



Date: February 25, 2025
Time: 9:30 A.M.
Location: Haldimand County Administration Building - Council Chambers

Council Present
S. Bentley, Mayor
J. Metcalfe, Councillor
D. Lawrence, 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
M. Andrews, Senior Planner
L. Friesen, Manager, Legal & Support Services
J. Gallagher, Manager, Emergency Services/Fire Chief
S. Van Dalen, Manager, Planning & Development
C. Curtis, Municipal Clerk

A. Call to Order

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

B. Land Acknowledgement

Councillor Metcalfe read the Land Acknowledgement statement.

C. Roll Call

The Mayor and all Members of Council were in attendance except for Councillor O'Neill who arrived at 9:36 a.m.

D. Disclosures of Pecuniary Interest

None.

E. Public Meeting for Planning Applications

Mayor Bentley, Vice Chair of Public Meeting for Planning Applications, remained the Chair for this portion of the meeting.

Prior to commencing the public meeting, the Chair explained the meeting, delegation and appeal process. She noted that decisions made by Committee at this meeting would be given final consideration at the March 3, 2025 Council meeting.

- 1 PDD-02-2025 Zoning By-law Amendment Application to Rezone the Subject Lands as a Condition of Consent, 146 Erie Street, Nanticoke

M. Andrews, Senior Planner, presented the report.

Councillor O'Neill joined the meeting.

Committee asked questions and received clarification regarding the hamlet boundary and number of properties outside of the 120 metre radius of the subject lands.

S. VanDalen, Manager, Planning & Development spoke to the notice process for consent applications.

K. Monahan, proponent, was present 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 O'Neill

Seconded By: Councillor Lawrence

1. THAT Report PDD-02-2025 Zoning By-law Amendment Application to Rezone the Subject Lands as a Condition of Consent, 146 Erie Street, Nanticoke be received;
2. AND THAT application PLZ-HA-2024-186 to amend Haldimand County Zoning By-law HC 1-2020 to rezone Part 1 from "Agriculture (A)" to "Hamlet Residential (RH.7)" with site-specific provisions, and Part 2 from "Rural Institutional (IR)", and "Agriculture (A)" to "Hamlet Residential (RH)" be approved for the reasons outlined in Report PDD-02-2025;

3. AND THAT the application is deemed to be consistent with the Provincial Planning Statement, 2024, conforms to the Haldimand County Official Plan and has sufficient regard to matters of Provincial interest under the Planning Act;
4. AND THAT the by-law attached to Report PDD-02-2025 be approved at a future Council meeting.

CARRIED

2 PDD-04-2025 General Amendments to the Comprehensive Haldimand County Zoning By-law HC 1-2020

S. VanDalen, Manager, Planning & Development presented the report and provided an overview of the proposed amendments to Comprehensive Haldimand County Zoning By-law HC 1-2020.

Committee asked questions and received answers regarding:

- Provisions to single-detached dwellings;
- Secondary suites and accessory dwelling units;
- Removal of 52 metre setback;
- Severance application process; and
- Notice to property owners.

A. Fernie, resident, spoke in opposition to the proposed amendments, and sought clarification related to the notification process, special provision and by-law enforcement of accessory structures.

L. Moerman, resident, spoke in opposition to the proposed amendments, and inquired about the Ontario Land Tribunal's authority and hearing process.

J. Bird, resident, spoke to development in Featherstone Estates and limited by-law enforcement in the subject 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 2

Moved By: Councillor Metcalfe

Seconded By: Councillor O'Neill

1. THAT Report PDD-04-2025 General Amendments to the Comprehensive Haldimand County Zoning By-law HC 1-2020 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-04-2025;
3. AND THAT the amendments are considered to be consistent with the Provincial Planning Statement 2024, and the Haldimand County Official Plan, and has sufficient regard for matters of provincial interest under the Planning Act, 1990;
4. AND THAT the by-law attached to this report to amend the Haldimand County Zoning By-law HC 1-2020, be approved at a future Council meeting.

CARRIED

Amendment:

Recommendation 3

Moved By: Councillor Metcalfe

Seconded By: Councillor Shirton

THAT the proposed amendment relating to Featherstone Estates 36. 84 be removed from the proposed amendment.

CARRIED

Clean Version

1. THAT Report PDD-04-2025 General Amendments to the Comprehensive Haldimand County Zoning By-law HC 1-2020 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-04-2025;
3. AND THAT the proposed amendment relating to Featherstone Estates 36. 84 be removed from the proposed amendment;

4. AND THAT the amendments are considered to be consistent with the Provincial Planning Statement 2024, and the Haldimand County Official Plan, and has sufficient regard for matters of provincial interest under the Planning Act, 1990;
5. AND THAT the by-law attached to this report to amend the Haldimand County Zoning By-law HC 1-2020, be approved at a future Council meeting.

Committee recessed at 10:34 a.m. and reconvened at 10:44 a.m.

G. Motions of Consent

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

Committee asked questions and received answers regarding:

- The 2025 Annual Water Quality Report;
- Liability premiums; and
- Emergency response time performance.

Recommendation 4

Moved By: Councillor Shirton

Seconded By: Councillor Lawrence

THAT the consent motions 1 through 4 be approved:

- 1 EMS-M01-2025 Response Time Performance Plan Results 2024
THAT Memorandum EMS-M01-2025 Response Time Performance Plan Results 2024 be received.
- 2 ENG-02-2025 Parking Control By-law Amendments – Ouse Street North and Ouse Street South, Cayuga
 1. THAT Report ENG-02-2025 Parking Control By-law Amendments – Ouse Street North and Ouse Street South, Cayuga be received;
 2. AND THAT Haldimand County Parking Control By-law 307/02 be amended as outlined in Report ENG-02-2025;
 3. AND THAT the by-law attached to Report ENG-02-2025 be approved at a future Council meeting.
- 3 ENV-01-2025 Annual Water Quality Reports
 1. THAT Report ENV-01-2025 Annual Water Quality Reports be received;

2. AND THAT the 2024 Drinking Water Quality Management Standard Top Management Review Meeting Minutes be received.

4 LSS-M02-2025 Update on the Liability Premium to Report LSS-16-2024 General Insurance Renewal

THAT Memorandum LSS-M02-2025 Update on the Liability Premium to Report LSS-16-2024 General Insurance Renewal be received.

CARRIED

H. Departmental Staff Reports

1 Community and Development Services

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

1.1 CDP-01-2025 Application to Designate 212 Caithness Street East, Caledonia Under the Ontario Heritage Act

Recommendation 5

Moved By: Councillor Shirton

Seconded By: Mayor Bentley

1. THAT Report CDP-01-2025 Application to Designate 212 Caithness Street East, Caledonia Under the Ontario Heritage Act be received;
2. AND THAT Haldimand County intends to designate the property known as 212 Caithness Street East, Caledonia (CAL PT LOT 17 N CAITHNESS), Haldimand County, in accordance with Part IV, Section 29 of the Ontario Heritage Act, R.S.O. 1990, c. O.18;
3. AND THAT staff be authorized to publish and serve a Notice of Intention to Designate in accordance with the requirement under Part IV, Section 29 of the Ontario Heritage Act, R.S.O. 1990, c. O.18 to the owner of the property, the Ontario Heritage Trust and publish on Haldimand County's website;
4. AND THAT if no objection is served on the Clerk of Haldimand County within thirty (30) days after the date of publication of the notice of intention, a by-law will be presented to designate the property located at 212 Caithness Street East, Caledonia at a future Council meeting.

CARRIED

1.2. Other Business

None.

2 Public Works Operations

Councillor Shirton, Chair of Public Works Operations, assumed the Chair for this portion of the meeting.

2.1 Other Business

None.

F. Presentations and Consideration of Related Reports (11 a.m.)

1 PWO-01-2025 Roads Optimization Review

D. McKinnon, General Manager, Public Works Operations introduced the project and the KPMG Canada Team.

B. Peever, Partner, Public Sector Advisory, KPMG Canada provided an overview of the project, its phases and timelines.

B. Sisson, Manager, KPMG Canada provided an overview of the optimization model and a summary of the current state results and optimization opportunities.

J. Cameron, KPMG Canada, was present virtually.

Committee asked questions and received answers regarding the rationale for reducing the number of Roads Operations yards from four (4) to three (3).

Recommendation 6

Moved By: Councillor Metcalfe

Seconded By: Councillor O'Neill

1. THAT Report PWO-01-2025 Roads Optimization Review be received;
2. AND THAT staff report back through future budget cycles to implement the recommendations from the KPMG report as needed;
3. AND THAT consolidating the Cayuga and Oneida Roads Operations yards into a single location be approved in principle;
4. AND THAT staff be directed to undertake a review to identify a suitable property for a new Roads yard and to report back to Council in Committee with appropriate recommendations;

5. AND THAT staff report back to Council in Committee with the financial implications and business case of constructing a facility that includes indoor heated storage and wash down facilities.

CARRIED

2 FPC-M01-2025 The Value of Haldimand County's Urban Trees

A. Chamberlin, Project Manager, Forestry provided an overview of the memorandum, highlighting 2024 forestry and urban forestry statistics, the benefits of trees, tree inventory and planting locations, stormwater runoff, proactive maintenance program, upcoming forestry projects, and invasive species and noxious weeds.

Committee asked questions and received answers regarding:

- Program funding; and
- Tree removal, re-planting, and maintenance.

Recommendation 7

Moved By: Councillor Lawrence

Seconded By: Councillor Metcalfe

THAT Memorandum FPC-M01-2025 The Value of Haldimand County's Urban Trees be received.

CARRIED

Committee recessed at 12:00 p.m. and reconvened at 1:00 p.m.

3 CAO-01-2025 Haldimand County Strategic Plan

C. Case, Chief Administrative Officer, provided an overview of Haldimand's Strategic Plan for 2025 to 2045, noting the vision, guiding values, five (5) strategic themes and their priorities.

Recommendation 8

Moved By: Councillor O'Neill

Seconded By: Councillor Lawrence

1. THAT Report CAO-01-2025 Haldimand County Strategic Plan be received;
2. AND THAT Council adopts the Haldimand County Strategic Plan 2025-2045;

3. AND THAT staff be directed to implement and provide training on the Plan across the organization.

CARRIED

H. Departmental Staff Reports (Continued)

3 Engineering and Capital Works

Councillor Metcalfe, Chair of Engineering and Capital Works, assumed the Chair for this portion of the meeting.

3.1 ECW-01-2025 Canadian Housing Infrastructure Fund Application

T. Haedrich, General Manager, Engineering & Capital Works spoke to the Canadian Housing Infrastructure Grant Fund Application and eligibility requirements.

M. Evers, General Manager, Community & Development Services provided an overview on the zoning prerequisites of the application.

Recommendation 9

Moved By: Councillor O'Neill

Seconded By: Mayor Bentley

THAT Report ECW-01-2025 Canadian Housing Infrastructure Fund Application be received.

CARRIED

3.2 ENG-03-2025 Construction of Jim Gregory Drive - Housing-Enabling Core Servicing Grant Funding Award

T. Haedrich, General Manager, Engineering & Capital Works provided an overview of the report.

Committee asked questions and received answers regarding the plan for residential development.

Recommendation 10

Moved By: Councillor Lawrence

Seconded By: Mayor Bentley

1. THAT Report ENG-03-2025 Construction of Jim Gregory Drive - Housing-Enabling Core Servicing Grant Funding Award be received;

2. AND THAT the revised budgets outlined in Report ENG-03-2025 be approved;
3. AND THAT the Mayor and Clerk be authorized to execute the Transfer Payment Agreement.

CARRIED

- 3.3 FCA-02-2025 Budget Amendment, Grandview Lodge HVAC Replacement
- T. Haedrich, General Manager, Engineering & Capital Works spoke to the grant funding that was awarded for the Grandview Lodge HVAC Replacement project.

Recommendation 11

Moved By: Mayor Bentley

Seconded By: Councillor Lawrence

1. THAT Report FCA-02-2025 Budget Amendment, Grandview Lodge HVAC Replacement be received;
2. AND THAT the revised budget as outlined in Report FCA-02-2025 be approved for Phases 1 and 2 of the Grandview Lodge HVAC Replacement project.

CARRIED

- 3.4 Other Business

None.

- 4 Financial and Data Services

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

- 4.1 FIN-04-2025 Section 356 Apportionment Billing - 64 Main St N, Hagersville

M. Merritt, General Manager, Financial & Data Services provided an overview of the report.

Recommendation 12

Moved By: Councillor Lawrence

Seconded By: Councillor Metcalfe

1. THAT Report FIN-04-2025 Section 356 Apportionment Billing – 64 Main St N, Hagersville be received;
2. AND THAT in accordance with Section 356(1), Haldimand County divide and apportion \$141,781.71 in unpaid taxes among the tax rolls as detailed in Attachment 1 to Report FIN-04-2025.

CARRIED

4.2 Other Business

None.

5 Corporate and Social Services

Councillor Shirton, Chair of Corporate and Social Services, resumed the Chair for this portion of the meeting.

5.1 LSS-10-2025 Tree Planting and Encroachment on County Owned Lands – Empire Corners

L. Friesen, Manager, Legal & Support Services provided an overview of the report and recommended Option 1.

A. Chamberlin, Project Manager, Forestry spoke to resident concerns regarding the tree planting program.

Recommendation 13

Moved By: Councillor Lawrence

Seconded By: Mayor Bentley

1. THAT Report LSS-10-2025 Tree Planting and Encroachment on County Owned Lands – Empire Corners be received;
2. AND THAT staff proceed with Option 1 as outlined within Report LSS-10-2025.

CARRIED

5.2 Other Business

None.

6 Corporate Affairs

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

6.1 Other Business

None.

I. Delegations and Consideration of Related Reports (1 p.m.)

None.

J. Unfinished Business

None.

K. New Business

None.

L. Reports, Inquiries, Announcements and Concerns of Councillors

The following items were highlighted:

- Inquiry regarding the installation of snow fences to mitigate drifting snow;
- Request for update on snow removal expenses;
- Status update on Ministry of Transportation Bridge Replacement project on Highway 6;
- Inquiry regarding re-evaluation of Caledonia bridge due to increased truck traffic; and
- Update on flooding issue near the intersection of Highway 56 and Highway 3;

M. Closed Session

Recommendation 14

Moved By: Councillor Shirton

Seconded By: Councillor O'Neill

THAT pursuant to Section 239 (2) (b) and (c) of the *Municipal Act, 2001*, as amended, Council convene in a meeting at 2:03 p.m. closed to the public, to discuss:

1 CDS-01-2025 Property Purchase for Recreational Purposes

Section 239 (2)(c) A proposed or pending acquisition or disposition of land by the municipality or local board

2 CAO-02-2025 Organizational Review

**Section 239 (2)(b) personal matters about an identifiable individual,
including municipal or local board employees**

CARRIED

Recommendation 15

Moved By: Councillor Lawrence

Seconded By: Councillor Metcalfe

THAT this closed meeting now adjourn at 2:54 p.m. and reconvene in open session.

CARRIED

N. Motions Arising from Closed Session

Recommendation 16

Moved By: Councillor Shirton

Seconded By: Councillor Metcalfe

1. THAT Report CDS-01-2025 Property Purchase for Recreational Purposes be received and remain confidential;
2. AND THAT the confidential direction given to staff be confirmed.

CARRIED

Recommendation 17

Moved By: Councillor O'Neill

Seconded By: Councillor Metcalfe

1. THAT Report CAO-02-2025 Organizational Review be received and remain confidential;
2. AND THAT the confidential direction given to staff be confirmed.

CARRIED

O. Motion of Receipt

None.

P. Adjournment

Recommendation 18

Moved By: Councillor Shirton

Seconded By: Councillor Lawrence

THAT this meeting is now adjourned at 2:56 p.m.

CARRIED

MAYOR

CLERK