



Planning & Development Division  
1 Main Street South  
Hagersville, ON N0A 1H0

Phone: 905-318-5932  
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## **PUBLIC CONSULTATION STRATEGY – COMPLEX FORM**

### **OFFICIAL PLAN & ZONING BY-LAW AMENDMENTS, PLANS OF SUBDIVISION AND CONSENTS**

As per recent changes to the *Planning Act* introduced through Bill 73, *Smart Growth for Our Communities Act, 2015*, a public consultation strategy is required for applications for Official Plan amendments, Zoning By-law amendments, plans of subdivision, and consents before the application is deemed to be 'complete' as defined by the *Planning Act*.

The purpose of this particular change to the *Planning Act* is to highlight the importance of public participation, to provide the public with greater certainty regarding how they will be engaged in the planning process, and to provide municipalities with the opportunity to create locally-tailored public consultation policies.

Formal notifications of planning applications, as prescribed by the *Planning Act*, include:

- 1) Circulation via mail to all landowners within 120 meters of the subject lands; and
- 2) Posting of a public notice sign, which is clearly visible and legible from a public highway or other place to which the public has access.

To meet the expectations of the public consultation strategy requirement, as prescribed by changes made to the *Planning Act* through Bill 73, Haldimand County requires that you hold a private open house to inform the surrounding landowners of your proposal prior to or during the processing of your planning application. Please answer the following questions regarding the required open house.

- 1) What was the date of the open house? April 15, 2019
- 2) Where did the open house occur? Lion's Club, 18 Main Avenue West, Fisherville, ON
- 3) Was the open house open to all residents of Haldimand County?

☐ Yes ☒ No

If no, please indicate on the first attached list 'Residents/Landowners Invited to Open House' which residents/landowners were invited, and the address of their properties. If there is not enough room provided on this form or another form was used, please attach this information. If planning staff assisted in the preparation of the mailing list, planning staff will attach the mailing list to this form. Planning Staff circulated the notice to residents of Fisherville. The Ward Councillor was also contacted.

- 4) How were the invitations sent out? **(Please attach a copy of the invitation)**

- ☒ Mail
- ☒ E-Mail (Ward Councillor)
- ☐ Advertising

Please indicate the place/format (i.e. newspaper, posters, website) that the proposal was advertised in, and the date of advertising:

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- ☐ Social Media

Please indicate the social media format and date, and any additional details:

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- 5) If applicable, what date were the invitations sent out? March 27, 2019
- 6) If applicable, in the second attached list 'Open House Attendance List' please indicate the residents/landowners that attended the open house. If there is not enough room provided on this form or another form was used, please attach this information.  
Attached.

7) What information was available and/or discussed at the open house? (please attach any handouts that were available at the open house)

- original Draft Plan of Subdivision drawing (24x36) on an easel

- smaller reduced size of the Draft Plan of Subdivision drawing (8.5 x 11) for residents to take

- notice of open house meeting which includes the development proposal, key map showing the subject lands, description

of the surrounding location, owner of the subject lands, date, time and location of the Open House and Committee in Council

meetings, City Subdivision and Zoning file numbers, information regarding the statutory public meeting, appeal rights,

name of subdivision, types of applications applied for, County Planner contact information and IBI contact information

- Business cards from John Ariens and Carmela Agro were made available

- a power point presentation was provided, with copies the public, a full presentation and Q & A were undertaken

8) What issues arose during the open house and what potential solutions were discussed?

A full presentation was prepared by IBI group detailing the development proposal, studies that were prepared to facilitate

the development, owner information, IBI's contact information, area of land, location, draft plan of subdivision drawing,

Draft Plan and Zoning By-law application information, next steps in the planning process, appeal rights, County Planner

contact information, Subdivision and Zoning County file numbers and the tentative Statutory public meeting. After the

presentation was concluded, a Q & A was opened to the public. Questions regarding engineering, drainage, transportation,

the design of the SWM pond, flooding, time line of construction, parkland dedication, types of buildings to be constructed.

Responses were provided to members of the public regarding all the above noted items. Members of the public were

satisfied with these responses and were encourage to provide formal comments to County staff. Engineering will be

address through detailed design after conditional approval. All other details of the planning process were explained.

Concerns regarding construction time lines as well as potentially using the emergency entrance as a temporary construction entrance

9) Is there any additional information that you wish to be considered? were discussed.

Details regarding the land transfer of the cul-de-sac through the extension of Held Crescent. IBI is currently awaiting

comments from County staff regarding this matter as well as any other information regarding engineering and the

submission packages. Only minor zoning comments, LPCA and engineering have been provided. Zoning acknowledged

the amendment information provided in the submission and engineering and the Long Point Conservation Authority

indicated that there are no comments until detailed design is provided. A preliminary design was provided through the initial submission. Residents also requested that potentially construction materials could temporarily use the proposed emergency entrance from the Lion's Club during the construction stage rather than Nablo Street and Held Crescent.

See enclosed Open House sign in sheet.

## Residents/Landowners Invited To Open House

[illegible]



In addition to the required open house, please select any and all forms of further public consultation that you, as the applicant/agent/landowner have undertaken or intend to undertake on the following page.

Please select further public consultation measures that you have undertaken or intend to undertake:

- ☐ None;
- ☒ Speak to adjacent landowners directly about the proposed development (please indicate whom you spoke to and their addresses); Conversations were had with all the public who attended the open house. This also included representatives from the Lion's Club.
- ☒ Post signs within a common area (for multi-residential buildings and developments);
- ☐ Advertise the proposal and public meeting in a local newspaper (please discuss this with planning staff prior to initiating);
- ☒ Other measures (please elaborate)

The Ward Councillor attended the open house. IBI Group reached out prior to the meeting to discuss the development proposal. Conversations were had regarding the public's concerns at the meeting as well.

Details of discussions that you have had or intend to have with adjacent landowners:

Engineering, flooding, time line of construction, potential noise complaints from the Lion's Club, traffic, types of houses to be

built, use of emergency entrance as a temporary construction entrance, fencing from the Lion's club

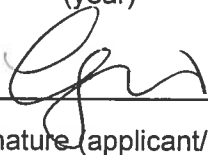
Issues that you foresee arising or that have arisen as a result of your discussions with adjacent landowners, and solutions discussed / proposed:

None.

Dated this 16 day of April, 2019  
(month) (year)

Carmela Agro

Please print name

  
Signature (applicant/agent/owner)

Please discuss your proposal with planning staff in advance of submission of any application, and return this complete form to the:

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