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File: P-3232

February 10, 2022

Haldimand County  
53 Thorburn Street South  
Cayuga, Ontario  
N0A 1E0

**Attention: Mr. Craig Manley, MCIP, RPP  
Chief Administrative Officer**

**Re: Smith Farms Subdivision  
PDD-03-2022  
Draft Plan of Subdivision and Zoning By-law Amendment Applications  
Hagersville**

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Dear Mr. Manley,

On behalf of Hagersville Holdings Inc. c/o DG Group, we are formally submitting this letter in objection to the proposed Draft Plan of Subdivision and Zoning By-law Amendment applications known as the Smith Farm Subdivision, as noted above.

Our client advises they did not receive notification of the community meeting that was held in December 2021 nor did they receive notice related to the public meeting that was held on Tuesday February 8, 2022. This is very troubling as our clients are concerned with the proposed applications.

We would like to better understand how these applications were filed and processed by the municipality when a portion of the lands were not even within the urban settlement boundary until the very recent completion of the Municipal Comprehensive Review ("MCR"). Based on the timing noted in the staff report, the pre-consultation and formal submission of the applications occurred well in advance of the completion of the MCR.

We have reviewed the submission letters from Lafarge expressing concerns related to approving a sensitive land use adjacent to an active quarry. In addition, we note that Lafarge also expresses some concerns related to the interpretation of where the limit of development should be defined. These themes continue to be consistent with the submissions we made as part of the MCR process. We still do not understand how or why the County proposes to draft approve lands that will be partially frozen for quite some time. How will this contribute to achieving the 2051 population target and assisting with the current lack of housing being experienced all across Ontario? As a

result of these issues, it is our opinion these applications are premature and should not be approved in their current form.

We would certainly appreciate if this letter and the concerns expressed herein are provided to County Council in advance of the meeting on Monday February 14, 2022.

Should you have any questions regarding the above, do not hesitate to contact the undersigned.

Yours truly,

**KLM PLANNING PARTNERS INC.**



Keith MacKinnon, MCIP, RPP  
Partner

Copy: Alexa-Rae Valente - DG Group  
Darren Steedman – DG Group  
David Stubbs – Ministry of Municipal Affairs and Housing

