



The Corporation of Haldimand County Council Minutes

Date: December 15, 2025

Time: 6:00 P.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

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
C. Curtis, Municipal Clerk

A. Call to Order

Mayor Bentley called the Council meeting to order at 6:00 p.m.

B. Moment of Reflection

Mayor Bentley opened the meeting with a moment of reflection.

C. Land Acknowledgement

Councillor Metcalfe read the Land Acknowledgement statement.

D. Roll Call

The Mayor and all Members of Council were in attendance.

E. Disclosures of Pecuniary Interest

None.

F. Approval of Previous Council Meeting Minutes

1 Council Minutes - November 24, 2025

Resolution 230-25

Moved By: Councillor Shirton

Seconded By: Councillor McKeen

THAT the minutes of the November 24, 2025 Council meeting be adopted as circulated.

CARRIED

2 Closed Session - Council Minutes - November 24, 2025

Resolution 231-25

Moved By: Councillor Adams

Seconded By: Councillor Metcalfe

THAT the minutes of the Closed Session of the November 24, 2025 Council meeting be adopted as circulated and remain confidential.

CARRIED

3 Special Council Minutes - December 4, 2025

Resolution 232-25

Moved By: Councillor O'Neill

Seconded By: Councillor Lawrence

THAT the minutes of the December 4, 2025 Special Council meeting be adopted as circulated.

CARRIED

G. Presentations of Recognition

None.

H. Delegations

- 1 Mary Little
- 2 Warren Cummings
- 3 Yvonne Bielic
- 4 Dave Chevrier
- 5 Russell McTear
- 6 Melissa Keefner
- 7 Darline Kinnear

The delegations expressed comments regarding the following:

- Transparency on the processes surrounding decisions of Council;
- The impact of the proposed development in the Nanticoke area on the local communities; including increased traffic and pressure on water and wastewater infrastructure;
- The nature of community growth in the area;
- Communication from Haldimand County regarding the Ministerial Zoning Order; and
- Suggestions regarding appropriate consultation with the residents of Haldimand County regarding major issues affecting the community.

I. Approval of Committee Minutes

- 1 Council in Committee Minutes - December 9, 2025

Resolution 233-25

Moved By: Councillor McKeen

Seconded By: Councillor O'Neill

THAT the minutes of the December 9, 2025 Council in Committee meeting be adopted with the following recommendation withdrawn to be voted on separately:

Recommendation 8 Re:CLE-14-2025 Placing a Question on the Ballot for the 2026 Municipal and School Board Elections

CARRIED

Recorded Vote

THAT Recommendation 8 of the Council in Committee minutes dated December 9, 2025 be adopted.

YES (3): Mayor Bentley, Councillor McKeen, Councillor Adams

NO (4): Councillor Metcalfe, Councillor Lawrence, Councillor Shirton, Councillor O’Neill

DEFEATED (3 to 4)

2 Advisory Committee Reports

- 1 Business Development and Planning Advisory Committee Report - September 22, 2025
- 2 Heritage Haldimand Report - October 27, 2025
- 3 Haldimand Museums Advisory Board Report - September 18, 2025
- 4 Haldimand O.P.P. Detachment Board Report - October 23, 2025
- 5 Seniors Advisory Committee Report - June 11, 2025
- 6 Trails Advisory Committee Report - October 29, 2025

Resolution 234-25

Moved By: Councillor McKeen

Seconded By: Councillor Metcalfe

THAT the following Advisory Board and Committee Reports be received:

- Business Development and Planning Advisory Committee - September 22, 2025
- Heritage Haldimand - October 27, 2025
- Haldimand Museums Advisory Board - September 18, 2025
- Haldimand O.P.P. Detachment Board - October 23, 2025
- Seniors Advisory Committee - June 11, 2025
- Trails Advisory Committee - October 29, 2025

CARRIED

J. Unfinished Business

None.

K. New Business

- 1 FSD-03-2025 Shareholder Approvals for Haldimand Norfolk Housing Corporation Project in Dunnville

Resolution 235-25

Moved By: Councillor O'Neill

Seconded By: Councillor Shirton

1. THAT Report FSD-03-2025 Shareholder Approvals for Haldimand Norfolk Housing Corporation Project in Dunnville be received;
2. AND THAT Haldimand County Council, as a Shareholder of the Haldimand Norfolk Housing Corporation (HNHC), provide its consent for the HNHC Board of Directors to enter into a financing agreement with the Canada Mortgage and Housing Corporation (CMHC) for the affordable housing development at 311 Ramsey Drive in Dunnville, Ontario, in accordance with the terms and conditions outlined in the accompanying closed session memo;
3. AND THAT, in accordance with Section 2.12 (p)(v) of the HNHC Unanimous Shareholders Agreement, Haldimand County Council approve the registration of any provincial or federal funding agreement documents as liens on the title of the property located at 311 Ramsey Drive in Dunnville, as required under the applicable provincial or federal funding programs;
4. AND THAT a copy of this resolution be provided to Norfolk County and Haldimand-Norfolk Housing Corporation;
5. AND THAT the Mayor and Clerk be authorized to execute the proposed amendments, as outlined in Report FSD-03-2025, to our existing Municipal Capital Housing Facility Agreement with Haldimand Norfolk Housing Corporation.

CARRIED

- 2 Council Information Package

Correspondence from the City of Welland regarding Reforms to Bail, Sentencing, and Parole Provisions and more Stringent Use of National Sex Offender Registry - It was requested that this item be included in the January 13, 2026 Council in Committee agenda.

L. By-laws

- 1 By-law 1432-HC/25 to amend Zoning By-law HC 1-2020, as amended, for property described in the name of Beckley Beach Cottagers Association
Council in Committee Report PDD-29-2025, December 9, 2025
- 2 By-law 1433-HC/25 to amend Zoning By-law HC 1-2020, as amended, for property described in the name of Hogeterp Properties Incorporated
Council in Committee Report PDD-36-2025, December 9, 2025
- 3 By-law 1434-HC/25 to designate the lands (Blocks 134 and 135) within Registered Plan 18M-71, now in Haldimand County as exempt from part lot control
Planning File PLPL-HA-2025-227
- 4 By-law 1435 to designate the lands (Blocks 137, 138 and 145) within Registered Plan 18M-71, now in Haldimand County as exempt from part lot control
Planning File PLPL-HA-2025-227
- 5 By-law 1436-HC/25 to designate the lands (Blocks 139-144) within Registered Plan 18M-71, now in Haldimand County as exempt from part lot control
Planning File PLPL-HA-2025-227
- 6 By-law 2656/25 to repeal By-law 443/83, a by-law to designate the Seneca Iron Bridge pursuant to the Ontario Heritage Act
Council in Committee Report CPP-09-2025, October 7, 2025
- 7 By-law 2657/25 to amend Schedules “A” and “O” of By-laws 2560/24 and 2647/25
Council in Committee Report DSD-11-2025, December 9, 2025
- 8 By-law 2658/25 to adopt an Emergency Management Program and a corresponding Emergency Response Plan and to repeal By-law 2573/24
Council in Committee Report EMS-07-2025, December 9, 2025
- 9 By-law 2659/25 to levy the actual drain construction costs of Jarvis 2 and write off Middaugh Phase 1
Council in Committee Report FIN-25-2025, December 9, 2025

- 10 By-law 2660/25 to levy the actual drain maintenance costs of Horseshoe Bay, James Main, Baker Main, Sweets Corners, Townline Br. of the Black Creek, Michener #1, Michener Main, Ordnance Reserve, King Branch 1 and 2, Black Creek, Baker East, Baker West, Maple Creek, Bravin, Boulton, South Hutchinson, Jarvis 2, and Corbott

Council in Committee Report FIN-25-2025, December 9, 2025

Resolution 236-25

Moved By: Councillor Metcalfe

Seconded By: Councillor Lawrence

THAT By-laws 1 to 10, as listed, be enacted.

CARRIED

M. Notices of Motion

Councillor McKeen submitted a Notice of Motion regarding a request for a staff report on options to extend the no-parking zone on Craddock Boulevard in Jarvis, to be considered at the January 13, 2026 Council in Committee meeting.

Councillor McKeen submitted a Notice of Motion regarding a request for a closed meeting to explore a potential acquisition of land in Ward 1 for public use, to be considered at the January 13, 2026 Council in Committee meeting.

Councillor Adams submitted a Notice of Motion regarding a request for a staff report on options to reduce the speed limit on Haldimand Road 9, to be considered at the January 13, 2026 Council in Committee meeting.

N. Announcements, Reports from Council Appointees to Boards and Committees

The following item was highlighted:

- Council requested an update on the feasibility study for the construction of an indoor pool in Haldimand County.

O. Closed Session

Resolution 237-25

Moved By: Councillor Shirton

Seconded By: Councillor Adams

THAT pursuant to Section 239 (2)(c), (e), and (h) of the *Municipal Act, 2001*, as amended, Council convene in a meeting at 7:11 p.m. closed to the public to discuss:

- 1 FSD-M03-2025 Shareholder Approvals for Haldimand Norfolk Housing Corporation Project in Dunnville

Section 239 (2)(h) Information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them

- 2 Verbal Update on Property Purchase for Recreational Purposes

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

- 3 Verbal Update on White Oaks

Section 239 (2)(e) Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board

CARRIED

Resolution 238-25

Moved By: Councillor Metcalfe

Seconded By: Councillor Adams

THAT this closed meeting now adjourn at 7:30 p.m. and reconvene in open session.

CARRIED

P. Motions Arising from Closed Session

Resolution 239-25

Moved By: Councillor Adams

Seconded By: Councillor Shirton

THAT Memorandum FSD-M03-2025 Shareholder Approvals for Haldimand Norfolk Housing Corporation Project in Dunnville be received and remain confidential.

CARRIED

Q. Motion of Receipt

Resolution 240-25

Moved By: Councillor Adams

Seconded By: Councillor McKeen

THAT the delegations from the following individuals be received:

- Mary Little
- Warren Cummings
- Yvonne Bielic
- Dave Chevrier
- Russell McTear
- Melissa Keefner
- Darline Kinnear

CARRIED

R. Confirming By-law

By-law 2661/25 to confirm the proceedings of Council of The Corporation of Haldimand County

Resolution 241-25

Moved By: Councillor O'Neill

Seconded By: Councillor Lawrence

THAT the Confirmation By-law for the December 15, 2025 Council meeting be enacted.

CARRIED

S. Adjournment

Resolution 242-25

Moved By: Councillor Shirton

Seconded By: Councillor Adams

THAT this meeting is now adjourned at 7:34 p.m.

CARRIED

MAYOR

CLERK