

June 18, 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 MH Caledonia Inc, the landowner of 646 Hamilton Port Dover Plank Road (Provincial Highway 6), Caledonia as illustrated on the attached Location Plan. Marz Homes, the majority partner, 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: Phase 1 Revised Growth Strategy(GSR) dated June 2021 as well as the Official Plan Amendment Final (OPA) By-law dated June 2021.

As was previously advised in our February 2021 submission, 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. We are pleased to find the site specific amendment acknowledging the intended land use of these lands. We believe that growth within the north end of Caledonia represents an opportunity for Marz Homes to bring to Caledonia a master planned mixed use community offering a variety of densities Including 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 as well as residential development.

Secondly, we also acknowledge the introduction of the policies in the OPA requiring an agricultural impact analysis as part of the criteria associated with the secondary planning process. The land holdings in question represent a fragmented block, as is identified in the GSR. 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 parcel's location has limited proximity to agricultural lands. The

far eastern portion of the lands are Riverine Hazard Lands and may not be developable. The location's inclusion as Future Development within Caledonia is further supported by the near vicinity of a higher level transportation network. The intent is to build upon the approved Gateway Community, found directly to the south. Based on these factors, we believe we will be able to demonstrate no negative agricultural impacts on any abutting agricultural land holdings.

Respectfully, we wish to offer our support for the documents as presented and request their approval. Marz Homes, a long standing, well respected builder looks forward to bringing their vision to Caledonia, building upon the town's growing community.

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

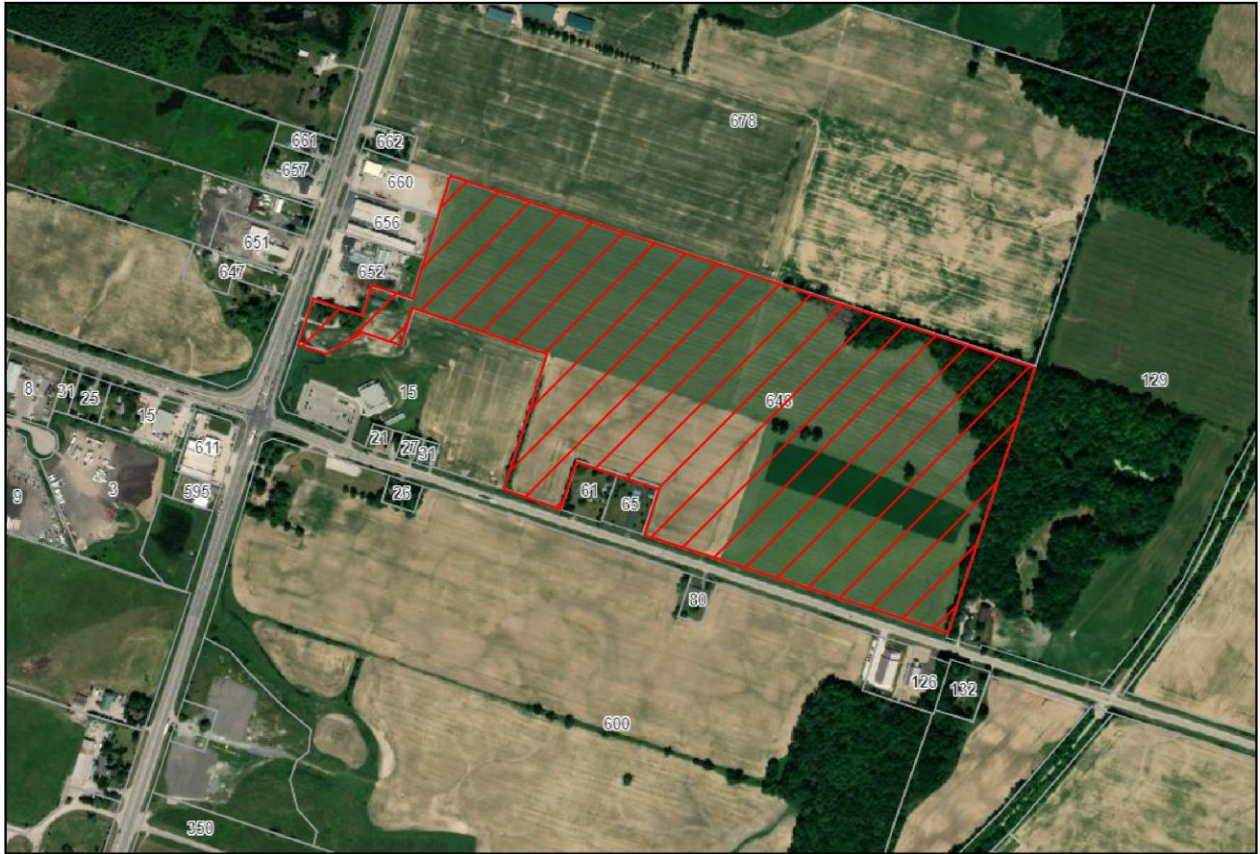
Respectfully Submitted,  
**T. Johns Consulting Group**



**Terri Johns, BA, MCIP, RPP**  
President

CC: Shannon VanDalen, MCIP, RPP, Manager of Planning, Haldimand County  
Matt Reniers, RPP, Project Manager, Matt Reniers & Associates  
Anthony Chiarella and Dan Gabriele, MH Caledonia c/o Marz Homes

## Location Plan



**Subject Lands**

646 Hamilton Port Dover Plank Road  
(Provincial Highway 6)