

February 5, 2021

Via Email Only

Attention: Evelyn Eichenbaum, Municipal Clerk
Haldimand County
53 Thornburn Street South
Cayuga, ON N0A 1E0

Dear Ms. Eichenbaum:

**RE: Haldimand County Official Plan General Amendment
646 Hamilton Port Dover Plank Road (Provincial Highway 6), Caledonia**

T. Johns Consulting Group Ltd. ("T. Johns") represents the perspective landowner of 646 Hamilton Port Dover Plank Road (Provincial Highway 6), Caledonia as illustrated on the attached Location Plan. The perspective landowner, Marz Homes is a Hamilton based, family-owned developer and builder.

The purpose of this submission is to provide input on their behalf related to the Haldimand County: Growth Strategy Report (GSR) dated December 2020 and well as the Municipal Comprehensive Review (MCR) By-law dated February 2021.

We would like to start by acknowledging the years of work that have gone into reaching this stage in the planning process. The final Growth Strategy Report with the Lands Needs Assessment (LNA) along with the planning instrument have been presented concisely and clearly. We especially support the over-riding County's principle of redistributing growth to recognize Caledonia as a prime growth area of the County. It is the success of growth in Caledonia that plays a role in the decision of our client to invest in Haldimand.

The lands referenced in our review are located at the north east corner of the entry into Caledonia where Provincial Highway 6 and Haldimand County Highway 66 intersect. Locationally, the parcel is near higher level transportation network and directly to the north of the approved Gateway Development.

These documents recommend that the lands be identified as "**Future Development**". Specifically, the GSR speaks to the current fragmentation of the entire block. Much of the frontage along the east of Argyle Street North is occupied by commercial and service businesses. Gateway Church is located at the corner with a note that an expansion is planned to its operations and the footprint of the church will grow. The far eastern portion of the lands are Riverine Hazard Lands and may not be developable. Based on these observations, the Growth Strategy Report states that it will likely be a mix of

community employment type uses in support of the Gateway Development on the south side of Haldimand Road 66 and nearby industrial operations and residential development.

Building upon the Gateway mixed-use community, Marz Homes envisions an opportunity to introduce a complete community that is compatible to the surrounding land uses while respecting the Riverine Hazard Lands to the east. At the highest level, this would include community employment, mixed use and would integrate the successful Gateway Church, reflecting the observations of the Growth Strategy Report. We respectfully submit our Concept Plan (attached) setting out our client's vision for the block.

The associated MCR By-law, in keeping with the recommendations of the GSR, labels the lands as **"Future Development"**. It sets out that the lands are intended to meet the long-term urban area growth needs of Haldimand County. These lands are to be developed when needed to satisfy the supply requirements outlined in the Provincial Policy Statement and the Growth Plan. It also provides development criteria that should be followed when it is the appropriate time to move forward. That criteria are generally the same as that of the Residential lands. However, we note that there is no reference to any intended land use for the Future Development block. As noted, the Growth Strategy Report states that the approved residential and commercial development on the south side of Haldimand Road 66 will likely be extended further north and anticipates residential and community employment building on the current development within the block. Our concern relates to no commitment to a use.

Respectfully, our formal request is that clarification be made to introduce land uses associated with Future Development. The concern of Marz Homes is that while the Growth Strategy Report includes statements, they have not been carried forward in the MCR By-law. We suggest that given the intended investment by our client, this clarification would serve to assist in creating a comfort level on the future development opportunity to bring to Caledonia another successful community by Marz Homes.

Should you have any questions or require additional information, please do not hesitate to contact Terri Johns at (905) 574-1993 ext. 201.

Respectfully Submitted,
T. Johns Consulting Group


Terri [REDACTED] CIP, RPP
President

CC: Shannon VanDalen, MCIP, RPP, Manager of Planning, Haldimand County
Matt Reniers, RPP, Project Manager, Matt Reniers & Associates

