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# HALDIMAND COUNTY

## Report PDD-16-2022 Official Plan Review – Update Information Report For Consideration by Council in Committee on April 19, 2022

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### OBJECTIVE:

This report is to provide Council with an update on the Official Plan Project – Phase 2 and highlight key policy changes being considered, work that remains to be completed prior to presenting final proposed amendments for adoption.

### RECOMMENDATIONS:

1. THAT Report PDD-16-2022 Official Plan Review – Update Information report be received;
2. AND THAT staff conduct a workshop at the May 31<sup>st</sup> Council in Committee meeting to provide a detailed overview of the final draft policies, including rationale, benefits and analysis of specific requests.

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**Approved:** Craig Manley, MCIP, RPP, Chief Administrative Officer

### EXECUTIVE SUMMARY:

This report relates to Phase 2 of the Haldimand County Official Plan Update, and is intended to provide Council with an update on what work has been completed on Phase 2; highlight some of the key changes being proposed through the amendment; outline potential impacts/benefits; and, overview what items are still being finalized. Phase 2 of the project reviews and updates for all sections and policies of the Official Plan and implementing some of the land use components approved through Phase 1. A workshop to provide more details about the draft policies will take place at the May 31, 2022 Council in Committee meeting, which is planned to be followed by a public meeting to present the draft amendments to the Official Plan on June 21<sup>st</sup>.

### BACKGROUND:

The Official Plan review was initiated in 2019 with the retention of Matt Reniers – Planning Consultant and the official start of the project on January 14<sup>th</sup>, 2020 with the required Special Council Meeting. An Official Plan describes the municipal direction and Council's objectives to guide community growth and development. The Official Plan serves as the framework to guide land use changes and plan for infrastructure within the County for 30+ years, to 2051. It seeks to balance the goals of economic prosperity, community vitality, environmental responsibility, cultural identity and infrastructure sustainability. The project was separated into two phases. Phase 1 provided direction for the growth needs for Haldimand County and the associated Official Plan Amendment for land supply within the municipality's six urban areas. It was adopted by Council in June 2021 and approved with modifications, by the Minister of Municipal Affairs and Housing in November 2021.

This report relates to Phase 2 of the update, which focuses on a general update to the document and all the policy themes/sections, including the Introduction; Environment; Economy; Growth Management; Community Building; Leisure, Heritage and Culture; Health and Social Service and Implementation, Site Specific Policies and the appendices to the Official Plan including the Glossary. The subject report is intended to highlight key items of the project that Council can expect to see moving forward. This report is anticipated to provide an overview on the project and highlight areas of interest; to provide a summary of where the document stands, what changes are being proposed and next steps.

Staff is recommending that a workshop with Council take place at the May 29<sup>th</sup> CIC meeting with the objective of giving a more detailed overview of the draft policies, including rationale for new/changes to, implications/benefits of new or revised policies, and a detailed examination of specific landowner requests (including level of support/lack thereof). From there, staff envision the final amendment being brought forward prior to the summer break at the June 21<sup>st</sup> CIC meeting.

## **ANALYSIS:**

This section will identify some of the significant changes to the document and what direction has been assessed for the policy framework.

### Introduction Section

The Introduction Section is being revised to include an updated Vision statement and strategic direction for the County that was derived through public engagement. The team is also developing policy content relating to history of the area and Indigenous interests, which is a requirement under Provincial legislation. The effect of this work is that contemporary policy will result which is line with Provincial legislation and better reflects the current state and vision of the County.

### Agricultural Lands

The Province, as a component of the Growth Plan, prepared mapping of the agricultural land base for the County. The Official Plan review process included a detailed examination of the provincial agricultural land base and has identified necessary changes to this land base relating to previously approved Official Plan designations and policies, Zoning By-law provisions, existing development, and licensed aggregate extraction areas. The Amendment revises the agricultural policies for the County to recognize the need to protect prime agricultural lands, which cover almost 90% of the County's land, while providing more opportunities to supplement farm incomes through on-farm diversified uses and by providing policies that support activities and land uses that support the agricultural economy. To further clarify and support the agricultural policies of the Plan, the Amendment removes the mineral aggregate resources areas as a designation on the land use schedules of the Official Plan and places these resource areas on an overlay designation.

Additionally, the County is proposing the creation of a Rural designation. This designation will apply in limited circumstances where lands are not viable for agricultural, have a minimal land area, and are removed from agricultural potential – such as infilling areas along the lakeshore. This would allow for some minor lot creation, provided that certain criteria are satisfied. The policies will be identified and refined through the amendment and only applied under certain limited and unique circumstances. Strict policy would be developed to limit these opportunities, such as demonstration that lands have been removed from viable agricultural production, limiting to size (i.e. under certain hectareage), demonstrated fragmentation from agricultural area, possessing a low quality soil classification, and the existence of a similar surrounding character.

### Commercial Policies

The downtown cores of the County's six urban areas are to be placed into a new Downtown designation with associated policies aimed at maintaining and improving the vitality and vibrancy of these unique

areas. The downtown areas have previously been included in the Community Commercial designation, which is a more general land use designation and encompasses a broad range of commercial opportunities. Additionally, some areas along the fringes of the downtowns are to be designated as Residential to provide more flexible policies to support housing development adjacent to the downtown cores that can support the businesses in the downtowns. Limited residential opportunity will continue to be permitted in the downtowns, however, the requirement to maintain street-level store fronts will remain to ensure the commercial presence and consistency within the downtown cores. It is important to retain the stability for commercial opportunities within the core to bolster the economic symmetries of business by having the street-level store fronts without disruption of other uses such as residential.

The Large Format Retail designation in the urban areas of Dunnville and Hagersville is to be removed and the areas to be designated as Community Commercial. The intention of this amendment is to remove a dated term of Large Format Retail and provide consistency and development opportunities across the County. The land use policies will allow for a range of commercial and economic opportunities. To continue to protect the downtown, a market impact analysis would be required for any proposed large format commercial development in the Community Commercial area that is greater than 3,000 m<sup>2</sup> of gross leasable floor area. This would include a review on the potential impact on the viability and vitality of the planned function of the Downtown Core designation to ensure that there is no negative impact.

The proposed changes were developed through consultation with the County's Business Development and Planning Advisory Committee (BDAPAC). The Planning team met three (3) times with BDAPAC to obtain their insights and aspirations for the policy framework moving forward. The feedback received was to encourage greater flexibility for development and integration opportunities with residential components. The draft policies will seek to accomplish these things and were reviewed with the Committee who were generally supportive of the direction.

### Rural Residential Review

Through the 2<sup>nd</sup> phase of the Official Plan Update, an assessment of the land availability and population projections was completed for the rural lands within the County, which included hamlets, lakeshore nodes, other rural settlement areas and agricultural areas. Based on the population projections completed by Watson and Associates Economists Ltd., the 30-year forecast is anticipated to remain stable with an approximate increase of 870 residential units through to 2051. From this evaluation, it has been determined that the existing rural residential supply can accommodate the forecasts growth with a total of 980 lots being available. These lots are a mix of development opportunities in hamlets and resort residential nodes, as well as existing vacant lots of record in the agricultural area. Given this, staff are not expecting to bring forward any recommendations to expand the boundaries for hamlets or lakeshore nodes given there is ample capacity to be able to accommodate the forecast growth through infilling and development. This is in line with Provincial policy that directs new residential supply to serviced settlements and with Phase 1 of the OP which was approved with an over-supply of residential lands across the 6 urban areas.

As part of the comprehensive review, a number of specific property requests have been received for consideration to allow lot creation, which included:

#### *Hamlets:*

- Erie Street South, south of Selkirk – 9.9 hectare (24 acre) for potential of 8 new residential building lots.
- Erie Avenue North/Main Avenue West, Fisherville – 29 hectares (72 acres) for potential of 54-118 new residential building lots.
- Concession 5 Road, Fisherville – 24.9 hectares (61.5 acres) with for potential of 7 new residential building lots.

- Haldimand Road 55, South of Springvale – 1.6 hectares (4 acres) for potential of 4-6 new residential building lots.
- Marshall Road, Byng – 0.4 hectares (1 acre) for potential of 5 new residential building lots.

Based on the growth needs analysis, there does not appear to be sufficient justification to include these lands in a development designation. However, staff are continuing to review these submissions to determine if there are any unique circumstances or conditions that merit consideration.

#### *Lakeshore Nodes:*

- Lakeshore Road, east of South Cayuga Road – 1.86 hectares (4.6 acres) for potential of 8 new residential building lots.
- Johnson Road, north side of Lighthouse Drive – 4.2 hectares (10.4 acres) for potential of 14 new residential building lots. This proposal would be for a land swap with other lands within the existing hamlet boundary. It is noted that many of the lots within the hamlet boundary are held within private ownership with multiple individuals.
- South Coast Drive, Peacock Point – 3.2 hectares (7.9 acres) for potential of 8-16 new residential building lots.
- Rock Point, Downey Road – 13 hectares (32 acres) for potential of 55-110 new residential building lots.
- Pyle Road, Villella Road and Niece Road – 27.4 hectares (67.7 acres) for potential of 173 new residential building lots.
- North Shore Drive, Mohawk Point North – 7.3 hectares (18.1 acres) for potential of 14 new residential building lots.

There are several lakeshore node requests being considered as minor ‘rounding out’ (i.e. South Coast Drive, Peacock Point and the North Shore Drive, Mohawk Point North). These requests are being considered to create a more logical boundary and align to the topography of the land. Provincial policy does allow for such minor rounding out in these circumstances. Staff are continuing to review the balance of the submissions to determine if there are any unique circumstances or conditions that merit consideration. A comprehensive overview and staff assessments of these specific landowner requests will be part of the proposed workshop in May.

#### Industrial

Another noted modification to the Official Plan will be the reduction of the number of Industrial designations. Currently, the Official Plan has 7 Industrial designations that permit industrial development, whereas moving forward there is the consideration to reduce to 3. The proposed land use designations include 1) Industrial, 2) Urban Business Parks, and 3) Rural Industrial. It is the intention to merge the Major Industrial designation into the Industrial. This designation will apply to the Nanticoke Industrial area and the Lake Erie Industrial Park which together comprise a Strategic Employment Area and are designated by the Province as a Provincially Significant Employment Zone. This will have minimal impact on the form and function of the policy framework or land use considerations as the existing Industrially designated lands will be captured through either the Industrial or Urban Business Park classification. All land uses that are currently permitted on the lands currently designated as Major Industrial or Urban Business Park will continue to be permitted through the new classifications – i.e. while the designation name changes, the land use permissions do not.

The Urban Business Park designation represents a collapsing of a number of industrial designations into a singular category which will simplify the Official Plan and result in a consistent policy approach for each of the six urban areas. This will be the key (only) employment designation in the urban area and will capture the full range of employment uses that are currently permitted across the various designations in each urban area. This is similar to the approach taken in the Haldimand County Comprehensive Zoning By-Law HC 1-2020 to streamline and create a more user friendly document.

The remaining 3 policies will be amended to reflect the land uses formerly associated with the Industrial designation.

The Rural Industrial designation is to be expanded to include existing and proposed industrial areas located outside of the six urban areas and for which municipal water and sanitary sewage services are not available.

The municipality has a number of historic rural industrial areas that have functioned for many years and which are permitted through the Zoning By-laws. However, these areas have not been recognized within the Official Plan land use policy framework notwithstanding they are no longer functionally prime agricultural areas. A few of these areas include the lands along 3<sup>rd</sup> Line (CGC Inc. and Contrans); Hagersville Industrial Park (former Army Camp), and; Kohler Road, south of Kohler (Alumco and TriCan Packaging). These locations are proposed to have site-specific policy areas applied to recognize limited growth opportunities and industrial expansions.

For the Official Plan Amendment report, new mapping and site specific policies will be proposed for adoption.

### Hazard Lands

The hazard land policies of the Official Plan, are to be amended to provide greater clarity to the policies that regulate development in floodplain areas of the County as well as along the shores of Lake Erie. The hazard land policies in the Haldimand County Official Plan address this provincial interest in the protection of properties and public safety that may result from potential flooding and other hazards along the Grand River, major creeks and tributaries and along the shoreline of Lake Erie. The approach will further expand on the two-zone concept (moving from a single restrictive floodplain – one-zone to a tiered floodplain that has floodway and flood fringe – two-zone); provide greater clarity within the Riverine Hazard Land policies, and create policies for consistency in application of regulatory floodlines with the three (3) conservation authorities. The two-zone concept has been utilized in Caledonia, and now will be introduced to Dunnville, and in particular the Frank Marshall Business Park (FMBP). The details on the FMBP mapping is further explained in the following section. However, it is noted that the two-zone policy approach is intended to provide flexibility within hazard land areas to allow for some level of development to occur within the flood fringe subject to certain criteria.

The Amendment also incorporates the results of the Lake Erie Hazard Mapping Update which was completed in 2020.

The Official Plan currently shows the hazard lands and regulated lands as a separate and distinct designation – with no underlying land use recognition. The amendment will look to establish an overlay approach which will identify the hazard lands while also allowing for varying degrees of development which are informed by the extent of the hazard and any study or mitigation requirements of the conservation authority. This is intended to create a more flexible and workable document. A specific public open house was held on May 12<sup>th</sup>, 2021 to address the Hazard Lands and obtain feedback on the intended approach. The feedback received was supportive of the directions identified above.

### Frank Marshall Business Park – Floodway Mapping and Land Use Considerations

In Phase 1, Council supported the expansion of the Dunnville urban boundary to include additional lands surrounding the Frank Marshall Business Park (FMBP) to Logan Road and Highway 3, which the Province subsequently approved. With the expansion, the land use designation for the area needed to be established however, there was some uncertainty regarding the potential areas of development and impact from floodway boundaries. In order to complete the assessment for flooding extents and land use considerations, J.L. Richards & Associates Limited was retained to prepare a Floodplain Analysis and Scoped Master Servicing Plan to establish a two-zone concept within the FMBP and to provide recommendations on water, sanitary, stormwater, and road infrastructure to develop the FMBP into a mixed-use neighbourhood.

While this work is still underway and final recommendations not yet available, J.L. Richards has provided the draft floodplain mapping which gives some insights into the amount of land that can be 'opened up' for development. The study area has been identified into three categories with floodplain (<800mm flow depth); floodplain (>800mm flow depth) and flood fringe. A significant amount of the area is limited with floodplain restrictions, however there are portions that have been classified as *flood fringe*, which does allow for development opportunities pending satisfying certain flood proofing requirements dealing with construction measures including minimum elevations, building construction (i.e. doors, windows and internal pumps) and fill or storm outlets.

The two-zone concept will provide additional flexibility and development opportunities with approximately 14 hectares (34 acres) of land being noted as flood fringe. The majority of this area—approximately 11.5 hectares (28 acres)—would be designated for residential purposes with the balance being for employment type uses. In broad terms, the residential lands will be on the east side of the arena and soccer parks between Ramsey Drive and Logan Road; industrial would be located on the west side of the arena and for the 3 lots on the south side of Ramsey Drive adjacent to the stormwater management pond, and the commercial lands will be on Broad Street East, east of Ramsey Drive and out to Hendershot Avenue.

The subsequent Official Plan report and proposed amendment, will provide the specific details on development opportunities and policies and the extent of the floodplain mapping.

### Affordable Housing

A housing master plan, prepared by SHS Consulting Inc. and completed in July 2021, was a component of the Official Plan Review process. The Housing Master Plan (HMP) identified specific housing policies for the Official Plan that support and encourage the development of a diverse range of housing options, including affordable housing, throughout all the communities of Haldimand. The Plan identified action items and targets to assist addressing the housing needs in Haldimand. Some of the key gaps that were identified in the report include:

- The need for a broader range of housing types (i.e. apartments, townhouses, secondary suites);
- The need for additional supportive housing;
- The need for affordable rental options;
- The need to increase the stock of purpose-built rental options; and
- The need to develop affordable options in both market rental and household ownership.

Through the HMP, there is an outline of policy and regulation amendments to address the housing supply and implementation timelines that break down into short-term, medium-term and long-term recommendations. Some of these components are proposed to be included within the Official Plan amendment to establish a strong policy framework, acknowledge the need for supportive and shared housing, establish minimum affordable housing targets and rental unit targets, and create flexibility for the municipality to explore incentive programs or other opportunities, such as inclusionary zoning, for affordable housing.

These changes will be reflected in the Health and Social Services Section of the Official Plan.

### Culture/Heritage

The Culture/Heritage Section is also being updated with respect to noting the importance of engagement and consultation with the Indigenous communities who have an interest in Haldimand and also the need for conserving built and cultural heritage resources. The current Official Plan does not speak to the cultural heritage components and the associated resources that may exist, as well as establishing the need for new developments to have a regard for the resources. The proposed amendments will acknowledge these components and create a list of methods or tools to utilize in

review. These policies are being added or expanded to reflect Provincial direction and requirements under the Provincial Policy Statement.

Also, a section on Heritage Impact Assessments has been added as well as the requirement from the Province to complete an Archaeological Master Plan for the County. These policies were created in consultation with Six Nations, Mississaugas of the Credit First Nation and Heritage Haldimand. The input received was utilized to create a balanced policy framework for the features and significance of the historical resource. The policies are not a specific designation within the document, but a tool to be implemented through review of development and redevelopment opportunities.

### Parks & Recreation

The Phase 2 Amendment will also include a stronger policy framework for Parkland dedication and recognition of a new Major Open Space designation. The Major Open Space designation encompasses large-scale public parks designed to serve the entire community, such as major sport parks (i.e. the Caledonia Soccer Park and the Cayuga Soccer Park), arenas, fairgrounds, skate parks and community parks and open space; and establishes criteria for the establishment of new facilities.

The amendment to the Parks and Open Space section of the Plan will also incorporate changes to the Park Land Dedication and Payment-in-Lieu of Parkland provisions. Watson and Associates Economists Ltd. were retained to review and analyze the County's parkland dedication and cash-in-lieu policies and provide recommendations for Official Plan changes. The *Planning Act* provides municipalities with the authority to impose conditions on developments requiring conveyance of parkland or payment-in-lieu of parkland for the creation of parkland, either within the proposed development or towards a larger municipal initiative. A municipality can require 2% for commercial or industrial development, or 5% in all other purposes, of land or the value thereto be transferred to the County. The Payment-In-Lieu value is determined based on assessment as of the day of approval of the subdivision agreement.

Through the Watson review, recommendations to the County policies include establishing a County Parkland Dedication By-law, inclusion of new and clear policies relating to parkland dedication and cash-in-lieu, addition of key definitions and exemption considerations. The proposed changes to the Official Plan for the parkland dedication improvements will provide Haldimand with the opportunity to collect parkland or payment-in-lieu in line with current standards and in an effort to create new or enhanced amenity space and accommodate future growth needs.

### Natural Heritage Systems

A significant component to the Official Plan Update will be the inclusion of Natural Heritage System (NHS) policies and mapping. A natural heritage system is a network of interconnected natural features and areas such as wetlands, woodlands, valleylands, lakes and rivers and is important because it provides the protections and policies necessary to maintain and enhance the long-term environmental health and ecological integrity of the County. The Growth Plan for the Greater Golden Horseshoe requires municipalities to implement a Natural Heritage System strategy with land uses policies addressing existing urban, rural and agricultural systems and map the key features. To complete the project the County retained Natural Resource Solutions Inc. – a firm that provides a variety of environmental and ecological services.

The system Significant features, on which the Natural Heritage System is based, were identified as the following:

- Wetlands (any size, whether evaluated or unevaluated)
- Provincially Significant Wetlands • Significant Woodlands
- Significant Valleylands • Life Science Areas of Natural and Scientific Interest
- Earth Science Areas of Natural and Scientific Interest

- Environmentally Sensitive Areas • Fish Habitat (i.e. aquatic features including watercourses and waterbodies)
- Carolinian Canada Sites
- Significant Wildlife Habitat
- Habitat for Endangered and Threatened Species

The features and linkages will be included within the Official Plan schedules with new policies included within the Plan to ensure conformity with the document. The NHS is an important component of the document to ensure that the quality and integrity of natural features are protected for the long-term. The policy framework is a requirement through Provincial legislation but the approach is intended to balance the need for development with protection of on-going agricultural, recreational, tourism and environmental resources within the County. The mapping is provided to ensure that features are easier to identify and then apply appropriate policies as needed for those features.

### Mapping

Similar to the Zoning By-law Project, the Official Plan Update will see a significant upgrade and modernization to the Official Plan mapping – moving from paper-based depictions to an on-line interactive platform. The new format will provide accurate and easy to locate information on an individual property basis or from a larger neighbourhood or community perspective. Any user will be able to identify the land use, regulated areas and natural heritage features. Also, it will display if there are any special policy areas on the lands. The new on-line mapping will empower both public users and Haldimand County staff to quickly reference details and obtain accurate information.

GIS Staff are working to transfer the data to the on-line format so that when the proposed amendments receive final provincial approvals, the platform will be ready for external and internal use.

### Public Consultation

Throughout Phase 2 of the project, consultation and engagement has been key to ensure that the comments, visions and considerations from the community are being heard and incorporated where possible. To assist with the discussions, Planning staff hosted a number of open house virtual sessions to obtain feedback, with those dates held on:

- May 13<sup>th</sup>, 2021 – Hazard Land Policies and Heritage System Presentation.
  - This presentation focused on identifying what hazard lands are, why they are important, legislative framework and seeking feedback on policy direction through polls and feedback questions. This information was the basis for some of the proposed policy amendments.
- June 23<sup>rd</sup>, 2021 – Facilitated Workshop.
  - This session was centred around the Official Plan as a policy document – what information is contained in the Plan and why it is important to a municipality. It sought feedback from the attendees on aspirations for the County and updating the vision statements as well as the Community Building, Leisure, Culture and Heritage, and Health and Social Service policies.
- December 14<sup>th</sup>, 2021 – Phase 2 Workshop Presentation.
  - This was the final open house session to provide an update on the status of the Official Plan Review project; provide a summary of the feedback received; overview major policy directions and next steps.

Additionally, staff had focused meetings / workshops with a variety of key stakeholder groups as follows:

- Agricultural Advisory Committee – May 5<sup>th</sup>, 2021, July 21<sup>st</sup>, 2021 and November 17<sup>th</sup>, 2021
- Heritage Haldimand – January 31<sup>st</sup>, 2022



- Business Development Advisory and Planning Advisory Board – January 10<sup>th</sup>, 2022, March 8<sup>th</sup>, 2021 and July 7<sup>th</sup>, 2021
- Haldimand Stewardship – February 19<sup>th</sup>, 2021, April 9<sup>th</sup>, 2021 and June 24<sup>th</sup>, 2021

The feedback and dialogue received from the meetings helped to shape the direction of the document and on key items including the policies surrounding surplus farm dwellings severances, on-farm diversification, natural and cultural heritage features, supportive commercial development, and opportunities to build flexibility into development policies. A number of these components will be identified in the formal amendment report being brought forward to the workshop in May. The final amendment report will also include an appendix of requests and comments received regarding the project.

### **Next Steps**

All sections of the current Official Plan have been reviewed and revised, and Planning staff continue to work with Matt Reniers, Planning Consultant, on finalizing the proposed draft amendment policies and document format. An Official Plan Amendment by-law has been drafted and is being reviewed in conjunction with map schedules to ensure amendments are lined up properly and that the clause references for the changes are accurate. As noted above, staff propose to overview more policy details in the work form of a Council workshop at the May 31<sup>st</sup> CIC meeting. From that point, it would be staff's intention to bring the final Amendment forward to the June 21<sup>st</sup> CIC meeting in a public meeting format. Any matters that require further analysis/explanation from the May 31<sup>st</sup> workshop would be addressed at this meeting and in the final staff report.

Public Meeting Notice will be provided 30-days before the scheduled meeting date of June 21<sup>st</sup>, 2022 in the local newspaper coordinated County advertisement; through social meeting posts; and through direct correspondence to members of the public who have requested notification and all boards and committees that have been engaged with as part of the consultation.

A comprehensive report and presentation will be provided to Council-In-Committee at the Public Meeting and members of the public will have an opportunity to speak to the proposed amendments. If there are no changes following the public meeting, the Official Plan Amendment (OPA) By-law will be presented for ratification at the June 27<sup>th</sup> Council meeting for Official Plan Amendment – Phase 2 adoption.

Once the OPA By-law is ratified by Council, a full submission will be made to the Ministry of Municipal Affairs and Housing (MMAH) for their acceptance and review with other ministries. MMAH has 120-days to render a decision on the County's Official Plan Amendment.

### **FINANCIAL/LEGAL IMPLICATIONS:**

As mentioned throughout this report, project manager Matt Reniers of Matt Reniers & Associates has been retained to lead all aspects of the development, coordination and implementation of the County Official Plan Update and growth management strategy. Budget approval for the project was allocated through the 2019 capital budget approvals. Other costs for the project include the hiring of a facilitator to lead the community forum/visioning exercise and sub-consultants to carry out technical studies such as the natural heritage study, housing review, population forecasts and servicing assessments. Other consultants may be brought on-board to carry out specific tasks and will be funded through the overall project budget which is approved at \$475,000.

## **STAKEHOLDER IMPACTS:**

Throughout the Official Plan project, consultation and engagement has occurred with a number of County departments, external agencies, committees and advisory boards, the public as well as both Six Nations and Mississaugas of the Credit First Nation. As part of the process, the following groups have provided insight or review to the proposed Official Plan amendments and draft policies:

- Haldimand County divisions:
  - Engineering Services
  - Community Development and Partnerships
  - Facilities, Parks, Cemeteries & Forestry Operations
  - Economic Development & Tourism
  - Water & Wastewater Engineering
  - Road Operations
- External Consultation:
  - Six Nations
  - Mississaugas of the Credit First Nations
  - Conservation Authorities
  - Various provincial ministries, in particular the Ministry of Municipal Affairs and Housing; Ministry of Transportation; and, Ministry of Agriculture, Food and Rural Affairs.

## **REPORT IMPACTS:**

Agreement: No

By-law: No

Budget Amendment: No

Policy: No

## **ATTACHMENTS:**

None.