

THE CORPORTATION OF HALDIMAND COUNTY

By-law Number -HC/21

Being a by-law to further amend the Haldimand County Official Plan with the implementation of a Growth Strategy

WHEREAS this by-law is enacted in accordance with Sections 17, 21, and 26 of the *Planning Act*, R.S.O., c.P.13, as amended;

AND WHEREAS Haldimand County deems it expedient to implement a Growth Strategy for the urban communities in Haldimand County by amending urban boundaries, amending and adding land use designations, amending and adding Employment Area designations, and by amending and adding site specific policies,

AND WHEREAS Haldimand County deems it expedient to implement a water supply protection corridor from the Nanticoke Water Treatment Plant to serve the communities of Caledonia and Cayuga,

NOW THEREFORE, the Council of The Corporation of Haldimand County enacts as follows:

1. **THAT** Amendment No. 57 to the Haldimand County Official Plan that applies County wide, consisting of the maps and explanatory text, as attached to form a part of this by-law, be hereby adopted.
2. **THAT** Amendments No. 58, 59, and 60 to the Haldimand County Official Plan that apply to specific parcels of land in Caledonia and Dunnville, consisting of maps and explanatory text, as attached to form a part of this by-law be hereby adopted.
3. **AND THAT** this by-law shall take force and effect on the date of passing hereof.

READ a first and second time this 16th day of February, 2021.

READ a third time and finally passed this 16th day of February, 2021.

MAYOR

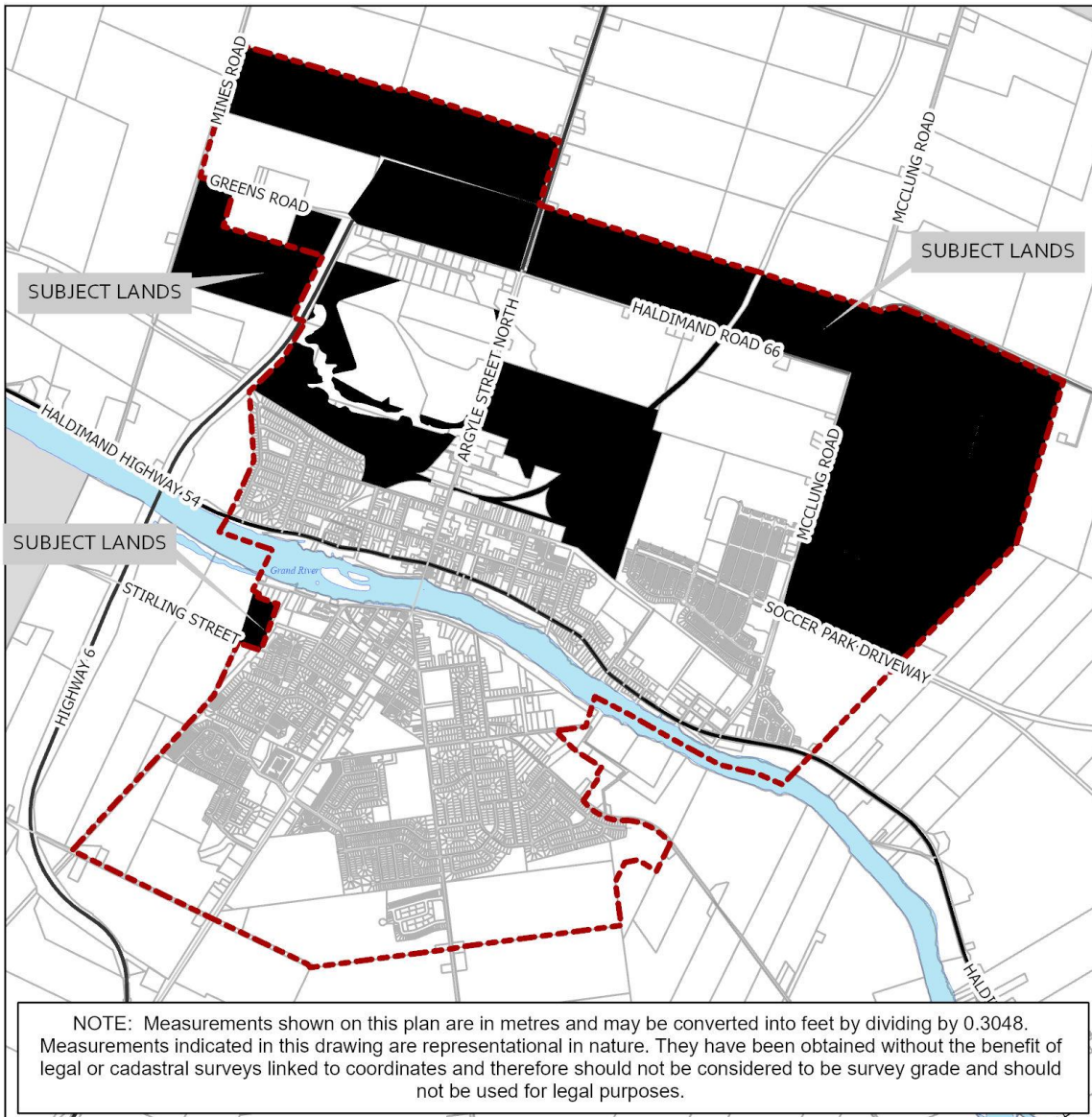
CLERK

SCHEDULES

Amendment No. HCOP-57 To the Haldimand County Official Plan



0 20 40 60
Metres



NOTE: Measurements shown on this plan are in metres and may be converted into feet by dividing by 0.3048. Measurements indicated in this drawing are representational in nature. They have been obtained without the benefit of legal or cadastral surveys linked to coordinates and therefore should not be considered to be survey grade and should not be used for legal purposes.

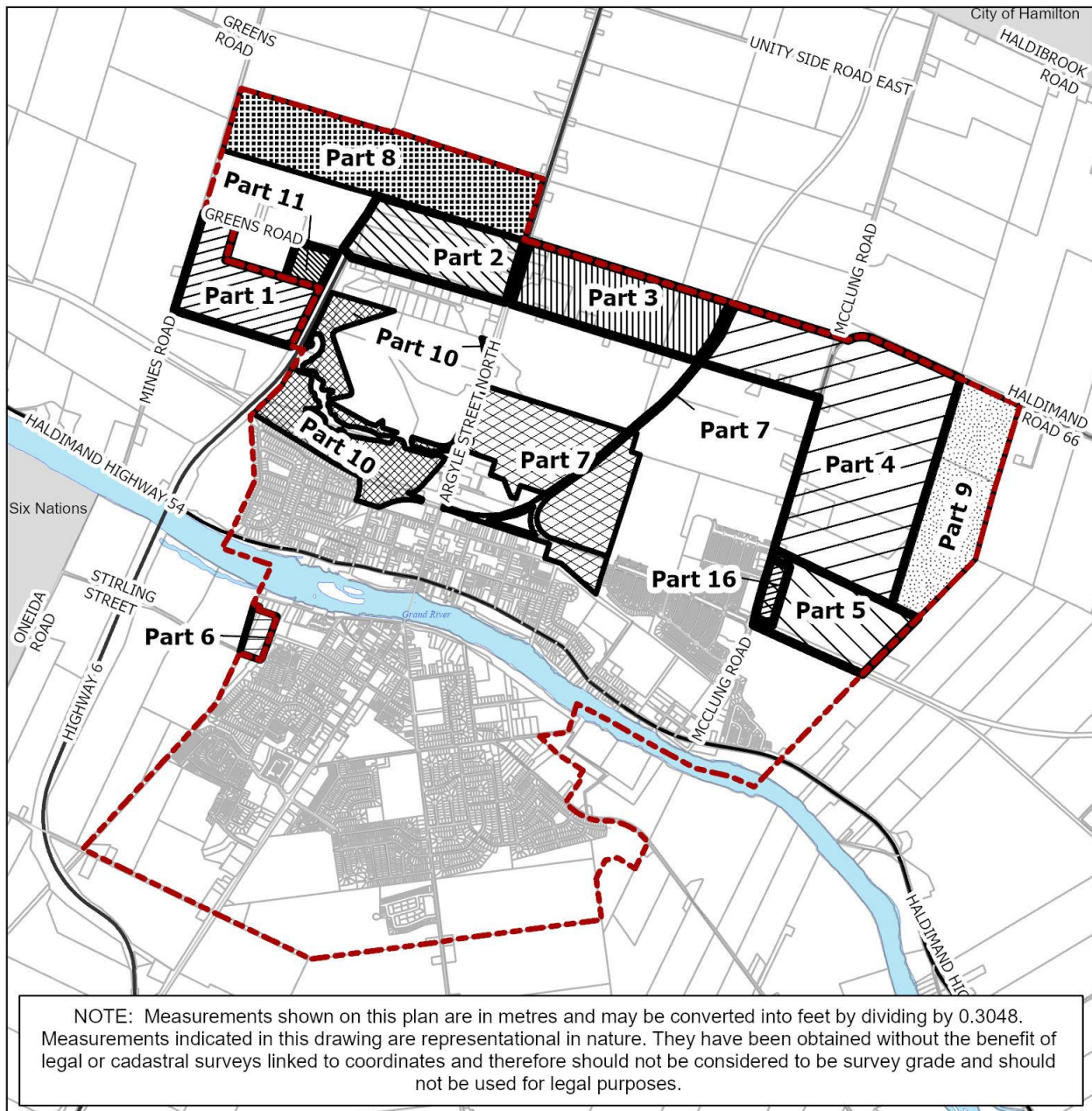
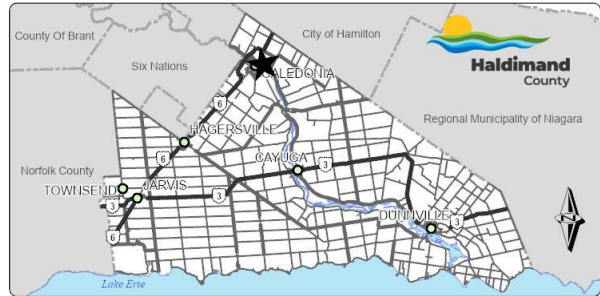
SCHEDULE 'A' - MAP 1 of 3

Amendment No. HCOP-57

To the Haldimand County Official Plan



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Metres



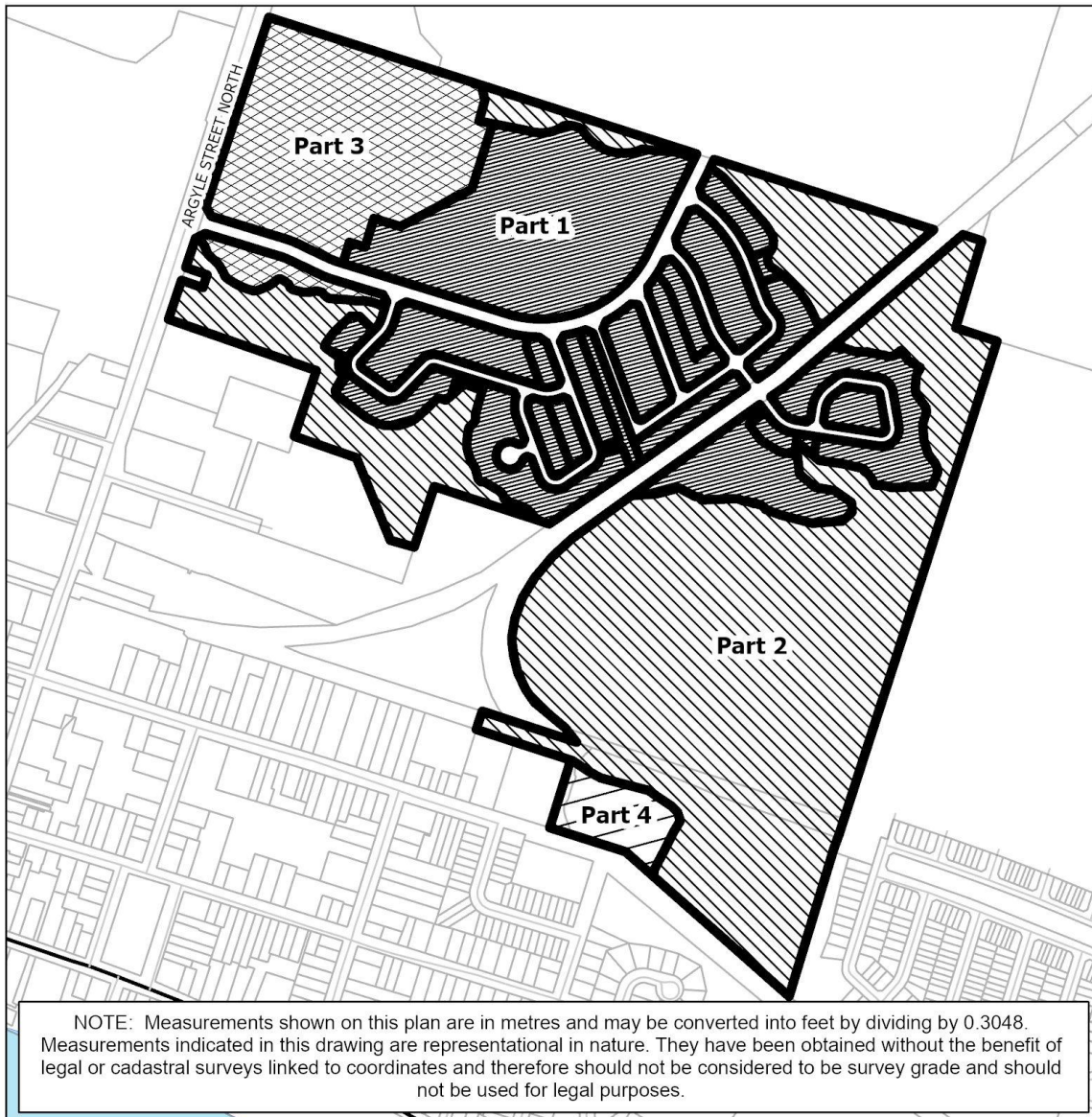
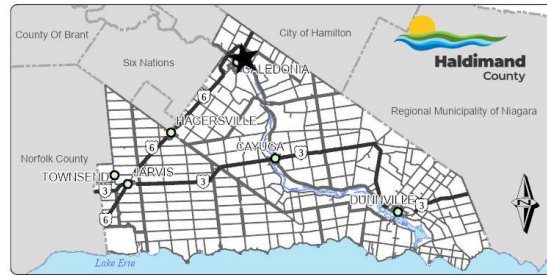
SCHEDULE 'A' - MAP 2 of 3

Amendment No. HCOP-57

To the Haldimand County
Official Plan



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Metres



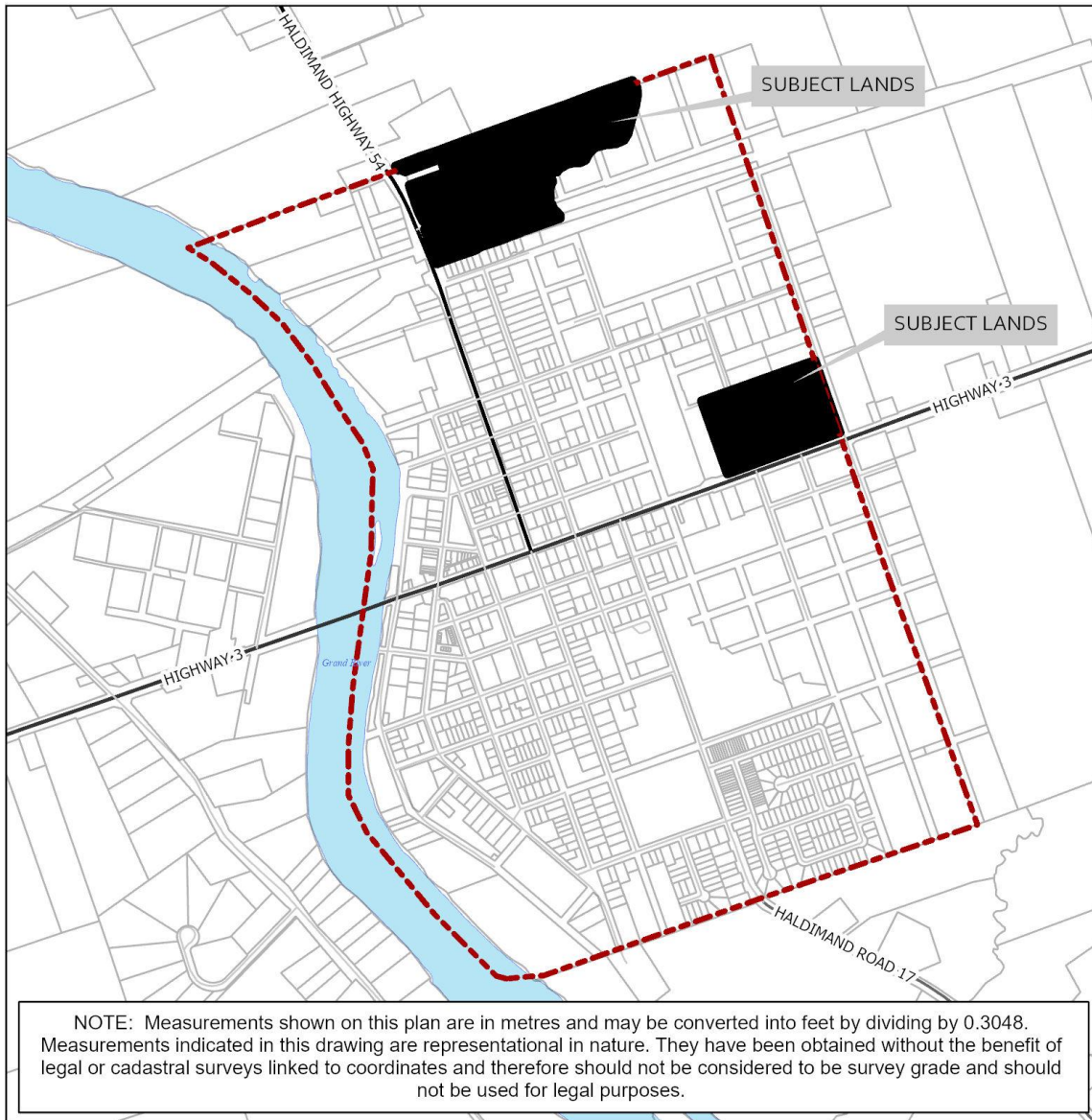
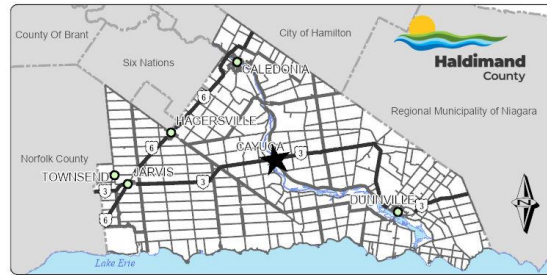
SCHEDULE 'A' - MAP 3 of 3

Amendment No. HCOP-57

To the Haldimand County Official Plan



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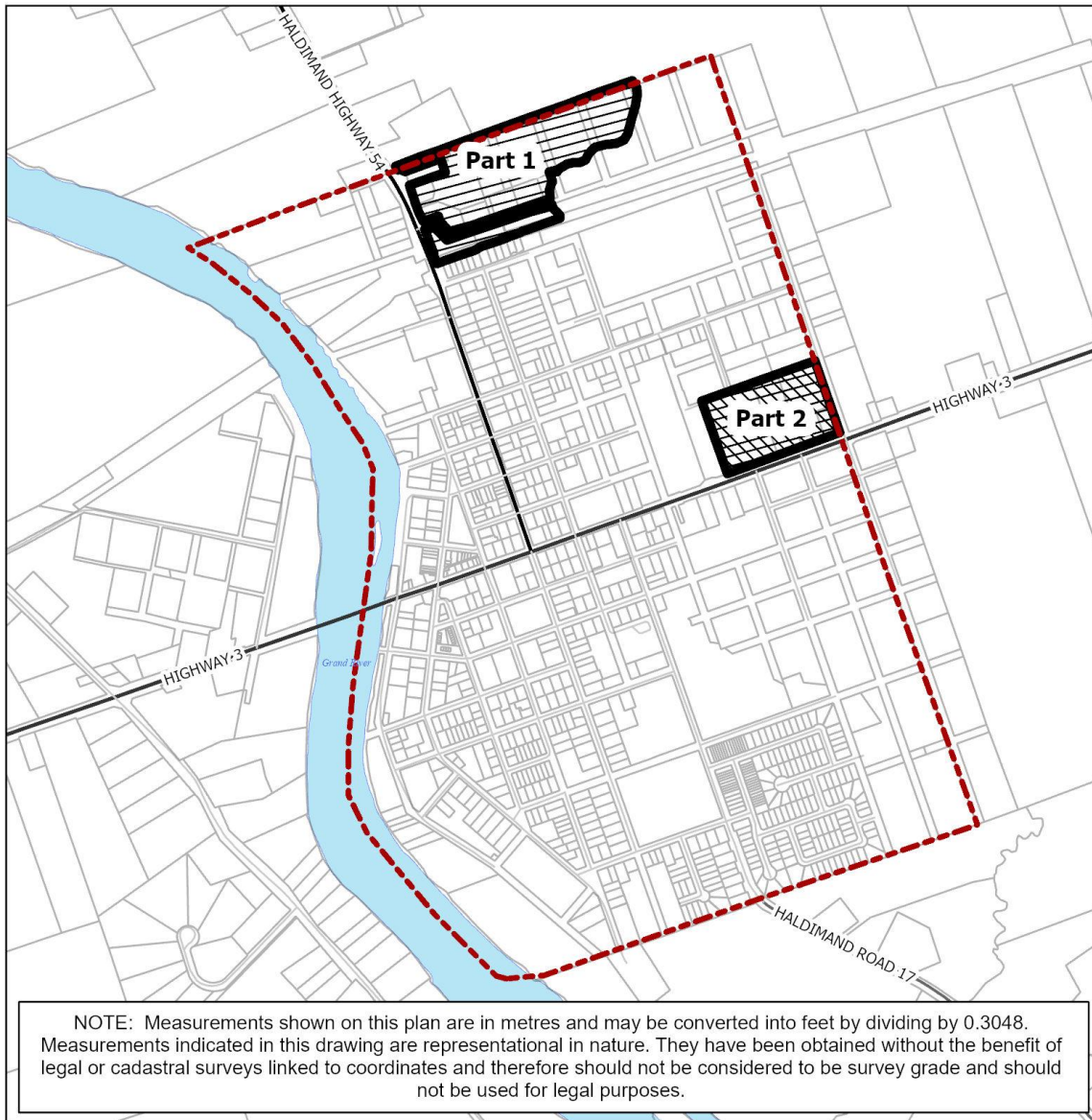
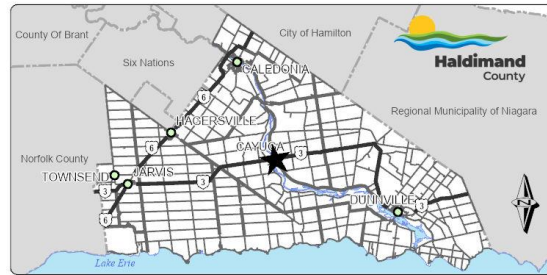
SCHEDULE 'B' - MAP 1 of 2

Amendment No. HCOP-57

To the Haldimand County
Official Plan



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Metres



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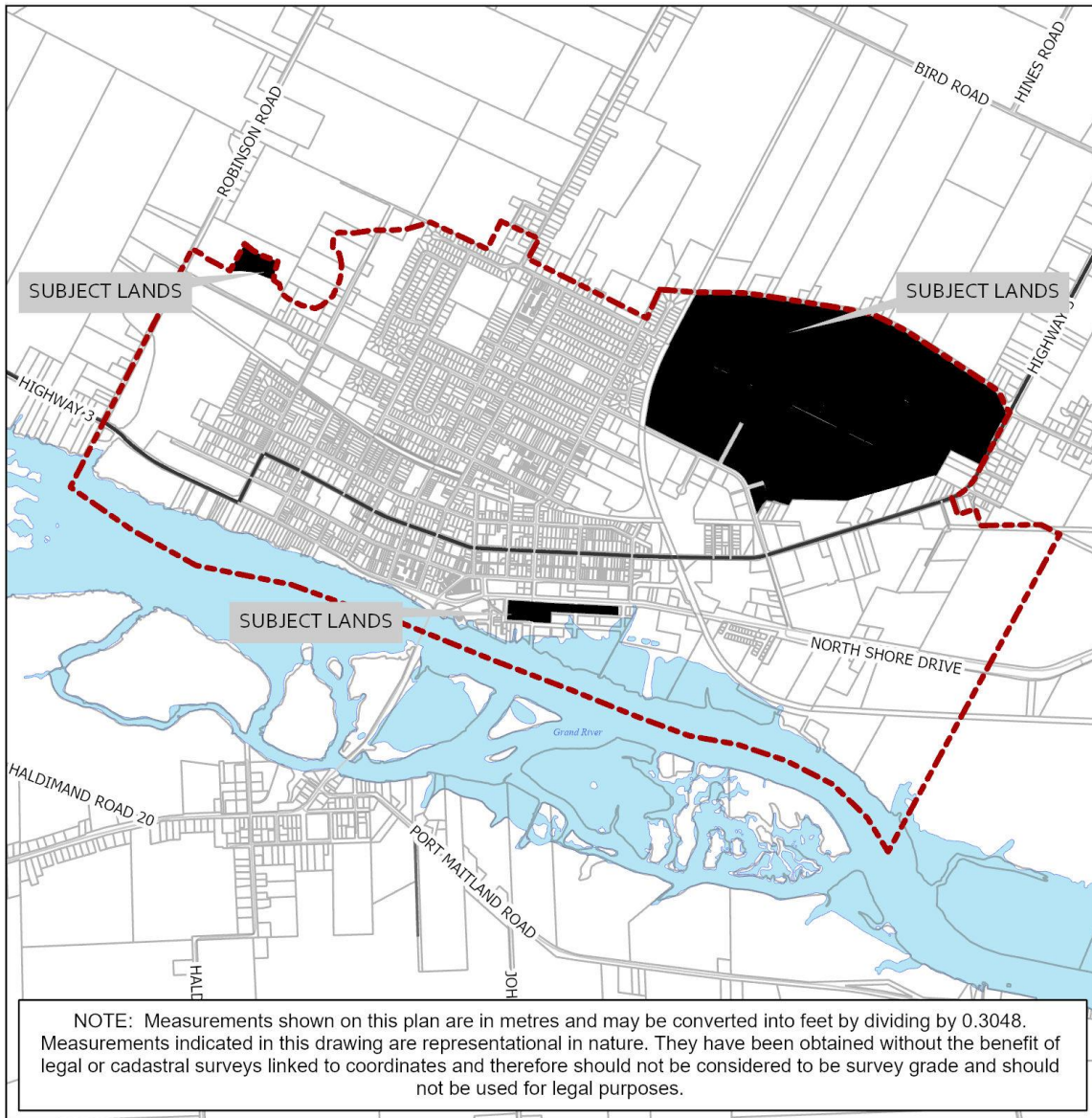
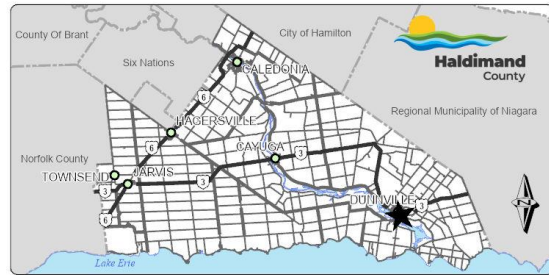
SCHEDULE 'B' - MAP 2 of 2

Amendment No. HCOP-57

To the Haldimand County
Official Plan



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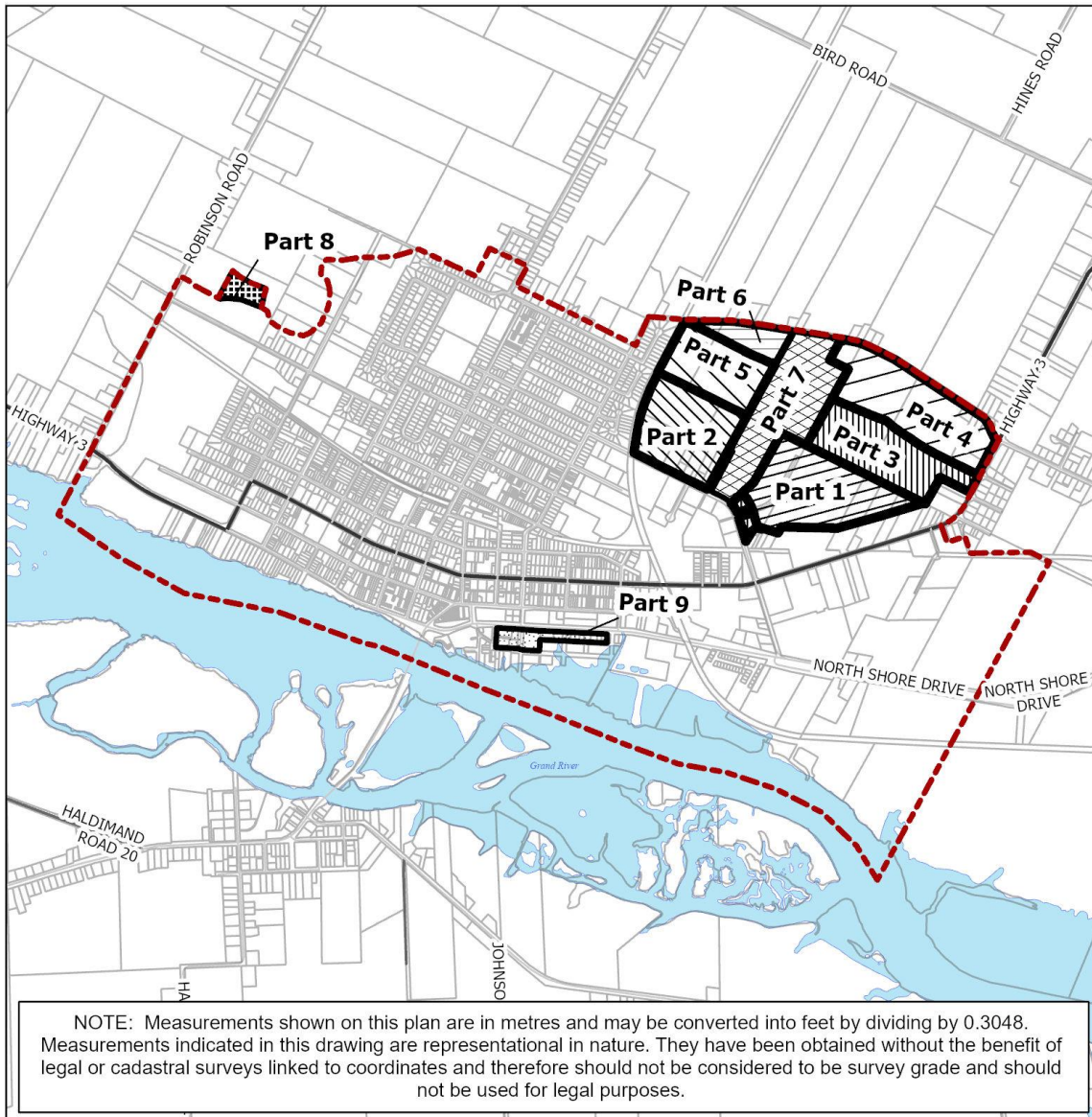
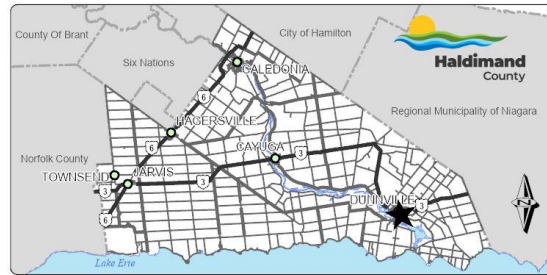
SCHEDULE 'C' - MAP 1 of 2

Amendment No. HCOP-57

To the Haldimand County
Official Plan



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Metres



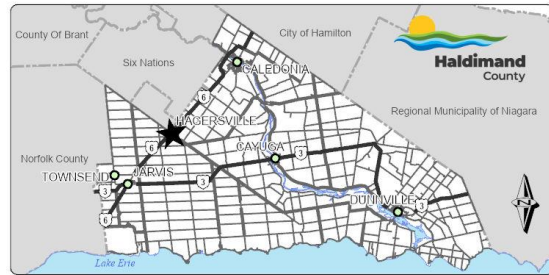
SCHEDULE 'C' - MAP 2 of 2

Amendment No. HCOP-57

To the Haldimand County
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Metres



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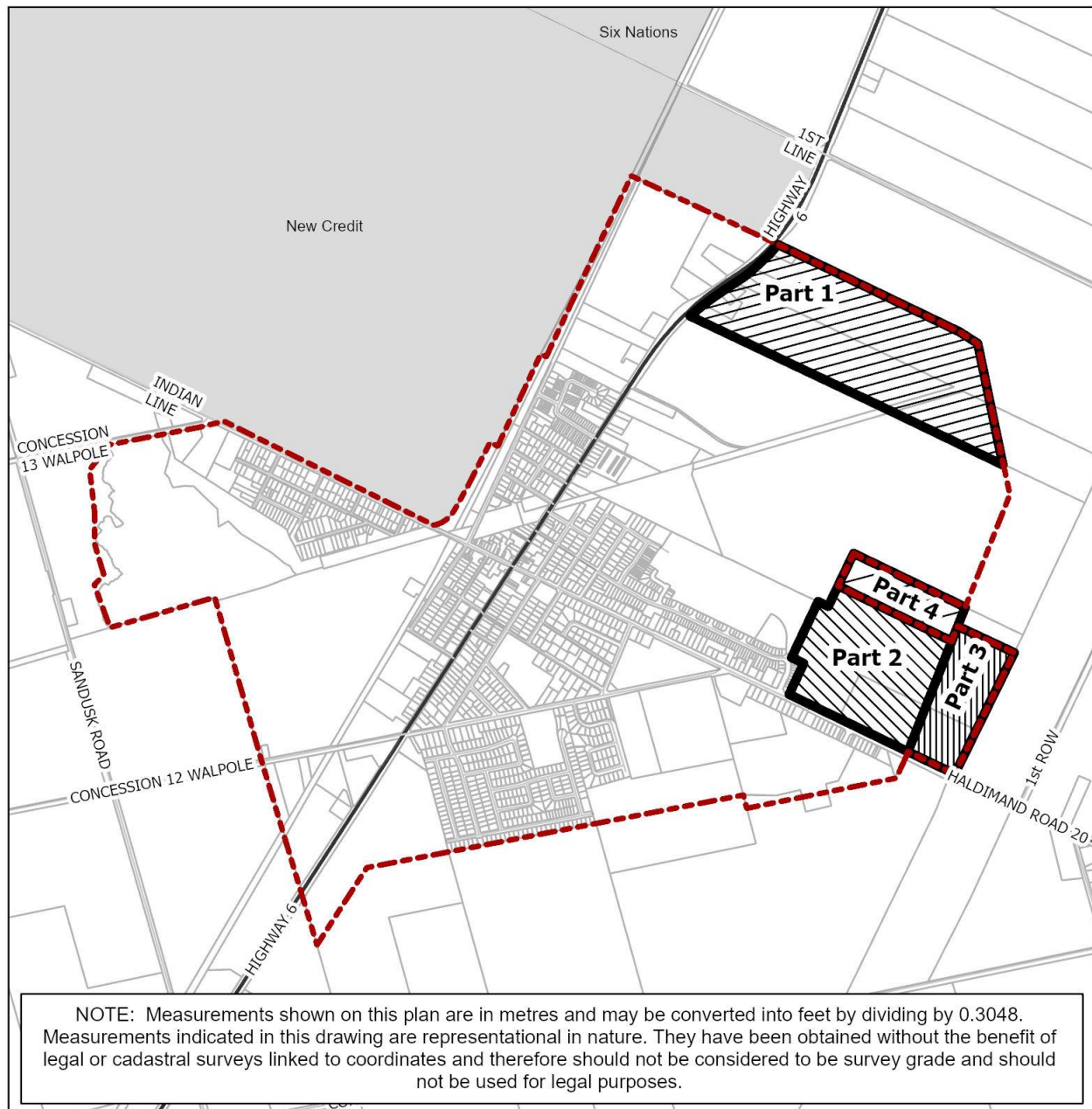
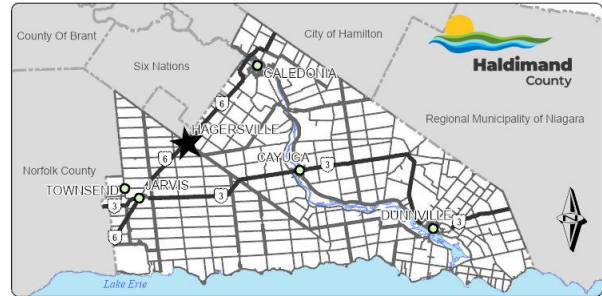
SCHEDULE 'D' - MAP 1 of 2

Amendment No. HCOP-57

To the Haldimand County Official Plan



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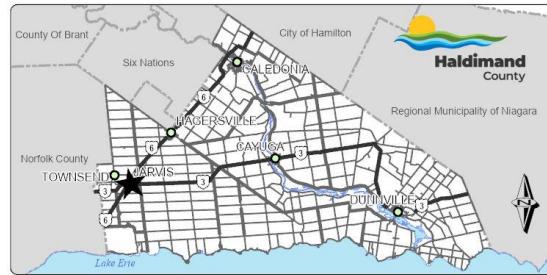
SCHEDULE 'D' - MAP 2 of 2

Amendment No. HCOP-57

To the Haldimand County
Official Plan



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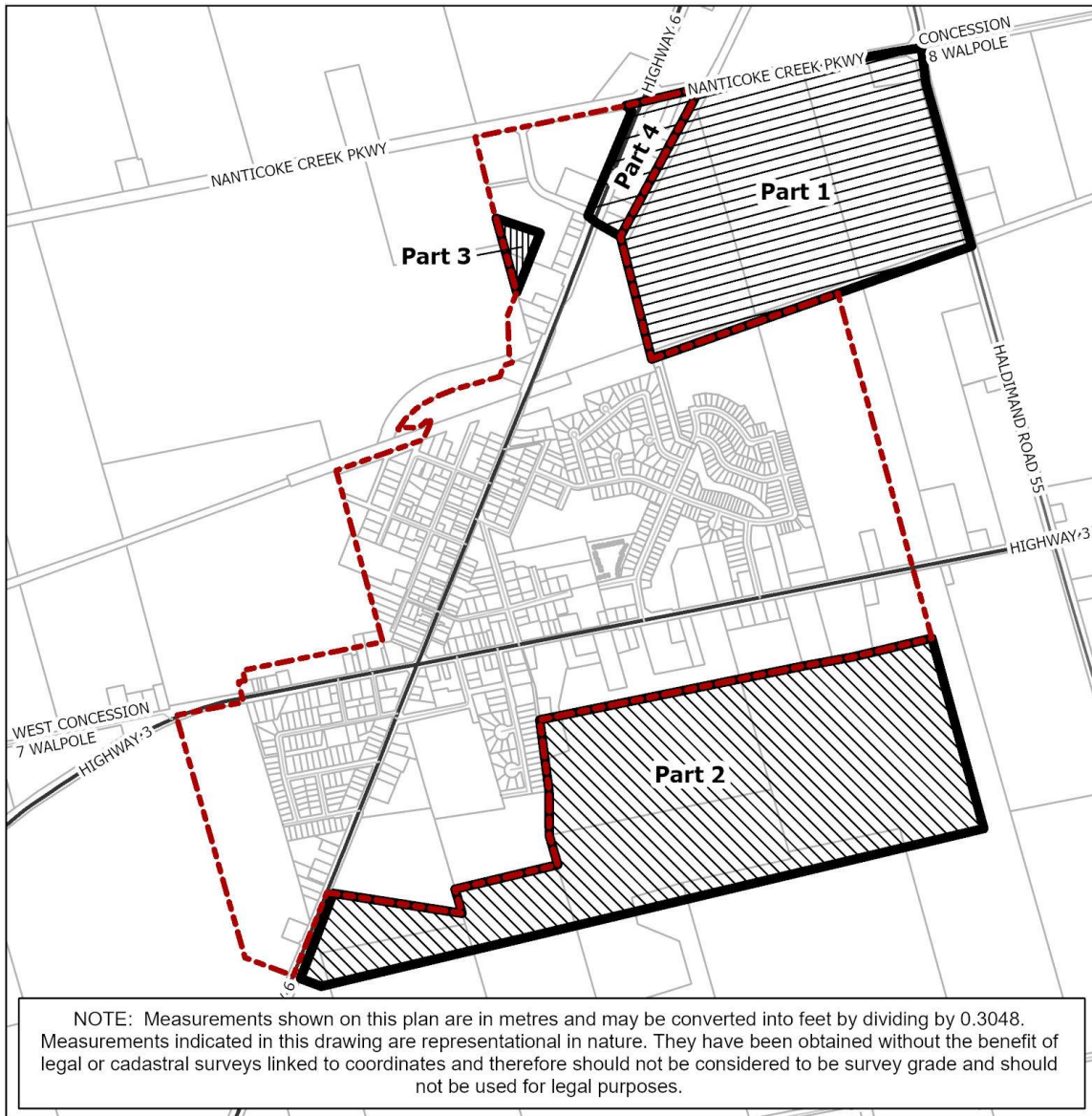
SCHEDULE 'E' - MAP 1 of 2

Amendment No. HCOP-57

To the Haldimand County
Official Plan



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Metres



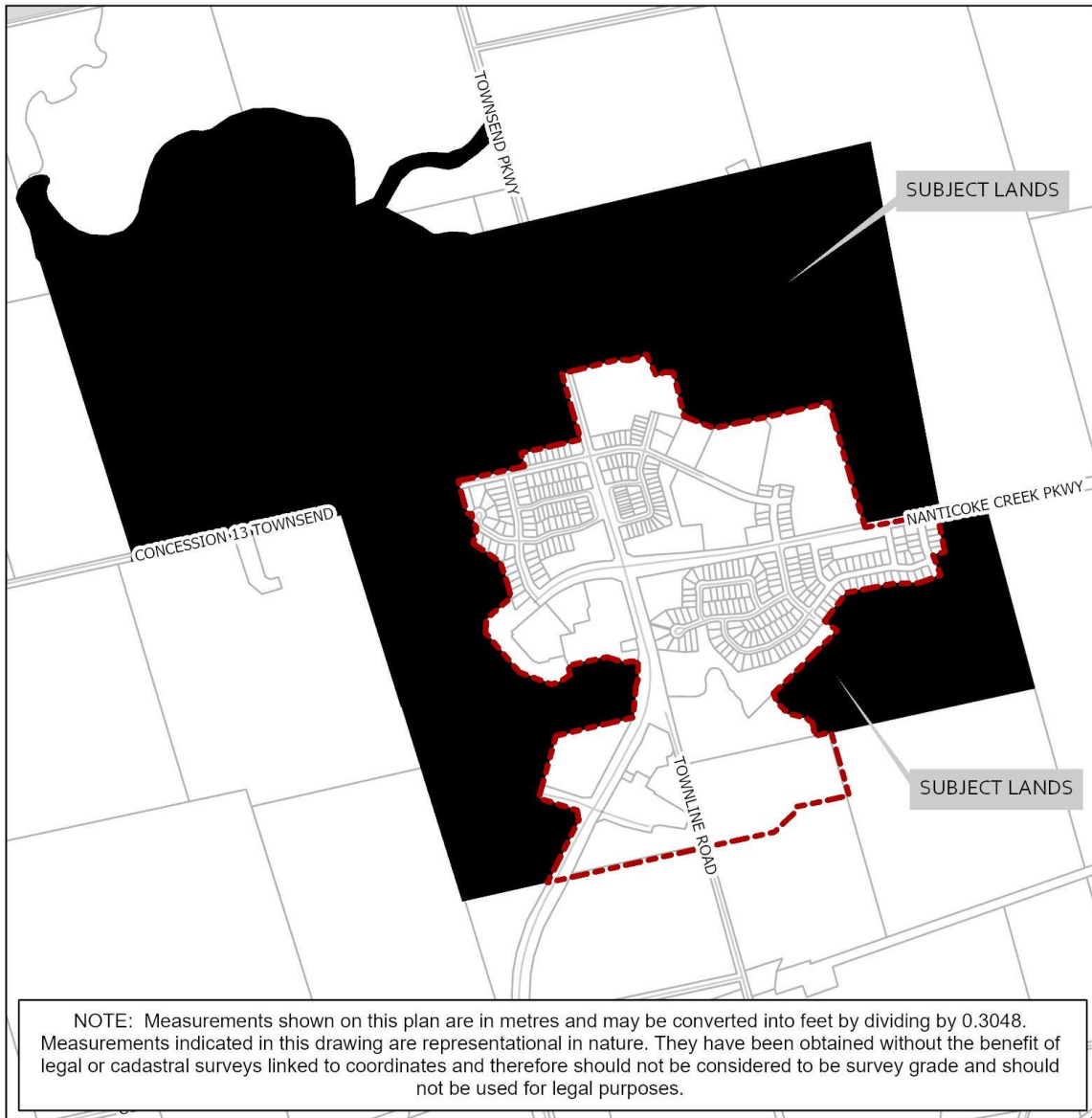
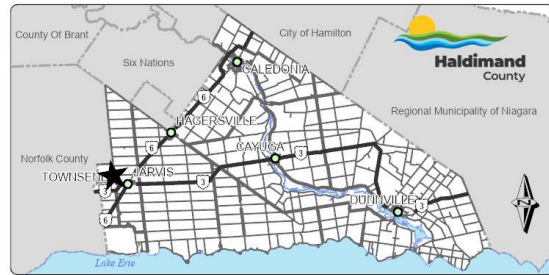
SCHEDULE 'E' - MAP 2 of 2

Amendment No. HCOP-57

To the Haldimand County
Official Plan



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Metres



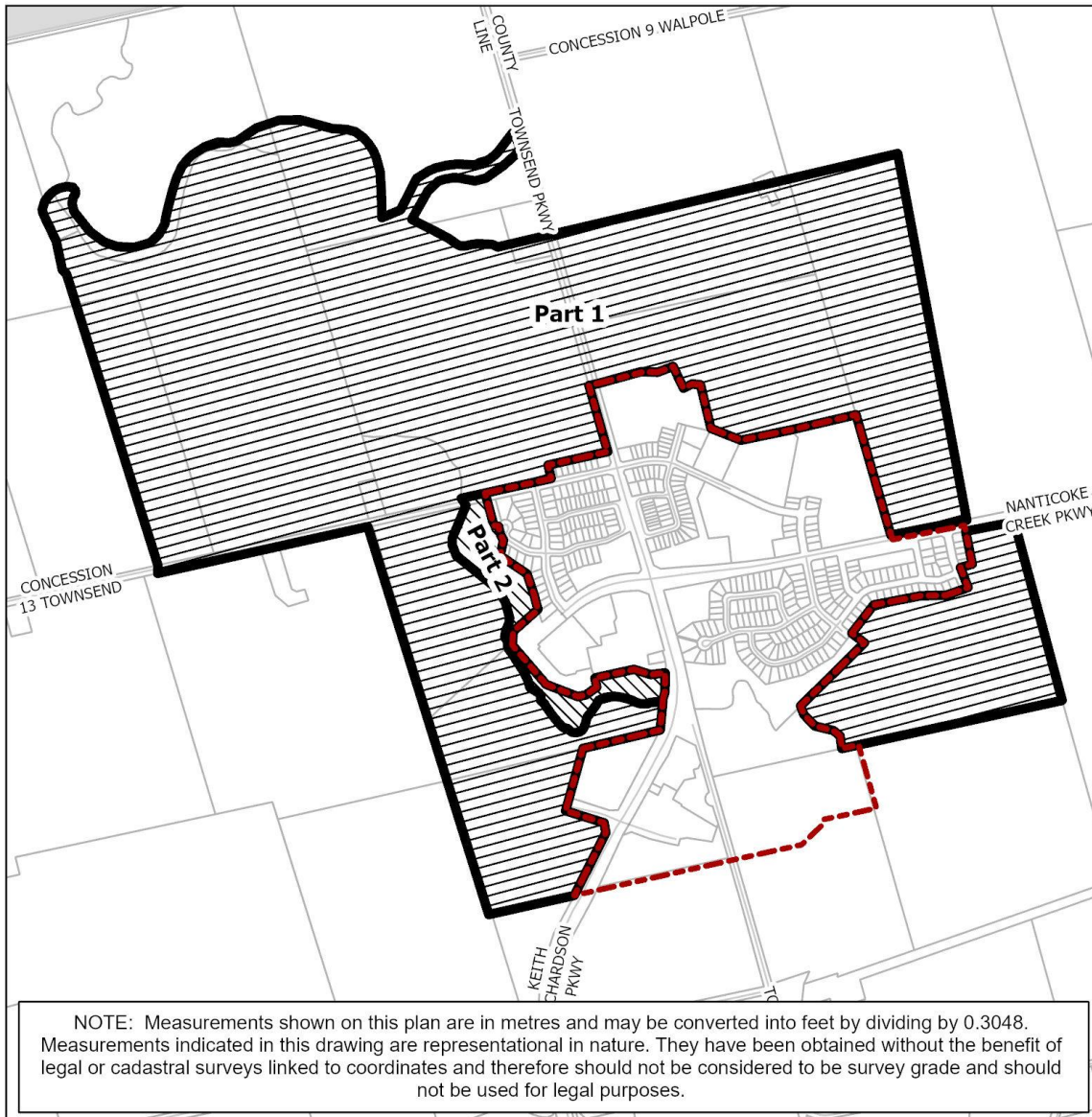
SCHEDULE 'F' - MAP 1 of 2

Amendment No. HCOP-57

To the Haldimand County
Official Plan



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Metres



SCHEDULE 'F' - MAP 2 of 2

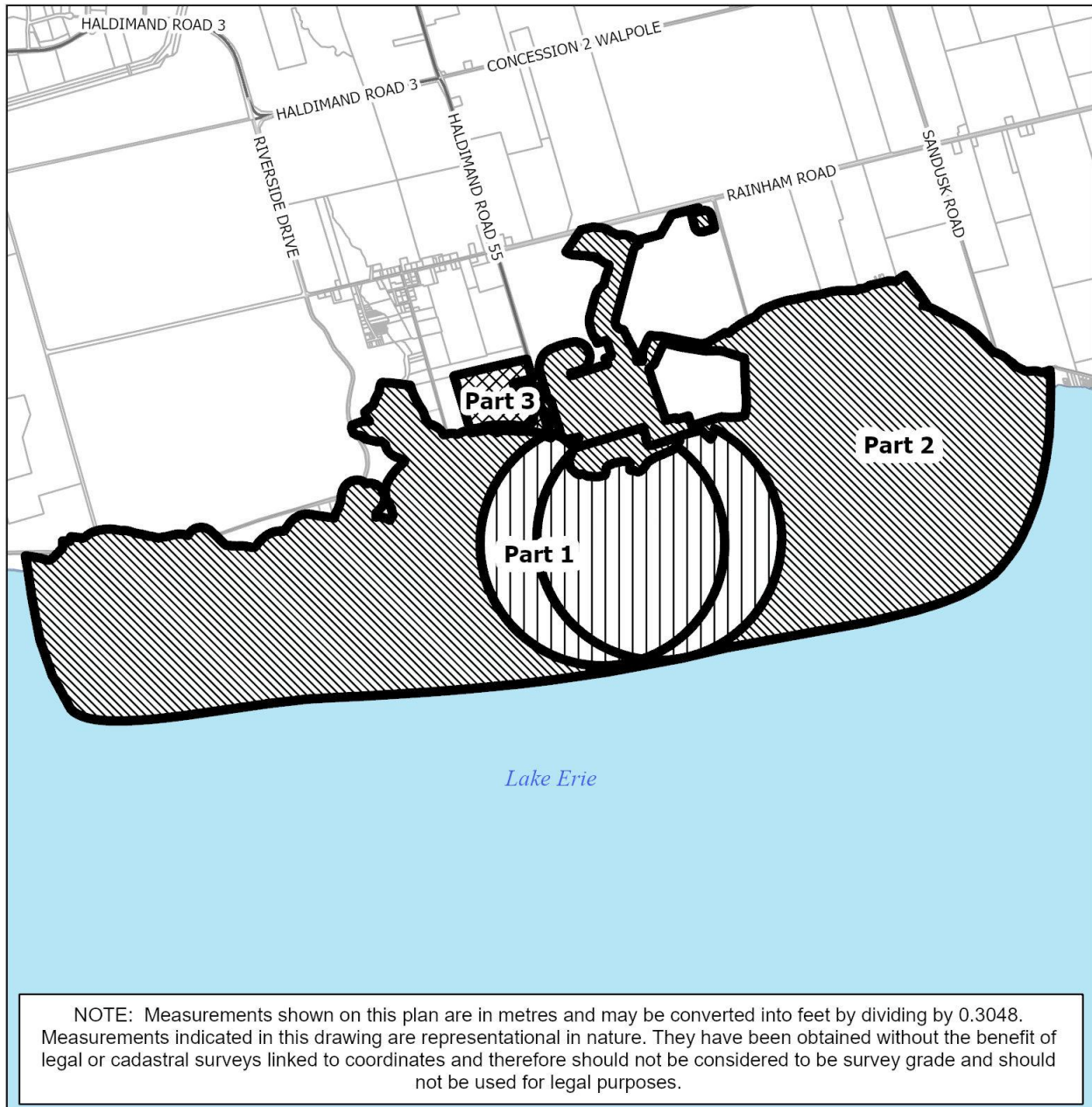
Amendment No. HCOP-57

To the Haldimand County

Official Plan



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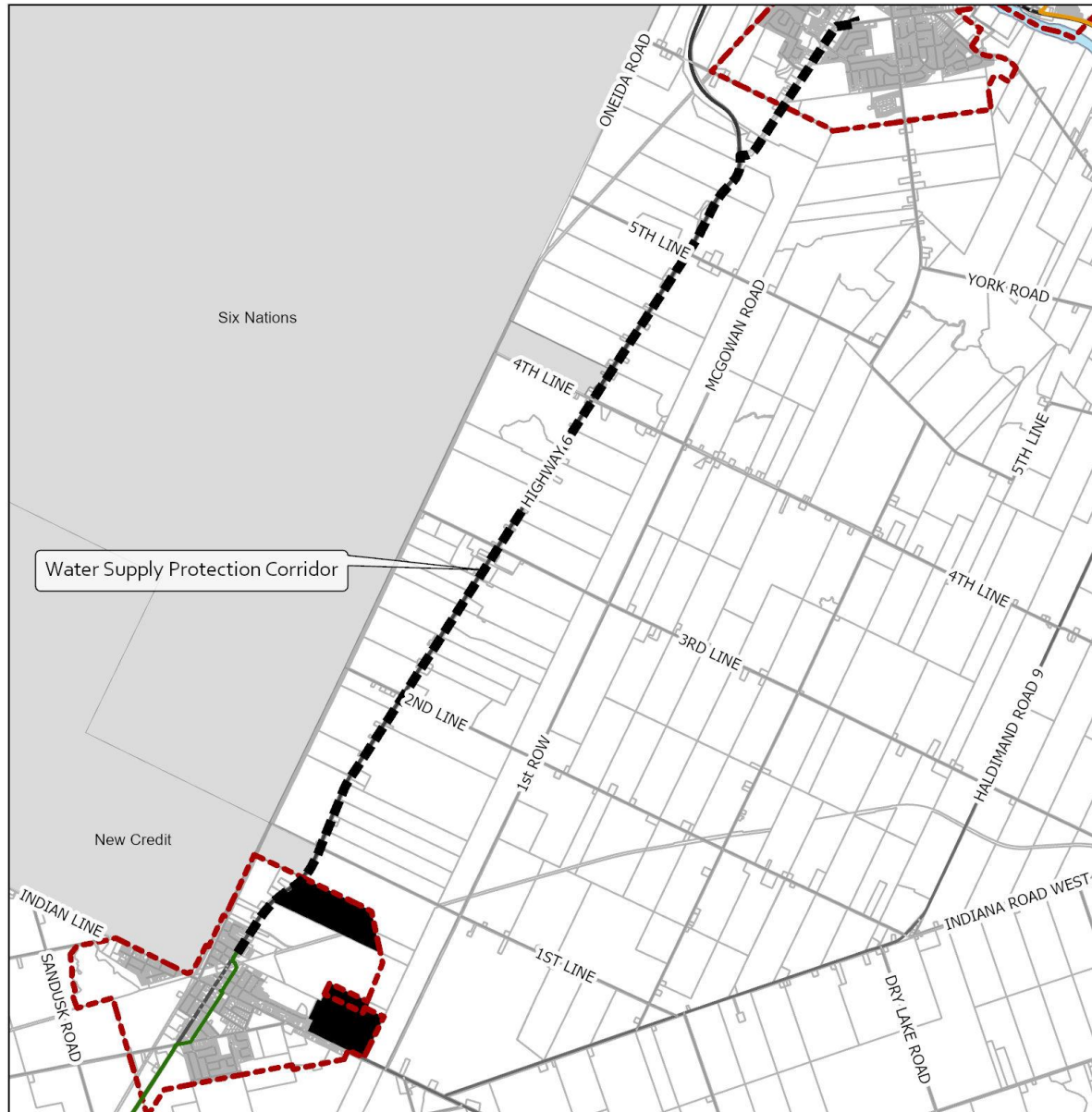
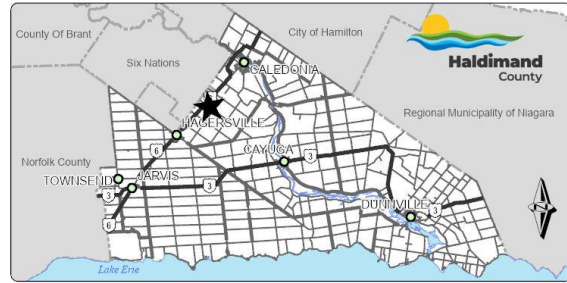
SCHEDULE 'G' - MAP 1 of 1

Amendment No. HCOP-57

To the Haldimand County
Official Plan



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Metres



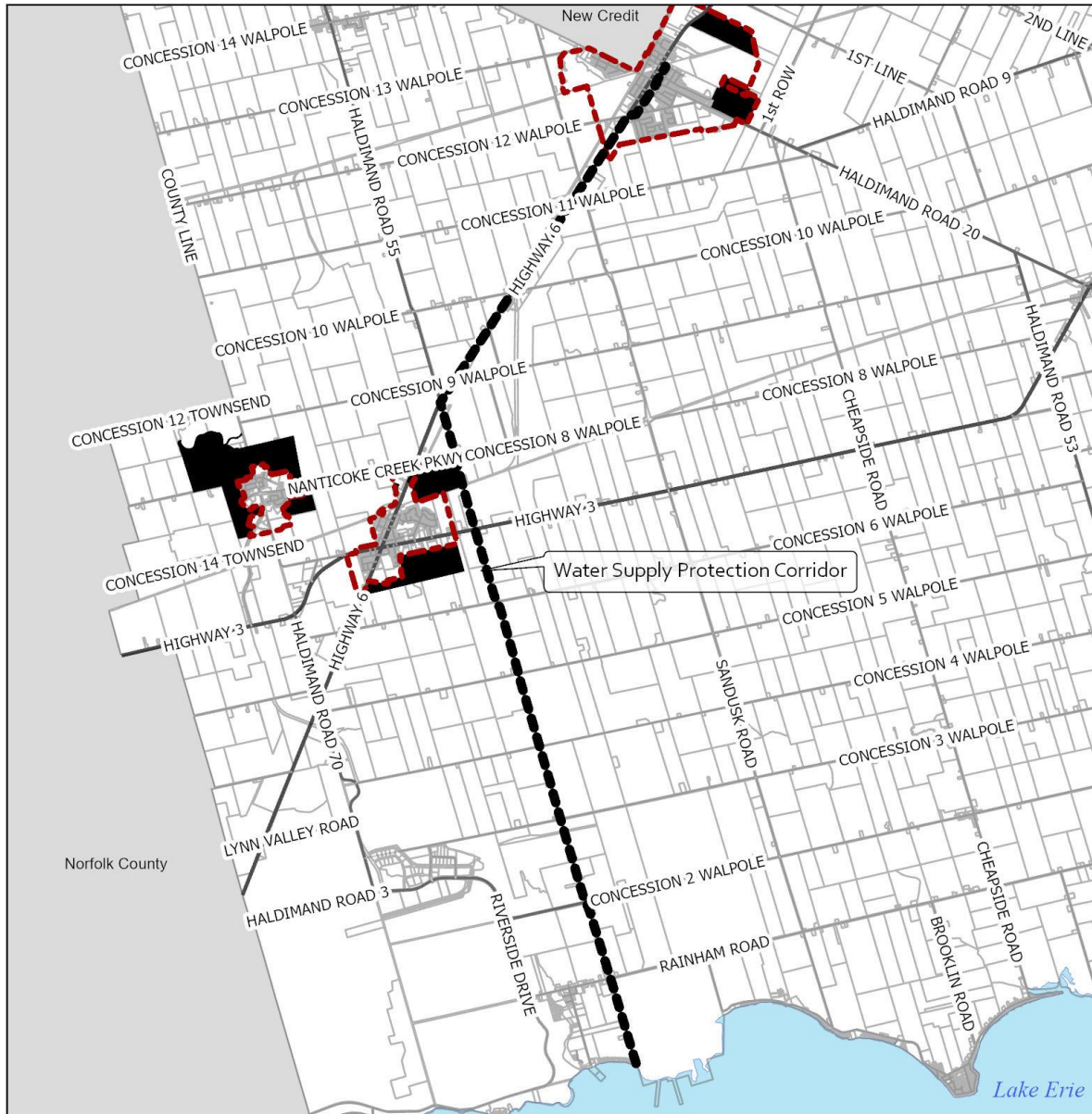
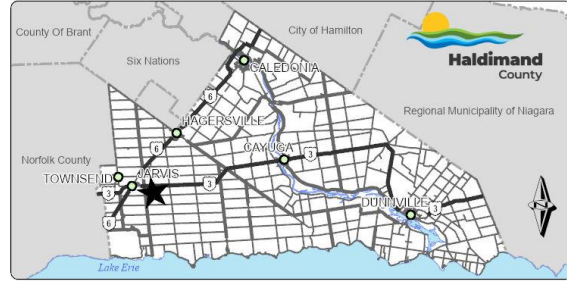
SCHEDULE 'H' - MAP 1 of 2

Amendment No. HCOP-57

To the Haldimand County Official Plan



0 20 40 60 Metres



SCHEDULE 'H' - MAP 2 of 2

AMENDMENT TO THE HALDIMAND COUNTY OFFICIAL PLAN

PART A: PREAMBLE TO THE AMENDMENT

1. Purpose of the Amendment:

The purpose of this Official Plan Amendment is to implement a Growth Strategy for the urban communities in Haldimand County by amending urban area boundaries, amending and adding land use designations, amending and adding Employment Area designations, and by amending and adding site specific policies. The purpose is also to establish a water supply protection corridor from the Nanticoke Water Treatment Plant to serve the communities of Caledonia and Cayuga.

2. Location of Land Affected:

The amendment is applicable County-wide. The lands affected are illustrated on attached Schedules “A” to “H”, attached hereto.

3. Basis of the Amendment:

Council approved the Haldimand County Official Plan on June 26, 2006 and the Ministry approved the Plan on June 8, 2009. The Municipal Comprehensive Review (MCR) of the Plan was officially launched on January 14th, 2020 when Council-in-Committee held a public meeting to review the need to update the Plan and the matters that should be addressed in such an update. The review process was divided into two phases. Phase 1 was to develop a Growth Strategy for the County’s six urban areas as well as consider the potential extension of the water supply system from the Nanticoke Water Treatment Plant to serve the communities of Caledonia and Cayuga which are currently served with potable water from the City of Hamilton. Phase 2 of the review process is to deal with all other matters relating to the Official Plan not covered in Phase 1.

This amendment implements the recommendations resulting from Phase 1 of the Official Plan Review work program as documented in the Growth Strategy Report (GSR) prepared by Matt Reniers & Associates completed in December 2020. The GSR reviewed Council's preliminary Growth Strategy approved in principle in 2019. Growth forecast projections prepared by Watson and Associates Economists and documented in the report "Population, Housing and Employment Forecast Update and Land Needs Assessment", completed in 2019, as well as a follow-up report "Haldimand County Revised Growth Analysis to 2051", prepared by Watson and Associates in 2020 formed the basis of the land needs analysis and Municipal Comprehensive Review documented in the GSR. Master servicing plans, annual municipal serving allocation reports for the urban areas, and an engineering servicing report on potential expansion lands to Caledonia were also reviewed in the preparation of the GSR.

Phase 1 is intended to bring the County's Official Plan into conformity with the growth policies of the Provincial Policy Statement 2020 (PPS 2020) and the Growth Plan for the Greater Golden Horseshoe including the recently approved Amendment No. 1 (Growth Plan 2020).

Public input for Phase 1 of the Official Plan Review work program was obtained through a Public Information Centre held at the Haldimand County Caledonia Centre on February 5th, 2020. An on-line workshop was held on November 30, 2020 to present information on the Growth Strategy and to review the Plan's strategic directions on the economy and growth management. In addition to this, on-line public consultation for the proposed Growth Strategy was available on the County's website from November 18th through to December 18th, 2020. The website contained information on population, household forecasts for the County and for each of the six urban areas, as well as mapping showing potential changes to urban area boundaries and proposed changes to land use designations. Various background reports relating to the proposed Growth Strategy were also made available on this website.

PART B: THE AMENDMENT

That the Haldimand County Official Plan is hereby amended as follows:

Map Amendments:

Caledonia Urban Area:

1. Schedule “B.1” of the Official Plan is hereby further amended by removing the lands shown as Part 1 on Schedule ‘A’ – Map 2 of 3, attached hereto, from the Caledonia Urban Boundary and by redesignating the lands from Urban Business Park to Agriculture.
2. Schedule “B.1” of the Official Plan is hereby further amended by adding the lands shown as Part 2 on Schedule ‘A’ – Map 2 of 3, attached hereto, to within the Caledonia Urban Boundary and by redesignating the lands from Agriculture to Urban Business Park.
3. Schedule “B.1” of the Official Plan is hereby further amended by adding the lands shown as Part 3 on Schedule ‘A’ – Map 2 of 3, attached hereto, to within the Caledonia Urban Boundary and by redesignating the lands from Agriculture to Future Development.
4. Schedule “B.1” of the Official Plan is hereby further amended by adding the lands shown as Part 4 on Schedule ‘A’ – Map 2 of 3, attached hereto, to within the Caledonia Urban Boundary and by redesignating the lands from Agriculture to Residential and as site specific policy area HCOP-58.
5. Schedule “B.1” of the Official Plan is hereby further amended by adding the lands shown as Part 5 on Schedule ‘A’ – Map 2 of 3, attached hereto, to within the Caledonia Urban Boundary and by redesignating the lands from Agriculture to Major Open Space.
6. Schedule “B.1” of the Official Plan is hereby further amended by removing the lands shown as Part 6 on Map Schedule ‘A’ – Map 2 of 3, attached hereto, from the Caledonia Urban Boundary.
7. Schedule “B.1” of the Official Plan is hereby further amended by redesignating the lands shown as Part 7 on Schedule ‘A’ – Map 2 of 3, attached hereto, as site specific policy area HCOP-59 and by:

- a) Re-designating the lands shown as Part 1 on Schedule 'A' – Map 3 of 3, attached hereto, to Residential.
 - b) Designating the lands shown as Part 2 on Schedule 'A' – Map 3 of 3, attached hereto, to Riverine Hazard Lands.
 - iii. Designating the lands shown as Part 3 on Schedule 'A' – Map 3 of 3, attached hereto, to Other Hazard Lands.
 - iv. Designating the lands shown as Part 4 on Schedule 'A' – Map 3 of 3, attached hereto, to Floodway.
8. Schedule "B.1" of the Official Plan is hereby further amended by adding the lands shown as Part 8 on Schedule 'A' – Map 2 of 3, attached hereto, to within the Caledonia Urban Boundary and by redesignating the lands from Agriculture to Urban Business Park.
9. Schedule "B.1" of the Official Plan is hereby further amended by adding the lands shown as Part 9 on Schedule 'A' – Map 2 of 3, attached hereto, to within the Caledonia Urban Boundary and by redesignating the lands from Agriculture to Residential and as site specific policy area HCOP-58.
10. Schedule "B.1" of the Official Plan is hereby further amended by redesignating the lands shown as Part 11 on Schedule 'A' – Map 2 of 3, attached hereto, from Urban Business Park to Major Open Space.
11. Schedule "B.1" of the Official Plan is hereby further amended by adding the lands shown as Part 16 on Schedule 'A' – Map 2 of 3, attached hereto, to within the Caledonia Urban Boundary and by redesignating the lands from Agriculture to Residential.
12. Schedules "B.1 to B.6" of the Official Plan are hereby further amended by adding the designation "Major Open Space" to the Legend.
13. Schedule "I.1" of the Official Plan is hereby further amended by removing the lands shown as Parts 1, 7 and 10 on Schedule 'A' – Map 2 of 3, attached hereto, from the Employment Area designation and by adding lands shown as Parts 2 and 8 on Map Schedule 'A' – Map 2 of 3, attached hereto, to the Employment Area designation.
14. Schedules "A.1", "E.1", "F.1", "F.4", and "I.1" of the Official Plan are hereby further amended by deleting the lands shown as Parts 1 and 6 on Schedule 'A' – Map 2 of

3, attached hereto, from the Caledonia Urban Boundary and by adding the lands shown as Parts 2, 3, 4, 5, 8, 9, and 16 on Map Schedule 'A' – Map 2 of 3, attached hereto, to the Caledonia Urban Boundary.

15. Schedules "A.1" and "B.1" of the Official Plan are hereby further amended by deleting reference to site specific policy Hal. 40.

Cayuga Urban Area:

16. Schedule "I.2" of the Official Plan is hereby further amended by removing the lands shown as Part 1 on Schedule 'B' – Map 2 of 2, attached hereto, from the Employment Area designation and by adding lands shown as Part 2 on Schedule 'B' – Map 2 of 2, attached hereto, to the Employment Area designation.

Dunnville Urban Area:

17. Schedule "B.3" of the Official Plan is hereby further amended by redesignating the lands shown as Part 1 on Schedule 'C' – Map 2 of 2, attached hereto, from Urban Industrial to Future Development and as site specific policy area HCOP-60.
18. Schedule "B.3" of the Official Plan is hereby further amended by redesignating the lands shown as Part 2 on Schedule 'C' – Map 2 of 2, attached hereto, from Urban Industrial to Urban Business Park.
19. Schedule "B.3" of the Official Plan is hereby further amended by redesignating the lands shown as Part 3 on Schedule 'C' – Map 2 of 2, attached hereto, to Future Development and as site specific policy HCOP-60.
20. Schedule "B.3" of the Official Plan is hereby further amended by adding the lands shown as Part 4 on Schedule 'C' – Map 2 of 2, attached hereto, to within the Dunnville Urban Boundary and by redesignating the lands from Agriculture to Future Development and as site specific policy area HCOP-60.
21. Schedule "B.3" of the Official Plan is hereby further amended by adding the lands shown as Part 6 on Schedule 'C' – Map 2 of 2, attached hereto, to within the Dunnville Urban Boundary and by redesignating the lands from Agriculture to Future Development and as site specific policy area HCOP-60.
22. Schedule "B.3" of the Official Plan is hereby further amended by adding lands shown as Part 7 on Schedule 'C' – Map 2 of 2, attached hereto, to within the Dunnville Urban Boundary and by redesignating the lands, not designated as Riverine Hazard

Lands, from Business Park, Urban Industrial, Urban Business Park, and Agriculture to Major Open Space.

23. Schedule “B.3” of the Official Plan is hereby further amended by adding lands shown as Part 8 on Schedule ‘C’ – Map 2 of 2, attached hereto, to within the Dunnville Urban Boundary and by redesignating the lands from Agriculture to Residential.
24. Schedule “I.3” of the Official Plan is hereby further amended by removing the lands shown as Part 1, 2, 3, 5 and 7 on Schedule ‘C’ – Map 2 of 2, attached hereto, from the Employment Area designation.
25. Schedules “A.3”, “E.3”, “F.3”, “I.3”, “J.1” of the Official Plan are hereby further amended by adding the lands shown as Parts 4, 6, 7 and 8 on Schedule ‘C’ – Map 2 of 2, attached hereto, to the Dunnville Urban Boundary.

Hagersville Urban Area:

26. Schedule “B.4” of the Official Plan is hereby further amended by redesignating the lands shown as Part 1 on Schedule ‘D’ – Map 2 of 2, attached hereto, from Agriculture to Urban Business Park.
27. Schedule “I.4” of the Official Plan is hereby further amended by designating the lands shown as Part 1 on Schedule ‘D’ – Map 2 of 2, attached hereto, as Employment Area.
28. Schedule “B.4” of the Official Plan is hereby further amended by redesignating the lands shown as Part 2 on Schedule ‘D’ – Map 2 of 2, attached hereto, from Agriculture to Residential.
29. Schedule “B.4” of the Official Plan is hereby further amended by adding the lands shown as Part 3 on Schedule ‘D’ – Map 2 of 2, attached hereto, to within the Hagersville Urban Boundary and by redesignating the lands from Agriculture to Residential.
30. Schedule “B.4” of the Official Plan is hereby further amended by removing the lands shown as Part 4 on Schedule ‘D’ – Map 2 of 2, attached hereto, from the Hagersville Urban Boundary.
31. Schedules “A.2”, “E.2”, and “I.4” of the Official Plan are hereby further amended by adding the lands shown as Part 3 on Schedule ‘D’ – Map 2 of 2, attached hereto, to within the Hagersville Urban Boundary and by removing lands shown as Part 4 on

Schedule 'D' – Map 2 of 2, attached hereto, from the Hagersville Urban Boundary.

Jarvis Urban Area:

32. Schedule "B.5" of the Official Plan is hereby further amended by removing the lands shown as Part 1 on Schedule 'E' – Map 2 of 2, attached hereto, from the Jarvis Urban Boundary and by redesignating the lands from Urban Business Park to Agriculture.
33. Schedule "I.5" of the Official Plan is hereby further amended by removing the lands shown as Part 1 on Schedule 'E' – Map 2 of 2, attached hereto, from the Employment Area designation.
34. Schedule "B.5" of the Official Plan is hereby further amended by removing the lands shown as Part 2 on Schedule 'E' – Map 2 of 2, attached hereto, from the Jarvis Urban Boundary and by redesignating the lands from Residential to Agriculture.
35. Schedule "B.5" of the Official Plan is hereby further amended by adding the lands shown as Part 3 on Schedule 'E' – Map 2 of 2, attached hereto, to the Jarvis Urban Boundary and by redesignating the lands from Agriculture to Urban Business Park.
36. Schedule "B.5" of the Official Plan is hereby further amended by adding the lands shown as Part 4 on Schedule 'E' – Map 2 of 2, attached hereto, to the Jarvis Urban Boundary and by redesignating the lands from Agriculture to Urban Business Park.
37. Schedule "I.5" of the Official Plan is hereby further amended by adding the lands shown as Parts 3 and 4 on Schedule 'E' – Map 2 of 2, attached thereto, to the Employment Area designation.
38. Schedules "A.2", "E.2", and "I.5" of the Official Plan are hereby further amended by removing the lands shown as Parts 1 and 2 on Schedule 'E' – Map 2 of 2, attached hereto, from the Jarvis Urban Boundary and by adding lands shown as Parts 3 and 4 on Schedule 'E' – Map 2 of 2, attached hereto, to the Jarvis Urban Boundary.

Townsend Urban Area:

39. Schedule "B.6" of the Official Plan is hereby further amended by removing the lands shown as Part 1 on Schedule 'F' – Map 2 of 2, attached hereto, from the Townsend Urban Boundary and by redesignating the lands from Residential and Community Commercial to Agriculture.

40. Schedule “B.6” of the Official Plan is hereby further amended by removing the lands shown as Part 2 on Schedule ‘F’ – Map 2 of 2, attached hereto, from the Townsend Urban Boundary.
41. Schedules “A.2” and “E.2” of the Official Plan are hereby further amended by removing the lands shown as Parts 1 and 2 on Schedule ‘F’ – Map 2 of 2, attached hereto, from the Townsend Urban Boundary.
42. Schedule “B.6” of the Official Plan is hereby further amended by deleting reference to site specific policy Nant. 9 and to site specific policy Nant. 10.

Other:

43. Schedules “A.2” and “C.14” of the Official Plan are hereby further amended by revising the lands subject to site specific policy area Nant.18 to include all the lands shown as Part 3 on Schedule ‘G’ – Map 1 of 1, attached hereto.
44. Adding as Schedule “K” Source Water Protection to the Official Plan, and by designating the areas shown on Schedule ‘G’ – Map 1 of 1, attached hereto, as Part 1 as Source Water Protection Area 1 and the areas shown as Part 2 as Source Water Protection Area 2.
45. Schedules “F.1” and “F.2” are hereby further amended by adding as Water Supply Corridor Protection, the areas shown on Schedule ‘H’ – Map 1 of 2 and Map 2 of 2, attached hereto.

Text Amendments:

Section 1: Introduction

A. Purpose, Basis and Context of the Plan

1. That the following text be deleted from the first paragraph of Section 1.A.1) Purpose “20 years to 2026” and replacing it with the phrase “30 years to 2051”.
2. That the first sentence of Section 1.A.2) Basis be amended by deleting the text “2005” and by replacing it with the text “2020” and is further amended by inserting after the phrase “Golden Horseshoe” the text “2020”.
3. That the following text be deleted from the last paragraph Section 1.A.3) Context of the Plan:

In 2001, Haldimand County had a population of approximately 43,700 persons, an existing employment base of 16,400 jobs and approximately 17,500 private dwellings of which approximately 1,900 dwellings could be considered seasonal dwellings. Based on the High Growth forecasts to 2026 prepared by Hemson Consulting Limited in 2004, the County could experience a population growth of approximately 10,700 persons, require 6,210 more dwelling units to house this total population and 3,600 more jobs are expected to be created. The 2004 Hemson Forecast was used as one of the tools to determine the policy direction for the County.

And by substituting in its stead the following:

In 2016, Haldimand County had a population of approximately 47,000 persons in 17,500 households and an existing employment base of 18,000 jobs. There were also approximately 2,000 seasonal dwellings, mostly along the shores of Lake Erie. By 2051, the County’s population is expected to grow by 30,000 residents and 12,700 households to reach a population of 77,000 people and 30,200 households. Total employment in the County is expected to grow by 11,000 new jobs by 2051 for a total employment of 29,000 jobs.

Section 2: Environment

B. Water Resources

4. That Section 2. B. 1) Source Water Protection be amended by adding the following text as subsection 4.:

4. Significant drinking water threats within vulnerable areas are either prohibited or regulated by the Long Point Region Source Protection Plan policies. The significance of a prescribed drinking water threat depends on the circumstances of the activity and where the activity is occurring within a vulnerable area. Prescribed drinking water threats for Source Water Protection Area 1 (SWPA-1), as designated on Schedule "K" are: commercial fertilizers and pesticides, uncovered road salt storage, handling and storage of fuel, non-aqueous phase liquids and organic chemicals. Prescribed drinking water threats for Source Water Protection Area 2 (SWPA-2), as designated on Schedule "K", are commercial fertilizers and pesticides and uncovered road salt storage.

Notwithstanding the land uses permitted by the underlying land use designation in this Official Plan:

- a) Permitted land uses that involve a significant drinking water threat within a vulnerable area identified as SWPA-1 or SWPA-2 on Schedule "K" to this Plan may be either prohibited or regulated by the Long Point Region Source Protection Plan.
- b) Any application for development, redevelopment, site alteration or a building permit for any land use, within SWPA-1 or SWPA-2, where a drinking water threat could be significant shall only be deemed complete under the *Planning Act* if submitted with a Section 59 Notice issued by the Risk Management Official, in accordance with the *Clean Water Act, 2006*, where applicable in accordance with the Long Point Region Source Protection Plan.
- c) All new developments with a discharge of stormwater from a stormwater management facility located within SWPA-1 or SWPA-2, are to include an integrated treatment approach for the stormwater and a requirement to explore alternatives to conventional stormwater management facilities in accordance with the applicable Source Protection Plan.
- d) The County's Risk Management Official shall determine whether a new land use or activity is, or involves, a significant drinking water threat in accordance with the *Clean Water Act, 2006* and whether the use or activity is prohibited or

regulated through a Risk Management Plan in accordance with the Long Point Region Source Protection Plan. Section 2. B.1) 4.b) shall not apply if the applicant can demonstrate, to the satisfaction of the Risk Management Official, as the case may be, that a significant drinking water threat activity will not be engaged in.

- e) The Risk Management Official may provide guidance to assist the County in screening applications for development, redevelopment or site alteration.

Section 4: Growth Management

A. Growth Forecast for Haldimand County

- 5. That Section 4.A.1) Growth Forecast for Haldimand County be amended by deleting the following text:

Updated population and employment forecasts to the year 2031 were prepared by Hemson Consulting based on Schedule 3 of the Growth Plan for the Greater Golden Horseshoe. The forecasts identify a population of 56,000 by 2031 which equates to an increase of approximately 4,680 dwellings. The forecasts also identify an employment level of 20,000 jobs by 2031 which equates to an employment increase of approximately 4,200 jobs.

And by substituting in its stead the following:

Updated population, household and employment forecasts to 2051, based on the Growth Plan, 2020, were prepared for the County. These forecasts are as follows:

Year	Population	Households	Employment
2016	47,000	17,500	18,000
2051	77,000	30,200	29,000
Growth 2016-2051	30,000	12,700	11,000

- 6. That Section 4.A.2) Growth Forecast for Haldimand County be amended by deleting the following text:

2. The population and household growth is distributed to the six urban areas of the

County which are Caledonia, Cayuga, Dunnville, Hagersville, Jarvis and Townsend. The Jarvis and Townsend growth is combined, due to their proximity. A share of the growth is also attributed to the rural area. The future shares of household growth are allocated based upon a number of factors being:

- a) Haldimand County's proximity to Hamilton and the south-western portion of the Greater Toronto Area which will allow parts of the County most notably Caledonia, to attract new growth;
- b) The availability of water and wastewater servicing; and
- c) The focus for residential development on full municipal services will decrease the amount of new development in the rural area.

The share of growth forecasted by Hemson Consulting Ltd. for each urban area and the rural area to the year 2031 is as follows:

HIGH SCENARIO

AREA	SHARE	HOUSEHOLD GROWTH UNITS	POPULATION (2026)
<i>Caledonia</i>	40%	1,890	15,460
<i>Cayuga</i>	6%	290	2,440
<i>Dunnville</i>	11%	521	6,900
<i>Hagersville</i>	14%	650	4,230
<i>Jarvis/Townsend</i>	5%	231	3,000
<i>Rural</i>	24%	1,100	23,970
TOTAL	100%	4,682	56,000

Source: Hemson Consulting, May 2009

The County recognizes that industrial, commercial and residential growth in all of the urban areas may be affected by the continued development of the John C. Munro International Airport in Hamilton and the construction of the new Highway No. 6 extension from Highway No. 403, as well as impacts resulting from the County's proximity to the City of Hamilton. In light of the foregoing, it is likely that designating additional urban lands may be required over the time period of this Plan.

And by substituting in its stead the following:

Future population, household and employment growth will be distributed amongst rural areas and the six urban areas of Caledonia, Cayuga, Dunnville, Hagersville, Jarvis, and Townsend. Future shares of growth are allocated based on several

factors, including:

- a) Haldimand County's proximity to Hamilton, proximity to the 400 series highway system, and location within the south-western portion of the Greater Golden Horseshoe which allows parts of the County, particularly Caledonia, to attract new growth;
- b) The availability of water and wastewater services;
- c) The focus for residential development on full municipal services will decrease the amount of new development on the rural area.

The share of growth forecast for each urban area and the rural area to the year 2046 is as follows:

2051 Population, Household and Employment Forecasts by Area						
Area	Population		Households		Employment	
	Share of Growth 2016-2051 (%)	2051 Population	Share of Growth 2016-2051 (%)	2051 Households	Share of Growth 2016-2051 (%)	2051 Employment
Caledonia	67	31,000	61	11,550	51	10,650
Cayuga	6	3,700	5	1,400	5	1,520
Dunnville	7	8,200	7	3,550	7	4,300
Hagersville	17	8,200	15	3,100	11	2,800
Jarvis	3	2,800	3	1,200	3	1,180
Townsend	1	1,300	1	600	1	350
Rural	0	21,800	8	8,850	22	8,200
Total	100	77,000	100	30,200	100	29,000

7. That Section 4.A.) Growth Forecast for Haldimand County be amended by deleting the following text from subsections 3. 4. and 5:

3. *The population, households and employment will be monitored yearly. Adjustments to the forecasted growth will be made during the five year reviews of the Official Plan in conformity with the forecasts contained in Schedule 3 of the Growth Plan for the Greater Golden Horseshoe. Consideration of adjustments to the urban boundaries to accommodate growth, based on these forecasts, will be made during the five year reviews.*
4. *The County will accommodate residential growth for a minimum of 10 years through **residential intensification** and redevelopment and, lands which are designated and available for residential development. The County will maintain at least a 3 year supply of residential units available through lands with servicing capacity suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.*
5. *Development shall be directed to the urban areas and Hamlets, except where necessary for development related to the management or use of resources, resource-based recreational activities, and rural land uses that cannot be located in urban areas and Hamlets. Limited development within the existing resort residential nodes and the rural industrial areas (Port Maitland) will continue to be permitted in accordance with the policies relevant to those areas within the Official Plan.*

And by substituting in its stead the following:

3. Development shall be directed to the urban areas and hamlets, except where necessary for development related to the management or use of resources, resource-based recreational activities and rural land uses that cannot be located in urban areas and hamlets. Outside of urban areas, industrial development may also be directed to the Strategic Employment Area and Industrial Area of the Lake Erie Industrial Park and designated Rural Industrial areas. Limited development within Resort Residential nodes may be permitted in accordance with the relevant policies of this Official Plan.
4. Population, household and employment growth will be monitored. Adjustments to the growth forecasts will be made during the five-year reviews of the Official Plan in conformity with the forecasts contained in the Growth Plan for the Greater Golden Horseshoe current at the time of the review. Adjustments to the urban boundaries to accommodate growth, based on the revised forecasts will be considered through the municipal comprehensive review completed as

part of the five-year reviews of the Official Plan.

5. Notwithstanding, Section 4.A.4, the County may, in a period interim to a five-year review, approve boundary adjustments to urban areas, not to exceed 40 hectares per adjustment, provided that the adjustment is in conformity with the policies of the Growth Plan for the Greater Golden Horseshoe, the lands are contiguous to the urban area, the lands can be serviced by municipal water and wastewater services and there is sufficient existing or planned capacity in the water and wastewater systems to accommodate the proposed development.
6. The County will maintain, at all times, servicing capacity to accommodate a short-term supply of at least three-years supply of residential development on lands zoned to facilitate residential intensification or redevelopment and land in draft approved and registered plans of subdivision. The County will maintain, at all times, a long-term supply of at least 15 years of residential development through residential intensification and redevelopment and lands that are designated for residential development.
7. To ensure that the short-term supply and the long-term supply residential development targets are maintained, the County will annually monitor residential land supply and available water and wastewater servicing capacity. The monitoring report will include, but not be limited to, the following supply components:
 - a) Building permits for new residential construction, by density type and the number of units, for each of the six urban areas and for the rural area of the County. The building permit information will track the number of new residential units created within the built boundary and designated greenfield area of each urban area in the County;
 - b) Supply of vacant lots and potential residential units by density type in registered plans of subdivision and zoned sites by built-up and designated greenfield areas;
 - c) Supply of vacant lots and potential residential units by density type in draft approved plans of subdivision;
 - d) Supply of vacant lots and potential residential units by density type in planning applications;
 - e) Potential supply of vacant lots and potential residential units by density type on vacant lands designated for residential development; and
 - f) Identify any constraints that will impede development of lands in the

short-term or long-term.

8. The County will annually monitor the development of land and the supply and servicing status of vacant lots within the designated Employment Areas.

B. Urban Areas

8. That Section 4.B.1 Urban Areas be amended by deleting the word “only” from the first sentence in Section 2.
9. That Section 4.B.1 Urban Areas be amended by deleting the following text from Section 5.:
 5. *The County shall target for approximately 32 percent of new dwelling units to annually be provided through intensification after 2015.*

And replaced with the following:

5. The County shall target for approximately 20 per cent of all new dwelling units to annually be provided through intensification or redevelopment within the built boundaries of the urban areas as indicated on Schedules “B.1” through “B.6” of this Plan. The intensification target will be reviewed during each municipal comprehensive review to be carried out in conjunction with the five-year reviews of the Official Plan.
10. That Section 4.B.1 Urban Areas be amended by deleting the following text from Section 6.:
 6. *The County shall target for an average density of 29 persons and jobs per hectare within the **designated greenfield area**. This assumes a minimum density of 46 persons and jobs per hectare for new residential applications within the **designated greenfield area** and a minimum density of 15 jobs per hectare on the Employment Area component of the **designated greenfield area**.*

And replaced with the following:

6. The County shall target for an average density of 40 persons and jobs per hectare within the **designated greenfield areas** of the six urban areas. Lands designated as an **employment area** will be excluded from **designated greenfield areas**. The County shall target for an overall minimum density of 15

jobs per hectare within **employment areas**.

11. That Section 4.B.1 Urban Areas be amended by deleting the following text from subsection 7. and by renumbering the following subsection 8 as subsection 7.:

7. The Province and its agencies are encouraged to re-evaluate and revise the plans of subdivision within the designated greenfield area of Townsend with the objective of increasing the residential density.

12. That Section 4.B.1 Urban Areas be amended by deleting the following text from Section 8.:

- a) Encourage and facilitate **intensification** throughout the **built-up area** of the urban areas subject to the other policies of the **intensification** strategy and this Plan;
- b) Delineate the downtowns of six urban areas, Caledonia, Cayuga, Dunnville, Hagersville, Jarvis and Townsend as mixed use **intensification** areas and direct and encourage **intensification** in these areas;
- c) Delineate two **intensification** corridors, Argyle Street in Caledonia and Main Street in Dunnville and direct and encourage higher density **intensification** to these areas;

And by substituting in its stead the following:

- a) Encourage and facilitate intensification throughout the built-up area of the urban areas, as delineated on Schedules “B.1” through “B.6”, subject to the other policies of the Intensification Strategy and this Plan;
- b) Direct and encourage mixed-use intensification by designating the downtowns of each of the six urban areas, as delineated on Schedules “B.1” through “B.6”, as intensification areas;
- c) Delineating Argyle Street in Caledonia and Main Street in Dunnville, as designated on Schedules “B.1” and “B.3”, as intensification corridors and encourage higher density residential intensification in these areas.

13. That Section 4. Growth Management be amended by inserting the following text as subsection 4.B.4). Future Development.

4. FUTURE DEVELOPMENT

- 1. Lands designated as “Future Development” on Schedules “B.1 to B.6” of this Plan will be required to meet the long term urban area growth needs of

Haldimand County and will be brought onto the development stream when needed to satisfy the supply requirements outlined in the Provincial Policy Statement and Growth Plan. Lands designated as Future Development will be placed in a zoning category that restricts their development to existing uses and to those uses that will not constrain or hinder the intended future use of the lands. Severances that subdivide existing land parcels into smaller lots will be discouraged except where such severances are required for the installation of public infrastructure.

2. Development of lands designated Future Development shall require the completion of secondary plans and servicing strategies, satisfactory to the County and any other approval agency demonstrating that:
 - a) adequate municipal water and wastewater services can be extended and upgraded to accommodate the proposed development with the costs to be borne by the developer to the satisfaction of the County;
 - b) there is sufficient reserve capacity in the water treatment and wastewater treatment services to accommodate the proposed development or that such capacity will be available to the lands within five years;
 - c) the stormwater management plan meets the standards of the County and the Conservation Authority and can be successfully integrated into the proposed development;
 - d) the proposed transportation system, including pedestrian and bicycle routes, meets the standards of the County and can be integrated into the existing road network;
 - e) an environmental analysis has been completed and any significant environmental features and appropriate buffer areas to protect those features have been identified;
 - f) a cultural heritage and archaeological assessment has been carried out in consultation with Provincial ministries and local Indigenous communities, and measures to conserve significant cultural heritage and archaeological resources and to mitigate the impact of development on these resources have been identified.
 - g) the land use mix, densities of development and compatibility between different uses, conforms to the policies of this Plan;
 - h) where residential development is proposed, the development of the lands will contribute towards meeting the housing targets set out in this Plan;
 - i) the location of facilities supportive of the proposed development, including open space and parks, schools, places of worship, and commercial facilities are integrated into the proposed development in

- conformity to the policies of this Plan; and
 - j) the preparation of an urban design brief outlining the site and built form design criteria for the proposed development that is acceptable to the County.
3. The County may expand or reduce the scope and content of the servicing strategy and secondary planning requirements based on the nature and scope of the proposed *development* and the availability of information from previous investigations.
14. That Section 5 Community Building be amended by inserting the following text as subsections 5.B.1) 6 and 7.:
6. The Nanticoke Water Treatment Plant is intended to provide potable drinking water on a regional basis. In addition to serving the communities of Jarvis, Townsend, Hagersville and the Mississaugas of the Credit First Nation, the water service may be extended to serve the communities of Caledonia and Cayuga, replacing the service provided by the City of Hamilton, to the Six Nations of the Grand River Territory and to urban communities in Norfolk County. Expansion of the Nanticoke based regional water system will be in accordance with engineering and design studies and the requirements of the Environmental Assessment Act. Development along the Water Supply Protection Corridor, as shown on Schedules “F.1” and “F.2”, will be reviewed to ensure that the feasibility of constructing a water transmission lines and supporting infrastructure will be maintained.
7. Applications for development along the Water Supply Corridor Protection route, as shown on Schedules “F.1” and “F.2” of this Plan, shall be reviewed to ensure that the proposed development will not impact on the feasibility, cost and construction of a water transmission line and related infrastructure.

Section 6: Leisure, Heritage and Culture

A. Parks and Open Space

15. That Section 6.A.1 Parks and Open Space be amended by deleting the following text from the last sentence of the second paragraph of Section 1.:

Due to the diversity in size, parks and leisure areas are not specifically designated in the Plan but where practical, are identified in the Zoning By-law.

16. That Section 6.A.1 Parks and Open Space be amended by deleting the following text from Section 4.:

4. Community parks are large-scale public parks designed to serve the entire County such as arenas, major sports fields including ball diamonds, soccer fields and tennis courts and community centers. These parks and facilities shall have good transportation access and adequate parking facilities to meet the anticipated demand.

And by substituting in its stead the following:

4. Major Open Space are large-scale public parks designed to serve the entire community and may be designated on Schedules “A.1” to “A.3” and on Schedules “B.1” to “B.6”. Major Open Spaces may include arenas, major sports fields and other recreational facilities, landscaped areas and floral displays, picnic areas, community centres which may include a public library, museums, fairgrounds and exhibition halls. The Major Open Space designation may also include conservation areas and provincial parks. The development of new Major Open Space areas are subject to the consideration of the following criteria:

- a) Have good transportation access preferably from an arterial or collector road;
- b) Have adequate parking facilities to accommodate anticipated demand;
- c) Have linkages to natural environmental areas and hazard land areas but no buildings, structures or playing fields shall interfere with the attributes of the hazard area or natural environmental area;
- d) Where feasible, have pedestrian access and linkages to the trail system;
- e) That adequate services can be provided in conformity with the policies of this Plan;
- f) The location and development of buildings and major structures and parking areas may be subject to site plan control policies of this Plan; and
- g) The range of uses permitted shall be implemented through the County’s Zoning By-law.

17. That Section 6.A.1 Parks and Open Space be amended by inserting at the end of Section 5., the following sentence:

Neighbourhood parks are not specifically designated in this Plan, but where practical, are identified in the Zoning Bylaw.

Section 9: Site - Specific Policies

B. Site - Specific Policies In The Former Town of Haldimand

18. That Section 9.B. Site - Specific Policies in the Former Town of Haldimand be amended by deleting the following text from Section Hal 40:

Hal 40 *Notwithstanding the permitted uses in the Agricultural designation, the lands identified as having reference to this subsection on **Schedules “A.1” and “B.1”** are currently being used for commercial purposes. The Zoning By-law will define the extent of existing uses. The lands referred to in this policy are:*

Sen Range 1 WPR E Half Part Lot 7

Sen Range 1 EPR W Half Part Lot 7

Sen Range 1 EPR Part Lot 7.

Hal 41 *Notwithstanding the Agricultural uses permitted on these lands, a place of worship and accessory use shall also be permitted on those lands identified as having reference to this subsection on Schedule “A.1” and Schedule “B.1” In addition, notwithstanding the servicing policies outlined in this Plan for non-urban areas, a building constructed for the uses noted above may be connected to municipal water services provided the design standards are acceptable to the County.*

And by substituting in its stead the following:

Hal 41 *Notwithstanding the Future Development designation on these lands, a place of worship and accessory use shall be permitted on those lands identified as having reference to this subsection.*

C. Site - Specific Policies In The Former City of Nanticoke

19. That Section 9.C. Site - Specific Policies in the Former City of Nanticoke be amended by deleting Sections Nant.9 and Nant. 10 in their entirety.

D. Site - Specific Policies (Haldimand County)

20. That Section 9.D. Site - Specific Policies (Haldimand County) be amended by deleting the following text from Section HCOP-32 subsection 2.:

2. Parts A.2 and A.3 on Schedule “A” to HCOP-32

- a) *The lands identified as Parts A.2 and A.3 are designated as 'Residential' as set out in paragraph 1 above. These lands are part of a larger land assembly referred to as the McClung Community, which has been draft approved for a master planned community including residential, neighbourhood commercial, institutional and recreational uses. The 'Residential' designation placed on these lands reflects the County's general support of residential development at these locations. However, the lands are considered to be beyond the County's 20 year residential land supply and development of such would exceed the population forecasts set out in the Official Plan. Until such time as the County verifies that the lands are within the 20 year supply and population forecasts, they are to remain in a holding category that restricts final subdivision approvals and the initiation of residential development. Upon such verification, the lands can be used for residential purposes without further amendment to the Official Plan subject to the necessary zoning amendment / holding removal and final subdivision approvals.*
21. That Section 9.D. Site - Specific Policies (Haldimand County) be amended by renumbering sections 3. and 4. of HCOP-32 as sections 2. and 3.
22. That Section 10 9.1 A. 2 Dunnville Secondary Plan Area be amended by adding the following text as subsection d):
- a) Notwithstanding the other provisions of Section 10. 9.1 A. 2, within the area designated as Community Commercial on the south side of Main Street East, east of Maple Street, residential units may be permitted on the ground floor of a two-storey to four-storey building. Single-detached, semi-detached and townhouse units will not be permitted.
23. That Section 9.D. Site - Specific Policies (Haldimand County) be amended by inserting the following text as HCOP-58:
- HCOP 58** Notwithstanding the land use designations on Schedule "B-1" within the area having reference to this policy on Schedule "B-1", the development of land shall require the completion of secondary plans and servicing strategies, satisfactory to the County and any other approval agency demonstrating that:
- i. adequate municipal water and wastewater services can be extended and upgraded to accommodate the proposed development with the costs to be borne by the developer to the satisfaction of the County;
 - ii. municipal water and wastewater services can be extended into the

- lands;
- iii. there is sufficient reserve capacity in the water treatment and wastewater treatment services to accommodate the proposed development or that such capacity will be available to the lands within five years;
- iv. the storm water management plan meets the standards of the County and the Conservation Authority and can be successfully integrated into the proposed development;
- v. the proposed transportation system, including pedestrian and bicycle routes, meets the standards of the County and can be integrated into the existing road network;
- vi. an environmental analysis has been completed and any significant environmental features and appropriate buffer areas to protect those features have been identified;
- vii. the land use mix, densities of development and compatibility between different uses, conforms to the policies of this Plan;
- viii. where residential development is proposed, the development of the lands will contribute towards meeting the housing targets set out in this Plan;
- ix. a cultural heritage and archaeological assessment has been carried out in consultation with Provincial ministries and local Indigenous communities, and measures to conserve significant cultural heritage and archaeological resources and to mitigate the impact of development on these resources have been identified.
- x. the location of facilities supportive of the proposed development, including open space and parks, schools, places of worship, commercial facilities are integrated into the proposed development in conformity to the policies of this Plan; and
- xi. the preparation of an urban design brief outlining the site and built form design criteria for the proposed development that is acceptable to the County.

The County may expand or reduce the scope and content of the servicing strategy and secondary planning requirements based on the nature and scope of the proposed *development* and the availability of information from previous investigations.

24. That Section 9.D. Site - Specific Policies (Haldimand County) be amended by inserting the following text as HCOP 59:

HCOP 59 Notwithstanding any policies in this Plan which are to the contrary, the following policies shall apply to the development of lands having reference to this policy on Schedule “B.1:

- a) On lands designated “Other Hazard Lands”, a stormwater management pond may be permitted.
- b) Development on or near undermined areas, being those areas designated as “Other Hazard Lands” or otherwise identified as “Gypsum Deposits”, shall be permitted in consultation with the Ministry of Energy, Northern Development and Mines.

25. That Section 9.D. Site - Specific Policies (Haldimand County) be amended by inserting the following text as HCOP-60:

HCOP 60 In addition to the policies under the Future Development land use designation, within the area having reference to this policy on Schedule “B-3”, the development of land shall require the following:

- a) The completion of updated floodplain mapping and the examination of the potential of applying the two-zone floodway/flood fringe concept subject to the approval of the Grand River Conservation Authority;
- b) The completion of a storm water management plan and implementation strategy to the satisfaction of the County and the Grand River Conservation Authority; and
- c) Demonstration that where residential development is proposed in proximity to existing or proposed industrial developments, that appropriate mitigation measures can be put in place to ensure land use compatibility.

Appendix 1. Glossary

26. That the definition of “Built Boundary” be deleted and replaced with the following:

Built Boundary: means the limits of the developed urban area, as defined by the Province, in consultation with affected municipalities, for the purpose of measuring the intensification target in this Official Plan and which is delineated on Schedules “B.1” to “B.6” of this Plan (Source: Growth Plan 2020).

27. That the definition of “Designated Greenfield Area” be deleted and replaced with the following:

Designated Greenfield Area: means the area within an urban area that is not within the built boundary or an employment area as delineated in this Plan.

28. That the definition of “Employment Area” be deleted and replaced with the following:

Employment Area: means lands designated on Schedules “I.1” to “I.5” of the Official Plan for clusters of business and economic activities, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities (Source PPS 2020).

29. That the definition of “Intensification” be deleted and replaced with the following:

Intensification: means the development of a property, site or area, within the built boundary, at a higher density than currently exists through:

- a) redevelopment, including the reuse of greyfield or brownfield sites;
 - b) the development of vacant and/or underutilized lots;
 - c) infill development; and
 - d) the expansion or conversion of existing buildings
- (Source, Provincial Policy statement 2020).

30. That the definition of “Undelineated Built-up Area” be deleted.

Report Number: PDD-04-2021

Name: Haldimand County Municipal Comprehensive Review