

Special Council Minutes
The Corporation of Norfolk County

April 16, 2024
8:30 a.m.
Council Chambers
Norfolk County Administration Building
50 Colborne St. S., Simcoe ON

Members Present: A. Martin, Mayor, D. Brunton, M. Columbus, A. Duthie, K. Huffman, T. Masschaele, L. Vandendriessche, C. Van Paassen, A. Veri

Staff Present: B. Cridland, General Manager of Operations, A. Grice, General Manager of Environmental and Infrastructure Services Division, N. Goodbrand, Project Lead, Long Range Planning & Special Projects A. Meneses, Chief Administrative Officer, S. Page, General Manager Health and Social Services, J. Regan, Strategic Innovation and Economic Development Director G. Scharback, County Clerk, B. Sloan, General Manager of Community Development Division, A. Fanning, Treasurer/Director, Financial Management and Planning, K. VandenBulck, Committee Coordinator,

1. **Call to Order**
Mayor Martin called the Special Council meeting to order at 8:30 a.m.

2. **Approval of Agenda/Changes to the Agenda**

Resolution No. SC-018

Moved By: Councillor Brunton

Seconded By: Councillor Vandendriessche

That the agenda be approved as presented.

Carried.

3. Disclosure of Pecuniary Interest

There were no declarations of pecuniary interest.

4. Presentation

4.1 Municipal Comprehensive Review Phase 1 - Official Plan Amendment Process

Brandon Sloan, General Manager, Community Development and Nicole Goodbrand, Project Lead, Long Range Planning & Special Projects, presented with the aid of a slide deck and responded to questions.

Mayor Martin passed the chair to Councillor Columbus at 8:56 a.m.

5. Deputations

5.1 David Holmes - Industrial Park Proposal, Courtland

David Holmes, presented deputation with the aid of a slide deck and responded to questions.

5.2 Eldon Darbyson - Residential Lands, Courtland

Eldon Darbyson, Director of Planning, G. Douglas Vallee Limited, presented deputation with the aid of a slide deck and responded to questions.

5.3 Ruchika Angrish - Protected Industrial to Urban Residential and Industrial Designation – Delhi

Benjamin Jealous, Owner of Blue Grass Estates Subdivision, provided deputation.

Ruchika Angrish, MCIP, RPP, The Angrish Group, provided deputation.

5.4 Dave Roe - Lands at Talbot and Hawtrey Rd., Delhi

Dave Roe, agent for property owner Robert Kowtaluk, provided deputation.

5.5 Dave Roe - Delhi Urban Area Boundary Changes

Dave Roe, agent for property owner Robert Kowtaluk, provided deputation.

5.6 Cheryl Shindruk - Delhi Golf Course

Cheryl Shindruk, Executive Vice-President, Geranium, provided deputation.

5.7 Jacob Damstra - Delhi Golf Course

Jacob Damstra was not in attendance.

- 5.8 Steven Ferri - Delhi Golf Course**
Steven Ferri, Partner, Loopstra Nixon LLP, provided deputation.
- 5.9 Mark Spence - Delhi Golf Course Lands**
Mark Spence, President Delhi & District Chamber of Commerce, provided deputation.
- 5.10 Carmen Jandu - Norfolk County Health and Education Precinct Proposal – Simcoe**
Carmen Jandu, Associate Senior Planner, Arcadis, provided a deputation.

Mayor Martin resumed the Chair at 9:40 a.m.

- 5.11 John Vallee - Concession 7, Waterford**
John Vallee, President and P. Eng, G. Douglas Vallee Limited, provided deputation with the aid of a slide deck.
- 5.12 John Vallee - Silvestri/Ghesquire Development – Simcoe**
John Vallee, President and P. Eng, G. Douglas Vallee Limited, provided deputation with the aid of a slide deck.
- 5.13 Tom O'Hara - Growth Study Results – Waterford**
Tom O'Hara, provided deputation with the aid of a slide deck.
- 5.14 Carmen Jandu re: Grow Norfolk – Waterford**
Carmen Jandu, Associate Senior Planner, Arcadis, provided deputation with the aid of a slide.
- 5.15 Cephas Panschow re: Municipal Comprehensive Review Phase 1 Official Plan Amendment - Norfolk North**
Cephas Panschow, Development Commissioner, Town of Tillsonburg, provided deputation.
- 5.16 Gordon Hough - Protected Industrial Lands, Norfolk North**
Gordon Hough was not in attendance.
- 5.17 Roger Van Muelen - Delhi Golf Course**
Roger Van Muelen, resident, provided deputation.
- 5.18 Jamie Baumgaertner - West Street, Simcoe**
Jamie Baumgaertner, resident, provided deputation.
- 5.19 Tony Lados - Delhi Golf Course**
Tony Lados, resident, provided deputation.

5.20 Sam Bunting - Simcoe Growth Plan

Sam Bunting, resident, provided deputation.

Council recessed at 10:35 a.m. Council reconvened at 10:48 a.m.

6. Written Comments Received

- 6.1 El-Ahmed Family - Proposal for Inclusion of Land in Urban Boundaries – 429 Ireland Road (Lot 4 Concession 6 Woodhouse)
- 6.2 Decarolis Farms Ltd. - Property on Evergreen Hill and Hilcrest Rd.
- 6.3 Norfolk County Condominium # 14 - Delhi Urban Boundary
- 6.4 Robert Knipf - Delhi Urban Boundary
- 6.5 Alan and Sharon Jaques - Delhi Urban Boundary
- 6.6 Arcadis Professional Services - Delhi Urban Boundary Expansions
- 6.7 John Klassen - Property in Tillsonburg
- 6.8 Robert Kowtaluk - Delhi Urban Boundary

7. Staff Reports/Discussion Items

7.1 Community Development Division

7.1.1 Municipal Comprehensive Review Phase 1 Official Plan Amendment, CD-24-053

7.1.2 Municipal Comprehensive Review - Expansion Lands by Urban Area

Nicole Goodbrand, Project Lead, Long Range Planning & Special Projects, and Brandon Sloan, General Manager, Community Development, presented with the aid of a slide deck and responded to questions.

Andrew Grice, General Manager, Environmental Services and Infrastructure, responded to questions.

John Regan, Director, Strategic Innovation and Economic Development responded to questions.

Resolution No. SC-019

Moved By: Councillor Vandendriessche

Seconded By: Councillor Duthie

That Council hereby amends the Schedule 1 – Courtland map as follows:

- Add in lands identified as ID 25, ID 26, ID 27 and ID 17, as set out on Schedule 8; and

Directs that it be brought back to a future council meeting for inclusion in and consideration of the final Official Plan amendment.

Resolution No. SC-020

Moved By: Councillor Van Paassen

Seconded By: Councillor Veri

That the main motion respecting Schedule 1 - Courtland be amended by adding lands identified as:

South of the Rail Line, from Highway 59 to Plowmans Line, to the creek hazard lands to the south.

Resolution No. SC-021

Moved By: Councillor Huffman

Seconded By: Councillor Brunton

That the motion to amend the main motion respecting Schedule 1 - Courtland be deferred to the next council meeting.

Carried.

Council directed staff to bring back a report regarding the lands identified in the amending motion respecting Schedule 1 - Courtland.

Mayor Martin called a vote on the main motion and confirmed that it was,

Carried.

Resolution No. SC-022

Moved By: Councillor Veri

Seconded By: Councillor Columbus

That Council hereby endorses the Schedule 5 – Port Dover_map as presented and directs that it be brought back to a future council meeting for inclusion in and consideration of the final Official Plan amendment.

Carried.

Resolution No. SC-023

Moved By: Councillor Van Paassen

Seconded By: Councillor Huffman

That Council hereby endorses Schedule 13, depicting the current Port Rowan urban boundaries, as presented, and directs that it be brought back to a future council meeting for inclusion in and consideration of the final Official Plan amendment.

Carried.

Council recessed at 1:04 p.m. Council reconvened at 1:37 p.m.

Council separated the questions in the proposed motion regarding Schedule 2B - Delhi.

Resolution No. SC-024

Moved By: Councillor Van Paassen

Seconded By: Councillor Veri

That Council hereby amends the Schedule 2 – Delhi A – Option 2 B map as follows:

- Add in lands identified as the entire golf course property, being all of ID #3 and #4.

Carried.

That Council hereby further amends the Schedule 2 – Delhi A – Option 2 B_map as follows:

- Add in lands identified as ID #28,
 - the lower portion of parcels ID #30, #22 and #32 with a new boundary line straight across to Norwich Road
 - The lower part of ID #46, all of ID # 12
 - Change 6 acres identified to be removed on schedule 9 at the end of Argyle Avenue, from protected industrial to residential and retain in the urban boundary.
- Remove lands identified as ID #18; and

Directs that it be brought back to a future council meeting for inclusion in and consideration of the final Official Plan amendment.

Carried.

Councillor Masschaele left the meeting at 2:20 p.m. and rejoined at 2:30 p.m.

Resolution No. SC-025

Moved By: Councillor Duthie

Seconded By: Councillor Huffman

That Council hereby amends the Schedule 3 – Simcoe_map as follows:

- Add in lands identified as ID #1, #2, #10, #11, #21, #37 and #54 with special provision respecting #37 and #54, as set out in the staff report; and

Directs that it be brought back to a future council meeting for inclusion in and consideration of the final Official Plan amendment.

Carried.

Resolution No. SC-026

Moved By: Councillor Van Paassen

Seconded By: Councillor Duthie

That Council hereby amends the Schedule 4 A – Waterford -Option 1_map as follows:

- Add in lands identified as ID #7, #8,
- Remove lands identified as the eastern portion of ID #6; and

Directs that it be brought back to a future council meeting for inclusion in and consideration of the final Official Plan amendment.

Carried.

Resolution No. SC-027

Moved By: Councillor Huffman

Seconded By: Councillor Vandendriessche

That Council hereby directs that the Official Plan Amendment be brought back to the May Council meeting; and

That further deputations and written correspondence shall be considered beginning at 5:00 p.m.

Carried.

8. Confirming By-Law

8.1 By-Law 2024-40 - Confirm Proceedings of Special Council, April 16, 2024

Resolution No. SC-028

Moved By: Councillor Van Paassen

Seconded By: Councillor Vandendriessche

That By-Law 2024-40 being a By-law to confirm the proceedings of the Council of Norfolk County at this Special Council Meeting held on the 16th day of April 2024 be approved.

Carried.

9. Adjournment

Resolution No. SC-029

Moved By: Councillor Van Paassen

Seconded By: Councillor Masschaele

That Council be adjourned at 2:47 pm.

Carried.

Mayor: A. Martin

Clerk: G. Scharback