



Haldimand
County

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

Date: December 12, 2023
Time: 9:30 A.M.
Location: Haldimand County Administration Building

COUNCIL PRESENT

- S. Bentley, Mayor
- S. Patterson, Councillor (participated electronically p.m.)
- J. Metcalfe, Councillor
- D. Lawrence, Councillor
- M. Trainer, Councillor
- R. Shirton, Councillor
- P. O'Neill, Councillor

STAFF PRESENT

- C. Case, Chief Administrative Officer
- M. Evers, General Manager, Community & Development Services
- T. Haedrich, General Manager, Engineering & Capital Works
- M. Jamieson, General Manager, Corporate & Social Services
- D. McKinnon, General Manager, Public Works Operations
- M. Merritt, General Manager, Financial & Data Services
- T. Borland, Supervisor, Risk Management & Legal Services
- J. Douglas, Senior Planner
- K. Franklin, Manager, Engineering Services
- L. Friesen, Manager, Legal & Support Services
- N. Stoop, Senior Planner
- S. VanDalen, Manager, Planning & Development
- T. Cassidy, Council Services Coordinator/Deputy Clerk

A. CALL TO ORDER

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

B. LAND ACKNOWLEDGEMENT

Councillor Lawrence 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. 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 December 18, 2023 Council meeting.

1 PDD-21-2023 Zoning By-law HC 1-2020 Update - General Amendments 2023

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: Mayor Bentley

Seconded By: Councillor Metcalfe

1. THAT Report PDD-21-2023 Zoning By-law HC 1-2020 Update - General Amendments 2023, 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-21-2023;
3. AND THAT the by-laws attached to Report PDD-21-2023 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-30-2023 Zoning By-law Amendment as a Condition of Consent - Mazloun

N. Stoop presented the report.

M. Baker, Planner, LandPro Planning Solutions was present on behalf of the proponent. M. Baker spoke to the GRCA permit, noting that there are no concerns with the application.

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 O'Neill

1. THAT Report PDD-30-2023 Zoning By-law Amendment as a Condition of Consent – Mazloun, be received;
2. AND THAT application PLZ-HA-2023-072 to amend Haldimand County Zoning By-law HC 1-2020 to add a special provision to the Urban Residential Type 1-A (R1-A) for the subject lands be approved for the reasons outlined in Report PDD-30-2023;
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-30-2023 be presented for enactment.

CARRIED

3 PDD-32-2023 Application for Site Specific Zoning By-law Amendment to Permit an Oversized Accessory Structure

J. Douglas presented the report.

D. Carter, proponent, spoke to the intended use for the accessory structure and noted that there are no plans in the near future for hydro or septic set up.

L. Moerman spoke in opposition of the proposed application. Concerns were expressed related to size, intended use, and drainage.

A. Fernie noted concerns regarding the impact to the value of surrounding properties, loss of sunlight, privacy, views, spacing and openness due to the height and size of the proposed structure. Additional concerns related to access, trees, parking, drainage, traffic, noise, incompatibility with established neighbourhood, and intended use were also noted.

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

Recommendation 3

Moved By: Mayor Bentley

Seconded By: Councillor Shirton

THAT consideration of Report PDD-32-2023 be deferred to the January 16, 2024 Council in Committee meeting to provide additional information related to enforcement, drainage and height restrictions.

CARRIED

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

**F. PRESENTATIONS AND CONSIDERATION OF RELATED REPORTS
(CLOSED SESSION 11:00 A.M.)**

Recommendation 4

Moved By: Councillor Shirton

Seconded By: Councillor Lawrence

THAT pursuant to Section 239 of the *Municipal Act*, as amended, Council convene in a meeting at 11:19 a.m. closed to the public, to discuss:

labour relations or employee negotiations

- 1 HRD-08-2023 Non-Union Compensation Framework Project Review

CARRIED

Councillor Patterson left at 11:57 a.m.

Recommendation 5

Moved By: Councillor Shirton

Seconded By: Councillor Trainer

THAT this closed meeting now adjourn at 12:39 p.m. and reconvene in open session.

CARRIED

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

- 1 ENG-28-2023 Harrop Municipal Drain Variation of Assessment for Maintenance and Repair – Engineer's Report (Public Meeting under the Drainage Act)
 - 1.1 Correspondence from Kevin and Jo-Ann Sheppard Re: Harrop Drain Assessment for Benefit

K. Franklin provided an overview of the Harrop Drain and Drainage Act process.

D. Anders, GM BluePlan Engineering Ltd., presented the Engineer's Report.

B. Phibbs spoke to his portion of land on the drain assessment, noting that the Hagersville Wastewater Treatment Plant should be assessed higher.

T. Beischlag spoke to his portion of land on the drain assessment, noting that the drain provides the most benefit to the town of Hagersville and the Hagersville Wastewater Treatment Plant.

There being no one else present to speak, deliberations concluded with the introduction of the following recommendation:

Recommendation 6

Moved By: Councillor Shirton

Seconded By: Councillor O'Neill

1. THAT Report ENG-28-2023 Harrop Municipal Drain Variation of Assessment for Maintenance and Repair – Engineer's Report be received;
2. AND THAT the Harrop Municipal Drain Variation of Assessment for Maintenance and Repair Engineer's Report be adopted by provisional by-law as per Section 45(1) of the *Drainage Act*, R.S.O. 1990, c. D.17;
3. AND THAT the first sitting for the Court of Revision be held on a date to be determined by the Court of Revision, between 20 and 30 days from the date of mailing of the Provisional By-law;
4. AND THAT the Clerk be directed to send a copy of the Provisional By-law and a notice of first sitting of the Court of Revision to the required landowners;
5. AND THAT the revised budget as outlined in Report ENG-28-2023 be approved.

CARRIED

H. MOTIONS OF CONSENT

Recommendation 7

Moved By: Councillor Shirton

Seconded By: Councillor Metcalfe

THAT the following motions be approved:

- 1 BME-M01-2023 Short Term Rental Accommodations - 2023 Update

THAT Memorandum BME-M01-2023 Short Term Rental Accommodations - 2023 Update be received.

2 CLE-M07-2023 Integrity Commissioner Agreement

THAT Memorandum CLE-M07-2023 Integrity Commissioner Agreement be received.

CARRIED

I. 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-24-2023 Servicing Allocation – 2023 Year End Update and Recommendations

Recommendation 8

Moved By: Councillor O'Neill

Seconded By: Mayor Bentley

1. THAT Report PDD-24-2023 Servicing Allocation – 2023 Year End Update and Recommendations be received;
2. AND THAT Haldimand County Water and Wastewater Treatment Capacities included as Attachment 1 to Report PDD-24-2023 be accepted as the basis for servicing allocation recommendations;
3. AND THAT these proposals are deemed to be consistent with the Provincial Policy Statement 2020, the Provincial Growth Plan 2020, and other matters of provincial interest;
4. AND THAT the Servicing Allocation proposals recommended in Attachment 2 to report PDD-24-2023, deemed to conform to the Haldimand County Servicing Allocation Policy and By-law 1073/10, be approved.

CARRIED

1.2 PDD-29-2023 Conservation Authorities - 2024 Municipal Levy

Recommendation 9

Moved By: Councillor Metcalfe

Seconded By: Mayor Bentley

THAT Report PDD-29-2023 Conservation Authorities - 2024 Municipal Levy be received.

CARRIED

1.3 BME-02-2023 Animal Control By-law Amendments - Kennels

Recommendation 10

Moved By: Councillor O'Neill

Seconded By: Mayor Bentley

1. THAT Report BME-02-2023 Animal Control By-law Amendments - Kennels be received;
2. AND THAT an amendment to the Animal Control By-law be presented for enactment, incorporating the definitions noted in Report BME-02-2023.

CARRIED

Councillor Patterson returned at 2:08 p.m. for the remainder of the meeting and participated electronically.

1.4 CDS-11-2023 Physician Recruitment Strategy - Options Update

Recommendation 11

Moved By: Councillor O'Neill

Seconded By: Councillor Metcalfe

1. THAT Report CDS-11-2023 Physician Recruitment Strategy - Options Update be received;
2. AND THAT staff be directed to develop a plan to retain a shared full-time recruitment coordinator under the Greater Hamilton Health Network, as described in Report CDS-11-2023;
3. AND THAT a detailed budget be developed in relation to the full-time recruitment coordinator for consideration as part of the 2024 Tax Supported Operating Budget.

CARRIED

1.5 EMS-06-2023 Emergency Management Program and Emergency Response Plan Update

Recommendation 12

Moved By: Mayor Bentley

Seconded By: Councillor Trainer

1. THAT Report EMS-06-2023 Emergency Management Program and Emergency Response Plan Update be received;

2. AND THAT the Annual Emergency Management Program Statement of Completion be signed by the Mayor and Community Emergency Management Coordinator, and be submitted to the Ontario Fire Marshal and Emergency Management.

CARRIED

1.6 Other Business

Update on Official Plan Phase 2 – There is no update at this time; waiting for a decision from the province.

2 PUBLIC WORKS OPERATIONS

Councillor Trainer, 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-29-2023 Truck Route Options – Main Street, Dunnville

Recommendation 13

Moved By: Councillor O'Neill

Seconded By: Councillor Shirton

1. THAT Report ENG-29-2023 Truck Route Options - Main Street, Dunnville be received;
2. AND THAT Schedule "A" Truck Routes of Haldimand County Heavy Truck Route By-law 2079/19 be amended as outlined in Report ENG-29-2023.

CARRIED

3.2 Other Business

None.

4 FINANCIAL & DATA SERVICES

Councillor O'Neill, Chair of Financial & Data Services, assumed the Chair for this portion of the meeting.

4.1 Other Business

None.

5 CORPORATE & SOCIAL SERVICES

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

5.1 LSS-27-2023 3rd Quarter Insurance Activity - 2023

Recommendation 14

Moved By: Councillor Metcalfe

Seconded By: Mayor Bentley

1. THAT Report LSS-27-2023 3rd Quarter Insurance Activity be received;
2. AND THAT effective January 1, 2024 all of the County's insurance activity be reported on an annual basis along with the annual Litigation Report as one comprehensive report.

CARRIED

5.2 LSS-28-2023 General Insurance Program – RFP Results and 2024 Annual Premiums

Recommendation 15

Moved By: Mayor Bentley

Seconded By: Councillor Patterson

1. THAT Report LSS-28-2023 General Insurance Program – RFP Results and 2024 Annual Premiums be received;
2. AND THAT the 2024 insurance policies proposed by Marsh Canada Limited and Arthur J. Gallagher Canada Limited at a cost of \$941,873 inclusive of applicable taxes, representing approximately a 4.80% decrease from the 2023 insurance premiums, be approved as follows:
 - a. General Insurance Program including general liability, umbrella liability, medical malpractice liability, environmental impairment liability, crime, automobile, property insurance, municipal volunteers' accident and cyber coverage;
 - b. Closed Landfill Policy be renewed, and cost shared with Norfolk County as joint owners;

3. AND THAT the Special Events Insurance Coverage for an annual cost of approximately \$10,800 subject to renewal on April 13, 2024 for those parades and events that meet the criteria as outlined in Report LSS-28-2023, be approved;
4. AND THAT the Recreation Affiliates Policy at a cost of \$2,668, once renewed, maintain affiliate contributions to the policy premium capped at the amount of \$550 each, be approved.

CARRIED

5.3 Other Business

None.

6 CORPORATE AFFAIRS

Mayor Bentley, Chair of Corporate Affairs, resumed the Chair for this portion of the meeting.

6.1 Other Business

None.

J. UNFINISHED BUSINESS

None.

K. NEW BUSINESS

- 1 Correspondence from Community Living Re: Request for Support to Increase Ontario Disability Support Program Rates

Recommendation 16

Moved By: Councillor O'Neill

Seconded By: Councillor Metcalfe

WHEREAS the Ontario Disability Support Program (ODSP) is meant for persons with a disability who are in financial need;

WHEREAS ODSP rates are below Canada's Official Poverty Line

WHEREAS a single person can receive up to \$1,308 a month on ODSP which is well below the average rent for a one bedroom apartment in Haldimand County;

WHEREAS rental rates in Haldimand, along with other communities, have risen dramatically in recent years, with average one-bedroom rental rates of \$1647 per month - based on the average ads posted for 1 bedroom apartments on October 10, 2023;

WHEREAS provincial programs for affordable housing are based on rent at 80% of market rates, a one bedroom apartment with "affordable rent" would be is \$1,317 locally;

WHEREAS Canada Mortgage and Housing Corporation defines housing as "affordable" if it costs less than 30% of a household's before-tax income. Based on this definition, a single person on ODSP can afford rent of \$392.40 per month

WHEREAS a shelter allowance for an ODSP recipient living on their own is up to \$556 per month which is intended to cover rent/mortgage, utilities and other housing costs;

WHEREAS there are approximately 300 ODSP recipients* in Haldimand County and over 500,000 across the province;

WHEREAS ODSP has been indexed to increase with the inflation rate but is currently \$666.67 below the low income cut-off and \$1,259.07 below the disability-adjusted low income cut-off, so with the current model, it will consistently rest below the low income cut-off, with even affordable housing rental rates significantly out of reach.

THEREFORE, BE IT RESOLVED

1. THAT the County of Haldimand call on the Provincial Government to increase ODSP rates to reflect the cost of living and to tie these rates to inflation.
2. AND THAT a copy of this resolution be sent to the Premier of Ontario, all MPPs in Ontario and the Association of Municipalities of Ontario for further consideration.

CARRIED

- 2 Motion Re: Speed Limit Reduction on Brookers Road (Notice submitted by Councillor Metcalfe at the November 27, 2023 Council meeting)

Recommendation 17

Moved By: Councillor Metcalfe

Seconded By: Councillor Shirton

THAT staff be directed to report back to a future Council in Committee meeting on reducing the speed limit from 80 km/h to 60 km/h on Brookers Road from Rainham Road to Lakeshore Road.

CARRIED

- 3 Motion Re: Options for an Arts and Culture Policy (Notice submitted by Mayor Bentley at the November 27, 2023 Council meeting)

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

Recommendation 18

Moved By: Mayor Bentley

Seconded By: Councillor Lawrence

THAT staff be directed to report back to a future Council in Committee meeting regarding options for an arts and culture policy.

CARRIED

Mayor Bentley resumed the Chair for the remainder of the meeting.

L. REPORTS, INQUIRIES, ANNOUNCEMENTS AND CONCERNS OF COUNCILLORS

- 1 Minutes of the Police Services Board - September 28, 2023

Recommendation 19

Moved By: Councillor Lawrence

Seconded By: Councillor Trainer

THAT the minutes of the September 28, 2023 Police Services Board meeting be adopted as circulated.

CARRIED

- 2 Announcements

The following items were highlighted:

- Inquiry regarding directed patrols in Caledonia – It was requested that this item be raised at the January 25, 2024 Police Services Board meeting;
- Inquiry regarding speed limit signs on Reeds Road.

M. CLOSED SESSION (CONTINUED)

Recommendation 20

Moved By: Councillor Shirton

Seconded By: Councillor Metcalfe

THAT pursuant to Section 239 of the *Municipal Act*, as amended, Council convene in a meeting at 3:00 p.m. closed to the public, to discuss:

labour relations or employee negotiations

1 HRD-07-2023 CUPE and UFCW Negotiating Parameters

CARRIED

Recommendation 21

Moved By: Councillor Shirton

Seconded By: Councillor Lawrence

THAT this closed meeting now adjourn at 3:16 p.m. and reconvene in open session.

CARRIED

N. MOTIONS ARISING FROM CLOSED SESSION

Recommendation 22

Moved By: Councillor O'Neill

Seconded By: Councillor Lawrence

1. THAT Report HRD-08-2023 Non-Union Compensation Framework Project Review be received and remain confidential;
2. AND THAT the P60 percentile target for the non-union employee group, as described in Report HRD-08-2023, be approved;
3. AND THAT the revised salary grid framework covering non-union employees as well as Haldimand County Public Library employees, be approved on the following conditions:
 - a. That the financial impact of required changes is considered and approved through the deliberation of the 2024 tax operating budget; and
 - b. That the Haldimand County Library Board approves the recommended adjustments for Haldimand County Public Library employees;
4. AND THAT a 2024 Cost of Living Adjustment of 2.0% be applied to the Non-Union Employee, Member of Council and Committee of Adjustment salary grids, effective January 1, 2024;
5. AND THAT a 2024 Cost of Living Adjustment of 2.0% be applied to the Haldimand County Public Library salary grid, effective January 1, 2024, subject to approval by the Haldimand County Public Library Board, via resolution;

6. AND THAT any cost of living adjustment provided to the CUPE group be extended to all non-union groups for the years 2025-2027 inclusive;
7. AND THAT staff report back to Council in 2024 with respect to further recommended recruitment and retention strategies, including wage adjustments for Volunteer Firefighters;
8. AND THAT staff be directed to conduct non-union compensation market reviews at four year intervals and include updated information through the respective year's operating budget process for Council's consideration.

CARRIED

Recommendation 23

Moved By: Councillor Shirton

Seconded By: Councillor Trainer

1. THAT Report HRD-07-2023 CUPE & UFCW Negotiating Parameters be received as information and remain confidential;
2. AND THAT staff be authorized to negotiate the renewal of the United Food and Commercial Workers' Local 175 and Canadian Union of Public Employees Local 4700 collective agreements in accordance with the parameters outlined in Report HRD-07-2023.

CARRIED

O. MOTION OF RECEIPT

Recommendation 24

Moved By: Councillor Trainer

Seconded By: Councillor O'Neill

THAT the correspondence from Kevin and Jo-Ann Sheppard Re: Harrop Drain Assessment for Benefit, dated December 1, 2023, be received.

CARRIED

P. ADJOURNMENT

Recommendation 25

Moved By: Councillor Shirton

Seconded By: Councillor Metcalfe

THAT this meeting is now adjourned at 3:21 p.m.

CARRIED

MAYOR

DEPUTY CLERK