

Public Comments Received on Draft OPA – Phase 1, Growth Strategy Amendment

Submission By	Property Description	Submission Summary	Analysis	Recommendation
Caledonia				
T. Johns Consulting for Marz Homes	646 Highway 6 33.94 hectares (83.87 acres)	Request clarification be made to introduce land uses associated with Future Development designation for their lands will not include Employment lands.	Have prepared revised text in the draft OPA to address concern.	Recommend approval of request.
Caledonia Soccer Club	66 McClung Rd 38.5 hectares (95 acres)	Do not include the soccer club lands within the Caledonia urban boundary but redesignate as Open Space	In addition to concerns raised by the Caledonia Soccer Park, the Ontario Growth Secretariat has expressed concern that the urban boundary expansion to include the existing soccer fields has not been justified by required land needs assessment.	Recommend approval of request. The draft Bylaw does not include the Caledonia Soccer Club lands in the Caledonia urban boundary and redesignates the lands as Major Open Space.
Stovel & Associates Greenhorizons Holdings Inc, Farmers Fertilizer Inc., and 1231 Shantz Station Road Inc.	<ul style="list-style-type: none"> • 679 Highway 6, • 703 Highway 6, • 336 Mines Road, and • 675 Highway 6. Caledonia 101 hectares (249 acres)	Request that the landholdings listed be included in the urban boundary of Caledonia with appropriate land use designations for employment or residential uses, although residential use is preferred	The land needs analysis does not support the inclusion of all 4 properties in the Caledonia urban boundary. 675 and 679 Highway 6 were recommended to be included in the original draft OPA bylaw for employment land purposes. To provide access to the portion of the proposed Urban Business Park, east of the planned Highway 6 extension north of Greens Road, the portion of 703 Highway 6 that is east of the proposed extension needs to be added to the proposed employment area.	Recommend that the portion of 703 Highway 6 that is east of the proposed extension of Highway 6 north of Greens Road also be added to the Caledonia urban area and be designated as Urban Business Park.

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Sara Graham/Minshall	Part Lot 1 & 2 N and S, Fife Street 4.7 hectares (11.6 acres)	Opposed removal of lands from Caledonia urban boundary	The lands are not serviced and development will require extension of Stirling Street across rail corridor the traffic impact of which has not been assessed. Development along rail corridor will require mitigation for noise and vibration. The extension of services to the area not considered in the Caledonia master servicing plan. Property at 225 Stirling Street has similar constraints.	Recommend that the lands be removed from the Caledonia urban boundary draft OPA and that the lands at 225 Stirling Street also be removed from the Caledonia urban boundary.
King & Benton Urban Solutions	Railway junction lands, Orkney Street West	Request redesignation of lands to Residential	The lands are adjacent to an active railway and industrial uses. Redesignation of lands should be through a planning application that can consider all relevant issues and circulation to adjacent properties and neighbourhood.	Recommend no change from original draft OPA Bylaw.
Paul and Karen Douglas	316 McClung Road	Oppose expansion of Caledonia on farm lands to the east, better to expand northward.	Plan to expand north and east makes sense from servicing perspective (including transmission watermain on McClung); impacts east vs. north re: ag lands and environment are relatively equal; balance of east and north land also makes sense in terms of servicing functionality (WWTP, pumping station, etc.)	Recommend no change from original draft OPA Bylaw.
Andrew, Raffaella, Victoria Crowe	Caledonia	Due to Native land claim issues, do not develop south of Grand River	No expansion of the Caledonia urban area is proposed south of the Grand River	Recommend no change from original draft OPA Bylaw.

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Hagersville				
Hagersville Holdings Ltd. (c/o DG Group)	Part Lot 16-18, Concession 12 Walpole 1, 4 & Part Lot 17 & 18 Concession 12 Walpole Parts 2 and 3 Hagersville 88 hectares	Include parcel "property in the Hagersville urban boundary for residential development. Submitted a Preliminary Servicing Strategy by R.V. Anderson and Land Needs Assessment for Hagersville, prepared by Altus economic group Consulting	The Preliminary Servicing Strategy report was reviewed with the conclusion that it lacks sufficient detail to assess the servicing impact of the proposed development of the lands. The Land Needs Assessment report was based on forecasts for Haldimand County contained in the report "Greater Golden Horseshoe: Growth Forecasts to 2051" prepared for the entire Growth Plan area by Hemson Consulting for Amendment No. 1 to the Growth Plan. The forecasts in the Growth Strategy report are based on the two reports prepared by Watson and Associates Economists specifically for Haldimand County and which Council has accepted and directed to be used for municipal planning purposes. No analysis has been carried out on the impact of the proposed development on agricultural lands, environmental lands and cultural heritage resources.	Do not recommend inclusion of these lands for the following reasons: <ul style="list-style-type: none"> • Hagersville, with the changes recommended in this report and the growth strategy, will have sufficient residential land supply to (and beyond) 2051. • These lands, when compared to other recommended additions, would have an agricultural impact due to the prime class soils that exist. • While the lands can be serviced, there is not sufficient wastewater treatment capacity to accommodate these lands in addition to the lands that are currently within the urban boundary.

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Lafarge Canada	4024 Highway 6 Hagersville	Opposed to redesignation of adjacent lands from Agriculture to Residential within Hagersville urban boundary - further land use sensitivity analysis to protect quarry operations required. Also objects to the inclusion of nearby additional lands to Hagersville urban boundary subject to determination of appropriate buffer, which may change from previous buffers.	Staff have met with MMAH and with representatives of the Lafarge Quarry on a number of occasions to address the concerns raised. The best technical information available to the County at this time is that the 300 metre buffer from the blasting limit in the Lafarge Quarry is sufficient to protect residential development from vibration, noise and air emissions impacts from the Quarry operations.	Recommend a site specific policy area in the Official Plan that will place the residential lands within the 300 metre buffer area in Holding zone that will prohibit the development of the lands until blasting operations at the Lafarge Quarry cease or move a further distance away on the site.
Empire Communities	John Street Walpole Con 13 Pt Lots 13 and 14 35 gross hectares (86 acres) of which 10-12 hectares (25-30) acres are developable	Request to expand the boundary of Hagersville westward to Sandusk Road to include the remnant lands of a former quarry operation. This land is to be developed in conjunction with a neighbouring property on John Street within the urban boundary. The additional lands can accommodate about 400 residential units	The potential development of the additional lands will partially offset the lands frozen from development due to the existing Lafarge Quarry. The lands are a logical extension of the urban boundary and development will have minimal impact on agricultural lands. The quarry pond which occupies a large portion of the lands, can be used for stormwater management. When combined with the adjacent lands to the east, the site will allow for a critical mass of development and allow for comprehensive planning for land use and servicing infrastructure.	Recommend inclusion of the subject lands into the Hagersville urban boundary.

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Calibrex Development Group	Sandusk Road Walpole Con 13, Lot 13 RP, Hagersville 15 hectares (37 acres)	Request to add lands to the west of Crystal Lake, a former quarry pond, to the Hagersville urban area for residential development.	Based on the 2051 land needs assessment for Hagersville, inclusion of the lands within the urban boundary cannot be justified at this time.	Recommend that request not be approved.
Jarvis/Townsend area				
Pieter Bezemer Accu II Development Corporation	1864 Stone Quarry Road, Jarvis 10 hectares (25 acres) Total developable area is significantly less	Opposed to removal of property from Townsend urban boundary.	An urban development proposal for a mix of single-detached and townhouse dwellings, including confirmation of servicing capabilities for those lands. The net impact of (re)addition to the total residential land supply is negligible given hazard land designation associated with the adjacent creek and the existence of a large (former quarry) pond. The total developable area is approximately 4 hectares (10 acres).	Recommend that the draft OPA leave these lands within the Townsend urban boundary
Doug Gedeye	Jarvis and Townsend area	<ul style="list-style-type: none"> • Plan Jarvis & Townsend as one community • Urban boundary compression transfers development to Simcoe & Port Dover • Caledonia – bedroom community to Hamilton • Assumes land claims to be resolved • Jarvis – add lands north of Talbot St W to former railway • Add lands bounded by Town Centre Drive, 	<p>The amount of vacant developable greenfield community land that would remain for residential uses after the boundary compression would be 37 ha (91 acres). This includes:</p> <ul style="list-style-type: none"> • 16 ha immediately east of Jarvis Meadows; • 13 ha immediately west of the Miller Avenue subdivision which is west of Lions Park; • 8 ha of land to the south of Highway 3, and to the east of John Street. <p>The 37 ha of greenfield equates to 555 homes if that land was</p>	Do not recommend inclusion of additional lands to either Jarvis and Townsend. Lands originally proposed to be removed from the Townsend urban boundary along Nanticoke Creek to remain in the boundary. Adequate amount of land exists in both communities for residential, commercial and employment uses.

		<p>Keith Richardson Parkway, & Townline Road. Future Parkview Retirement expansion, plus some Community and/or Employment Lands</p> <ul style="list-style-type: none"> • Don't take away the hectares on Town Centre Dr. immediately adjacent to the C.A.S. Some space for Employment lands • Don't take away the hectares immediately adjacent to Nanticoke Creek Parkway currently inside the Urban Boundary. Some space for Retail or higher density. 	<p>developed at a conservative density of 15 units per hectare. The 37 ha total does not include other infill and intensification opportunities spread throughout the community –which would add more residential unit potential and further push that land supply upwards.</p> <p>Based on the 2020 forecasts produced by Watson, which are based upon history, recent permit activity, planning application volumes, development inquiries, trends, etc. the need for 380 new housing units over the 2016-2051 period. There is expected to be surplus residential land beyond the 2051 planning horizon.</p> <p>Growth in Jarvis is limited due to servicing capacity. The new forcemain, under the Ministry approved EA, will allow for additional capacity equivalent to approximately 700 homes; however, within this capacity - commercial and industrial development as well as residential needs to be accommodated. While it is feasible that additional capacity could be secured via the forcemain / Townsend lagoons in future, this would require additional study and unknown capital expense. The changes to the urban boundary align the land supply / development potential with capacity availability.</p>	
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