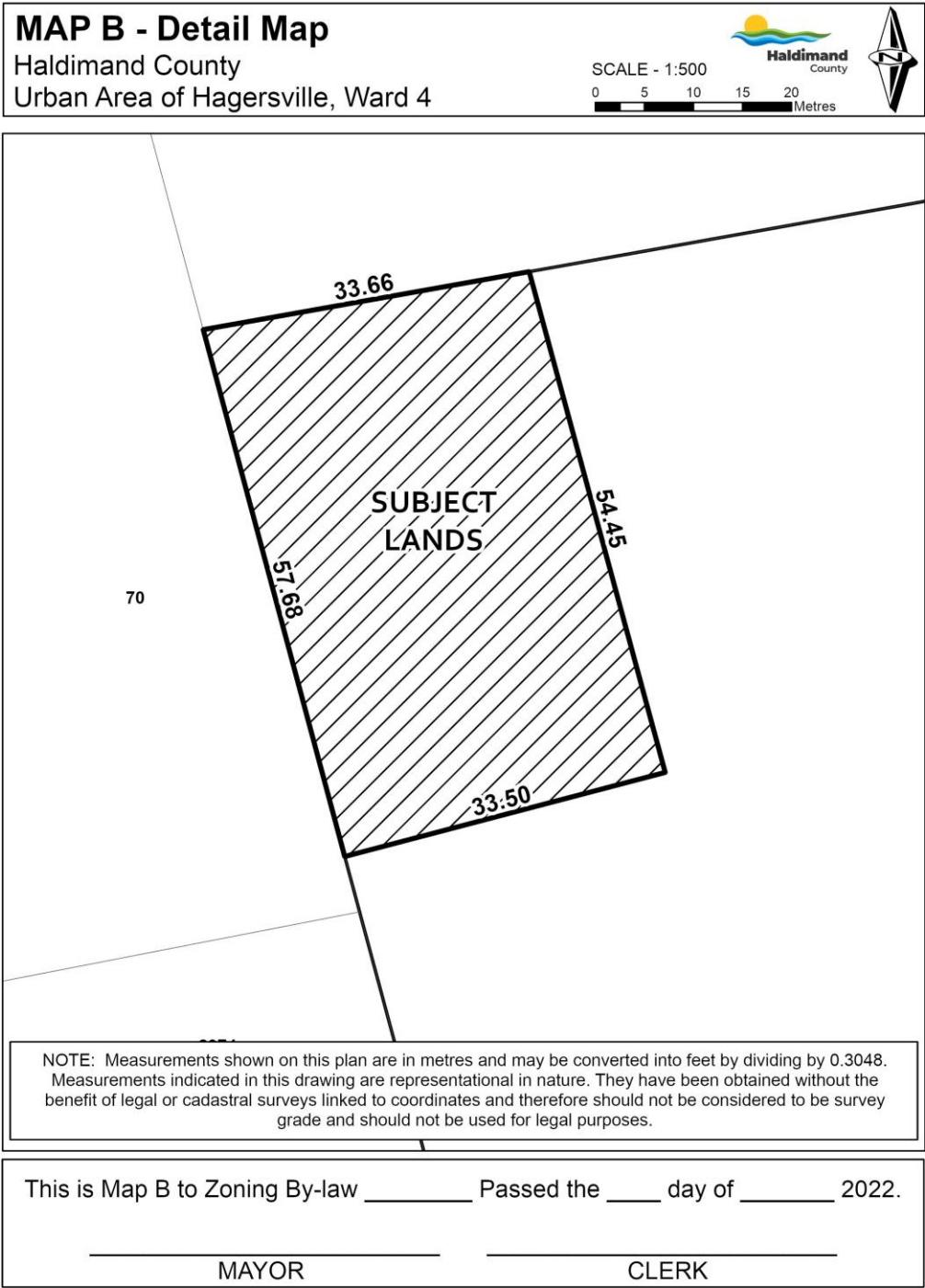
READ a first and second time this 16th day of May, 2022.

READ a third time and finally passed this 16th day of May, 2022.

DEPUTY MAYOR

CLERK





Ref: PLZ-HA-2021-238

PURPOSE AND EFFECT OF BY-LAW -HC/22

The subject lands are legally described as concession 2, Part Lot 17, former geographic township of Walpole.

The purpose of this by-law is re-zone the subject lands from Open Space (OS) to Urban Residential Type 1-B (R1-B) to permit the use of the lands for residential development and to facilitate a concurrent redline request.

This by-law will also apply a “Holding – H” provision to the subject lands to ensure a Subdivision agreement is executed prior to development. The holding provision will bring the lands in line with the balance of the property.

Report Number:	PDD-18-2022
File No:	PLZ-HA-2021-238
Name:	Eastway Investment Inc.
Roll No.	2810.159.007.157050

Reference: PDD-18-2022

THE CORPORATION OF HALDIMAND COUNTY

By-law Number -HC/22

Being a by-law to amend Zoning By-law HC 1-2020, as amended, for property described in the name of Eastway Investment Inc. (Holding – “H” provision removal)

WHEREAS Haldimand County is authorized to enact this by-law, by virtue of the provisions of Section 36(1) of the *Planning Act*, R.S.O. 1990, CHAPTER P.13, as amended;

AND WHEREAS this by-law conforms to the Haldimand County Official Plan,

NOW THEREFORE, the Council of The Corporation of Haldimand County enacts as follows:

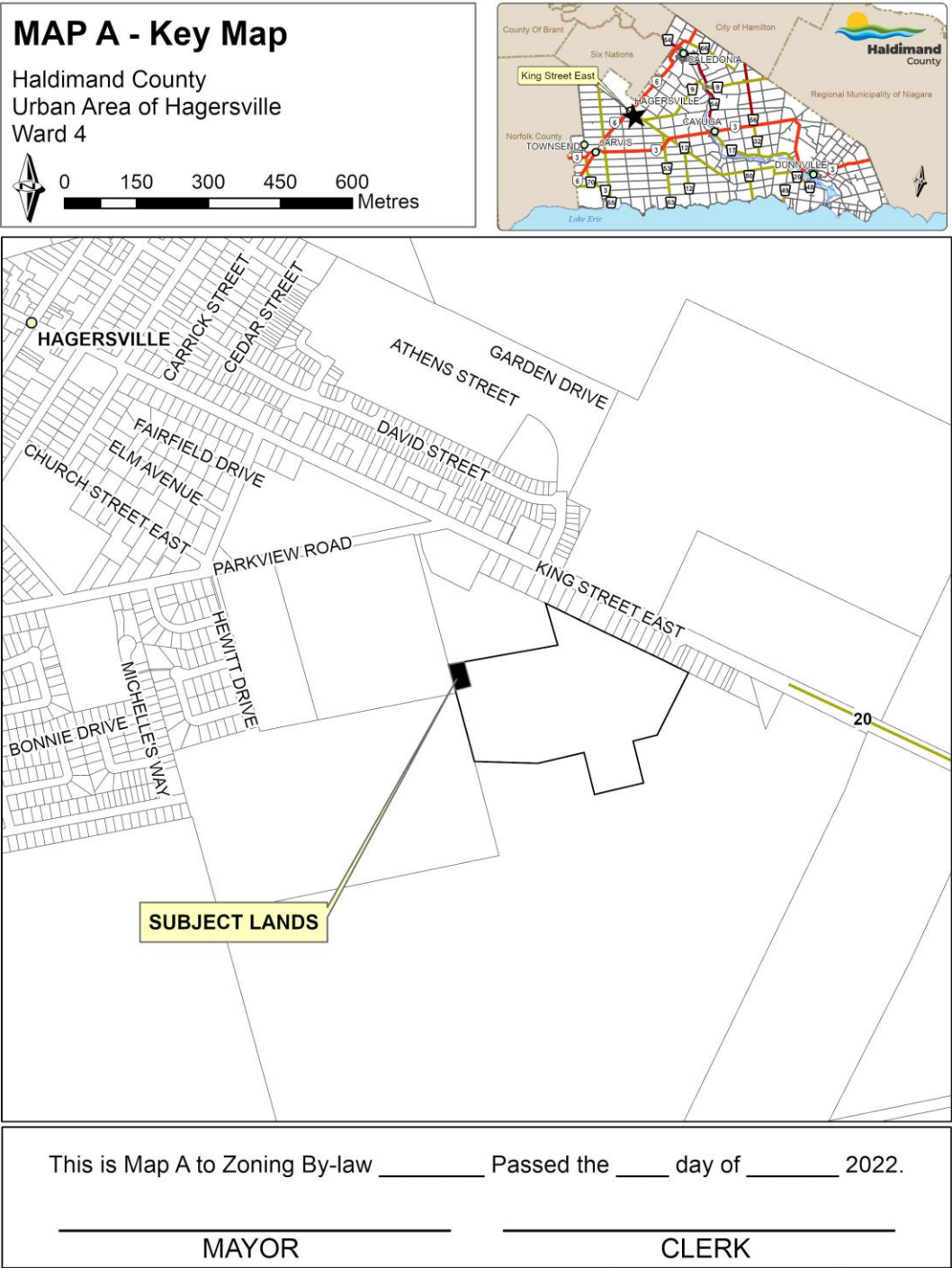
1. **THAT** this by-law shall apply to lands described as concession 2 part lot 17, former geographic township of Walpole and shown on Maps “A” and “B” attached to and forming part of this by-law.
2. **THAT** Schedule “A” of By-law HC 1-2020, as amended, is hereby further amended by removing the symbol “(H)” on the subject lands identified on Map “A” attached to and forming part of this by-law at such a time as the General Manager of the Community and Development Services is satisfied that all conditions relating to the ‘Holding-“H”’ provision have been met and the said General Manager issues a memo to the same effect.
3. **AND THAT** this by-law shall come into force in accordance with the provisions of the *Planning Act*.

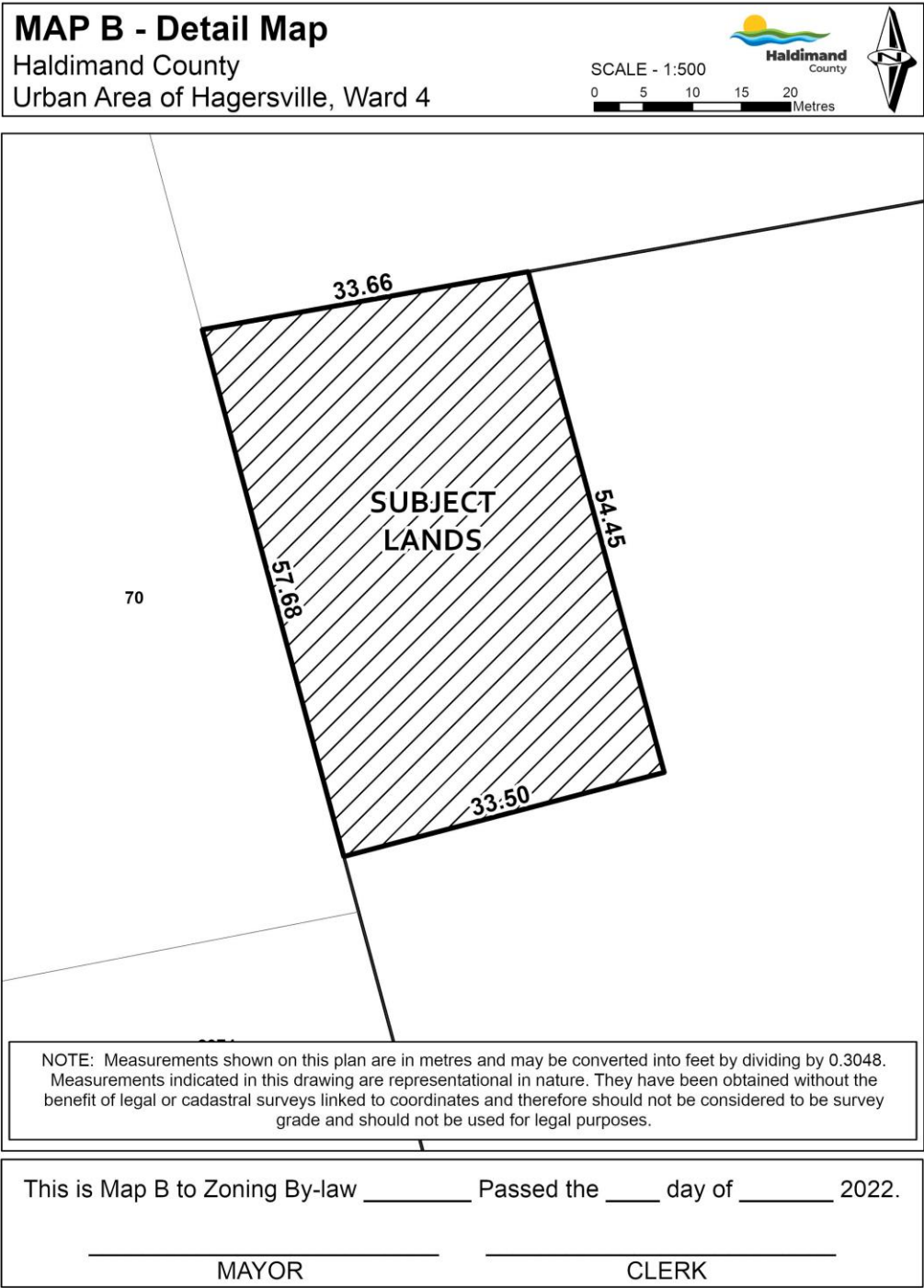
READ a first and second time this 16th day of May, 2022.

READ a third time and finally passed this 16th day of May, 2022.

DEPUTY MAYOR

CLERK





Ref: PLZ-HA-2021-238

PURPOSE AND EFFECT OF BY-LAW -HC/22

The subject lands are legally described as concession 2 part lot 17, former geographic township of Walpole.

The purpose of this by-law is to remove the Holding (H) provision from the subject lands at such a time as the General Manager of Community & Development Services is satisfied that the Subdivision agreement is executed to the satisfaction of Haldimand County.

The removal must be approved by the General Manager of Community & Development Services.

Report Number:	PDD-18-2022
File No:	PLZ-HA-2021-236
Name:	Eastway Investment Inc.
Roll No.	2810.159.007.157050

Reference: PDD-20-2022

THE CORPORATION OF HALDIMAND COUNTY

By-law Number -HC/22

Being a by-law to amend Zoning By-law HC 1-2020, as amended, in the name of Richardson Group Dunnville Ltd.

WHEREAS Haldimand County is empowered to enact this By-law, by virtue of the provisions of Sections 34 of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended;

AND WHEREAS this by-law conforms to the Haldimand County Official Plan,

NOW THEREFORE, the Council of The Corporation of Haldimand County enacts as follows:

1. **THAT** this by-law shall apply to the lands described as Plan 987, Part Lot 1, Urban Area of Dunnville, and being shown as the Subject Lands on Maps "A" and "B" attached hereto to form part of this By-law.
2. **THAT** Schedule A to Haldimand County Zoning By-law HC 1-2020, as amended, is hereby further amended by rezoning the Subject Lands which are shown on Maps "A" and "B" from "Neighbourhood Institutional - Holding" and "Urban Residential Type 2" to "Urban Residential Type 4" with Special Provision R4.1.
3. **THAT** Schedule A to Haldimand County Zoning By-law HC 1-2020, as amended, is hereby further amended by removing Special Provision 37.351 from the Subject Lands which are shown on Maps "A" and "B".
4. **THAT** Subsection 6.4 Special Exceptions is hereby further amended by adding the following:
 - 6.4.4.1 R4.1 In lieu of the corresponding provisions in the R4 Zone, the following shall apply:
 - a) maximum *building height*: 12 metres;
 - b) minimum *lot frontage (interior lot)* per block: 5.79 metres.

Notwithstanding the provisions of subsection 5.2.15, *tandem parking spaces* shall be permitted.

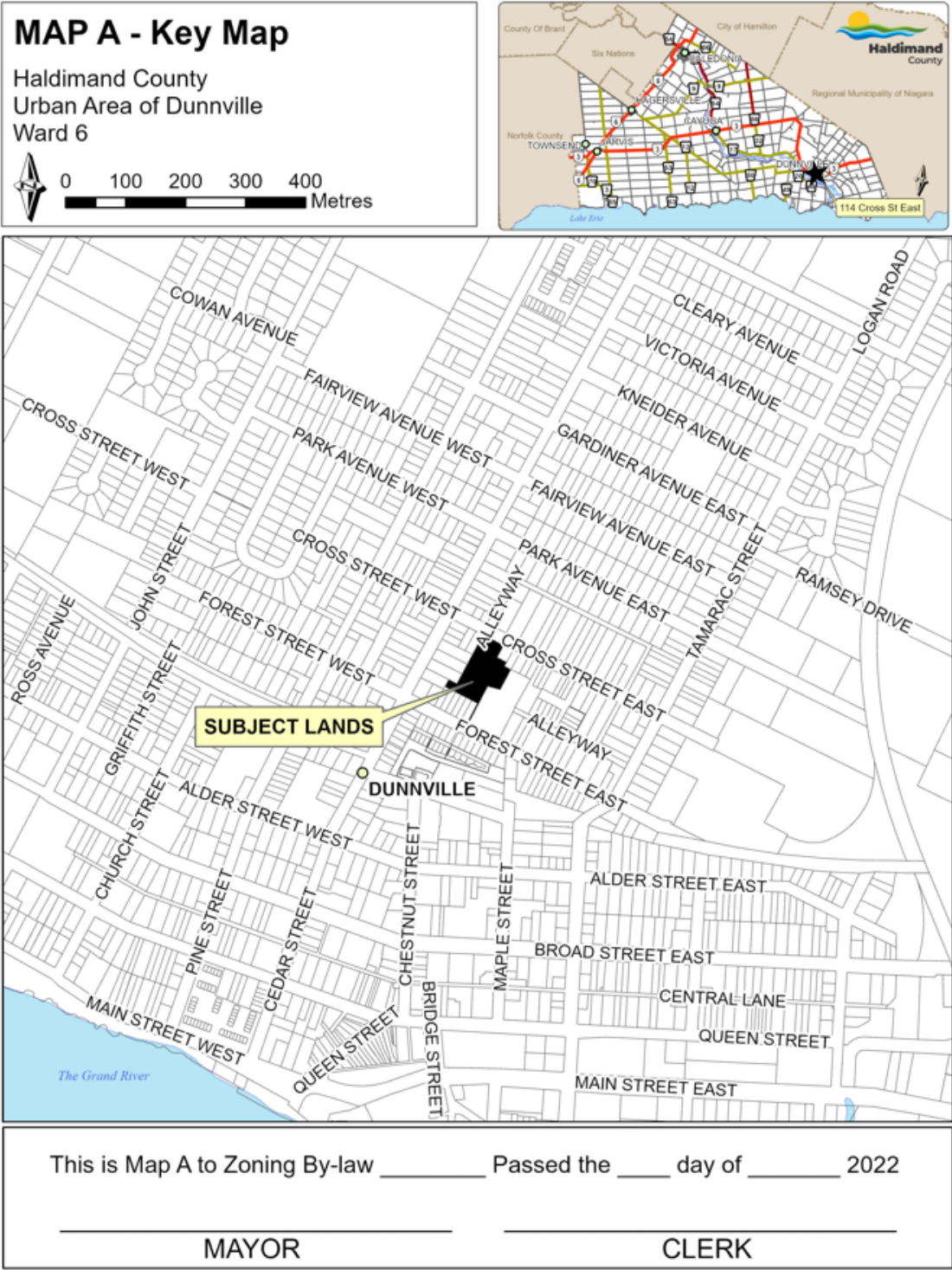
5. **AND THAT** this by-law shall come into force in accordance with the provisions of the *Planning Act*.

READ a first and second time this 16th day of May, 2022.

READ a third time and finally passed this 16th day of May, 2022.

DEPUTY MAYOR

CLERK





HALDIMAND COUNTY

By-law Number -HC/22

PURPOSE AND EFFECT OF BY-LAW -HC/22

This By-law amendment applies to the lands located south of Cross Street East, in Dunnville, and legally described as Plan 987, Part Lot 1, Urban Area of Dunnville.

The purpose of this by-law is to re-zone the subject lands from “Neighbourhood Institutional – Holding” with Special Provision 37.351 and “Urban Residential Type 2” to “Urban Residential Type 4” with a special provision. The special provision will permit relief for building height and for frontage per block, as well as permission for tandem parking spaces.

The lands are designated Residential within the Haldimand County Official Plan.

Report Number:	PDD-20-2022
File No:	PLZ-HA-2021-184
Name:	Richardson Group Dunnville Ltd.
Roll No.	2810-024-005-06200-0000

Reference: PDD-21-2022

THE CORPORATION OF HALDIMAND COUNTY

By-law Number -HC/22

Being a by-law to amend Zoning By-law HC 1-2020, as amended, for property described in the name of Chang

WHEREAS Haldimand County is authorized to enact this by-law, by virtue of the provisions of Section 34 and 36(1) of the *Planning Act*, R.S.O. 1990, CHAPTER P.13, as amended;

AND WHEREAS this by-law conforms to the Haldimand County Official Plan,

NOW THEREFORE, the Council of The Corporation of Haldimand County enacts as follows:

1. **THAT** Schedule “A” of By-law HC 1-2020, as amended, is hereby further amended by changing the zoning of the subject lands identified on Map “A” (attached to and forming part of this by-law) from Urban Residential Type 1-A (R1-A) *Zone* to Urban Residential Type 1-A (R1-A(H)) *Zone* with a Holding and Special Provision R1-A.1.
2. **THAT** Subsection 6.4 Special Exceptions is hereby further amended by adding the following:

6.4.1.1.1 R1-A.1 That on lands delineated as having reference to this subsection the following provisions shall apply:

That notwithstanding the provision of section 4.38 ‘Minimum Services’ a single detached dwelling and permitted accessory structures are permitted to be erected, altered or enlarged on the subject lands without connection to a sanitary sewer system.
3. **THAT** the Holding “(H)” provision of this by-law shall be removed upon the registration of a Partial Servicing and Grading Agreement to the satisfaction of Haldimand County.

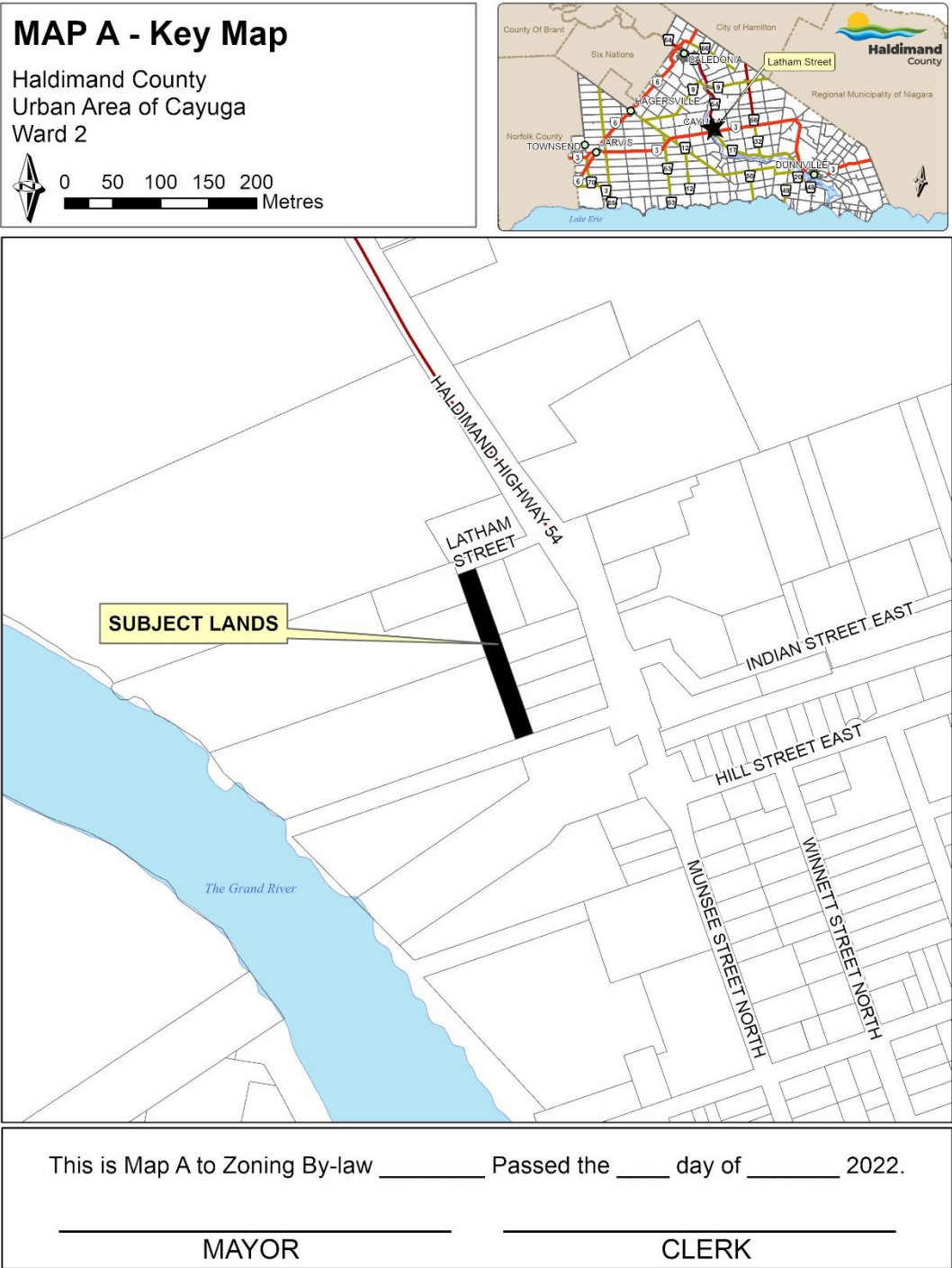
4. **AND THAT** this by-law shall come into force in accordance with the provisions of the *Planning Act*.

READ a first and second time this 16th day of May, 2022.

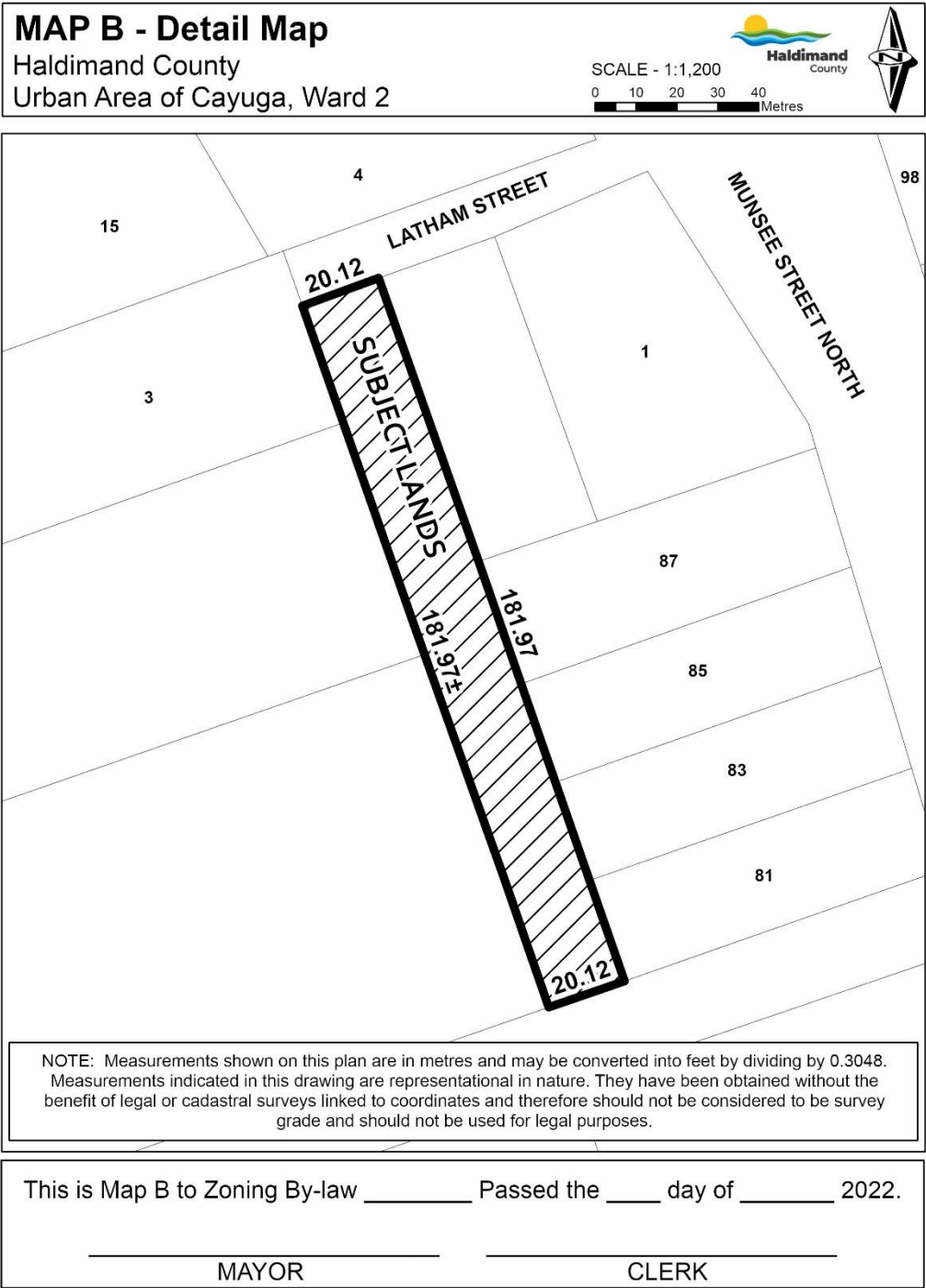
READ a third time and finally passed this 16th day of May, 2022.

DEPUTY MAYOR

CLERK



Ref: PLZ-HA-2021-213 T:\Planning and Economic Development\PD\GIS\Applications\2021\PLZ\PLZ-HA-2021-213 Chang\PLZHA2021213\PLZHA2021213.aprx



Ref: PLZ-HA-2021-213

PURPOSE AND EFFECT OF BY-LAW -HC/22

The subject lands are legally described as Plan Village of Cayuga EGR PT BLK H and F S/S Indian St PT BLK I N/S Victoria St PT Ottawa ST Closed and RP 18R7521 Parts 1 to 3.

The purpose of this by-law is to permit the construction of a single detached dwelling without connecting to municipal sanitary services on the subject lands. Haldimand County Zoning By-law HC 1-2020 currently requires that all development within any urban settlement area is required to connect to a sanitary sewer system. Development will be permitted with an on-site sewage disposal system.

This by-law will also apply a 'Holding –H' provision to the subject lands to ensure that a Servicing and Grading Agreement is entered into with regards to the development of a single detached dwelling.

Report Number:	PDD-21-2022
File No:	PLZ-HA-2021-213
Name:	CHANG
Roll No.	2810-156-990-0100

Reference: PDD-21-2022

THE CORPORATION OF HALDIMAND COUNTY

By-law Number -HC/22

Being a by-law to amend Zoning By-law HC 1-2020, as amended, for property described in the name of Chang (Holding – “H” provision removal)

WHEREAS Haldimand County is authorized to enact this by-law, by virtue of the provisions of Section 36(1) of the *Planning Act*, R.S.O. 1990, CHAPTER P.13, as amended;

AND WHEREAS this by-law conforms to the Haldimand County Official Plan,

NOW THEREFORE, the Council of The Corporation of Haldimand County enacts as follows:

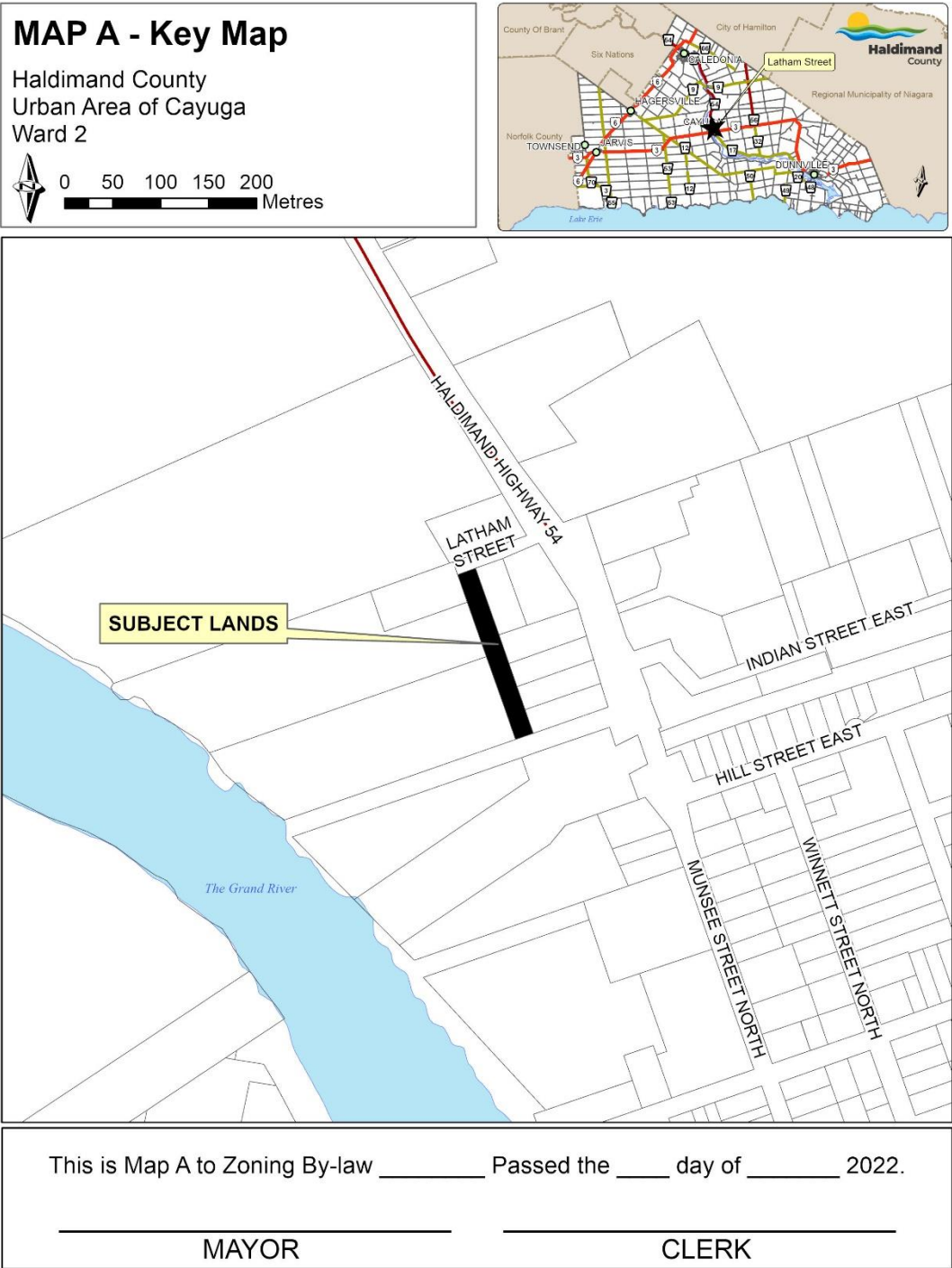
1. **THAT** Schedule “A” of By-law HC 1-2020, as amended, is hereby further amended by removing the ‘Holding “H”’ provision from the Subject Lands being shown on Maps “A” and “B” attached to and forming part of this by-law at such time as the General Manager of Community and Development Services is satisfied that all conditions relating to the ‘Holding – “H”’ provision have been met and the said General Manager issues a memo to the same effect.
2. **AND THAT** this by-law shall come into force in accordance with the provisions of the *Planning Act*.

READ a first and second time this 16th day of May, 2022.

READ a third time and finally passed this 16th day of May, 2022.

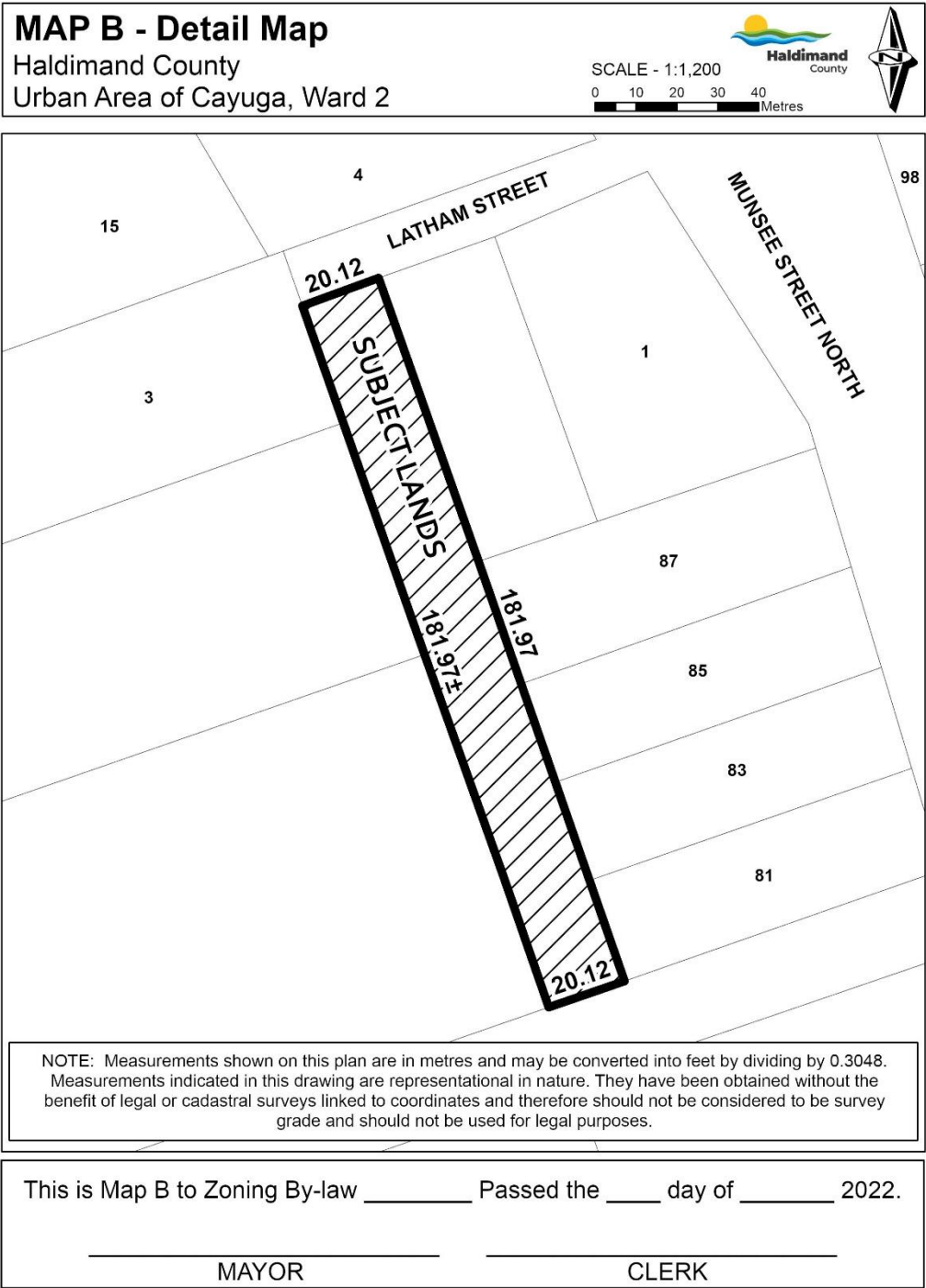
DEPUTY MAYOR

CLERK



Ref: PLZ-HA-2021-213

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Ref: PLZ-HA-2021-213

PURPOSE AND EFFECT OF BY-LAW -HC/22

The subject lands are legally described as Plan Village of Cayuga EGR PT BLK H and F S/S Indian St PT BLK I N/S Victoria St PT Ottawa ST Closed and RP 18R7521 Parts 1 to 3.

The purpose of this by-law is to remove the Holding (H) provision from the subject lands to permit the construction of a single detached build and related accessory structures, at such a time as the General Manager of Community & Development Services is satisfied that the Servicing Agreement addressing partial services and requirement for a grading plan has been registered.

The removal must be approved by the General Manager of Community & Development Services.

Report Number:	PDD-21-2022
File No:	PLZ-HA-2021-213
Name:	CHANG
Roll No.	2810-156-990-0100

Reference: PDD-26-2022

THE CORPORATION OF HALDIMAND COUNTY

By-law Number -HC/22

Being a by-law to amend Zoning By-law HC 1-2020, as amended, for property described in the name of Gardens Communities (Hagersville) Inc. ('Holding – "H" provision removal)

WHEREAS Haldimand County is authorized to enact this by-law, by virtue of the provisions of Section 34 and 36 of the *Planning Act*, R.S.O. 1990, CHAPTER P.13, as amended;

AND WHEREAS this by-law conforms to the Haldimand County Official Plan,

NOW THEREFORE, the Council of The Corporation of Haldimand County enacts as follows:

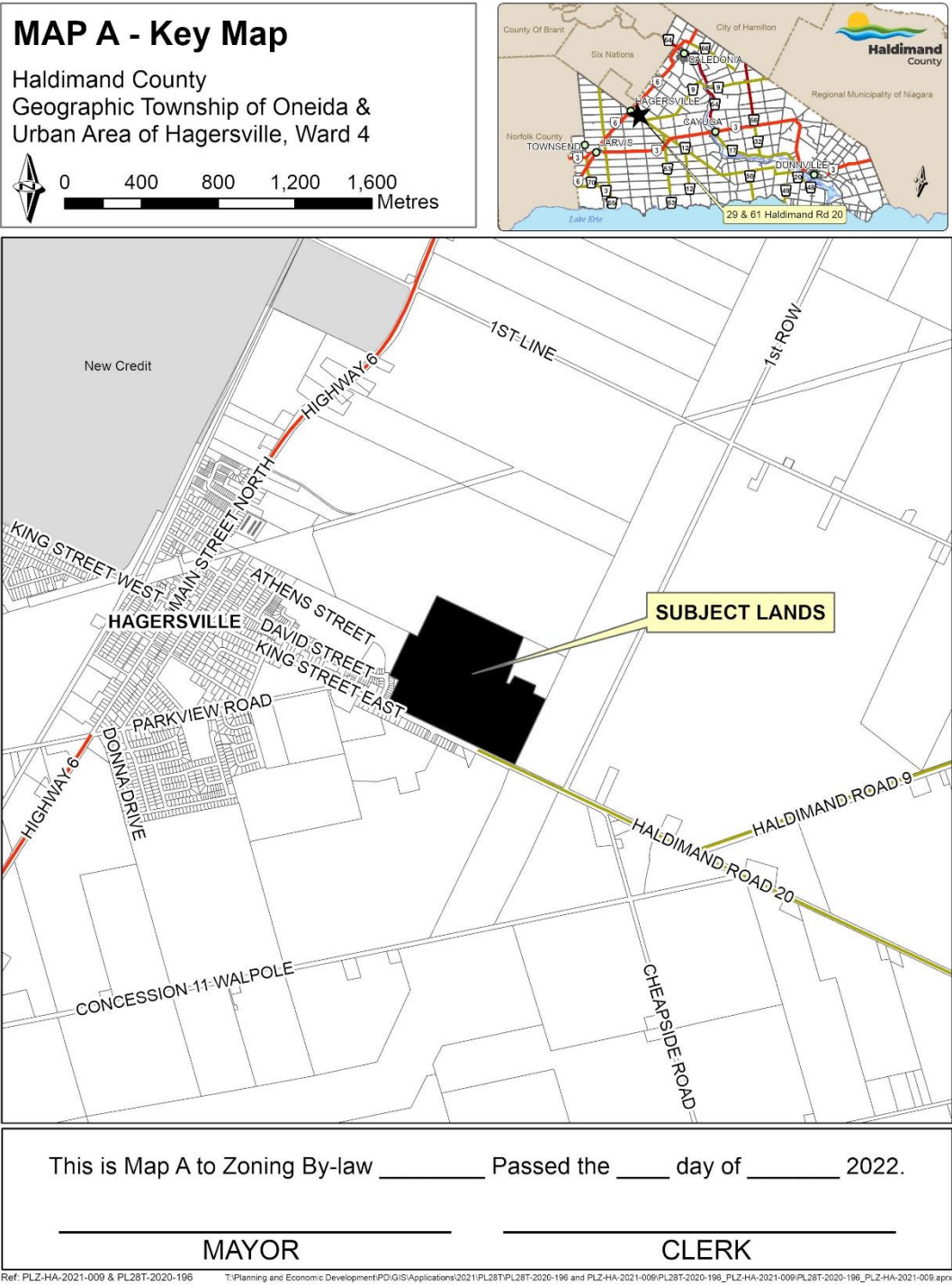
1. **THAT** this by-law shall apply to lands described as Lots 29 and 30, Range East of Plank Road, Geographic Township of Oneida, Haldimand County, and being shown as Part 3 and 4 on Map "B" attached hereto form a part of this By-law.
2. **THAT** Schedule "A" of By-law HC 1-2020, as amended, is hereby further amended by removing the 'Holding "H" provision from Parts 3 and 4 being shown on Map "B" attached to and forming part of this by-law at such time as the General Manager of Community & Development Services is satisfied that all conditions relating to the 'Holding – "H" provision have been met and the said General Manager issues a memo to the same effect.
3. **AND THAT** this by-law shall come into force in accordance with the provisions of the *Planning Act*.

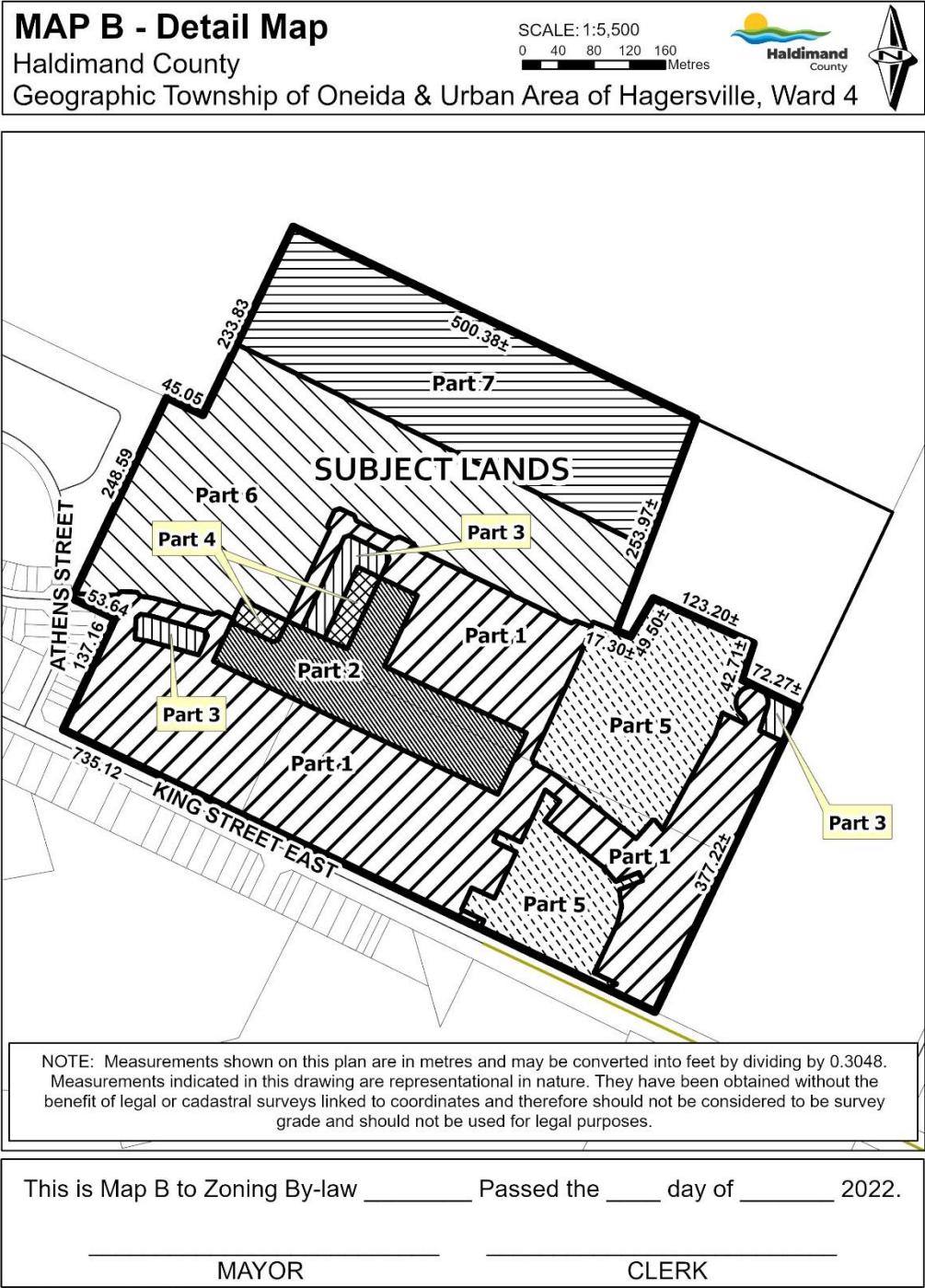
READ a first and second time this 16th day of May, 2022.

READ a third time and finally passed this 16th day of May, 2022.

DEPUTY MAYOR

CLERK





Ref: PL28T-2020-196 & PLZ-HA-2021-009

PURPOSE AND EFFECT OF BY-LAW -HC/22

The subject lands are legally described as Lots 29 and 30, Range East of Plank Road, Geographic Township of Oneida, Haldimand County. The subject lands are currently municipally addressed as 29 and 61 Haldimand Road 20.

The purpose of this by-law is to grant the General Manager of Community & Development Services the authority to remove the Holding (H) provision from a portion of the subject lands within 300 metres of the Lafarge Quarry Blasting Limit (being Parts 3 and 4) when:

- a) The Quarry Licence holder ceases operations entirely and surrenders its Licence in accordance with the Aggregate Resources Act, and the Licence holder and/or the Ministry confirms this in writing to the County or;
- b) The Quarry Licence holder and/or the Ministry confirms in writing to the County that the Licence or Site Plan is amended such that the extraction limit is modified and the lands from which the holding provision is to be removed maintain a minimum distance of 300m from the modified extraction limit or;
- c) The Quarry Licence holder agrees to operational modifications and/or physical mitigation measures, in compliance with Ministry of the Environment, Conservation and Parks noise guidelines and as determined through the appropriate technical studies. The completion of any technical studies would be the responsibility of the Owner and would need to be peer reviewed by the County.

Construction of houses is not permitted on these lots until the H provision is removed. The H provision removal must be approved by the General Manager of Community & Development Services and he must issue a memo to that effect.

Report Number:	PDD-26-2022
File No:	PLZ-HA-2021-009
Related File No.:	PL28T-2020-196
Name:	Gardens Communities (Hagersville) Inc. (Empire)
Roll No.	2810.153.002.00300 & 2810.153.002.00400

Reference: PDD-26-2022

THE CORPORATION OF HALDIMAND COUNTY

By-law Number -HC/22

Being a by-law to amend Zoning By-law HC 1-2020, as amended, for property described in the name of Gardens Communities (Hagersville) Inc.

WHEREAS Haldimand County is authorized to enact this by-law, by virtue of the provisions of Section 34 and 36 of the *Planning Act*, R.S.O. 1990, CHAPTER P.13, as amended;

AND WHEREAS this by-law conforms to the Haldimand County Official Plan;

NOW THEREFORE, the Council of The Corporation of Haldimand County enacts as follows:

1. **THAT** this by-law shall apply to lands described as Part of Lots 29 and 30, Range East of Plank, Geographic Township of Oneida, Haldimand County on Maps “A” and “B” attached hereto form a part of this By-law.
2. **THAT** Schedule “A” of By-law HC 1-2020, as amended, is hereby further amended by changing the zoning of the subject lands identified as Part 1 on Map “B” (attached to and forming part of this by-law) from Agriculture (A) *Zone* to Urban Residential Type 1-B (R1-B) *Zone*.
3. **THAT** Schedule “A” of By-law HC 1-2020, as amended, is hereby further amended by delineating the lands identified as Part 1 of the subject lands on Map “A” (attached to and forming part of this by-law) as having reference to Subsection R1-B.1.
4. **THAT** Subsection 6.4.1 Special Exceptions is hereby further amended by adding the following:

6.4.1.2.1 R1-B.1 In addition to the uses *permitted* in the R1-B *Zone*, a *semi-detached dwelling* shall be *permitted*.

In lieu of the corresponding provisions in the R1-B *Zone*, the following shall apply:

- a) minimum *lot area (interior lot)*: 220 square metres;
- b) minimum *lot area (corner lot)*: 265 square metres;
- c) minimum *lot frontage (interior lot)*: 8 metres;
- d) minimum *lot frontage (corner lot)*: 10 metres;
- e) minimum *front yard*: 4.5 metres to the dwelling and 6.0 metres to the garage;

- f) minimum *exterior side yard*: 2.4 metres, except that an attached garage fronting on flankage street shall be 6.0 metres from the lot line on the flankage street;
- g) minimum *interior side yard*:
 - i. For one family dwelling house: 1.2 metres on one side and 0.6 metres on the other side.
 - ii. For two family dwelling house: 1.2 metres, except no interior side yard is required along common lot line.
- h) minimum *rear yard*: 7.0 metres;
- i) Notwithstanding the provisions of Subsection 4.2 Accessory Uses, Buildings and Structures to Residential Zones, an accessory building or combination of buildings is permitted up to a maximum of 10% lot coverage or 10 square metres, whichever is less.
- j) Notwithstanding the provisions of Subsection 4.15 Decks and Unenclosed Porches, a porch may project into any required front yard setback a distance of not more than 2.0 metres; any required exterior side yard setback a distance of not more than 1.8 metres; and, any required rear yard setback a distance of not more than 2.5 metres.
- k) Notwithstanding the provisions of Subsection 4.15 Decks and Unenclosed Porches, a patio or deck above the finished grade may project into any required rear yard setback a distance of not more than 2.5 metres. Any patio or deck constructed in a rear yard is restricted to a maximum size of 3.1 metres by 2.5 metres.
- l) Notwithstanding the provisions of Subsection 4.20(g) Exemptions from Yard Provisions, an air conditioning unit shall be setback a minimum of 0.6 metres from any side or rear property line. An air conditioning unit is not permitted in any part of a required front yard or setback.
- m) Notwithstanding the provisions of Subsection 4.20(h) and (i) Other Exceptions from Yard Provisions, steps / stairs may project into any required front yard or setback a distance of not more than 3.5 metres.
- n) Notwithstanding the provisions of Subsection 5.2.3 Parking Space Dimensions, the following shall apply: The parking space size located within a garage shall have a minimum width of 3.0 metres and have a minimum length of 6.0 metres. Stairs, to a maximum of 3 risers or 0.61 metres, shall be permitted to encroach into this parking space.
- o) In lieu of the provisions for Minimum Landscaped Open Space – Required Front Yard, a maximum of 70% of the front yard may be permitted as hardscaping. For the purposes of this by-law, hardscaping shall be

considered as finished space consisting of pavement, concrete, patio stones, interlock or other hard surface treatment.

- p) Notwithstanding Subsection 5.2.9 Projection of an Attached Garage, a garage face can extend a maximum of 1 metre in front of a ground floor porch where it meets all other applicable setbacks.
- q) The definition of a “Sight (or Daylight) Triangle” shall not apply to the lands identified as having reference to this subsection and the following definition shall apply in lieu thereof:

- i. Intersections of Local Roads

“SIGHT TRIANGLE” shall mean the triangular space formed by the intersecting street lines of a corner lot and a line drawn from a point on one of the street lines to a point on the other street line, each point being measured 4.5 metres from the point of intersection of the street lines.

- ii. Intersections of Local Road / Collector Street

“SIGHT TRIANGLE” shall mean the triangular space formed by the intersecting street lines of a corner lot and a line drawn from a point on one of the street lines to a point on the other street line, each being measured 7.5 metres from the point of intersection of the street lines.

- iii. That the front yard, side yard and rear yard setbacks shall be measured as if the Sight Triangle does not exist.

5. **THAT** Schedule “A” of By-law HC 1-2020, as amended, is hereby further amended by changing the zoning of the subject lands identified as Part 2 on Map “B” (attached to and forming part of this by-law) from Agriculture (A) *Zone* to Urban Residential Type 4 (R4) *Zone*.
6. **THAT** Schedule “A” of By-law HC 1-2020, as amended, is hereby further amended by delineating the lands identified as Part 2 of the subject lands on Map “A” (attached to and forming part of this by-law) as having reference to Subsection R4.2.
7. **THAT** Subsection 6.4.4 Special Exceptions is hereby further amended by adding the following:

6.4.4.2 R4.2 In addition to the uses *permitted* in the R4 *Zone*, a *single detached dwelling and semi-detached dwelling* shall be *permitted*.

In lieu of the corresponding provisions in the R4 *Zone*, the following shall apply:

- a) minimum *lot area (interior lot)*: 150 square metres;
- b) minimum *lot area (corner lot)*: 210 square metres;

- c) minimum *lot frontage (interior lot)*: 5.5 metres;
- d) minimum *lot frontage (corner lot)*: 8 metres;
- e) minimum *front yard*: 4.5 metres to the dwelling and 6.0 metres to the garage;
- f) minimum *exterior side yard*: 2.4 metres, except that an attached garage fronting on flankage street shall be 6.0 metres from the lot line on the flankage street;
- g) minimum *rear yard*: 6.0 metres;
- h) Notwithstanding the definition of Dwelling, Street Townhouse, the following shall apply: Townhouses shall mean a dwelling house comprising three or more dwelling units with each dwelling unit being divided one from the other by an above grade vertical common wall, a minimum of 10 square metres in area and each dwelling unit having direct access to a yard. A maximum of eight dwelling units are permitted in a row.
- i) Notwithstanding the provisions of Subsection 4.2 Accessory Uses, Buildings and Structures to Residential Zones, an accessory building or combination of buildings is permitted up to a maximum of 10% lot coverage or 10 square metres, whichever is less.
- j) Notwithstanding the provisions of Subsection 4.15 Decks and Unenclosed Porches, a porch may project into any required front yard setback a distance of not more than 2.0 metres; any required exterior side yard setback a distance of not more than 1.8 metres; and, any required rear yard setback a distance of not more than 2.5 metres.
- k) Notwithstanding the provisions of Subsection 4.15 Decks and Unenclosed Porches, a patio or deck above the finished grade may project into any required rear yard setback a distance of not more than 2.5 metres. Any patio or deck constructed in a rear yard is restricted to a maximum size of 3.1 metres by 2.5 metres.
- l) Notwithstanding the provisions of Subsection 4.20(g) Exemptions from Yard Provisions, an air conditioning unit shall be setback a minimum of 0.6 metres from any side or rear property line. An air conditioning unit is not permitted in any part of a required front yard or setback.
- m) Notwithstanding the provisions of Subsection 4.20(h) and (i) Other Exceptions from Yard Provisions, steps / stairs may project into any required front yard or setback a distance of not more than 3.5 metres.
- n) Notwithstanding the provisions of Subsection 5.2.3 Parking Space Dimensions, the following shall apply: The parking space size located within a garage shall have a minimum width of 3.0 metres and have a

minimum length of 6.0 metres. Stairs, to a maximum of 3 risers or 0.61 metres, shall be permitted to encroach into this parking space.

- o) In lieu of the provisions for Minimum Landscaped Open Space – Required Front Yard, a maximum of 70% of the front yard may be permitted as hardscaping. For the purposes of this by-law, hardscaping shall be considered as finished space consisting of pavement, concrete, patio stones, interlock or other hard surface treatment.
- p) Notwithstanding Subsection 5.2.9 Projection of an Attached Garage, a garage face can extend a maximum of 1 metre in front of a ground floor porch where it meets all other applicable setbacks.
- q) That where a street townhouse block having 8 or more units is constructed at the intersection of a local street and a collector street, with the units facing the collector street, the driveway and garage of the corner lot shall be located on the local street.

For the purposes of this by-law, a collector street is a street with a right-of-way width of 20 metres or greater. A local street is a street with a right-of-way width of 18 metres or less.

- r) The definition of a “Sight (or Daylight) Triangle” shall not apply to the lands identified as having reference to this subsection and the following definition shall apply in lieu thereof:

iv. Intersections of Local Roads

“SIGHT TRIANGLE” shall mean the triangular space formed by the intersecting street lines of a corner lot and a line drawn from a point on one of the street lines to a point on the other street line, each point being measured 4.5 metres from the point of intersection of the street lines.

v. Intersections of Local Road / Collector Street

“SIGHT TRIANGLE” shall mean the triangular space formed by the intersecting street lines of a corner lot and a line drawn from a point on one of the street lines to a point on the other street line, each being measured 7.5 metres from the point of intersection of the street lines.

- vi. That the front yard, side yard and rear yard setbacks shall be measured as if the Sight Triangle does not exist.

8. **THAT** Schedule “A” of By-law HC 1-2020, as amended, is hereby further amended by changing the zoning of the subject lands identified as Part 3 on “Map B” (attached to and forming part of this by-law) from Agriculture (A) *Zone* to Urban Residential Type 1-B (R1-B-H) *Zone* with a holding.

9. **THAT** Schedule “A” of By-law HC 1-2020, as amended, is hereby further amended by delineating the lands identified as Part 3 of the subject lands on Map “A” (attached to and forming part of this by-law) as having reference to Subsection R1-B.1.
10. **THAT** Schedule “A” of By-law HC 1-2020, as amended, is hereby further amended by changing the zoning of the subject lands identified as Part 4 on “Map B” (attached to and forming part of this by-law) from Agriculture (A) *Zone* to Urban Residential Type 4 (R4-H) *Zone* with a holding.
11. **THAT** Schedule “A” of By-law HC 1-2020, as amended, is hereby further amended by delineating the lands identified as Part 4 of the subject lands on Map “A” (attached to and forming part of this by-law) as having reference to Subsection R4.2.
12. **THAT** Schedule “A” of By-law HC 1-2020, as amended, is hereby further amended by changing the zoning of the subject lands identified as Part 5 on Map “B” (attached to and forming part of this by-law) from Agriculture (A) *Zone* to Open Space (OS) *Zone*.
13. **THAT** Schedule “A” of By-law HC 1-2020, as amended, is hereby further amended by delineating the lands identified as Part 5 of the subject lands on Map “A” (attached to and forming part of this by-law) as having reference to Subsection OS.1.
14. **THAT** Subsection 10.4.1 Special Exceptions is hereby further amended by adding the following:
 - 10.4.1.1 OS.1 Notwithstanding the uses *permitted* in the OS *Zone*, only the following uses shall be permitted:
 - a) Park
 - b) Passive use park
 - c) Trail
 - d) Pumping station
 - e) Stormwater management pond
 - f) Woodlot
 - g) Emergency Access Route
15. **THAT** Schedule “A” of By-law HC 1-2020, as amended, is hereby further amended by changing the zoning of the subject lands identified as Part 6 on Map “B” (attached to and forming part of this by-law) from Agriculture (A) *Zone* to Future Development (D) *Zone*.
16. **THAT** Schedule “A” of By-law HC 1-2020, as amended, is hereby further amended by delineating the lands identified as Part 6 of the subject lands on Map “A” (attached to and forming part of this by-law) as having reference to Subsection D.1.

17. **THAT** Subsection 11.4.2 Special Exceptions is hereby further amended by adding the following:

11.4.2.1 D.1 Notwithstanding the uses *permitted* in the D Zone, only the following uses shall be permitted:

- a) Park
- b) Passive use park
- c) Trail
- d) Emergency access route

The following shall apply: Residential development will only be permitted on these lands subject to a Zoning By-law Amendment application demonstrating:

- a) The Quarry Licence holder ceased operations entirely and surrendered its Licence in accordance with the Aggregate Resources Act, and the Licence holder and/or the Ministry confirmed this in writing to the County or;
- b) The Quarry Licence holder and/or the Ministry confirmed in writing to the County that the Licence or Site Plan has been amended such that the extraction limit is modified and the lands from which the holding provision is to be removed maintain a minimum distance of 300m from the modified extraction limit or;
- c) The Quarry Licence holder agreed to operational modifications and/or physical mitigation measures, in compliance with Ministry of the Environment, Conservation and Parks noise guidelines and as determined through the appropriate technical studies. The completion of any technical studies would be the responsibility of the Owner and would need to be peer reviewed by the County.

18. **THAT** Schedule “A” of By-law HC 1-2020, as amended, is hereby further amended by changing the zoning of the subject lands identified as Part 7 on Map “B” (attached to and forming part of this by-law) from Agriculture (A) Zone to Future Development (D) Zone.

19. **THAT** Schedule “A” of By-law HC 1-2020, as amended, is hereby further amended by delineating the lands identified as Part 7 of the subject lands on Map “A” (attached to and forming part of this by-law) as having reference to Subsection D.2.

20. **THAT** Subsection 11.4.2 Special Exceptions is hereby further amended by adding the following:

11.4.2.2 D.2 Notwithstanding the uses *permitted* in the D Zone, only the following uses shall be permitted:

a) Trail

The following shall apply: Residential development is prohibited on these lands until such time as the 'Excess Lands' designation in the Official Plan is removed and the lands are redesignated to an appropriate designation, and subject to a Zoning By-law Amendment application demonstrating:

- a) The Quarry Licence holder ceased operations entirely and surrendered its Licence in accordance with the Aggregate Resources Act, and the Licence holder and/or the Ministry confirmed this in writing to the County or;
- b) The Quarry Licence holder and/or the Ministry confirmed in writing to the County that the Licence or Site Plan has been amended such that the extraction limit is modified and the lands from which the holding provision is to be removed maintain a minimum distance of 300m from the modified extraction limit or;
- c) The Quarry Licence holder agreed to operational modifications and/or physical mitigation measures, in compliance with Ministry of the Environment, Conservation and Parks noise guidelines and as determined through the appropriate technical studies. The completion of any technical studies would be the responsibility of the Owner and would need to be peer reviewed by the County.

21. **THAT** the Holding "(H)" provision of this by-law shall only be removed from any portion of the lands when:

- a) The Quarry Licence holder ceases operations entirely and surrenders its Licence in accordance with the Aggregate Resources Act, and the Licence holder and/or the Ministry confirms this in writing to the County or;
- b) The Quarry Licence holder and/or the Ministry confirms in writing to the County that the Licence or Site Plan is amended such that the extraction limit is modified and the lands from which the holding provision is to be removed maintain a minimum distance of 300m from the modified extraction limit or;
- c) The Quarry Licence holder agrees to operational modifications and/or physical mitigation measures, in compliance with Ministry of the Environment, Conservation and Parks noise guidelines and as determined through the appropriate technical studies. The completion of any technical studies would be the responsibility of the Owner and would need to be peer reviewed by the County.

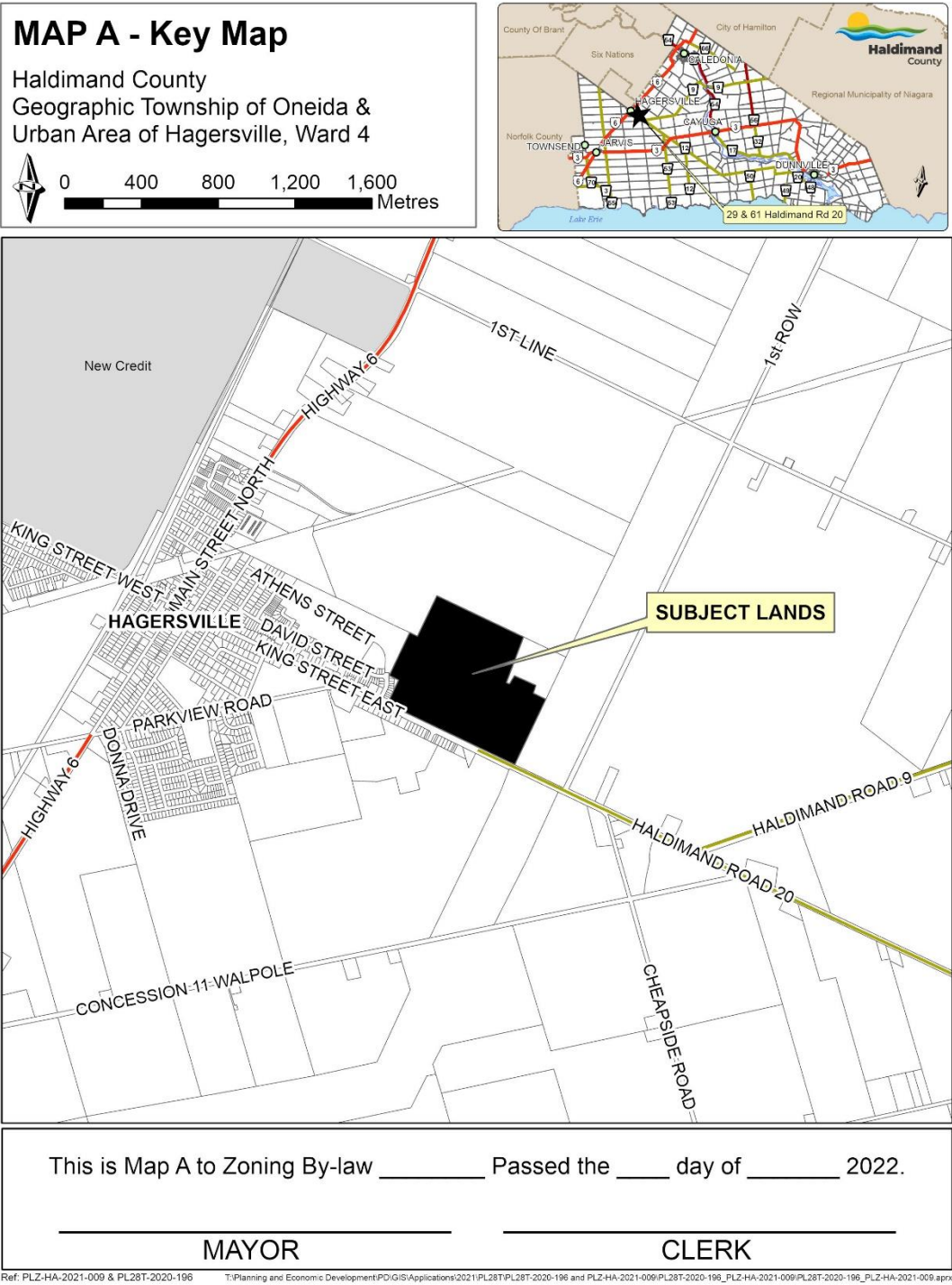
22. **AND THAT** this by-law shall come into force in accordance with the provisions of the *Planning Act*.

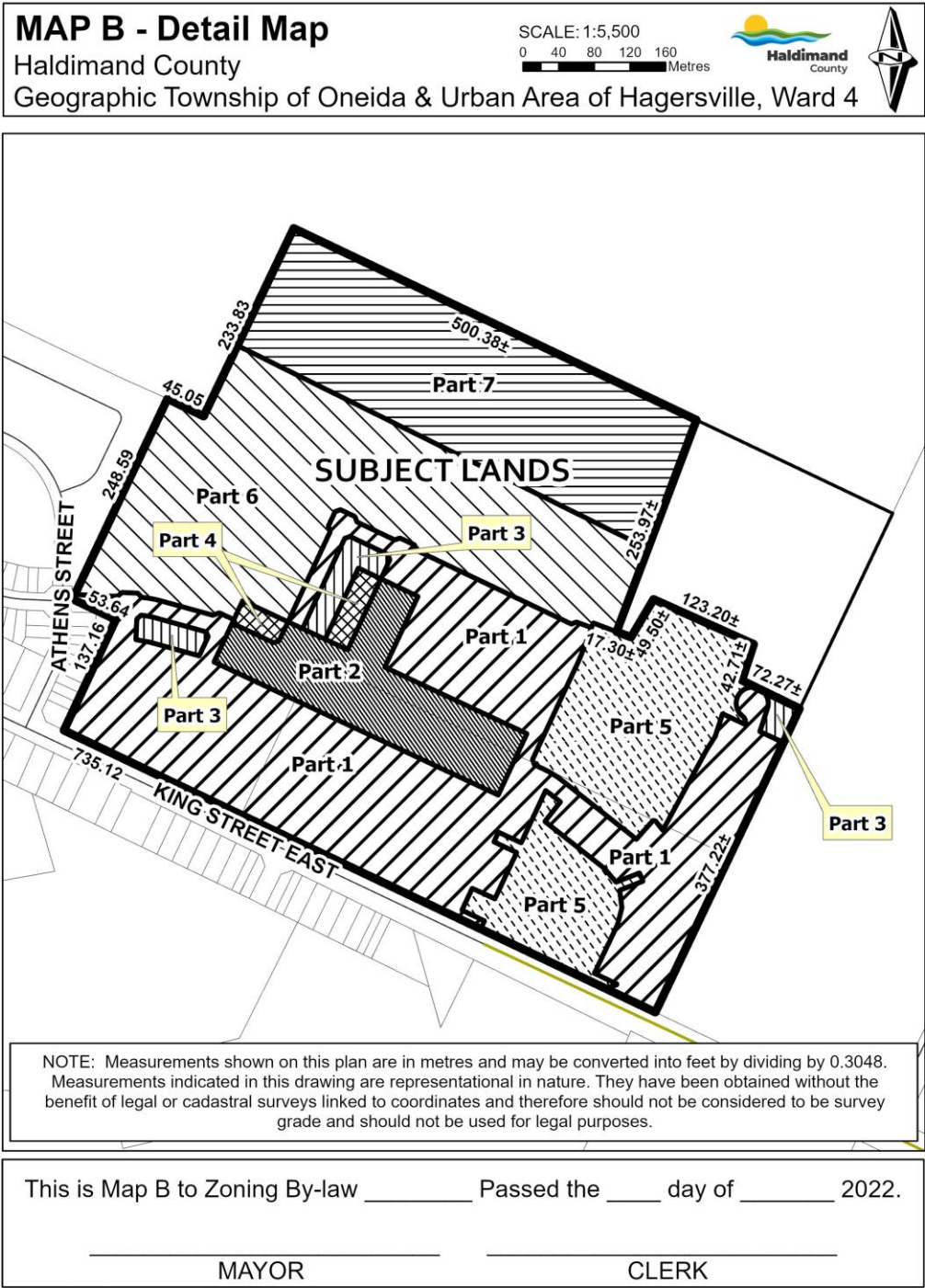
READ a first and second time this 16th day of May, 2022.

READ a third time and finally passed this 16th day of May, 2022.

DEPUTY MAYOR

CLERK





PURPOSE AND EFFECT OF BY-LAW -HC/22

The subject lands are legally described as Lots 29 and 30, Range East of Plank Road, Geographic Township of Oneida, Haldimand County. The subject lands are currently municipally addressed as 29 and 61 Haldimand Road 20.

The purpose of this by-law is to facilitate a draft plan of subdivision known as Smith Farms consisting of a maximum of 514 housing units, a stormwater management pond, pumping station, woodlot, and a recreational trail system. This by-law rezones the subject lands from the Agriculture (A) Zone to:

1. Urban Residential Type 1-B (R1-B) Zone for Part 1 with special provisions for customized setbacks, lot area, frontage, etc.;
2. Urban Residential Type 4 (R4) Zone for Part 2 with special provisions for customized setbacks, lot area, and frontage, etc.;
3. Urban Residential Type 1-B (R1-B) Zone for Part 3 with special provisions for customized setbacks, lot area, frontage, etc. and subject to a holding provision because the lands are within 300 metres of the blasting / extraction limit of the adjacent Quarry;
4. Urban Residential Type 4 (R4) Zone for Part 4 with special provisions for customized setbacks, lot area, frontage, etc. and subject to a holding provision because the lands are within 300 metres of the blasting / extraction limit of the adjacent Quarry;
5. Open Space (OS) Zone for Part 5 for trail development, woodlot management, and pumping station and stormwater management facilities;
6. Development (D) Zone for Part 6 for trail and emergency access development with residential development prohibited until the impacts from the adjacent quarry are removed or mitigated; and
7. Development (D) Zone for Part 7 for trail development with residential development prohibited until the 'Excess Lands' designation in the Official Plan is removed and the lands are required to accommodate forecasted growth, and the impacts from the adjacent quarry are removed or mitigated

in accordance with the Official Plan designation for the subject lands.

The Holding Provision can only be removed from Parts 3 and 4 when:

- a) The Quarry Licence holder ceases operations entirely and surrenders its Licence in accordance with the Aggregate Resources Act, and the Licence holder and/or the Ministry confirms this in writing to the County or;
- b) The Quarry Licence holder and/or the Ministry confirms in writing to the County that the Licence or Site Plan is amended such that the extraction limit is modified and the lands from which the holding provision is to be removed maintain a minimum distance of 300m from the modified extraction limit or;
- c) The Quarry Licence holder agrees to operational modifications and/or physical mitigation measures, in compliance with Ministry of Environment, Conservation and Parks noise guidelines and as determined through the appropriate technical

studies. The completion of any technical studies would be the responsibility of the Owner and would need to be peer reviewed by the County.

Report Number:	PDD-26-2022
File No:	PLZ-HA-2021-009
Related File No.:	PL28T-2020-196
Name:	Gardens Communities (Hagersville) Inc. (Empire)
Roll No.	2810.153.002.00300 & 2810.153.002.00400

Reference: PDD-19-2022

THE CORPORATION OF HALDIMAND COUNTY

By-law Number /22

Being a by-law to provide for the conveyance of land for park or other public recreational purposes and/or cash-in-lieu of parkland dedication within Haldimand County

WHEREAS Sections 42, 51.1, and 53 of the Planning Act, R. S. O. 1990, c. P. 13, as amended, authorizes the Council of The Corporation of Haldimand County to pass a by-law requiring land or cash-in-lieu of the land at the County's approval to be conveyed to the County for park or other public recreational purposes as a condition of subdivision of land(s);

AND WHEREAS the Council of The Corporation of Haldimand County has established an Official Plan that contains specific policies with respect to the provision of lands for park or other public recreational purposes and this by-law is intended to be in conformity with such policies,

NOW THEREFORE, the Council of The Corporation of Haldimand County enacts as follows:

1. Definitions

1.1 That for the purposes of this by-law, the following shall apply:

- a) **"Commercial or Industrial Uses"** means the use of land, structure or building for all uses except Residential Use, Institutional Use, and Special Residential Uses;
- b) **"Council"** shall mean the Council of the Corporation of Haldimand County.
- c) **"County"** shall mean the Corporation of Haldimand County.
- d) **"Dwelling Unit"** means any property that is used or designed for a use as a domestic establishment in which one or more persons may sleep and prepare and serve meals;
- e) **"Eligible Project"** means:
 - i. Acquisition of land for park or other public recreational purposes;
 - ii. Capital projects for the development of new public parks which may include any associated site preparation and drainage;
 - iii. Capital projects to increase the capacity of existing public parks to accommodate more intensive public use;
 - iv. The provision of park facilities, including but not limited to play equipment, sports fields, pathways, splash pads, and site furniture.

HALDIMAND COUNTY

By-law Number /22

- f) "**Gross Land Area**" means the total area of the land to be developed excluding constrained lands such as, without limitation: wetlands, unstable slopes, ravines, water courses, flood plains, environmentally-protected areas, required railway buffers, and other similar constraint lands.
- g) "**Institutional Use**" means the use of land, structure, or building for religious, charitable, educational, benevolent, health or welfare purposes by a not for profit or gain organization, group or association.
- h) "**Payment-in-Lieu**" shall mean the payment of funds equivalent to the value of the amount of land that the County would otherwise have been entitled to acquire for park or other public recreational purposes as part of a development. The Payment-in-Lieu is usually required as a condition of a site plan, draft plan of subdivision or draft plan of condominium approval.
- i) "**Residential Use**" means the use of land, structure, or building for human habitation.

2. Parkland Acquisition

- 2.1 This by-law shall apply to all lands within the County.
- 2.2 The purpose of this by-law is to enable the County to provide land for parks or other public recreational purposes. The County is permitted to require the conveyance of parkland as a condition of approval of development or a draft plan of subdivision or condominium as regulated under the Planning Act. Land conveyed to the County under this by-law shall be used for parks or other public recreational purposes, subject to the policies of the Official Plan and this by-law.
- 2.3 As a condition of the development of land, the County shall require that land be conveyed to the County for park or other public recreational purposes as follows:
 - a) For lands subject to a site plan or draft plan of subdivision or condominium for residential purposes, an area of land equal to the greater of five percent (5%) of the Gross Land Area to be developed or one hectare of land for every 300 housing units proposed to be developed;
 - b) For lands subject to a site plan, draft plan of subdivision or draft plan of condominium for commercial, industrial, or institutional purposes, an area of land equal to two percent (2%) of the gross land area to be developed or redeveloped;
 - c) For lands subject to a site plan, draft plan of subdivision or draft plan of condominium for uses other than those referred to in subsection 2.3(a) and 2.3(b), such as mixed uses, an area of land equal to five percent (5%) of the Gross Land Area to be developed or redeveloped.
- 2.4 Land dedicated to the County for park or other public recreational purposes shall be chosen in consultation with County staff and shall be leveled, serviced, top-soiled and seeded to the specifications of the County. In the case of a disagreement, the County will have the final decision as to the appropriate lands.

HALDIMAND COUNTY

By-law Number /22

- 2.5 Only those lands suitable for municipal parks development will be accepted as part of the required parkland dedication.
- 2.6 The County may, at its own discretion, accept additional lands over and above the required parkland dedication and may incorporate these lands into the County's park system. Such lands may include:
- a) Lands for storm water management areas;
 - b) Lands having environmental or physical conditions which render them unsuitable for development; and,
 - c) Lands which are suitable for the development of corridors throughout the County for such uses as wildlife, pedestrian or biking trails.
- 2.7 Trail development within Plans of Subdivision may be used in the calculation of the required parkland dedication, at the sole discretion of the County.
- 2.8 Any land that has been or is to be conveyed to the County for stormwater management facilities, for flood plain or conservation purposes, for roadways, walkways or any other non-parkland purpose, will not be credited against the required parkland conveyance or cash-in-lieu of parkland conveyance.

3. Cash-in-Lieu of Parkland Dedication

- 3.1 In lieu of requiring the conveyances noted in section 2 above, the County may require the payment of money as a Cash-in-Lieu payment. The County may require a Cash-in-Lieu payment, as provided by the Planning Act, under the following circumstances:
- a) Where the amount of parkland to be dedicated, in accordance with the Planning Act, is of insufficient size, in the opinion of Council, to be useable for normal public recreational activities;
 - b) Where an area is adequately served by municipal or other open space lands;
 - c) Where the County wishes to combine the parkland dedications of a number of small developments to provide for one large park area; or,
 - d) Where the required dedication would render the remainder of the site unsuitable or impractical for development.
- 3.2 Council shall, in those cases where it is deemed advisable to accept Cash-in-Lieu of a conveyance, require the payment of an amount calculated as follows:
- a) Two percent (2%) of the appraised value for commercial, industrial, or institutional land uses;
 - b) Five percent (5%) of the appraised value for residential and all other land uses, or the value of one hectare of land for every 500 housing units proposed to be developed, whichever is greater;

HALDIMAND COUNTY

By-law Number /22

- c) Five hundred dollars (\$500) per lot created through consent.

3.3 The payment so required shall be paid to the County:

- a) For a plan of subdivision or condominium, prior to the plan registration;
- b) For a site plan, prior to the issuance of a building permit;
- c) For consent, prior to final approval and receipt of the certificate confirming that all conditions have been satisfied and therefore the consent for severance has been granted and is in effect.

3.4 Determination of the value of the land for payment-in-lieu of parkland dedication shall be as follows:

- a) For conveyance of parkland under Section 42 of the Planning Act, the value shall be determined as of the day before the first building permit is issued with respect of the development or redevelopment;
- b) For parkland dedication requirements imposed as a condition to the approval of a plan of subdivision under Section 51.1 of the Planning Act, the value shall be determined as of the day before the day of the approval of the draft plan of subdivision.

4. Mixed-Use Developments

- 4.1 In the case of land proposed for development or redevelopment for more than one purpose, the owner shall be required to convey land at the rate applicable to the predominant proposed use of the land and all of the land proposed for development or redevelopment shall be included for the purpose of calculating the amount of land required to be conveyed.

5. Appraisal

- 5.1 To determine the Cash-in-Lieu payment required, where applicable, the landowner seeking the approval for the site plan, draft plan of subdivision or draft plan of condominium is required to submit an Appraisal Report, completed by a qualified appraiser, to the County for review. The appraiser is to be approved by the County.
- 5.2 The cost of the Appraisal Report shall be the responsibility of the landowner.
- 5.3 The Appraisal Report will be reviewed by staff and the landowner will be notified of the required payment.

HALDIMAND COUNTY

By-law Number /22

6. Eligible Projects

- 6.1 Cash-in-Lieu shall only be used for eligible projects permitted by the Planning Act as further defined by this by-law.

7. Exemptions

- 7.1 Notwithstanding any other provisions of this by-law, no conveyance of land or payment of cash will be required where development or redevelopment is for the purposes of:
- a) Replacement of an existing commercial, industrial or institutional building in which the increase in gross floor area of the new commercial industrial or institutional building is no greater than 50 percent of the replaced building;
 - b) The enlargement of an existing residential dwelling unit;
 - c) The construction of up to two additional residential dwelling units in an existing residential dwelling unit provided that the total gross floor area of the additional dwelling unit or the additional dwelling units combined is not greater than the gross floor area of the existing residential dwelling unit;
 - d) The replacement of any building or structure that is a direct result of fire or other causes beyond the control of the owner provided that no intensification or change of use is proposed;
 - e) Development on a lot for which cash-in-lieu of parkland has already been paid within the last 10 years;
 - f) Development of property owned by the municipality.

8. Delegation of Authority

- 8.1 Subject to the provisions above, Council hereby delegates authority to the Chief Administrative Officer, General Manager of Financial & Data Services, Treasurer, and the General Manager of Community & Development Services to establish budgets, access Cash-in-Lieu funds, and approve expenditures of Cash-in-Lieu funds for eligible projects associated with an existing park or for the creation of a new park that is not associated with the development review process.

9. Enactment

- 9.1 That this by-law comes into force and effect on the date of its passing.

HALDIMAND COUNTY

By-law Number /22

READ a first and second time this 16th day of May, 2022.

READ a third time and finally passed this 16th day of May, 2022.

DEPUTY MAYOR

CLERK

Reference: LSS-07-2022

THE CORPORATION OF HALDIMAND COUNTY

By-law Number /22

**Being a by-law to authorize the sale of certain lands known
as Dixon Street, Cayuga**

WHEREAS By-law 242, passed on October 16, 1903 by the former Village of Cayuga, authorized the municipality to transfer roads listed therein to the adjoining property owners;

WHEREAS Haldimand County confirmed through By-law 1305/12 that the intention of By-law 242 was to stop up and close all of the roads, and parts thereof listed and named in By-law 242;

WHEREAS the lands known as Dixon Street, Geographic Township of North Cayuga, were included in the lands referenced in By-law 242 and therefore confirmed through Haldimand County By-law 1305/12 to be to be stopped up and closed;

WHEREAS the Corporation of Haldimand County deems it in the best interest of the Corporation to convey the Lands;

AND WHEREAS notice of the proposed by-law has been posted on the Haldimand County website,

NOW THEREFORE, the Council of The Corporation of Haldimand County enacts as follows:

1. **THAT** the closed road allowance known as PIN 38224-0099 Dixon Street Twp of North Cayuga W of Grand River SW of River Road, SE of HC42989, NW of HC204319; Haldimand County and PIN 38224-0100 Dixon Street Twp of North Cayuga W of Grand River SE & NW of HC42989 N of Pt 2 HC202849, SW of HC204319; Haldimand County is hereby conveyed to the abutting land owner, Executrix, Mary Louise De Petrillo, in the Estate of Jennie Luchak for the value of \$2.00 and all costs for conveyance.
2. **AND THAT** the Mayor and Clerk are hereby authorized to execute the necessary documents required to give effect to the intention herein.

READ a first and second time this 16th day of May, 2022.

READ a third time and finally passed this 16th day of May, 2022.

DEPUTY MAYOR

CLERK

Reference: LSS-08-2022

THE CORPORATION OF HALDIMAND COUNTY

By-law Number /22

Being a by-law to authorize the stopping up, closure and sale of part of South Talbot Road, Dunnville

WHEREAS the portion of the road allowance known as part of South Talbot Road, Dunnville, is not required for vehicular or pedestrian traffic and has been declared surplus to the requirements of Haldimand County;

WHEREAS the Council of The Corporation of Haldimand County deems it expedient to stop up, close and to sell the soil and freehold of the land in accordance with Section 34 of the *Municipal Act, 2001*, S.O. 2001, c.25 as amended;

AND WHEREAS notice of the proposed by-law has been posted on the Haldimand County website,

NOW THEREFORE, the Council of The Corporation of Haldimand County enacts as follows:

1. **THAT** the unopened road allowance known as PIN 38218-0065; PT RDAL BTN CON 3 AND CON 4 S TALBOT RD NORTH CAYUGA PT 2 18R5966, S/T the interest of the Municipality; Haldimand County is hereby stopped up, closed and sold to the abutting land owners, Summerhill Resorts Ltd. for the value of \$15,862.50 plus HST and all costs for closure and conveyance.
2. **AND THAT** the Mayor and Clerk are authorized to execute the necessary documents required to give effect to the intention herein.

READ a first and second time this 16th day of May, 2022.

READ a third time and finally passed this 16th day of May, 2022.

DEPUTY MAYOR

CLERK

Reference: LSS-M04-2022

THE CORPORATION OF HALDIMAND COUNTY

By-law Number /22

Being a by-law to further amend By-law Number 2335/22 as amended to change the land conveyed

WHEREAS the Corporation of Haldimand County enacted By-law 2335/22 and By-law 2341/22 to the sell the lands known as part of Townline Road, legally described as Parts 1, 2, 4, 5 and 6, Plan 18R-7993 to Hube Hospitality Inc. and Part 3, Plan 18R-7993 to Grant Vaillancourt and Sarah Vaillancourt;

WHEREAS the purchasers have agreed to a change in the parts to be conveyed;

AND WHEREAS the Corporation of Haldimand County deems it expedient to further amend By-law 2335/22, as amended, to reflect the parts of land to be conveyed,

NOW THEREFORE, the Council of The Corporation of Haldimand County enacts as follows:

1. **THAT** By-law 2335/22 as amended, be further amended by deleting Clause 2 and replacing it with the following:

THAT Parts 1, 2 and 3, Plan 18R-7993 be transferred to Grant Vaillancourt and Sarah Vaillancourt, reserving an easement over Part 2 in favour of Haldimand County for existing infrastructure.

2. **THAT** By-law 2335/22 as amended, be further amended by deleting Clause 3 and replacing it with the following:

THAT Parts 4, 5 and 6, Plan 18R-7993 be transferred to Hube Hospitality Inc., reserving an easement over Part 5 in favour of Haldimand County for existing infrastructure.

3. **AND THAT** the Mayor and Clerk be authorized to execute any documents to give effect to this amendment.

READ a first and second time this 16th day of May, 2022.

READ a third time and finally passed this 16th day of May, 2022.

DEPUTY MAYOR

CLERK

Reference: n/a

THE CORPORATION OF HALDIMAND COUNTY

By-law Number /22

**Being a by-law to establish and lay out as part of a highway,
lands acquired for purposes of a municipal highway known
as Warnick Road in Lowbanks**

WHEREAS Section 31 of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended provides that a municipality may by by-law assume for public use a road allowance, highway, street or lane;

WHEREAS the Corporation of Haldimand County enacted By-laws 1515/15 and 2322/21 delegating authority to the Manager, Engineering Services and the Manager, Legal & Support Services to jointly deal with acquiring road widenings under certain circumstances;

WHEREAS the requirements of By-law 1515/15 have met the criteria to accept ownership of an unregistered road widening over Block 10, Plan 18M55; being PIN 38127-0376; Haldimand County ("Road Allowance");

AND WHEREAS the Council of the Corporation of Haldimand County deems that it is in its best interest to assume the Road Allowance for public use,

NOW THEREFORE, the Council of The Corporation of Haldimand County enacts as follows:

1. **THAT** the Road Allowance being Block 10, Plan 18M55; being PIN 38127-0376; Haldimand County, is hereby assumed for, public use, under and for the purposes of the *Municipal Act, 2001*, S. O. 2001, as amended.
2. **THAT** the Mayor and Clerk are hereby authorized to execute the necessary documents required to give effect to the intention herein.
3. **AND THAT** the Clerk is hereby instructed to register a copy of this by-law on title to the Road Allowance.

READ a first and second time this 16th day of May, 2022.

READ a third time and finally passed this 16th day of May, 2022.

DEPUTY MAYOR

CLERK

THE CORPORATION OF HALDIMAND COUNTY

By-law Number /22

Being a by-law to confirm the proceedings of Council of The Corporation of Haldimand County

WHEREAS the *Municipal Act*, S.O. 2001, c.25, Section 5, provides that the powers of a municipal corporation shall be exercised by its Council;

AND WHEREAS Sections 10(1) and 10(2) of the said *Municipal Act*, stipulate that a single-tier municipality may enact by-laws to provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS in many cases action which is taken or authorized to be taken by Council does not lend itself to the passage of an individual by-law;

NOW THEREFORE, the Council of The Corporation of Haldimand County enacts as follows:

1. **THAT** each motion, resolution and other action of the Council of The Corporation of Haldimand County passed and taken by Council at its meeting held on the 16th day of May, 2022 be and are hereby approved, adopted, ratified and confirmed.
2. **THAT** the action of Council at its meeting held on the 16th day of May, 2022 in respect of each recommendation contained in the following minutes:
 - Council Minutes – April 25, 2022
 - Council in Committee Minutes – May 10, 2022

and in respect of each motion, resolution and other action taken by Council at the said meeting is, except where the prior approval of the Ontario Land Tribunal or other authority is by law required, hereby approved, adopted, ratified and confirmed as if all such proceedings were expressly embodied in this by-law.

3. **THAT** where no individual by-law has been or is passed with respect to the taking of any action authorized in or by the above-mentioned minutes or with respect to the exercise of any powers by the Council in the above-mentioned, then this by-law shall be deemed for all purposes to be the by-law required for approving and authorizing and taking of any action authorized therein or thereby, or required for the exercise of any powers therein by the Council.

4. **AND THAT** the Mayor and the proper staff of The Corporation of Haldimand County are hereby authorized and directed to do all things necessary to give effect to the said action of the Council or to obtain approvals where required and, except where otherwise provided, the Mayor and the Clerk are hereby directed to execute all documents necessary on behalf of The Corporation of Haldimand County and to affix the corporate seal thereto.

READ a first and second time this 16th day of May, 2022.

READ a third time and finally passed this 16th day of May, 2022.

MAYOR

CLERK