



**Haldimand**  
County

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

**Date:** September 14, 2021  
**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. Fagan, Manager, Fleet Operations  
J. Gallagher, Manager, Emergency Services/Fire Chief  
B. Hedges, Manager, Environmental Operations  
J. Misner, Manager, Facilities, Parks, Cemeteries & Forestry  
Operations  
S. VanDalen, Manager, Planning & Development  
A. West, Planner  
T. Cassidy, Council Services Coordinator  
E. Eichenbaum, Manager, Clerks Division / Municipal Clerk

**CALL TO ORDER**

Mayor Hewitt called the Council in Committee meeting to order at 9:31 a.m.

**ROLL CALL**

The Mayor and all Members of Council were in attendance.

**DISCLOSURES OF PECUNIARY INTEREST**

None.

## **PUBLIC MEETING FOR PLANNING APPLICATIONS**

Councillor 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 September 21, 2021 Council meeting.

### **1 PDD-41-2021 Haldimand County Zoning By-law HC 1-2020 Updates**

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 Lawrence

1. THAT Report PDD-41-2021 Haldimand County Zoning By-law HC 1-2020 Updates be received;
2. AND THAT the proposed amendments to the Haldimand County Zoning By-law HC 1-2020 be approved for reasons outlined in Report PDD-41-2021;
3. AND THAT the Zoning By-law Amendment attached to Report PDD-41-2021 to amend the Haldimand County Zoning By-law HC 1-2020 be presented for enactment;
4. AND THAT the proposed amendments are deemed to be consistent with the Provincial Policy Statement 2020, the Provincial Growth Plan 2020 and other matters of provincial interest.

**CARRIED**

### **2 PDD-48-2021 Zoning By-law Amendment to Facilitate Future Commercial Development – 350 Argyle Street North**

A. West presented the report.

Michael Auduong, Armstrong Planning, was present to respond to questions.

Amy Lupton, Grand River Veterinary Hospital, expressed concerns related to how the development may affect the veterinary hospital in terms of storm water drainage and roadway infrastructure. It was indicated that the site plan review process will address any infrastructure, traffic, and water drainage concerns.

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 Lawrence

Seconded By: Councillor Dalimonte

1. THAT Report PDD-48-2021 Zoning By-law Amendment to Facilitate Future Commercial Development – 350 Argyle Street North, be received;
2. AND THAT application PLZ-HA-2021-101 to amend the Haldimand County Zoning By-law HC 1-2020 by rezoning the subject lands from ‘Light Industrial (ML)’ and Development (D) to ‘Service Commercial – Holding (CS-H)’, be approved for reasons outlined in Report PDD-48-2021;
3. AND THAT the Zoning By-law Amendment attached to Report PDD-48-2021 to amend the Haldimand County Zoning By-law HC 1-2020, be presented for enactment;
4. AND THAT the Holding Provision Removal By-law attached to Report PDD-48-2021 be presented for enactment, and the General Manager of Community and Development Services be granted authority to remove the holding provision when all conditions relating to the matter are satisfactorily addressed;
5. 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**

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

### **MOTIONS OF CONSENT**

#### **Recommendation 3**

Moved By: Councillor Dalimonte

Seconded By: Councillor Shirton

THAT the following motions be approved:

- 1 LSS-12-2021 Purchasing Activity January to June 2021

THAT Report LSS-12-2021 Purchasing Activity January to June 2021, be received as information.

- 2 LSS-13-2021 2nd Quarter Insurance Activity - 2021

THAT Report LSS-13-2021 2nd Quarter Insurance Activity Report - 2021 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 CDP-05-2021 Community Partnership Program – Hagersville Firefighters Digital Sign Project Update**

##### **Recommendation 4**

Moved By: Councillor Dalimonte

Seconded By: Councillor Patterson

1. THAT Report CDP-05-2021 Community Partnership Program – Hagersville Firefighters Digital Sign Project Update, be received;
2. AND THAT capital funding contributed from the Ward 4 Community Vibrancy Fund, originally approved at \$6,000 through Report CDP-04-2020, be increased to an upset limit of \$21,600;
3. AND THAT project and funding approval remain conditional upon compliance with Haldimand County Policy 2011-01 and any legislated requirements and permits, including County standards and processes;
4. AND THAT the revised budget, as outlined in Report CDP-05-2021, be approved.

**CARRIED**

#### **1.2 CDP-06-2021 Community Halls Program – Pandemic-Associated Compensation (Second Quarter Report)**

##### **Recommendation 5**

Moved By: Councillor Shirton

Seconded By: Councillor Corbett

1. THAT Report CDP-06-2021 Community Halls Program – Pandemic-Associated Compensation (Second Quarter Report) be received;
2. AND THAT the volunteer Boards of Directors managing Haldimand County's 18 Community Halls be reimbursed for actual operating costs for the second quarter of 2021, less 65% of any rental revenues received during the quarter, to an upset total amount of \$26,355;

3. AND THAT reimbursement payments outlined in Report CDP-06-2021 be funded from the provincial Safe Restart Program grant and continue to be reported on a quarterly basis.

**CARRIED**

1.3 CDP-07-2021 Community Halls – Canfield Community Centre Emergency Roof Replacement

**Recommendation 6**

Moved By: Councillor Dalimonte

Seconded By: Councillor Shirton

1. THAT Report CDP-07-2021 Community Halls – Canfield Community Centre Emergency Roof Replacement be received;
2. AND THAT the replacement of the roof and associated damage repairs at the Canfield Community Centre, be approved to an upset amount of \$168,000;
3. AND THAT funding for the project, from the Capital Replacement Reserve (CRR) – Community Halls, be approved to an upset limit of \$168,000;
4. AND THAT the Revised Budget, as outlined in Report CDP-07-2021, be approved.

**CARRIED**

1.4 CDP-08-2021 Naming of Corporate Assets – Hagersville Park and Wilson MacDonald Memorial School Museum Resource Room, Storage Shed

**Recommendation 7**

Moved By: Councillor Patterson

Seconded By: Councillor Dalimonte

1. THAT Report CDP-08-2021 Naming of Corporate Assets – Hagersville Park and Wilson MacDonald Memorial School Museum Resource Room, Storage Shed be received;
2. AND THAT the request to rename Hagersville Park “Sgt. Andrew Harnett Memorial Park” and - at Wilson MacDonald Memorial School Museum - name the resource area “The Cheryl MacDonald Memorial Resource Room” and the exterior storage building “The Stanley B. Sheppard Shed”, be approved;
3. AND THAT the cost of artwork changes to the Haldimand County Parks sign in Hagersville Park be allocated to the Facilities, Parks, Cemeteries & Forestry Operations Division’s 2021 Operating Budget, while the signs for the two requests at Wilson MacDonald Memorial School Museum be funded through community donations;

4. AND THAT design and installation of all signage will be in keeping with Haldimand County's associated standards and processes.

**CARRIED**

## 1.5 Other Business

### 1.5.1 Inquiry Re: Parking Ticket Issuance at the Dunnville Market Place and On-Street Boulevard Parking

Clarification was provided on the ticket issuance process and parking signage.

### 1.5.2 Inquiry Re: Vaccine Passport and Use of Arenas/Dressing Rooms

Staff advised that they are waiting on clarity from the Province on how youth recreational sports will be affected, and indicated that the Ontario Minor Hockey Association has issued its own policy regarding vaccinations. Staff will provide an update once additional information is available.

## 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 ECW-08-2021 Budget Revision – Highway 6 Corridor Servicing Study

#### **Recommendation 8**

Moved By: Councillor Shirton

Seconded By: Councillor Corbett

1. THAT Report ECW-08-2021 Budget Revision – Highway 6 Corridor Servicing Study be received;
2. AND THAT the Revised Budget as outlined in Report ECW-09-2021 be approved;

3. AND THAT it is the intention of the Corporation of Haldimand County to recover, in accordance with the Development Charges Act, the growth related costs associated with the Highway 6 Corridor Servicing Study from future developments, which occur within Haldimand County as a whole.

**CARRIED**

### 3.2 FCA-01-2021 Budget Revision – Dunnville Roads Yard Sand Storage Facility Roof Replacement

#### **Recommendation 9**

Moved By: Councillor Corbett

Seconded By: Councillor Patterson

1. THAT Report FCA-01-2021 Budget Revision – Dunnville Roads Yard Sand Storage Facility Roof Replacement be received;
2. AND THAT the revised budget as outlined in Report FCA-01-2021 be approved.

**CARRIED**

### 3.3 Other Business

#### 3.3.1 Update Re: Photo Radar

It was noted that a report will be coming to Council before the end of the year.

#### 3.3.2 Discussion Re: Feasibility of Red Light Cameras in the County

### 4 FINANCIAL & DATA SERVICES

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

#### 4.1 Other Business

None.

### 5 CORPORATE & SOCIAL SERVICES

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

#### 5.1 Other Business

None.

## 6 CORPORATE AFFAIRS

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

### 6.1 CLE-01-2021 Council Meeting Schedule - 2022

#### **Recommendation 10**

Moved By: Councillor Corbett

Seconded By: Councillor Metcalfe

1. THAT Report CLE-01-2021 Council Meeting Schedule - 2022 be received;
2. AND THAT the Council Meeting Schedule attached to Report CLE-01-2021 be adopted for the 2022 calendar year.

**CARRIED**

### 6.2 Other Business

None.

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

- 1 Heidy VanDyk, Acting GM, Health & Social Services Re: Haldimand Norfolk Housing Corporation Regeneration Master Plan and Strategic Asset Management Plan

Ms. VanDyk provided an overview of the report, noting that the plan includes four options for consideration. Discussion ensued regarding alternate average market rent.

- 1.1 HSS 21-12 Haldimand Norfolk Housing Corporation Regeneration Master Plan and Strategic Asset Management Plan

#### **Recommendation 11**

Moved By: Councillor Shirton

Seconded By: Councillor Patterson

THAT HSS-21-12 Haldimand Norfolk Housing Corporation Regeneration Master Plan and Strategic Asset Management Plan be received.

**CARRIED**



1.2 Matt Bowen, CEO, Haldimand Norfolk Housing Corporation Re: Dunnville Housing Project

Mr. Bowen provided an overview of the Dunnville Housing Project, noting that the proposed location is on Ramsey Drive and will consist of 35 residential and 3 commercial units. The long-term goal is to increase new affordable housing across the County.

Zachary Bastien and Hans Kogel from Haerko Inc. were present remotely to respond to questions.

Councillor Dalimonte left at 11:51 a.m. for the remainder of the meeting.

1.3 CSS-03-2021 Affordable Housing Projects and Financial Implications

C. Manley provided an overview of the report, adding that the County currently provides \$1.1 million annually for housing matters.

**Recommendation 12**

Moved By: Councillor Corbett

Seconded By: Councillor Lawrence

1. THAT Report CSS-03-2021 Affordable Housing Projects and Financial Implications, be received;
2. AND THAT the “hybrid option” proposed by staff, including repair of existing assets in the Haldimand Norfolk Housing Corporation (HNHC) - Haldimand portfolio, as outlined in the HNHC Asset Management Plan, and a new build in Dunnville as per the HNHC presentation, be approved based on the estimates provided in Report CSS-03-2021, with the annual level impacts of the preferred option be included in the 2022 Draft Tax Supported Operating Budget as a Council Approved Initiative, with staff providing financial options to limit the levy impact to a maximum of 1.0%;
3. AND THAT the waiver of fees as outlined in CSS-03-2021 be approved in principle and once these amounts are confirmed, these be included in the 2022 Tax Supported Operating Budget as a Council Approved Initiative funded from the Social Housing Reserve;
4. AND THAT the asset plan as developed for the existing HNHC housing stock for Haldimand assets be adopted and the financial impacts be included in future annual HMHC capital budget requests for retained housing stock;
5. AND THAT staff be directed to work with the Service Manager and HNHC staff to develop a financial plan to address the long term capital and operating needs of HNHC for the housing stock in Haldimand;

6. AND THAT the proposed disposal of existing single and semi-detached units in the HNHC housing stock in Haldimand County be approved, in principle, and that staff bring back a strategic plan, in conjunction with the Service Manager, as to the specific units and timing of such disposals;
7. AND THAT a by-law be presented for enactment to authorize the transfer of approximately 1.5 acres of land in the Frank Marshall Business Park area to the Haldimand Norfolk Housing Corporation;
8. AND THAT that this development be deemed a Municipal Housing Facility and that a Municipal Capital Facility By-law be presented for enactment, for the transfer of this land and funding of permit fees associated with the Dunnville development.

**CARRIED**

**Recommendation 13**

Moved By: Councillor Patterson

Seconded By: Councillor Shirton

THAT the presentation material from Matt Bowen, CEO, Haldimand Norfolk Housing Corporation Re: Dunnville Housing Project, dated September 13, 2021, be received.

**CARRIED**

**2 PWO-01-2021 Public Works Operations 2020 Annual Report**

P. Mete provided an overview of the Public Works Operations department, highlighting the operational challenges faced during 2020 due to the pandemic. Managers presented their respective divisions, highlighting administrative changes, 2020 activities and 2021 priorities.

**Recommendation 14**

Moved By: Councillor Lawrence

Seconded By: Councillor Metcalfe

THAT Report PWO-01-2021 Public Works Operations 2020 Annual Report be received.

**CARRIED**

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

None.

**UNFINISHED BUSINESS**

None.

## **NEW BUSINESS**

- 1 Motion Re: Land Acknowledgement Statement (Notice submitted by Councillor Corbett at the August 30, 2021 Council meeting)

### **Recommendation 15**

Moved By: Councillor Corbett

Seconded By: Councillor Lawrence

THAT the matter of introducing a land acknowledgement statement to recognize the traditional territory of Indigenous nations be referred to the Diversity, Equity and Inclusion Advisory Committee when it first meets, for a report to be submitted back to Council in Committee on their recommendation.

**CARRIED**

## **REPORTS, INQUIRIES, ANNOUNCEMENTS AND CONCERNS OF COUNCILLORS**

The following items were highlighted:

- Flags of Remembrance
- Update on Board of Health Meeting Re: Acting Chief Medical Officer of Health for Haldimand and Norfolk

## **CLOSED SESSION**

None.

## **MOTIONS ARISING FROM CLOSED SESSION**

None.

## **ADJOURNMENT**

### **Recommendation 16**

Moved By: Councillor Shirton

Seconded By: Councillor Corbett

THAT this meeting is now adjourned at 2:26 p.m.

**CARRIED**

---

MAYOR

---

DEPUTY CLERK