



**Haldimand**  
County

**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**

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DEPUTY MAYOR

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CLERK