



Haldimand
County

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

Date: March 18, 2025
Time: 9:30 A.M.
Location: Haldimand County Administration Building - Council Chambers

Council Present S. Bentley, Mayor
J. Metcalfe, Councillor
D. Lawrence, 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
B. Brown, Senior Economic Development Officer
C. Curtis, Municipal Clerk
K. Schmitz, Manager, Community Development & Partnerships
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 O'Neill read the Land Acknowledgement statement.

C. Roll Call

The Mayor and all Members of Council were in attendance except for Councillor Shirton.

D. Disclosures of Pecuniary Interest

None.

E. Public Meeting for Planning Applications

Councillor O'Neill, 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 March 24, 2025 Council meeting.

1 PDD-07-2025 Zoning By-law Amendment to Facilitate a Mixed-Use Development with Affordable Housing Unit, Dunnville

S. VanDalen, Manager, Planning & Development presented the report.

Committee asked questions and received answers regarding project timelines.

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 Metcalfe

Seconded By: Councillor Lawrence

1. THAT Report PDD-07-2025 Zoning By-law Amendment to Facilitate a Mixed-Use Development with Affordable Housing Unit, Dunnville be received;
2. AND THAT application PLZ-HA-2025-009 to amend the Haldimand County Zoning By-law HC 1-2020 to rezone the subject lands from "General Industrial (MG)" to "General Commercial (GC) with site specific exemptions, be approved for the reasons outlined in Report PDD-07-2025;
3. AND THAT the application is considered to be consistent with the Provincial Planning Statement 2024, and the Haldimand County Official Plan, and has sufficient regard for matters of provincial interest under the Planning Act, 1990;
4. AND THAT the easement agreement for use of the Dunnville Memorial Arena driveway access as part of designated fire route and daycare drop-off, attached to Report PDD-07-2025, be approved;

5. AND THAT the Mayor and Clerk be authorized to execute the easement agreement attached to Report PDD-07-2025;
6. AND THAT the by-law attached to Report PDD-07-2025 be approved at a future Council meeting.

CARRIED

F. Motions of Consent

None.

G. 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 Other Business

Status update and timeline on the new Caledonia Fire and EMS Station project.

Inquiry regarding options for the old Caledonia Firehall.

Update on Caledonia Pickleball Court project.

2 Public Works Operations

Councillor Lawrence, Vice Chair of Public Works Operations, remained 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 Other Business

None.

4 Financial and Data Services

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

- 4.1 FIN-05-2025 Remuneration and Expenses for Members of Council and Board Appointees for 2024

Recommendation 2

Moved By: Councillor Metcalfe

Seconded By: Councillor Lawrence

THAT Report FIN-05-2025 Remuneration and Expenses for Members of Council and Board Appointees for 2024 be received.

CARRIED

- 4.2 FIN-06-2025 Application for Assessment and Tax Adjustments- Sections 357,358,359 of Municipal Act as of February 2025

Recommendation 3

Moved By: Mayor Bentley

Seconded By: Councillor Lawrence

1. THAT Report FIN-06-2025 Applications for Assessment and Tax Adjustments – Sections 357, 358, 359 Municipal Act as of February 2025 be received;
2. AND THAT adjustments of taxes, in accordance with Sections 357, 358 and 359 of the Municipal Act, be approved in the amount of \$12,291.38 as detailed in Attachment 1 to Report FIN-06-2025.

CARRIED

- 4.3 FDS-M02-2025 Strengthening Local Procurement Strategies in Response to U.S. Tariff Challenges

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

Recommendation 4

Moved By: Mayor Bentley

Seconded By: Councillor Metcalfe

1. THAT Memorandum FDS-M02-2025 Strengthening Local Procurement Strategies in Response to U.S. Tariff Challenges be received;

2. AND THAT staff continue to assess the impacts and risks of tariffs on procurement in Haldimand County and develop procurement strategies that minimize exposure to tariffs, should they remain, including assessing options for alternatives to U.S. sourced goods and services, where possible.

CARRIED

4.4 Other Business

None.

5 Corporate and Social Services

Councillor O'Neill, Vice Chair of Corporate and Social Services, remained the Chair for this portion of the meeting.

5.1 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.

Mayor Bentley called a recess at 9:59 a.m. Committee resumed at 10:08 a.m.

H. Unfinished Business

None.

I. New Business

- 1 Resolution from the Town of Aurora Re: Request for Redistribution of the Provincial Land Transfer Tax and GST to Municipalities for Sustainable Infrastructure Funding

Recommendation 5

Moved By: Councillor Metcalfe

Seconded By: Councillor Lawrence

WHEREAS municipalities face growing infrastructure needs, including roads, bridges, public transit, water systems, and other critical services, which are essential to community well-being and economic development;

AND WHEREAS the current sources of municipal revenue, including property taxes and user fees, are insufficient to meet these increasing demands for infrastructure investment;

AND WHEREAS the Province of Ontario currently collects the Land Transfer Tax (LTT) on property transactions in municipalities across the province, generating significant revenue that is not directly shared with municipalities;

AND WHEREAS the Federal Government collects the Goods and Services Tax (GST) on property transactions, a portion of which could be directed to municipalities to address local infrastructure needs;

AND WHEREAS redistributing a portion of the Provincial Land Transfer Tax and GST to municipalities would provide a predictable and sustainable source of funding for local infrastructure projects without creating a new tax burden on residents or homebuyers;

AND WHEREAS a redistribution of a portion of the existing Land Transfer Tax and GST would allow municipalities to better plan and invest in long-term infrastructure initiatives, supporting local economic growth and improving the quality of life for residents;

NOW THEREFORE BE IT RESOLVED THAT Haldimand County Council formally requests the Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities; and

BE IT FURTHER RESOLVED THAT Haldimand County Council calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities; and

BE IT FURTHER RESOLVED THAT this redistribution of the Land Transfer Tax and GST should be structured to provide predictable and sustainable funding to municipalities, allowing for better long-term planning and investment in infrastructure projects that benefit local communities, thus ensuring that local governments receive a fair share of the revenue to address critical infrastructure needs; and

BE IT FURTHER RESOLVED THAT copies of this resolution be forwarded to Prime Minister Mark Carney, Premier Doug Ford, the Ontario Minister of Finance, the Minister of Municipal Affairs and Housing, local Members of Parliament (MPs) and Members of Provincial Parliament (MPPs).

CARRIED

J. Reports, Inquiries, Announcements and Concerns of Councillors

The following items were highlighted:

- Status update on the Minister's Zoning Order in Nanticoke;
- Update on request to the Ministry of Transportation for signal lights on Haldibrook Road;
- Information for residents about the Ward 1 and 4 By-election;
- Update on programs and monitoring of hogweed; and
- Grant funding for summer students.

K. Closed Session

Recommendation 6

Moved By: Councillor Metcalfe

Seconded By: Councillor Lawrence

THAT pursuant to Section 239 (2)(b) of the *Municipal Act, 2001*, as amended, Council convene in a meeting at 10:26 a.m. closed to the public, to discuss:

- 1 CLE-04-2025 Committee Member Attendance

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

CARRIED

Recommendation 7

Moved By: Councillor O'Neill

Seconded By: Councillor Metcalfe

THAT this closed meeting now adjourn at 10:32 a.m. and reconvene in open session.

CARRIED

L. Motions Arising from Closed Session**Recommendation 8**

Moved By: Councillor Lawrence

Seconded By: Councillor Metcalfe

1. THAT Report CLE-04-2025 Committee Member Attendance be received and remain confidential;
2. AND THAT the confidential direction given to staff be confirmed.

CARRIED

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

- 1 CDS-03-2025 Community and Development Services 2023-2024 Biennial Update

M. Evers, General Manager, Community & Development Services provided an overview of the department and its divisions, highlighting 2023-2024 accomplishments, and 2025 priorities.

Recommendation 9

Moved By: Councillor O'Neill

Seconded By: Councillor Metcalfe

THAT Report CDS-03-2025 Community and Development Services 2023-2024 Biennial Update be received.

CARRIED

- 2 FIN-M01-2025 BMA Municipal Study Results 2024

Mayor Bentley called a recess at 11:19 a.m. Committee resumed at 11:22 a.m.

M. Merritt, General Manager, Financial & Data Services introduced the memorandum and J. Bruzzese, President, BMA Management Consulting Inc.

J. Bruzzese, President, BMA Management Consulting Inc. was present virtually and provided an overview of the 2024 BMA Municipal Study Results.

Committee asked questions and received answers regarding:

- Status of reserve funds;
- Disbursement of residential and non-residential taxes in comparison to surrounding municipalities; and
- Water and wastewater infrastructure and ratios.

Recommendation 10

Moved By: Councillor Metcalfe

Seconded By: Councillor Lawrence

THAT Memorandum FIN-M01-2025 BMA Municipal Study Results 2024 be received.

CARRIED

3 EDT-01-2025 Lower Grand River Visitor Experience Strategy

B. Brown, Senior Economic Development Officer, introduced P. Robitaille, Economic Development Officer, KLB Consulting.

P. Robitaille provided an overview of the Lower Grand River Visitor Experience Strategy, highlighting recommendations and strategies to support tourism development, investment, and sustainable growth.

Recommendation 11

Moved By: Councillor Metcalfe

Seconded By: Councillor Lawrence

1. THAT Report EDT-01-2025 Lower Grand River Visitor Experience Strategy be received;
2. AND THAT the Lower Grand River Visitor Experience Strategy 01-2025 be approved;

3. AND THAT the recommendations associated with the implementation and next steps as outlined in Report EDT-01-2025 be approved.

CARRIED

Mayor Bentley called a recess at 12:18 p.m. Committee resumed at 1:00 p.m.

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

- 1 CDS-02-2025 New Festival and Event Application – Hagersville 150th Anniversary Ag Day Celebration

- 1.1 Hagersville Chamber of Commerce - Hagersville 150th Anniversary Committee

N. Snyder and L. Mattice, Co-chairs, and H. Mattice, Hagersville 150th Anniversary Committee member provided an overview of the committee and Ag Day event.

R. Phillips, President, Hagersville Chamber of Commerce spoke to funding for the event through sponsorship, donations and grants and one-time exemption from the Haldimand County Festival and Special Event Grant.

Committee asked questions and received clarification regarding criteria for exemptions to the Festival and Event Policy 2015-02.

Recommendation 12

Moved By: Councillor O'Neill

Seconded By: Councillor Metcalfe

1. THAT Report CDP-02-2025 New Festival and Event Application – Hagersville 150th Anniversary Ag Day Celebration be received;
2. AND THAT the “Ag Day – Celebrating 150 Years of Hagersville” event planned by the Chamber of Commerce’s Hagersville 150 Committee be authorized and deemed a municipally-significant event in accordance with Haldimand County’s Festival and Event Policy 2015-02 and the Alcohol and Gaming Commission of Ontario;
3. AND THAT a Haldimand County Festival and Event Operating Grant, to an upset amount of \$7,500, be approved on a one-time basis for the Hagersville 150 Committee’s Ag Day event;

4. AND THAT event approval and funding are conditional upon compliance with Policy 2015-02 and County and provincial standards, permits and processes.

CARRIED

2 FPC-01-2025 Forest Conservation By-law Minor Exception Permit Application for George Street, Dunnville

2.1 Michael J. McLachlin

M. McLachlin, agent for applicant, spoke in opposition to the report. M. McLachlin requested that Council approve the minor exception permit to By-law 2204/20.

2.2 Archie Merigold

A. Merigold, applicant, spoke to the subject property and intent of the application.

Committee asked questions and received answers regarding the disruption to timelines for subsequent developments.

Recommendation 13

Moved By: Councillor Lawrence

Seconded By: Councillor O'Neill

1. THAT Report FPC-01-2025 Forest Conservation By-law Minor Exception Permit Application for George Street, Dunnville be received;
2. AND THAT the application for a Minor Exception Permit to By-law 2204/20 at PLAN 1407 LOT 3 PT LOTS 2 AND 4 RP 18R7797 PART 1 (George Street), Dunnville be denied.

Deferral:

Recommendation 14

Moved By: Councillor Metcalfe

Seconded By: Councillor O'Neill

THAT consideration of Report FPC-01-2025 Forest Conservation By-law Minor Exception Permit Application for George Street, Dunnville be deferred to the March 24, 2025 Council meeting.

CARRIED

O. Motion of Receipt

Recommendation 15

Moved By: Councillor Metcalfe

Seconded By: Councillor O'Neill

THAT the following items be received:

- Presentation from Jim Bruzzese, President, BMA Management Consulting Inc. regarding Report FIN-M01-2025;
- Presentation from Pat Robitaille, Economic Development Officer, KLB Consulting regarding Report EDT-01-2025;
- Delegation from the Hagersville Chamber of Commerce - Hagersville 150th Anniversary Committee regarding Report CDS-02-2025; and
- Delegations from Archie Merigold and Michael J. McLachlin regarding Report FPC-01-2025.

CARRIED

P. Adjournment

Recommendation 16

Moved By: Councillor Lawrence

Seconded By: Councillor O'Neill

THAT this meeting is now adjourned at 1:44 p.m.

CARRIED

MAYOR

DEPUTY CLERK