



THE CORPORATION OF
HALDIMAND COUNTY

**COUNCIL IN COMMITTEE
AGENDA**

DATE: September 13, 2016

TIME: 9:30 A.M.

PLACE: Haldimand County Central Administration Building, Council Chambers

A. CALL TO ORDER

B. ROLL CALL

C. DISCLOSURES OF PECUNIARY INTEREST

D. PUBLIC MEETINGS FOR PLANNING APPLICATIONS

Councillor Morison - Chair

APPLICATIONS:

1. [PED-PD-28-2016](#) RE: Official Plan and Zoning By-law Amendment for Commercial Use (Jeff's Lawn Care)
 - a) [Correspondence](#) from David Roe, Principal, Civic Planning Solutions Inc.
2. [PED-PD-29-2016](#) RE: Zoning to Fulfill a Condition of Consent, Walpole (Sheppland Farms)
3. [PED-PD-30-2016](#) RE: Temporary Zoning Amendment for a Garden Suite, Dunn (Caughell)
4. [PED-PD-31-2016](#) RE: Zoning By-law Amendment to Fulfill a Condition of Consent, Cayuga (Marshall)

E. PRESENTATIONS AND CONSIDERATION OF RELATED REPORTS 11:00AM

1. [PED-GM-M04-2016](#) RE: Economic Development & Tourism Strategy – Phase 1 Consultant Report – High Level Service Review Results
 - a) Eric McSweeney, Project Director, McSweeney & Associates Consulting Inc.

F. DEPARTMENTAL STAFF REPORTS

PLANNING AND ECONOMIC DEVELOPMENT BUSINESS

Councillor Morison - Chair

1. [PED-PD-27-2016](#) RE: Communication Tower - Armstrong Milling Co. Ltd.
2. [PED-BC-04-2016](#) RE: Establishment of an Appeal Committee under Animal Control By-law 1396/13
3. [PED-COM-23-2016](#) RE: Community Beautification – Christmas in Caledonia Request (Caledonia Regional Chamber of Commerce)

Other Business

G. MOTIONS OF CONSENT

1. [PW-ES-27-2016](#) RE: Implementation of Stop Control – Echo Street at Monture Street, Cayuga
2. [PW-ES-28-2016](#) RE: Indiana Road West – Enactment of By-law to Designate Existing 50 km/h Speed Zone
3. [CS-FI-M06-2016](#) RE: 2015 Financial Audit Findings Letter

H. DEPARTMENTAL STAFF REPORTS (CONTINUED)

PUBLIC WORKS BUSINESS

Councillor Shirton - Chair

Other Business

JOINT SERVICES BUSINESS

Councillor Corbett - Chair

Other Business

COMMUNITY SERVICES BUSINESS

Councillor Bartlett - Chair

Other Business

CORPORATE SERVICES BUSINESS

Councillor Dalimonte - Chair

1. [CS-FI-16-2016](#) RE: Projected Operating Budget Variance Forecast to December 31, 2016
2. [CS-FI-17-2016](#) RE: Update on Interest Rates for 2016 Debenture Issue

Other Business

I. DELEGATIONS AND CONSIDERATION OF RELATED REPORTS 1:00PM

1. [Chris Andrews and MaryBeth Scott Andrews](#) RE: Erosion Prevention of Warnick Road Infrastructure

J. REPORTS FROM SPECIAL PURPOSE COMMITTEES, BOARDS AND COMMISSIONS

K. UNFINISHED BUSINESS

1. [CS-FI-11-2016](#) RE: Status Update – Community Support Projects as at December 31, 2015 (*deferred from the August 23, 2016 Council in Committee meeting*)

L. NEW BUSINESS

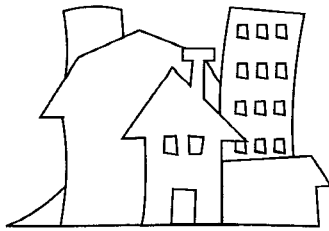
1. [Draft Motion](#) RE: Request for an All-Way Stop and Speed Limit Reduction - Woodlawn Park Lane (*Notice of Motion submitted by Councillor Bartlett at the August 29, 2016 Council meeting*)
2. [Draft Motion](#) RE: Waiver of Bulk Water Fees for Eligible Farmers (*Notice of Motion submitted by Councillor Bartlett at the August 29, 2016 Council meeting*)
3. [Draft Motion](#) RE: Hagersville Rocks (*Notice of Motion submitted by Councillor Grice at the August 29, 2016 Council meeting*)
4. [Draft Motion](#) RE: Community Vibrancy Fund Proposals – Ward 5 (*Notice of Motion submitted by Councillor Shirton at the August 29, 2016 Council meeting*)
5. [Draft Motion](#) RE: Partnering with Samsung Renewable Energy Inc. (*Notice of Motion submitted by Mayor Hewitt at the August 29, 2016 Council meeting*)

M. INQUIRIES, ANNOUNCEMENTS AND CONCERNS OF COUNCILLORS

N. CLOSED SESSION

- personal matters about an identifiable individual, including municipal or local board employees
 1. PED-GM-M05-2016 RE: Confidential Addendum to Memorandum PED-GM-M04-2016 RE: Economic Development & Tourism Strategy – Phase 1 Consultant Report – High Level Service Review Results
- a proposed or pending acquisition or disposition of land by the municipality or local board
 1. CS-SS-21-2016 RE: Results and Recommendations Regarding Marketing and Sale of Dunnville Satellite Office
 2. Correspondence from the County Solicitor dated September 6, 2016 RE: Unpatented Land – Options for Resolution of Title Issues
- the security of the property of the municipality or local board
 1. Draft Terms and Conditions RE: Samsung Renewable Energy Inc. Partner Request

O. ADJOURNMENT



CIVIC PLANNING SOLUTIONS INC.
Urban & Rural Land Use Planning
599 Larch Street,
Delhi, Ontario N4B 3A7

September 6, 2016

Mr. Ben Kissner, Planner
Haldimand County
1 Main Street South
Hagersville, ON N0A 1H0

BY EMAIL

Dear Mr. Kissner:

Subject: Combined Application PLOP-HA-2016-090 and PLZ-HA-2016-091 – Jeff's Lawn Care Inc. Seneca Range ESCR Part Lot 3, R-Plan 18R6114 Part 3

I have been retained by Ben Schneider, 1520 Stoney Creek Road, Caledonia, ON N3W 1R2, an adjoining owner located to the north of the subject lands. I have been asked to prepare comments related to the subject application and present them to staff as the applicant's agent. I will also be making a presentation to County Council at the public meeting.

Our comments are as follows:

Planning Justification Report

With respect to the planning justification report, the report does not include examination of other alternative locations which avoid prime agricultural areas. This examination should include areas presently designated industrial and zoned General Industrial MG within Haldimand County. The proposed use would be permitted without an amendment to the official plan or zoning by-law. While such sites may not be suitable, the justification report should consider these sites. Other sites which are located within the Agricultural designation but are zoned Rural Industrial MR and sites that are zoned Agricultural A which are presently being used for non-agricultural purposes or which could be repurposed for the proposed use should also be considered. The applicant presently operates from a site located at 3552 Hamilton Regional Road 56 in the City of Hamilton. Why is there a need to relocate to the proposed site? This existing site should be considered as part of the alternative site evaluation. Section 2.3.6.1 b) 4 of the PPS 2014 requires consideration of alternative locations as part of the consideration of an application for a non-agricultural use in prime agricultural areas. The applicant should be directed to complete such a review prior to consideration of the application.

David F. Roe, M.C.I.P. R.P.P., Principal
Phone 519-582-1174 email: dfrfez@bellnet.ca Fax 519-582-4616

The justification report has indicated that the landscaping and lawn maintenance business is related to the proposed growing of nursery stock. It is our position that these uses are separate and distinct. The applicant has operated his business for a number of years and has not used the lands for the growing of nursery stock. In short, the growing or proposed growing of nursery stock does not on its own justify the establishment of a landscaping contractors business.

Combined OPA/ZBA Application

With respect to the combined official plan and zoning by-law amendment application, the applicant has requested that the whole of his property, being 7.7 ha (19 acres), be the lands to be affected by the planning application. It is our position that, only lands where the landscaping and lawn care facility, office, storage unit and open storage area will be located should be the subject lands of the planning application. These functions should be confined to an area of not more than 3 to 4 acres. The remaining lands which will be used for growing nursery stock or left undisturbed should not be included, as these uses are permitted within the Agricultural designation of the Haldimand County Official Plan and Agricultural A Zone of By-law 1-H-86.

The planning application should be revised to be more explicit as to the proposed use. It is our positions that the proposed use should be defined as a site specific contractors shop and contractors yard. We suggest that the following definitions be included in the by-law amendment:

“Landscaping and Lawn Maintenance Contractors Shop” shall mean a building or part of a building being used by a landscaping and lawn maintenance business for an office, repair or storage building for components of the said landscaping and/or lawn maintenance business”.

Landscaping and Lawn Maintenance Contractors Yard” shall mean an outdoor area used by a landscaping and/or lawn maintenance business for the outdoor storage of vehicles, equipment and materials used by the landscaping and lawn maintenance business.”

We are concerned that the proponent may now or in the future, process or manufacture landscaping materials on the subject lands. Such uses would not be included as a permitted use within the definition of a landscaping and lawn maintenance contractors shop or yard. Prohibition shall include, but not be limited to, the manufacturing or processing of mulch, colouring of mulch, composting of vegetative material, processing of animal waste (manure), making of triple mix, screening of top soil.

There should also be a general prohibition of the depositing or storage of waste materials such as yard waste, and materials collected from job sites and placed on the subject lands. It is less costly to dump such materials on the subject lands than to

dispose these materials at a licensed land fill site. Such prohibitions should be contained in any by-law which may be approved related to this application. These uses should be restricted to a designated industrial area well separated from sensitive uses found on the adjoining lands. It appears that some construction waste has been dumped on the subject lands, there is a concern that this practice may continue.

The hours of operation should be limited to reduce possible negative impacts on adjoining properties. Such as the loading of trucks, early in the morning or late in the evening should be avoided. The banging of dump truck tailgates and sounds of back up warning devices can be annoying to neighbours.

The proposed uses should also exclude the retail sale of landscaping materials and should not be used as a retail garden centre. Such use should be directed to an urban area or other settlement area.

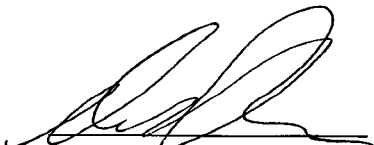
If approved, the site should be placed under site plan control, the site should be fenced and screened from adjoining uses including the lands used for growing nursery stock. The suggested fencing is intended to keep the land uses as a contractors yard from encroaching onto other areas not so zoned. A lot grading plan should be required to ensure that additional runoff is directed to a legal and adequate outlet.

The applicant has included a proposed site plan. Further discussion of this plan with specific dimensions should be discussed further.

At this point, it our position that the application is premature and should be revised as suggested prior to council considering the planning application. If it is decided that a public meeting should be held based upon the application as submitted, we respectfully request Council not approve an official plan amendment or pass a zoning by-law amendment at that meeting until due consideration is given to the concerns and suggestions outlined in this letter.

We would be pleased to meet with planning staff and the proponents agent to discuss our concerns.

Yours truly,



David Roe MCIP, RPP

Copy Ben Schnieder (adjoining property owner)
Ken Gonyou, Upper Canada Consultants (Agent)

Haldimand County
45 Munsee St North.
Cayuga, ON N0A 1E0

September 2, 2016

RE: REQUEST TO PRESENT AT COUNCIL IN COMMITTEE MEETING

To Whom It May Concern,

We are residents of Lowbanks adjacent to the waterfront of Lake Erie and also Warnick Road.

At this time we are looking for some assistance from Haldimand County in protecting the adjacent shoreline from further erosion and eventually impacting Warnick Road infrastructure. We have documented the erosion since 2008 and have witnessed how the erosion below Warnick Road adjacent to the east side of our property has already breached a large section of our own break wall and boulder structures.

We are not looking for financial aid at this time, but rather a compromising effort to minimize further erosion to both our property and also the longevity of the Warnick Road infrastructure.

Our current councillor Rob Shirton has visited us on a few occasions and did mention that some rock / boulder pilings similar to the ones along the shore of Lowbanks, may assist in this matter.

Coincidentally, we have noticed over the last 8 - 9 years, that many residents and tourists have driven to the end of Warnick Road, parked their vehicle, and proceeded to enjoy the water recreation including fishing at this water access and shoreline. I am now wondering whether Haldimand County would be interested in fulfilling their objectives as detailed in the Lakescape Action Plan of 2010. According to the Design Strategy of the Lakescape Action Plan, it seems that the Warnick Road access falls into the vision for *Shoreline enhancement opportunity, Public lake access and also Trails and amenities!*

We would like to present a 5 minute powerpoint presentation at the next ***Council in Committee meeting scheduled for Tuesday, September 13, 2016 at 9:30am.***

At this time our presentation can be made available to you during the week of September 5, 2016, prior to the Council in Committee meeting of September 13, 2016. Please advise if you would like this presentation made available to you prior to the Council in Committee meeting.

We look forward to working together with Haldimand County!

Sincerely,

Chris Andrews & MaryBeth Scott Andrews

[REDACTED]

[REDACTED]

DRAFT

Recommendation No.
Date: September 13, 2016

THE CORPORATION OF
HALDIMAND COUNTY

COUNCIL IN COMMITTEE RECOMMENDATION

☐ CMS

☐ CS

☐ JS

☐ PW

☐ PED

☐ Bartlett ☐ Morison ☐ Grice ☐ Dalimonte ☐ Shirton ☐ Corbett ☐ Hewitt

Moved By:

☐ Bartlett ☐ Morison ☐ Grice ☐ Dalimonte ☐ Shirton ☐ Corbett ☐ Hewitt

Seconded By:

THAT staff be directed to report back to Council in Committee in response to the petition regarding the installation of an all-way stop at the intersection of South Coast Drive/Woodlawn Park Lane and Cheapside Road and the request for a speed limit reduction to 25 km/h on the County-owned portion of Woodland Park Lane.

Defeated

(Unanimously _____)

(_____ , _____)

Carried

(Unanimously _____)

(_____ , _____)

DRAFT

Recommendation No.
Date: September 13, 2016

THE CORPORATION OF
HALDIMAND COUNTY

COUNCIL IN COMMITTEE RECOMMENDATION

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☐ PW

☐ PED

☐ Bartlett ☐ Morison ☐ Grice ☐ Dalimonte ☐ Shirton ☐ Corbett ☐ Hewitt

Moved By:

☐ Bartlett ☐ Morison ☐ Grice ☐ Dalimonte ☐ Shirton ☐ Corbett ☐ Hewitt

Seconded By:

WHEREAS the 2016 dry summer weather conditions have had a severe negative impact on natural water sources (such as ponds, creeks, and wells) typically used by Haldimand County farmers;

AND WHEREAS these local farmers may need access to the County's potable water system on an emergency basis for the purpose of watering their livestock;

NOW THEREFORE BE IT RESOLVED THAT the provisions of By-law 1616-16 be waived so as to exempt eligible farmers from the Bulk Water Account Activation Fee and Bulk Water Administration Fee for the period of September 21st to December 1st, 2016.

Defeated

(Unanimously _____)

(_____ , _____)

Carried

(Unanimously _____)

(_____ , _____)

DRAFT

Recommendation No.
Date: September 13, 2016

THE CORPORATION OF
HALDIMAND COUNTY

COUNCIL IN COMMITTEE RECOMMENDATION

☐ CMS

☐ CS,

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☐ PW

☐ PED

☐ Bartlett ☐ Morison ☐ Grice ☐ Dalimonte ☐ Shirton ☐ Corbett ☐ Hewitt

Moved By:

☐ Bartlett ☐ Morison ☐ Grice ☐ Dalimonte ☐ Shirton ☐ Corbett ☐ Hewitt

Seconded By:

WHEREAS Hagersville Rocks is a subcommittee of the Hagersville Chamber of Commerce;

AND WHEREAS the members of this committee have worked tirelessly for the overall benefit of their community and for Haldimand County;

AND WHEREAS it currently is in a negative financial position resulting in both corporate and personal debt;

NOW THEREFORE BE IT RESOLVED THAT staff meet with the committee to review their financials and provide a report back to Council for consideration.

Defeated

(Unanimously _____)

(_____ , _____)

Carried

(Unanimously _____)

(_____ , _____)

DRAFT

Recommendation No.
Date: September 13, 2016

THE CORPORATION OF
HALDIMAND COUNTY

COUNCIL IN COMMITTEE RECOMMENDATION

☐ CMS

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☐ Bartlett ☐ Morison ☐ Grice ☐ Dalimonte ☐ Shirton ☐ Corbett ☐ Hewitt

Moved By:

☐ Bartlett ☐ Morison ☐ Grice ☐ Dalimonte ☐ Shirton ☐ Corbett ☐ Hewitt

Seconded By:

THAT a one-time reimbursement of up to \$10,000 be made to the Niagara Peninsula Conservation Authority for cleaning out the Oswego Creek rail crossing of debris build-up;

AND THAT a grant of \$40,000 be provided to the Dunnville District Hunters and Anglers Association for the purpose of upgrading the kitchen, parking lot, and air conditioning at their Club Hall as well as rebuilding their shooting station shelter;

AND THAT a grant of \$5,000 be provided to the Canboro Firefighters Association for the purpose of repairing the storage outbuilding at the Canboro Firehall;

AND THAT these expenditures be funded by the Ward 5 Community Vibrancy Fund allocation;

AND THAT the 2016 Tax Supported Capital Budget for Community Vibrancy Projects be amended accordingly.

Defeated

(Unanimously _____)

(_____ , _____)

Carried

(Unanimously _____)

(_____ , _____)

DRAFT

Recommendation No.
Date: September 13, 2016

THE CORPORATION OF
HALDIMAND COUNTY

COUNCIL IN COMMITTEE RECOMMENDATION

☐ CMS

☐ CS

☐ JS

☐ PW

☐ PED

☐ Bartlett ☐ Morison ☐ Grice ☐ Dalimonte ☐ Shirton ☐ Corbett ☐ Hewitt

Moved By: _____

☐ Bartlett ☐ Morison ☐ Grice ☐ Dalimonte ☐ Shirton ☐ Corbett ☐ Hewitt

Seconded By: _____

WHEREAS the province has taken a clear direction to move ahead with more green renewable energy projects;

AND WHEREAS the process requires municipal participation;

AND WHEREAS Haldimand County has declared being a green energy hub;

AND WHEREAS the transmission lines and area around them are fundamental for new applications;

NOW THEREFORE BE IT RESOLVED THAT Haldimand County consider a request made by Samsung Renewable Energy Inc. to partner in some equity form and apply for P.P.A. contract in the next round of applications.

Defeated

(Unanimously _____)

(_____ , _____)

Carried

(Unanimously _____)

(_____ , _____)



SAMSUNG RENEWABLE ENERGY INC.

Municipality Participation Wind Project

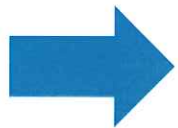
August 4, 2016



Municipality Participation Project



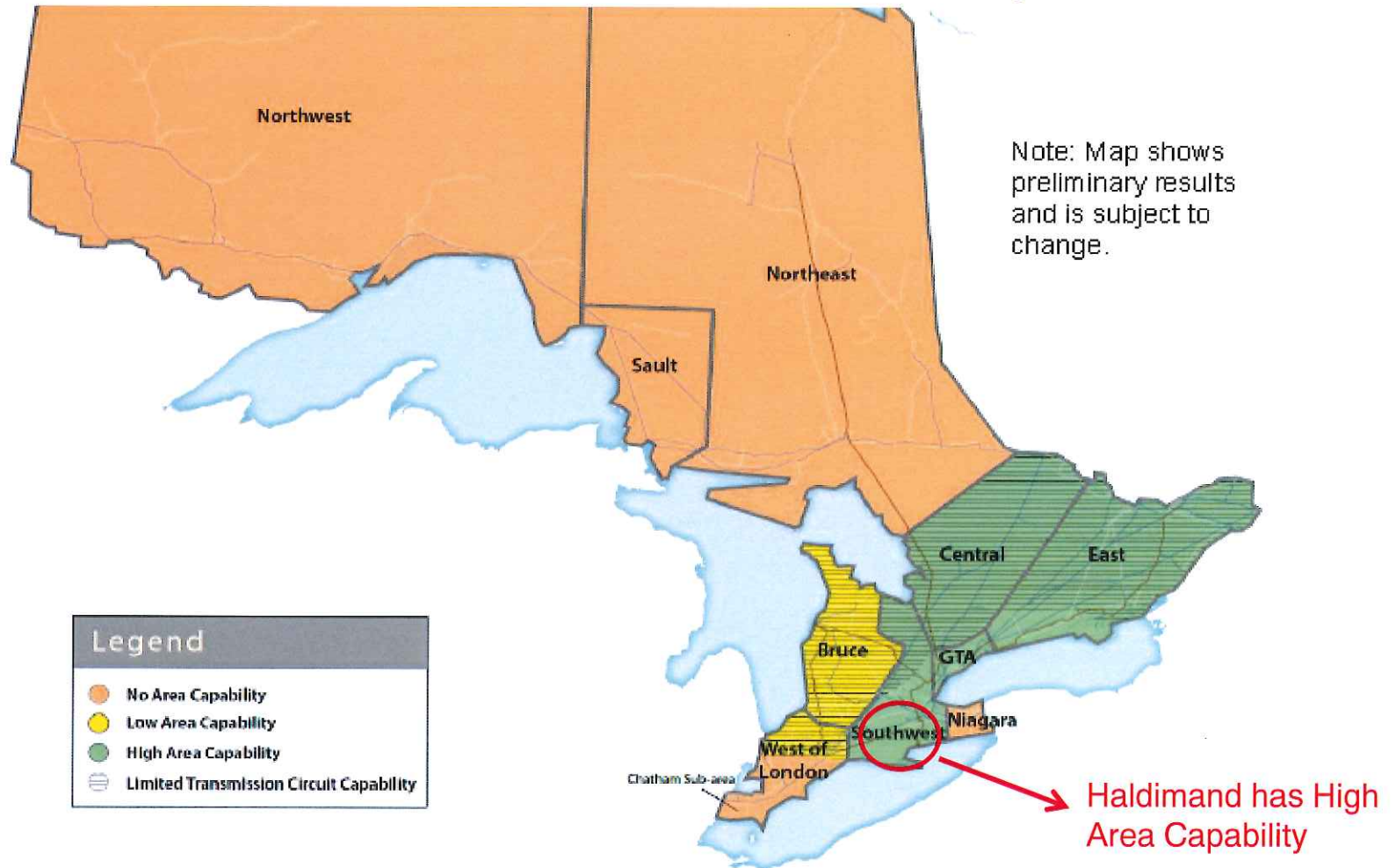
- **LRP 2 may be less competitive than LRP 1**
 - **Not many projects are left in Ontario to bid in LRP 2**
 - **Developer with projects will have high chance of getting contract compared to LRP 1**
 - **It is very difficult to have a project in a place with good wind resource, transmission capacity, friendly municipality/community etc.**



Haldimand County is a place with good wind resources, transmission capacity is available, close to manufacturing facilities, we have experience with local community which we regard as right place for wind project

Municipality Participation Project

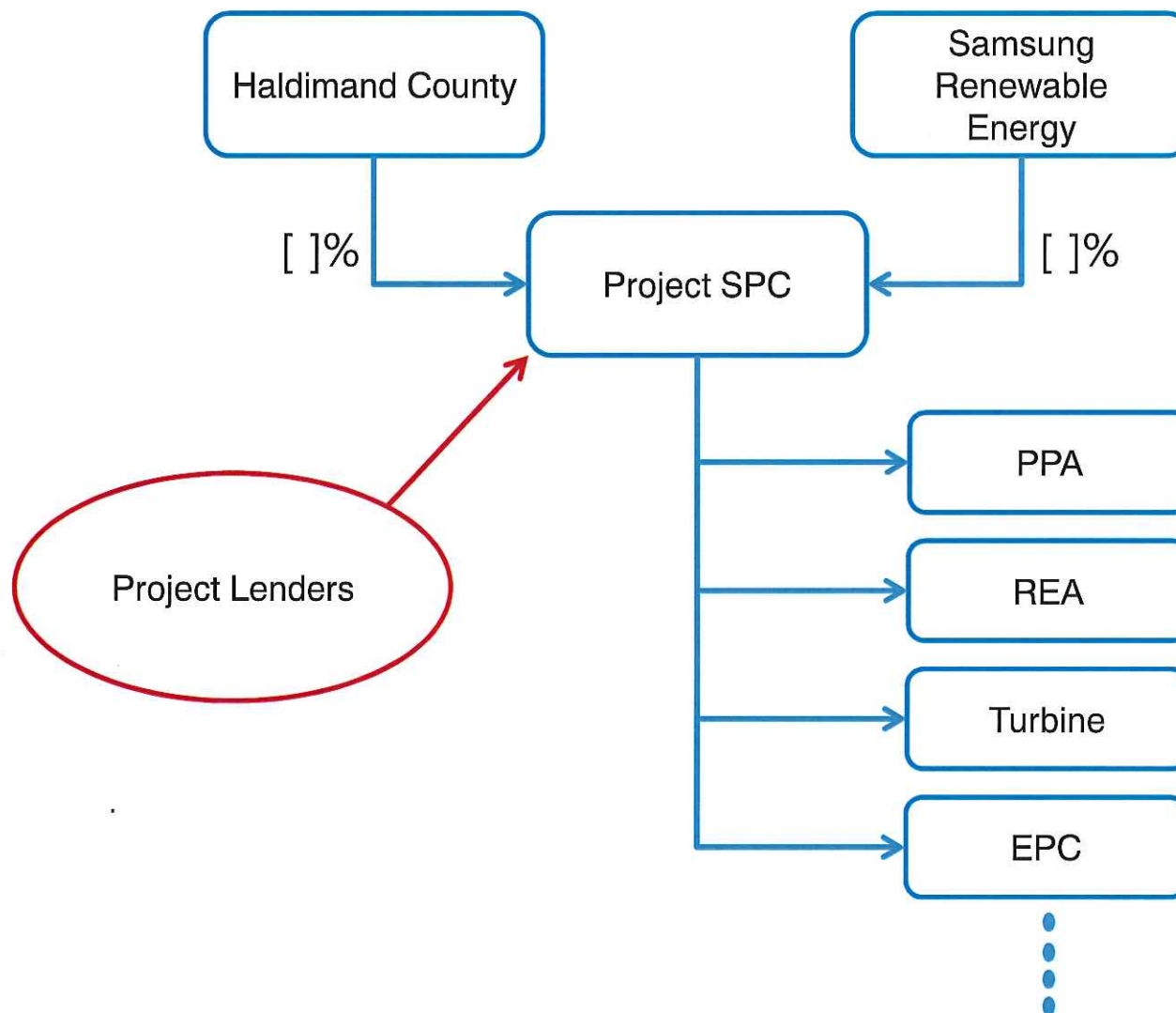
Early LRP II Connection Availability



Source : IESO

Municipality Participation Project

- Proposed structure



Municipality Participation Project



- **Benefit of Municipality Participation Project**
 - Municipality owns and operates the project
 - Can be partner with a credible, reputational developer
 - Municipality receives long-term project dividend in addition to CVF, local tax benefits and other fees
 - Municipality decides investment timing
(very low risk investment when at COD)
 - ➔ Samsung can develop and construct the project and transfer all or portion of equity at pre-agreed terms and conditions
- **Samsung's Request**
 - In order to develop a wind project in Haldimand and get criteria points we need Municipal Support from Haldimand County

Large Renewable Procurement(LRP)



- LRP: Competitive bidding process for procuring large renewable energy projects
 - Programs are organized by Ontario agency acting on behalf of rate-payers

- **Independent Electricity System Operator** (formerly known as Ontario Power Authority)

※ IESO is a not-for-profit corporate entity established in 1998 by the *Electricity Act of Ontario*.
It is governed by an independent Board whose Chair and Directors are appointed by the Government of Ontario. IESO manages the supply and the demand of electricity in Ontario.

- Procurement target for LRP2:

- Wind: 600 MW
- Solar: 250 MW
- Bioenergy: 30 MW
- Hydro: 50 MW

Source: Minister's Direction (April 5, 2016)

- LRP1 Proposals:

	Qualified Applicants	Submitted Proposals	Awarded Proposals
Wind	21	24	5
Solar	32	73	7

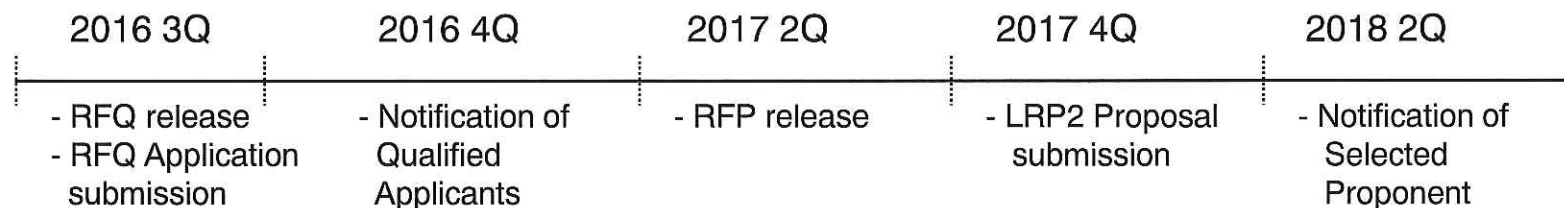
- Samsung Proposed Project for LRP 1:

- North Kent 2 Wind Project, 100MW (Chatham-Kent) but not successful

LRP – Phase 2 (2016/2017)



- LRP 2 Schedule (Expected)



- Project Requirement

- At least 1 year of wind data collected and verified by independent engineer
- Data must be compiled prior to submission of LRP 2 proposal

- Lessons Learned from LRP 1

- Community Support is critical in winning the bid
(Municipal Resolution, First Nation Participation, Adjacent landowner consent)
- Transmission Capacity Availability needs to be deeply considered