



Haldimand
County

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

Date: April 8, 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
M. Lloyd, Property Coordinator
S. Sawyer, Senior Community Partnership Liaison
C. Tang, Planner
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 Lawrence read the Land Acknowledgement statement.

C. Roll Call

The Mayor and all Members of Council were in attendance. Councillor O'Neill participated electronically for a portion of the meeting.

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 April 14, 2025 Council meeting.

- 1 PDD-06-2025 Zoning By-law Amendment as a Condition of Consent – Sherbrooke

C. Tang, Planner, presented the report.

Committee asked questions and received answers regarding the purpose of the rezoning.

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 Shirton

Seconded By: Councillor Metcalfe

1. THAT Report PDD-06-2025 Zoning By-law Amendment as a Condition of Consent - Sherbrooke be received;
2. AND THAT application PLZ-HA-2024-279 to amend the Haldimand County Zoning By-law HC 1-2020 to rezone the subject lands from “Agriculture (A)” zone to “Lakeshore Residential (RL)” zone be approved for the reasons outlined in the Report PDD-06-2025;
3. AND THAT the application is considered to be consistent with the Provincial Planning Statement 2024, and the Haldimand County Official Plan, and has regard for matters of Provincial interest under the Planning Act, 1990;
4. AND THAT the by-law attached to Report PDD-06-2025 be approved at a future Council meeting.

CARRIED

- 2 PDD-08-2025 Zoning By-law Amendment Application to Rezone the Subject Lands to Permit a 15-Unit Apartment Dwelling (Former Hagersville Community Centre), 62-66 Main Street South, Hagersville

M. Andrews, Senior Planner, presented the report.

Committee asked questions and received answers regarding the amount of proposed parking spaces.

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-08-2025 Zoning By-law Amendment Application to Rezone the Subject Lands to Permit a 15-Unit Apartment Dwelling (Former Hagersville Community Centre), 62-66 Main Street South, Hagersville be received;
2. AND THAT application PLZ-HA-2024-278 to amend the Haldimand County Zoning By-law HC 1-2020 by rezoning 62-66 Main Street South from 'Community Institutional "(IC)" Zone to "Urban Residential Type 5-Holding "(R5-H)" Zone with site-specific provisions be approved for reasons outlined in Report PDD-08-2025;
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 General Manager of Community & Development Services be authorized to remove the Holding (H) provision on the subject lands when all conditions have been satisfied;
5. AND THAT the by-law attached to Report PDD-08-2025 be approved at a future Council meeting.

CARRIED

G. Motions of Consent

None.

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-M01-2025 Community Halls Emergency Repairs

Committee asked questions and received answers regarding the amount of use and status of community halls in Haldimand.

Recommendation 3

Moved By: Councillor Shirton

Seconded By: Councillor Metcalfe

THAT Memorandum CDP-M01-2025 Community Halls Emergency Repairs be received.

CARRIED

1.2 CDS-04-2025 Boralex Environmental Compliance Approval - Letter of Support

M. Evers, General Manager, Community & Development Services provided an overview of the report.

Recommendation 4

Moved By: Mayor Bentley

Seconded By: Councillor O'Neill

1. THAT Report CDS-04-2025 Boralex Environmental Compliance Approval - Letter of Support be received;

2. AND THAT staff be directed to proceed with Option # _____ as outlined in Report CDS-04-2025.

CARRIED

Amendment:

Recommendation 5

Moved By: Councillor Shirton

Seconded By: Mayor Bentley

THAT clause 2 be amended to read:

"2. AND THAT staff be directed to proceed with Option # 2 as outlined in Report CDS-04-2025."

CARRIED

Clean Version

1. THAT Report CDS-04-2025 Boralex Environmental Compliance Approval - Letter of Support be received;
 2. AND THAT staff be directed to proceed with Option # 2 as outlined in Report CDS-04-2025.
- 1.3 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.
- 3 Engineering and Capital Works
- Councillor Metcalfe, Chair of Engineering and Capital Works, assumed the Chair for this portion of the meeting.
- 3.1 ENG-04-2025 Budget Amendment – Hagersville Reconstruction Project
- T. Haedrich, General Manager, Engineering & Capital Works provided an overview of the report.

Recommendation 6

Moved By: Mayor Bentley

Seconded By: Councillor Shirton

1. THAT Report ENG-04-2025 Budget Amendment – Hagersville Reconstruction Project be received;
2. AND THAT the 2025 Tax Supported Capital Budget be amended as outlined in Report ENG-04-2025;

3. AND THAT the 2025 Rate Supported Operating and Capital Budget be amended as outlined in Report ENG-04-2025.

CARRIED

3.2 ENG-05-2025 Budget Reallocation - 2025 Rural Road Resurfacing Program

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

Committee asked questions and received answers regarding proposed timelines for the project.

Recommendation 7

Moved By: Councillor Lawrence

Seconded By: Mayor Bentley

1. THAT Report ENG-05-2025 Budget Reallocation - 2025 Rural Road Resurfacing Program be received;
2. AND THAT the Tax Supported Capital Budget be amended as outlined in Report ENG-05-2025.

CARRIED

3.3 Other Business

None.

4 Financial and Data Services

Councillor Lawrence, Vice Chair of Financial and Data Services, resumed the Chair for this portion of the meeting.

4.1 FIN-07-2025 Investment Status Report – December 31, 2024

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

Committee asked questions and received answers regarding:

- Haldimand's investment portfolio and the importance of principle protected bank notes; and
- Investment restrictions governed through the Municipal Act.

Recommendation 8

Moved By: Mayor Bentley

Seconded By: Councillor Metcalfe

1. THAT Report FIN-07-2025 Investment Status Report – December 31, 2024 be received;
2. AND THAT, in accordance with Section 8.0 of the Cash Management and Investments Policy #2001-11, as amended, \$2,595,835 of the 2024 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 2024.

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 CEC-02-2025 Amendments to Facility Usage and Solicitation Policy

Recommendation 9

Moved By: Mayor Bentley

Seconded By: Councillor Lawrence

1. THAT Report CEC-02-2025 Amendments to Facility Usage and Solicitation Policy be received;
2. AND THAT the revised Policy 2005-03 Facility Usage and Solicitation, presented as Attachment 1 to Report CEC-02-2025, be approved.

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.

J. Unfinished Business

None.

K. New Business

None.

L. Reports, Inquiries, Announcements and Concerns of Councillors

The following items were highlighted:

- Wards 1 and 4 By-election;
- Update on Ontario Good Roads Association (OGRA) Conference; and
- Update on Ministry of Transportation Detail Design and Class Environmental Assessment Study of Highway 6 and Haldibrook Road intersection in Caledonia.

Mayor Bentley called a recess at 10:26 a.m.

Councillor O'Neill joined the meeting in-person.

Committee resumed at 11:00 a.m.

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

1 PWO-M01-2025 Public Works Operations 2023-2024 Biennial Update

D. McKinnon, General Manager, Public Works Operations provided an overview of the department and its divisions, highlighting 2023-2024 accomplishments, and 2025 priorities.

Committee asked questions and received answers regarding:

- The extra usage of snow plows and impact on their life expectancy;
- The number of watermain breaks during the winter season;
- Update on LED streetlight program;
- Feasibility study regarding willow tree plantation at the Tom Howe Landfill Site;

- Disposal and/or reuse of abandoned church buildings;
- Disposal process for material collected during ditch excavations;
- Proactive programs for noxious weeds; and
- Effects of higher lake levels and treatment of water.

Recommendation 10

Moved By: Councillor Lawrence

Seconded By: Councillor Metcalfe

THAT Memorandum PWO-M01-2025 Public Works Operations 2023-2024 Biennial Update be received.

CARRIED

Mayor Bentley called a recess at 12:08 p.m. Committee resumed at 1:00 p.m.

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

1 LSS-06-2025 Unsolicited Offer to Purchase Part of Tamarac Street, Dunnville

1.1 Lynn Schuur

L. Schuur spoke to the location, maintenance, and intended future use of the subject lands. L. Schuur requested that Council consider their application to purchase part of Tamarac Street in Dunnville.

1.2 Garry Hines and Laurie Hines

G. Hines spoke to the size and location of the subject lands, and their reason for requesting to purchase the property.

M. Lloyd, Property Coordinator, provided an overview of the report.

Committee asked questions and received answers regarding:

- How the property would be divided between the two (2) applicants;
- Development options on the property;
- Rationale behind environmental and divisional concerns noted in the report;
- Future use of the subject lands;
- Enforcement options;
- Liability exposure;
- Access to subject lands; and
- Timelines to finalize the sale.

Recommendation 11

Moved By: Councillor Lawrence

Seconded By: Councillor Shirton

1. THAT Report LSS-06-2025 Unsolicited offer to purchase part of Tamarac Street, Dunnville be received;
2. AND THAT the application received from Lynn & William Schuur requesting to purchase part of Tamarac Street, legally described as part of PIN 38124-0083 (LT) Tamarac Street Plan 69 also known as Tamarack Street lying South of Main Street East except HC241929 (Secondly); Haldimand County, not be approved for the reasons outlined in Report LSS-06-2025;
3. AND THAT the application received from Laurie & Garry Hines requesting to purchase part of Tamarac Street, legally described as part of PIN 38124-0083 (LT) Tamarac Street Plan 69 also known as Tamarack Street lying South of Main Street East except HC241929 (Secondly); Haldimand County, not be approved for the reasons outlined in Report LSS-06-2025.

Councillor Shirton moved a motion, seconded by Councillor Lawrence that pursuant to Section 239 (2)(c) of the Municipal Act to discuss costs associated with the disposition of this land by the municipality.

M. Closed Session

Recommendation 12

Moved By: Councillor Shirton

Seconded By: Councillor Lawrence

THAT pursuant to Section 239 (2)(c) of the *Municipal Act, 2001*, as amended, Council convene in a meeting at 1:27 p.m. closed to the public, to discuss:

- 1 LSS-06-2025 Unsolicited offer to purchase part of Tamarac Street, Dunnville

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

CARRIED

Recommendation 13

Moved By: Councillor Lawrence

Seconded By: Councillor Metcalfe

THAT this closed meeting now adjourn at 1:31 p.m. and reconvene in open session.

CARRIED

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

- 1 LSS-06-2025 Unsolicited Offer to Purchase Part of Tamarac Street, Dunnville (Continued)

Amendment:**Recommendation 14**

Moved By: Councillor O'Neill

Seconded By: Councillor Shirton

1. THAT Report LSS-06-2025 Unsolicited offer to purchase part of Tamarac Street, Dunnville be received;
2. AND THAT Parcel A and Parcel B as illustrated in Attachment 1 to LSS-06-2025 and legally described as PIN 38124-0083 (LT) Tamarac Street Plan 69 also known as Tamarac Street lying South of Main Street East except HC241929 (Secondly); Haldimand County, be stopped up, closed and declared surplus to all County needs;
3. AND THAT Parcel A as described above, be sold to the abutting neighbours, Lynn & William Schuur for the purchase price of \$6,000 plus HST, plus costs of closure and conveyance inclusive of Haldimand County's legal fees;
4. AND THAT Parcel B as described above, be sold to the abutting neighbours, Laurie & Gary Hines for the purchase price of \$6,000 plus HST, plus costs of closure and conveyance inclusive of Haldimand County's legal fees;
5. AND THAT, as a condition of sale, the applicants be required to prepare a draft reference plan and register reference plan on title after approval has been given from staff, at the Applicant's expense, to enable staff to register a by-law closing the identified portion of Tamarac Street at the Land Registry Office;
6. AND THAT public notice of proposed conveyance be given;

7. AND THAT the Mayor and Clerk be authorized to execute all necessary documents;
8. AND THAT a by-law be presented for enactment to authorize the closure and conveyance at a future Council meeting.

CARRIED

N. Motions Arising from Closed Session

None.

O. Motion of Receipt

Recommendation 15

Moved By: Councillor O'Neill

Seconded By: Councillor Metcalfe

THAT the following items be received:

- Delegation from Lynn Schuur regarding Report LSS-06-2025 Unsolicited offer to purchase part of Tamarac Street, Dunnville; and
- Delegation from Garry and Laurie Hines regarding Report LSS-06-2025 Unsolicited offer to purchase part of Tamarac Street, Dunnville.

CARRIED

P. Adjournment

Recommendation 16

Moved By: Councillor Shirton

Seconded By: Councillor O'Neill

THAT this meeting is now adjourned at 1:36 p.m.

CARRIED

MAYOR

CLERK