



Haldimand
County

**THE CORPORATION OF HALDIMAND COUNTY
COMMITTEE OF THE WHOLE MINUTES**

Date: April 27, 2023
Time: 6:00 P.M.
Location: Haldimand County Administration Building

COUNCIL PRESENT S. Bentley, Mayor
S. Patterson, Councillor
J. Metcalfe, Councillor
D. Lawrence, Councillor
R. Shirton, Councillor
P. O'Neill, 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
E. Eichenbaum, Manager, Clerks Division / Municipal Clerk

A. CALL TO ORDER

Mayor Bentley called the Committee of the Whole meeting to order at 6:00 p.m.

B. LAND ACKNOWLEDGEMENT

Councillor Patterson read the Land Acknowledgement statement.

C. ROLL CALL

The Mayor and all Members of Council were in attendance.

D. DISCLOSURES OF PECUNIARY INTEREST

None.

E. NEW BUSINESS

1 Minister's Zoning Order Public Consultation - Registered In-Person Participation

Mayor Bentley provided some introductory comments regarding the Nanticoke Minister's Zoning Order (MZO).

T. Peacock, resident of Caledonia, said that he does not believe in the MZO. He noted that putting the development in Nanticoke will be a disaster, as Caledonia has become. In Caledonia, traffic is a significant concern, and he spoke to resulting carbon emissions. There will be an impact on schools, doctors and other services. He has witnessed sprawl in multiple GTA areas and now Caledonia. He concluded by imploring councillors to change their minds on the MZO.

S. Armstrong, representing Empire Homes, spoke to residential lands being split with employment lands and more jobs. He spoke to conditions, processes and consultations that will take place if the MZO is approved. The MZO will allow for infrastructure to service both employment and residences. He noted that Empire gets involved with communities where they develop - they build parks and trails. There will be a series of meetings and consultations that will take place, if the MZO goes forward.

D. Passmore from Dunnville noted that informed decisions are the best decisions, the will of the people should prevail and decisions should be based in facts. He feels that an MZO is not needed for this development and that there are other processes available – specifically noting the recent community infrastructure and housing accelerator tool. There are many existing communities that would benefit from increased housing, infrastructure and services. Meaningful consultation is necessary for decision making and he requested that Council rescind the MZO request.

K. McGillis noted that while Empire's vision has been provided, the citizens' vision for the County is missing. She feels that there will be a negative effect on the wider agricultural community. She feels that the community is not against development, but do not want to live in urban sprawl.

J. Kaspersetz farms outside of Dunnville. He spoke to work experience in environmental sector, and noted that he lobbies for the agricultural sector. He stated that we have learned that the Townsend development was a failure. He spoke to iron and steel industry emission issues and to the need for Stelco to meet a sustainable steel production standard. He spoke to the need to resolve differences and pool resources, and stated that he wants the MZO process to move forward.

R. Duncan lives in Caledonia and is opposed to the MZO. He stated that the Nanticoke proposal will reduce future industrial growth opportunities and create a

greater future tax burden on County taxpayers. He said that if we want to be more than a bedroom community, planning needs to change. He noted that the Planning Act requires municipalities to plan for future growth needs and the Nanticoke development is not included in the County's current Official Plan. The Empire plan is reducing the future industrial tax base and he concluded by saying that planning is a responsibility of local government, not a private corporation.

J. Knowles, (United Steel Workers Local 8782) expressed her local's opposition to the MZO. She stated that Stelco is one of the largest employers in the County and provides stable, well-paying jobs and tax revenue. The local wants to see that Stelco remains a vibrant and profitable steel mill and don't want to see the future of Stelco jeopardized through residential development in close proximity to the plant. She stated that Empire's plan does not seem to take into account Stelco's heavy industrial operation. Coal dust and truck traffic will become issues once development occurs, and those complaints will possibly result in job losses or plant closure.

R. Beaudet spoke to the regional wastewater treatment system. He described how in the initial proposal, funds for a new wastewater treatment plant were to be used for a new plant at Nanticoke as the County was moving to a regional wastewater system. He noted that the County has since changed course and will build a new plant in Caledonia. Based on comments made at a March 2023 meeting, Empire said that they had lowered projection rates for a proposed development due to a lack of sewage capacity in Hagersville. He spoke to concerns about future capacity issues and related costs falling to taxpayers and concluded with please say no to the MZO.

M. Trainer spoke to the impact to current and future residents if 40,000 residents are located close to heavy industry – specifically lost tax dollars. She noted that industries will be forced out and residents will need to make up for the tax loss as there will be a detrimental effect to current industry employees. Development would be better suited near Townsend. Putting 40,000 people next to an industrial employment area is inappropriate.

S. McAskill is a resident of Haldimand County, and lives close to the proposed development. He feels that the MZO has a good intent, however is an incorrect application of the law. He is part of the Stelco liaison committee.

J. Farrell is a business owner in the County and wife of a steel worker. She noted that it has been said that if this goes through, Stelco cannot keep their doors open, and she is concerned about lost jobs, lost wages, and lost homes. She expressed concerned about access to doctors and pharmacies. Road maintenance and traffic are also concerns. She is concerned about having sufficient police officers and access to schools, and concluded by asking members of council to change their vote on the issue.

G. Church spoke to the importance of food production and agricultural land. He spoke to the ability to grow certain crops in Haldimand County. He noted that the land in Nanticoke needs to be maintained and not developed and cited Stelco and Esso as being the two largest employers and taxpayers in the County and the need to preserve them.. The Empire Homes proposal is in conflict with provincial policy and the County's Official Plan. He concluded by calling upon Council to rescind the MZO.

T. Harris (Stelco Inc.) stated that Stelco supports over 10,000 direct and indirect jobs in Haldimand County. Stelco is opposed to the MZO and has significant concern about the scope and scale of the proposal and believe that it is a threat to the viability of their business. He noted that the proposal is not in compliance with the County's Official Plan and expressed concern about the decreased buffer plans in the proposed plan. Stelco is pursuing decarbonization goals and is investing in next generation technologies, but these investments would be jeopardized by a change in land use. Stelco supports responsible development but the MZO is being contemplated without sufficient economic review.

R. McTear, resident of Caledonia, is a small business owner. He referred to traffic issues in Caledonia. He noted that if the County's population doubles, businesses will need to double their efforts - drive times and delivery times will increase and prices will need to increase unless infrastructure improves. Highway 6 is a busy road with numerous collisions, so with increased population, the congestion, danger and enforcement issues would increase. He hopes that council will stand and fight for the community.

J. Newsham is a business woman who has worked with businesses and residents of the County for 25 years. She noted that currently there is work to be done regarding local infrastructure. Seasonal residents and international workers add 20,000 residents to the existing population. Haldimand County has a growth plan which includes a slow growth of the infrastructure and residences. Residents have concerns about wastewater capacity and traffic issues and infrastructure needs. She concluded by saying that she is against the MZO.

M. Liscombe is a resident of Hagersville. He noted that consultation meetings should have been held in each of the wards. He spoke to the role of councillors. He felt that the 2022 vote on the MZO should not have been taken place due to timing close to the end of the term of council, and he was concerned about potential conflicts of interest amongst the councillors at that time.

D. Kinnear spoke to the areas affected by the MZO. She is a long-time resident of Haldimand County and the daily loss of farmland is a concern. The Norfolk General hospital emergency room closures in 2022 were noted, having to rely on Hagersville and Dunnville hospitals. Local physician shortages were noted and concern was expressed on how the MZO would affect the situation.

J. Little, a lifelong resident of Haldimand County, said that he was in attendance with concerns about Council's actions and the future of the municipality. Many of his concerns have been addressed by previous speakers - health concerns, lack of conformity with the growth plan and the area in question being prime real estate for future industry and jobs. He made note of the public concern, indicating that there is no point to rush the matter and stated that there must be a balanced approach and need to build a better future.

H. Miller is a Six Nations councillor and is representing Six Nations elected council. Her concern is that Six Nations has not been consulted about the project. The project is located on Six Nations treaty lands and she emphasized that they must be consulted. She is concerned about Six Nations' access to Haldimand County services in relation to the project moving forward. She also referred to potential impact on local roads.

T. Wilson expressed concern about this being a divisive issue and how the community is breaking. As a resident of Nanticoke, none of the information has been provided to him and as a resident living close to the proposed development this causes concern. He noted the steel workers' union and their fears for their jobs. He said that he is against the MZO and spoke to citizens losing the small town feel, which Haldimand is known for. He concluded by asking for people to listen and be civil and be kind.

1.1 Written Submissions

Recommendation 1

Moved By: Councillor Metcalfe

Seconded By: Councillor Shirton

THAT the correspondence from the following individuals Re: Minister's Zoning Order Public Consultation be received:

- Al Paez dated April 5, 2023;
- Adrienne Johnston & Johnston family dated April 12, 2023;
- Alexis and Robert Hayes dated April 15, 2023;
- Russ Gloyd dated April 17, 2023;
- Troy Cooper dated April 18, 2023;
- Allison Smelser dated April 18, 2023;
- Jason Klitzke dated April 19, 2023;
- Maridene Parsons and Randy Vokes dated April 19, 2023;
- Ron Clatworthy dated April 19, 2023;
- Donna Powell dated April 19, 2023;
- Barbara Whyte dated April 20, 2023;
- Cheryl Coats dated April 20, 2023;
- Ben Tucci dated April 20, 2023
- Jackie Lowes dated April 20, 2023;

- Bob Melenbacher dated April 15, 2023;
- Linda Mills dated April 21, 2023;
- Marilyn Swartz dated April 23, 2023;
- Kate and Jay Snell dated April 23, 2023;
- Jennifer Greenland dated April 23, 2023;
- Richard Broekstra dated April 23, 2023;
- Betty Ortt dated April 24, 2023;
- John Cocking dated April 24, 2023;
- Bill Lindsay dated April 24, 2023;
- Hailey VanSickle dated April 24, 2023;
- Jim Craig dated April 24, 2023;
- Gavin Cooper dated April 24, 2023;
- Dave and Carolyn Schweyer dated April 24, 2023;
- Lynn Benner dated April 24, 2023;
- Jody Grant (Imperial Oil) dated April 24, 2023;
- Joe Gowland dated April 24, 2023;
- Christine Ralston dated April 24, 2023;
- Greg Peart dated April 24, 2023;
- Nadine Watson dated April 24, 2023;
- Elizabeth Hurkmans dated April 23, 2023;
- Bill Featherstone dated April 24, 2023;
- William Stewart and Ai Jin dated April 22, 2023

CARRIED

1.2 Additional Written Submissions

Recommendation 2

Moved By: Councillor Patterson

Seconded By: Councillor Lawrence

THAT the correspondence from the following individuals Re: Minister's Zoning Order Public Consultation be received:

- Phyllis Vircik dated April 24, 2023
- Carly and Mark McLelland dated April 25, 2023
- Bobbi Ann Brady dated April 25, 2023
- Brian VanLeeuwen dated April 26, 2023
- Toby Barrett dated April 26, 2023
- Jenn Hoover dated April 27, 2023
- Patricia and Jonathan Musson dated April 27, 2023
- Bryan Smith dated April 27, 2023

CARRIED

F. ADJOURNMENT

Recommendation 3

Moved By: Councillor Shirton

Seconded By: Councillor Lawrence

THAT this meeting is now adjourned at 9:34 p.m.

CARRIED

MAYOR

CLERK