



**Haldimand**  
County

## The Corporation of Haldimand County Council in Committee Minutes

**Date:** January 13, 2026

**Time:** 9:30 A.M.

**Location:** Council Chambers - Haldimand County Administration Building

### **Council Present**

S. Bentley, Mayor  
D. McKeen, Councillor  
J. Metcalfe, Councillor  
D. Lawrence, Councillor  
B. Adams, Councillor  
R. Shirton, Councillor  
P. O'Neill, Councillor (participated virtually)

### **Staff Present**

M. Di Lullo, Chief Administrative Officer  
M. Evers, General Manager, Development Services  
T. Haedrich, General Manager, Engineering and Capital Works  
M. Jamieson, General Manager, Corporate Services  
S. Luey, General Manager, Community Safety and Wellness  
D. McKinnon, General Manager, Public Works Operations  
M. Merritt, General Manager, Financial Services  
N. Hermiz, Senior Planner  
M. Lloyd, Property Coordinator  
K. Schmitz, Manager, Community Development and Partnerships  
S. Van Dalen, Manager, Planning and 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 Lawrence read the Land Acknowledgement statement.

### **C. Roll Call**

The Mayor and all Members of Council were in attendance. Councillor O'Neill participated virtually.

## **D. Disclosures of Pecuniary Interest**

None.

## **E. Public Meeting for Planning Applications**

Councillor McKeen, 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. It was noted that decisions made by Committee at this meeting would be given final consideration at the January 21, 2026 Council meeting.

### **1.1 PDD-05-2026 Nelles Estates Zoning By-law Amendment Recommendation Report**

S. Van Dalen, Manager, Planning and Development provided an overview of the report.

Committee asked questions and received answers regarding:

- The conditions that need to be met to remove holding provisions;
- Whether the Grand River Conservation Authority had provided input regarding the proposed development;
- Clarification regarding access points to the proposed development;
- Details of the lot sizing and frontages proposed as they relate to minimum requirements;
- Current use of the subject land;
- Characteristics of the surrounding neighbourhood and existing dwellings;
- Requirements for servicing infrastructure that impact minimum lot sizing;
- Impacts of lot size on future additions of accessory dwelling units; and
- Stormwater and drainage infrastructure.

S. Armstrong, proponent, spoke in support of the proposed development.

Committee asked questions and received answers from the proponent regarding:

- The status of ongoing archaeological assessments;
- The target market for buyers of the proposed development;
- Rationale behind the changes to the minimum lot sizes; and
- The nature of the plans for construction of the dwellings.

Residents L. Jewel and R. McTear spoke to concerns regarding the impact of the proposed development on stormwater drainage in the area and infrastructure constraints.

A petition was presented to the Committee citing concerns and opposition to the proposal.

**Recommendation 1**

Moved By: Councillor Shirton

Seconded By: Councillor Lawrence

1. THAT Report PDD-05-2026 Nelles Estates Zoning By-law Amendment Recommendation Report be received;
2. AND THAT application PLZ-HA-2025-062 to amend the Haldimand County Zoning By-law HC 1-2020 by rezoning the subject lands from 'Agriculture "(A)" Zone to 'Open Space "(OS)" Zone (Part 1); 'Hamlet Residential "(RH-H)" Zone, subject to Special Provision RH.8 with a Holding (H) provision (Part 2) and 'Hamlet Residential "(RH)" Zone, subject to Special Provision RH.8 (Part 3), be approved for reasons outlined in Report PDD-05-2026;
3. AND THAT the proposal is deemed to be consistent with the Provincial Planning Statement, 2024, conforms with the Haldimand County Official Plan and has sufficient regard for matters of Provincial interest under the Planning Act, R.S.O. 1990, c. P.13;
4. AND THAT the General Manager of Development Services be authorized to remove the Holding (H) provision on the subject lands when the conditions have been satisfied;
5. AND THAT the by-law attached to Report PDD-05-2026 be approved at a future Council meeting.

**Amendment:**

**Recommendation 2**

Moved By: Councillor Adams

Seconded By: Mayor Bentley

THAT this item be referred to a future Council meeting, pending further information on a public petition received regarding the application.

**CARRIED**

1.2 PDD-06-2025 Information Report for a Combined Official Plan Amendment, Zoning By-law Amendment, and Plan of Subdivision, to Facilitate a Residential Development (Micor Lands), Caledonia

N. Hermiz, Senior Planner, presented the report.

Committee asked questions and received answers from staff regarding:

- Details of the timelines on the original application and future recommendations;
- The requirements for public consultation and public feedback;
- Requirements for the developer to contribute to the proposed school, park and long-term care facility included in the mock-up of the proposed development;
- Whether there is servicing capacity for the proposed development;
- How changes to the Official Plan, urban boundaries and zoning are evaluated;
- The height of other developments in Haldimand County; and
- Whether there might be future changes to lot sizes in the proposed development.

M. Corrado, President, Micor Developments Inc., the proponent, provided an overview of the proposed development including details of the proposed long-term care facility included in the proposal.

M. Quarcoopome, Partner, Planning Lead, Weston Consulting, representative of the proponent, provided further details of the proposed development.

Committee asked questions and received answers from the proponent regarding:

- Concerns regarding traffic/transportation in the area;
- Infrastructure capacity limits for water/wastewater;
- The nature of the zoning on the block earmarked for the long-term care facility; and
- Whether consideration had been made to include a larger area for the required public notice.

Residents A. Aitchison, R. Krueger, J. DeCosta, S. Clark and R. McTear spoke to concerns regarding:

- Capacity of local schools and timelines for expansion;
- Increased traffic in the area including constraints on access, and issues with safety and noise;
- Pressure on existing infrastructure; and

- Notification of the public about the proposal.

Councillor O'Neill left the meeting at 12:08 p.m.

**Recommendation 3**

Moved By: Councillor Metcalfe

Seconded By: Councillor Lawrence

THAT Report PDD-06-2025 Information Report for a Combined Official Plan Amendment, Zoning By-law Amendment, and Plan of Subdivision, to Facilitate a Residential Development (Micor Lands), Caledonia be received.

**DEFEATED ON A TIED VOTE**

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

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

- 1 CEC-M01-2026 Accessibility Initiatives and Advisory Committee Update for 2025

E. Lindeboom, Accessibility Coordinator, presented an overview of Haldimand County Accessibility initiatives and activities for 2025.

J. Pack, Chair, Accessibility Advisory Committee provided details on projects completed by the Accessibility Advisory Committee in 2025.

**Recommendation 4**

Moved By: Councillor Metcalfe

Seconded By: Councillor McKeen

THAT Memorandum CEC-M01-2026 Accessibility Initiatives and Advisory Committee Update for 2025 be received.

**CARRIED**

- 2 CPP-01-2026 Hagersville Active Living Centre – Programming and Operations Update

K. Schmitz, Manager, Community Programming and Partnerships provided an overview of the report.

Committee asked questions and received answers regarding:

- Whether staffing/open scheduling will be adjusted based on attendance;
- Considerations for hiring temporary staff;
- Tracking use based on residency and potential for prioritizing local residents;

- Plans to monitor access to facility;
- Considerations around fees for service clubs;
- How rental rates are determined and adjusted including implementation of non-resident fees; and
- Funding sources for enhancements to lighting on surrounding pathways.

**Recommendation 5**

Moved By: Councillor Adams

Seconded By: Councillor Lawrence

1. THAT Report CPP-01-2026 Hagersville Active Living Centre – Programming and Operations Update be received;
2. AND THAT the operating agreement between The Corporation of Haldimand County and The Carolinian Café, attached to Report CPP-01-2026, be approved;
3. AND THAT, in keeping with the partnership principles of Haldimand County’s Community Halls Program, Haldimand proceed with the incorporation of a Hagersville Active Living Centre Operating Board, at an estimated cost of \$500, to be charged to the Hagersville Active Living Centre Development project;
4. AND THAT the operating agreement between The Corporation of Haldimand County and the Hagersville Active Living Centre Operating Board, attached to Report CPP-01-2026, be approved;
5. AND THAT the Mayor and Clerk be authorized to execute all necessary documents to give effect to the above-noted agreements;
6. AND THAT authority be delegated to the General Manager of Community Safety and Wellness to execute the necessary documentation for the term extensions, as applicable and approved by Council, for both of the above-noted operating agreements;
7. AND THAT the recommended temporary increase in 2026 hours of operation for the new facility, and associated staffing, as outlined in Report CPP-01-2026, be approved for immediate implementation;
8. AND THAT the draft impacts from the addition of 3.0 FTEs, as outlined in Report CPP-01-2026, be approved in principle and incorporated in to the 2026 Tax Supported Operating Budget;
9. AND THAT the Haldimand County User Fees and Service Charges Policy be amended to include a preliminary subsidy level for the Hagersville Active Living Centre of 78%;

10. AND THAT Haldimand County User Fees and Service Charges By-law 2647/25 be amended to reflect the proposed amendments to Schedule G (Facility Rentals), Schedule J (Recreation, Heritage and Culture), and Schedule P (DSD), as outlined in Report CPP-01-2026, be approved at a future Council meeting;
11. AND THAT a review of the proposed temporary increase in hours of operation and staffing, including related revenue and final subsidy impacts, be assessed and considered during development of the 2027 Tax-Supported Operating Budget;
12. AND THAT the by-law attached to Report CPP-01-2026, associated with the operating agreement for Carolinian Cafe, be approved at a future Council meeting.
13. AND THAT the by-law attached to Report CPP-01-2026, associated with the operating agreement for Hagersville Lions Operating Committee, be approved at a future Council meeting.

**CARRIED**

**G. Motions of Consent**

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

Committee requested that item 4: PDD-02-2026 Unsolicited Offer to Purchase Part of Martin Street and Tuscarora Street, Cayuga be pulled for separate consideration.

**Recommendation 6**

Moved By: Councillor McKeen

Seconded By: Councillor Shirton

THAT the consent motions 1 through 3 be approved:

- 1 FIN-01-2026 Statement of Lease Financing Policies and Goals
  1. THAT Report FIN-01-2026 Statement of Lease Financing Policies and Goals be received;
  2. AND THAT the Lease Financing Policy (Policy No. 2003-05) be repealed;
  3. AND THAT the Statement of Lease Financing Policies and Goals as attached to Report FIN-01-2026 be enacted.
- 2 FIN-02-2026 Debenture Issuance 2026
  1. THAT Report FIN-02-2026 Debenture Issuance 2026 be received;

2. AND THAT the Treasurer and Mayor be authorized to confirm acceptance of an interest rate offered by Infrastructure Ontario;
  3. AND THAT the Mayor, Clerk and Treasurer be authorized to execute the documents required to complete the debenture issuance, as outlined in Report FIN-02-2026;
  4. AND THAT the Borrowing By-law attached to Report FIN-02-2026 be approved at a future Council meeting;
  5. AND THAT the necessary by-laws authorizing the issuance of a debenture be approved at a future Council meeting.
- 3 PDD-01-2026 Planning Application Circulation and Notification Review
1. THAT Report PDD-01-2026 Planning Application Circulation and Notification Review be received;
  2. AND THAT Planning Staff be directed to review opportunities to incorporate plain-language summaries into public notice materials, including a review of notices from other municipalities and report back to Council;
  3. AND THAT Planning Staff be directed to explore best practices related to Public Notice Signs, and report back to Council with proposed changes;
  4. AND THAT Planning Staff be directed to continue to collaborate with Communications Staff to explore best practices related to posting notices online, and report back to Council with proposed changes to current procedures.

**CARRIED**

- 4 PDD-02-2026 Unsolicited Offer to Purchase Part of Martin Street and Tuscarora Street, Cayuga

M. Lloyd, Property Coordinator, responded to questions from Committee regarding the current zoning of the subject land, and the rationale behind the price.

**Recommendation 7**

Moved By: Councillor Metcalfe

Seconded By: Councillor Shirton

1. THAT Report PDD-02-2026 Unsolicited Offer to Purchase Part of Martin Street and Tuscarora Street, Cayuga, be received;

2. AND THAT the surplus property formally known as part of Tuscarora Street in Cayuga, which was previously stopped up and closed by By-Law 242, reconfirmed through By-law 1305/12, shown in green (Parcel A) on Attachment 1 to Report PDD-02-2026, and legally described as PIN 38230-0096 (LT) Tuscarora Street Village of Cayuga East of Grand River (also known as Tuscarora Street East) between Fishcarrier Street and Martin Street; Haldimand County, be sold to the abutting landowner, HML Holdings Ltd. and John Edelman (herein the Applicant), for the purchase price of \$15,000 plus HST plus costs of conveyance inclusive of Haldimand County's legal fees;
3. AND THAT the surplus property formally known as part of Tuscarora Street in Cayuga, which was previously stopped up and closed by By-Law 242, reconfirmed through By-law 1305/12, shown in green (Parcel B) on Attachment 1 to Report PDD-02-2026, and legally described as PIN 38230-0097 (LT) Tuscarora Street Village of Cayuga East of Grand River (also known as Tuscarora Street East) between Martin Street and Johnson Street; Haldimand County, be sold to the abutting landowner, the Applicant, for the purchase price of \$15,000 plus HST plus costs of conveyance inclusive of Haldimand County's legal fees;
4. AND THAT the surplus property formally known as part of Martin Street in Cayuga, which was previously stopped up and closed by By-Law 242, reconfirmed through By-law 1305/12, shown in yellow (Parcel C) on Attachment 1 to Report PDD-02-2026, and currently forming part of PIN 38230-0424 (LT), being Martin Street, Village of Cayuga, east of the Grand River (also known as Martin Street South), Haldimand County, be severed from PIN 38230-0424 (LT) by the preparation and registration of a reference plan, and that the lands so described on the reference plan be sold to the abutting landowner, the Applicant, for a purchase price of \$10,000 plus HST, plus all costs of conveyance, including Haldimand County's legal fees, subject to the completion of the reference plan to define the parcel to be conveyed;
5. AND THAT public notice of the proposed conveyance be given;
6. AND THAT a by-law be approved to authorize the conveyance at a future Council meeting;
7. AND THAT the Mayor and Clerk be authorized to execute all necessary documents.

**CARRIED**

## H. Departmental Staff Reports

### 1 Development Services

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

#### 1.1 PDD-03-2026 Declare as Surplus – Part of PIN 38122-0410 - Located Adjacent to 275 Ramsey Drive, Dunnville

##### **Recommendation 8**

Moved By: Councillor Metcalfe

Seconded By: Councillor McKeen

1. THAT Report PDD-03-2026 Declare as Surplus – Part of PIN 38122-0410 - Located Adjacent to 275 Ramsey Drive, Dunnville be received;
2. AND THAT Council declare the portion of lands identified through the forthcoming reference plan—excluding the 1.2 hectares (3 acre) Emergency Services parcel, the required road widening along the north/west side, and the cul-de-sac area—as surplus to the needs of the Municipality;
3. AND THAT staff be directed to complete a reference plan to delineate the retained municipal parcels, road-related blocks, and lands to be declared surplus;
4. AND THAT the surplus lands be listed for sale based on Option (\_\_\_) from Report PDD-03-2026 based upon completion of Jim Gregory Drive, ensuring finalized access, and road infrastructure are in place;
5. AND THAT the listing of the surplus lands with a local realtor proceed on an ‘as is, where is’ basis, with prospective purchasers required to acknowledge that the Municipality provides no representations, warranties, or guarantees regarding environmental condition, and that staff will report back to Council on any offers received for further direction.

**CARRIED**

**Amendment:**

##### **Recommendation 9**

Moved By: Councillor Shirton

Seconded By: Councillor Metcalfe

THAT Clause 4 of Recommendation 8 be amended to read:

“4. AND THAT the surplus lands be listed for sale based on Option 2 from Report PDD-03-2026 based upon completion of Jim Gregory Drive, ensuring finalized access, and road infrastructure are in place;”

**CARRIED**

**Clean Version**

1. THAT Report PDD-03-2026 Declare as Surplus – Part of PIN 38122-0410 - Located Adjacent to 275 Ramsey Drive, Dunnville be received;
2. AND THAT Council declare the portion of lands identified through the forthcoming reference plan—excluding the 1.2 hectares (3 acre) Emergency Services parcel, the required road widening along the north/west side, and the cul-de-sac area—as surplus to the needs of the Municipality;
3. AND THAT staff be directed to complete a reference plan to delineate the retained municipal parcels, road-related blocks, and lands to be declared surplus;
4. AND THAT the surplus lands be listed for sale based on Option 2 from Report PDD-03-2026 based upon completion of Jim Gregory Drive, ensuring finalized access, and road infrastructure are in place;
5. AND THAT the listing of the surplus lands with a local realtor proceed on an ‘as is, where is’ basis, with prospective purchasers required to acknowledge that the Municipality provides no representations, warranties, or guarantees regarding environmental condition, and that staff will report back to Council on any offers received for further direction.

1.2 Other Business

None.

2 Community Safety and Wellness

Mayor Bentley, Chair of Community Safety and Wellness, resumed the Chair for this portion of the meeting.

2.1 Other Business

None.

3 Public Works Operations

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

3.1 Other Business

Committee asked questions and received answers from staff regarding deployment of road maintenance crews, and responsibility for road maintenance.

4 Engineering and Capital Works

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

4.1 Other Business

None.

5 Financial Services

Councillor McKeen, Vice-Chair of Financial Services, resumed the Chair for this portion of the meeting.

5.1 Other Business

None.

6 Corporate Services

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

6.1 Other Business

None.

7 Corporate Affairs

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

7.1 Other Business

None.

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

None.

**J. Unfinished Business**

None.

**K. New Business**

- 1 Motion Re: Request for a Staff Report on Options to Extend the No-Parking Zone on Craddock Boulevard in Jarvis

**Recommendation 10**

Moved By: Councillor McKeen

Seconded By: Councillor Shirton

THAT staff report back on the feasibility and options to extend the no-parking zone on Craddock Boulevard to 30 metres north of Peel Street in Jarvis.

**CARRIED**

- 2 Motion Re: Request for a Closed Meeting to Explore a Potential Acquisition of Land in Ward 1 for Public Use

**Recommendation 11**

Moved By: Councillor McKeen

Seconded By: Councillor Adams

THAT as per Section 239 (2)(c) of the Municipal Act, 2001, as amended, a closed meeting be held at an upcoming Council in Committee meeting to explore a potential acquisition of land in Ward 1 for public use.

**CARRIED**

- 3 Motion Re: Request for a Staff Report on Options to Reduce the Speed Limit on Haldimand Road 9

Committee asked questions and received answers regarding the current posted speed limit in the area.

**Recommendation 12**

Moved By: Councillor Lawrence

Seconded By: Councillor Adams

THAT staff report back on the feasibility and options to reduce the speed limit of Haldimand Road 9 to 50 km/h between Singer Road and 465 metres east of Haldimand Road 56.

**CARRIED**

- 4 Correspondence from the City of Welland Re: Reforms to Bail, Sentencing, and Parole Provisions and more Stringent Use of National Sex Offender Registry

**Recommendation 13**

Moved By: Councillor McKeen

Seconded By: Councillor Metcalfe

WHEREAS the current provisions of Christopher's Law (Sex Offender Registry), 2000, restricts access to the Ontario Sex Offender Registry to law enforcement agencies, limiting public awareness of individuals convicted of sexual offences living within their communities;

AND WHEREAS public access to information about registered sex offenders can empower residents to take informed precautions to enhance community safety, particularly for vulnerable populations such as children;

AND WHEREAS transparency and access to information are key components of public safety policy, and a public version of the registry could balance safety and privacy;

NOW THEREFORE BE IT RESOLVED

1. THAT the Haldimand County Council requests that the Government of Ontario amend Christopher's Law (Sex Offender Registry), 2000, to permit public access to the Ontario Sex Offender Registry;
2. AND THAT a copy of this resolution be circulated to the Premier of Ontario, the Attorney General of Ontario, the Solicitor General of Ontario, and Haldimand-Norfolk M.P.P. Bobbi Ann Brady.

**CARRIED**

**L. Reports, Inquiries, Announcements and Concerns of Councillors**

The following items were highlighted:

- National Crime Stoppers month;
- Coldest night of the year fundraiser in Dunnville on February 28, 2026; and
- Rural Ontario Municipal Association Conference (ROMA) will be next week.

**M. Closed Session**

**Recommendation 14**

Moved By: Councillor Adams

Seconded By: Councillor Lawrence

THAT pursuant to Section 239 (2)(c) of the Municipal Act, 2001, as amended, Council convene in a meeting at 3:07 p.m. closed to the public, to discuss:

- 1 PDD-04-2026 Potential Offers and Development Strategy for 678 Nanticoke Creek Parkway, Jarvis

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

**CARRIED**

**Recommendation 15**

Moved By: Councillor Shirton

Seconded By: Councillor McKeen

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

**CARRIED**

**N. Motions Arising from Closed Session**

**Recommendation 16**

Moved By: Councillor Metcalfe

Seconded By: Councillor Lawrence

1. THAT Report PDD-04-2026 Potential Offers and Development Strategy for 678 Nanticoke Creek Parkway, Jarvis 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 17**

Moved By: Councillor Shirton

Seconded By: Councillor Metcalfe

THAT this meeting is now adjourned at 3:19 p.m.

**CARRIED**

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MAYOR

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CLERK