

Haldimand County  
**Official Plan Update**




*Help Shape Haldimand's Future*

**Council Phase 2 Workshop**  
**May 31, 2022**




Presentation Outline

- Public Input
- Vision Statement & Strategic Directions
- Major Official Plan Sections & Proposed Changes
- Hamlet Expansion Requests
- Resort Residential Node Expansion Requests
- Next Steps



Public Input




Community Participation

- Public meetings, facilitated workshops, public information centres
- Project team has met with the Agriculture Advisory Committee, the Business Development and Planning Advisory Committee and Heritage Haldimand
- Haldimand Stewardship Council has representation on the Technical Advisory Committee for the Natural Heritage Study
- Reviewed requests for Hamlet and Resort Residential Node boundary expansions
- Reviewed other requests submitted by property owners




Workshop Feedback

- Policies should be more flexible in permitting home-based businesses
- Revitalizing downtown cores, heritage conservation, preservation of scenic values, walkways, pathways – important urban design considerations
- Lakeshore area – protect existing scenic roads, public vistas and landscapes, provide additional parkland and public amenities, encourage more supportive commercial businesses
- To address housing gaps in the County, respondents supported a wide range of activities including providing incentives, using surplus County properties, and partnerships with profit and non-profit organizations
- Vision statement needs to include our First Nations neighbours
- Allow more housing on rural properties and farms to house extended family, labourers and support workers



Workshop Feedback

- Telecommuting policies to help address climate change; bring in large retailers such as Walmart and Staples to reduce travel for shoppers and finance gas pipelines
- Lakeshore residents need to keep development away from flooding and other hazards – lakeshore needs a rough shoreline to flood over and filter through to clean water
- Many residents are along the lakeshore are full-time – what services can be provided?
- Affordable daycare for young families, require large developers to include a daycare in their developments



## Workshop Feedback

- Incentives for home owners to use basements for secondary units to create affordable housing
- Need mixed use celebration spaces where you can hold events and social distance safely outdoors
- Build amenities along Rainham Road (parking, camping, water supply, washrooms, small businesses) from which people can take less intrusive transportation (electric shuttles, scooters, bikes) to the lake
- Create alternative transportation opportunities
- Require developers to provide electric vehicle charging stations
- Develop dining/entertainment/stay options along Grand River to attract tourists



## Vision Statement & Strategic Directions



## Vision Statement

- Vision Statement
  - Current statement focuses on making Haldimand County an exceptional place to live, work, and play. It acknowledges the value of diversity and urban and rural interests, and commits to responsible growth management.
  - Wording has been added to include employment opportunities and the provision of health, education, recreation, safety, and housing  
 “Building on Haldimand County’s history and heritage, our vision includes a strong agricultural community and a diverse economy that takes advantage of Haldimand’s strategic location and resources **and provides a wide range of employment opportunities. The County is well provided with public and private services that contribute to the health, education, recreation and safety needs of all local residents. The County offers a wide range of housing opportunities to meet the diverse needs of its residents.**”



## Strategic Directions

- Environment
  - Wording added to address holistic and sustainable health impacts.
  - Interconnected system of natural environment features is now considered.
  - Protection of people and property from natural hazards and the provision of clean water are now included.
- Economy
  - Minor wording update.
- Growth Management
  - Direction added to maintain and enhance the vitality of historic urban cores and stable residential neighbourhoods while providing residential intensification opportunities.
  - Commercial and industrial development opportunities is emphasized.



## Strategic Directions

- Community Building
  - Full section has been revised to better reflect the goal of community building, i.e. providing infrastructure that supports the needs of residents, businesses, and industries
  - Water, sanitary sewage, transportation options, and emergency services will be provided appropriately.
  - Residential neighbourhoods will have access to shops, services, and jobs, while being protected from incompatible uses.
- Leisure, Culture and Heritage
  - Minor change to include that built and natural leisure resources need to keep pace with population growth.



## Strategic Directions

- Health and Social Services
  - Minor wording changes to update to current language.
  - Inclusion of affordable housing programs.



## Major Official Plan Sections & Proposed Changes



## Agriculture

- **Key policy changes:**
  - Value retaining facilities – more on-farm processing
  - On-farm diversified uses – widen scope of permitted activities (i.e. an antique business on a farm property)
  - Support services for agricultural operations (i.e. grain dryers, tractor supply)
  - Housing opportunities on existing farm properties
  - Mineral aggregate resource area will be removed as a designation and included as an overlay
  - Refining the agricultural land base – i.e. designation to relate to only prime agricultural lands
- **Reason for changes:**
  - Consistency with PPS
  - Bring in line with County Zoning By-law
  - Responds to input from the County's AAC and BDAPAC
- **Implications:**
  - Broaden economic opportunities for farmers
  - Consistency with Provincial Policy Statement



## Commercial

- **Key policy changes:**
  - New 'Downtown Areas' designation to recognize historical central business districts of each urban area – will expand mixed use opportunities (e.g. more residential) and provide more support to art, culture, entertainment, temporary uses, public spaces, (retaining) built character, and pedestrian orientation.
  - 'Large Format Retail' designation proposed to change to 'Community Commercial'; the same previously permitted uses in the Large Format Retail designation will be permitted in the Community Commercial designation, subject to the same criteria.
  - Some 'Community Commercial' areas proposed to change to 'Downtown Areas'.
- **Reason for changes:**
  - Large Format Retail only exists in Dunnville and Hagersville.
  - Certain Community Commercial areas would be better represented as Downtown Areas due to location.
  - Official Plan does not align with new Zoning By-law in some areas.
  - Responds to input from the County's BDAPAC.
- **Implications:**
  - More consistency across County regarding commercial designations.
  - Better alignment with Zoning By-law.
  - Stronger support for mixed use intensification in downtown areas.
  - Stronger support for creating vibrant and active downtown spaces.



## Industrial

- **Key policy changes:**
  - Seven current designations will be reduced to three: Industrial, Urban Business Park, Rural Industrial.
  - Broader range of more 'modern' employment uses – e.g. logistics, technology, R&D sectors - for urban designations (Industrial, Urban Business Park).
  - Broader range of 'dry' employment uses – e.g. commercial greenhouses, light manufacturing, warehousing, utility yards – for rural designation (Rural Industrial).
- **Reasons for changes:**
  - Better alignment with Zoning By-law.
  - Responds to input from the County's BDAPAC.
- **Implications:**
  - More clarity for industrial properties (streamlined policies, easier to apply)
  - Broader policy support = more development opportunities.



## Culture & Heritage

- **Key policy changes:**
  - Engagement and consultation with Indigenous communities is emphasized in connection with GRNA – focus on cultural heritage, archaeological features and natural environment.
  - Greater policy emphasis on the need for conserving built and cultural heritage resources.
  - Heritage Impact Assessment requirements added – i.e. for development adjacent to designated sites.
  - Archaeological Management Plan requirement added.
- **Reason for changes:**
  - Important to engage with Indigenous communities.
  - Brings plan into conformity with Provincial requirements.
- **Implications:**
  - Continued relationship building with Indigenous communities.
  - More clarity for requirements of a development application (i.e. when archaeological assessment required).




## Hazard Lands

- **Key policy changes:**
  - Expansion of two-zone concept [one zone is a complete restriction of development, two zone splits the floodplain into no development area (floodway) and development area (flood fringe)].
  - Change from designation to overlay.
  - Incorporation of 2020 Lake Erie Hazard Mapping update.
- **Reasons for changes:**
  - Provide clarity for confusing policies.
  - Implement changes that have occurred over the last several years.
- **Implications:**
  - Greater flexibility for development (e.g. no OPA required when overlay can be adjusted; underlying land uses permitted).
  - Alignment with Zoning By-law.
  - More accurate and detailed Lake Erie hazard delineation (per 2020 mapping)



### Frank Marshall Business Park

- Key policy changes:**
  - Floodplain analysis and scoped master servicing plan completed for Frank Marshall Business Park in Dunnville.
  - Two-zone floodplain concept established.
  - Moving from strict employment designation to mix of employment, commercial and residential
- Reasons for changes:**
  - Lands previously identified as candidate 'two-zone' and represent main development area / opportunity for Dunnville
  - Designation changes afford variety of development opportunity in line with growth forecasts
- Implications:**
  - Provides flexibility and development opportunities.
  - Changes accommodate the Council supported affordable housing proposal and gateway commercial development




### Frank Marshall Business Park

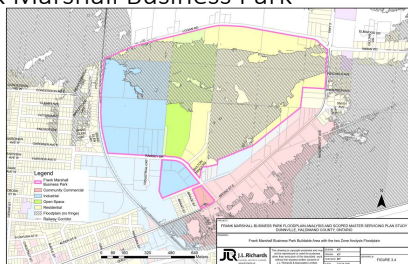

Land Use	Area of development available under Regulatory Floodplain (ha)	Area of development available under two-zone (includes flood fringe area) (ha)	Increase in development opportunity area (ha)
Industrial	22.93	25.90	2.97
Open Space	2.15	5.38	3.24
Commercial	0.62	1.25	0.63
Residential	13.32	22.21	8.89
<b>Total</b>	<b>39.01</b>	<b>64.74</b>	<b>16.73</b>

Land Use	Change in development opportunity area (ha)	Density (PP4j) <sup>1</sup>	Change in Density in the Two-Zone Approach (PP4j/m <sup>2</sup> )	Estimated Floor Area / Units
Industrial	2.97	125	371.25	1.34 ha 144,236 s f 2
Commercial	0.63	90	56.7	0.50 ha 53,820 s f 3
Residential	8.89	55	489	168 units
<b>Total</b>	<b>12.49</b>		<b>917</b>	




### Frank Marshall Business Park


### Affordable Housing

- Key policy changes:**
  - Housing Master Plan (HMP) completed in July 2021 which identified need for policies to address housing gaps
  - Policies include: establishing minimum targets (i.e. 12% of new housing low income rentals); opportunities for County incentives for affordable housing; permissions for shared housing; support for more diverse housing stock (i.e. 25% of new housing as townhouses or apartments)
- Reasons for changes:**
  - HMP identified clear needs for:
    - Broader range of housing types;
    - Additional supportive housing and affordable rental options;
    - Development of affordable options in both market rental and household ownership.
- Implications:**
  - New policies will support increase in provision of affordable housing and give clear, achievable targets.
  - Policies recommended by Housing Master Plan will be implemented in Health & Social Services section of the Official Plan.




### Parks & Recreation

- Key policy changes:**
  - New Major Open Space designation for large-scale public parks designed to serve the entire community.
  - New parkland dedication (land and cash-in-lieu) policy requirements and development criteria
- Reasons for changes:**
  - High level of growth experienced in Haldimand results in the need for more parkland for growing population.
  - Haldimand County has enacted a Parkland Dedication By-law, and strong OP policies make the by-law more effective (i.e. provide more direction for parks needs).
- Implications:**
  - Stronger framework for parkland dedication - increased parkland dedication/cash-in-lieu requirements allow County to respond to the recreational needs that accompany the County's growth forecasts. Increased developer contributions allow for the Parkland Reserve to grow in a way that will better position it to fund future projects.
  - Major Open Space designation provides policy basis for future growth / expansion of established facilities




### Natural Heritage System Strategy

- Key policy changes:**
  - A natural heritage system was identified in Haldimand County (a network of interconnected natural features and areas).
  - Features and linkages were mapped and associated policies will be included.
  - Approach balances the need for development with protection of ongoing agricultural, recreational, tourism, environmental resources.
- Reasons for changes:**
  - Growth Plan requires NHS strategy with land use policies and mapping.
- Implications:**
  - Provides the protections and policies necessary to maintain and enhance long-term environmental health and ecological integrity of the County.
  - Policies provide flexibility to recognize existing uses and potential for expansion.
  - Main protections extend to rural areas of the County and do not significantly sterilize development opportunities.



## Natural Heritage System Strategy

- Significant features were identified:
  - All 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
  - Carolinian Canada sites
  - Significant wildlife habitat
  - Habitat for endangered and threatened species



## Natural Heritage System Strategy



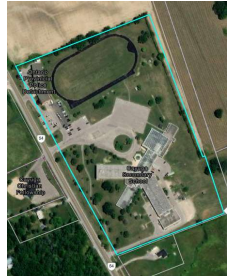


## Rural Lands

- Key policy changes:
  - New land use designation.
  - Lands on which non-agricultural uses have historically been established, unlikely the lands will be rehabilitated to agricultural uses.
  - New land uses on rural lands are evaluated to ensure land use compatibility with surrounding farm operations and residences, and are required to meet specific conditions.
  - Applied to limited areas which fall below the threshold to become a Hamlet, but which will never be used for agricultural purposes due to the historic use of the land.
- Reasons for changes:
  - There are a few situations across the County where longstanding non-agricultural uses have been established but cannot expand, change, or sever due to being designated as Agriculture. The Rural Lands designation will facilitate some limited opportunities for new uses and severances.
- Implications:
  - Limited infill opportunities and flexibility of use for previously developed sites.
  - No new major development opportunities being created.




## Rural Lands

- Example: Cayuga Secondary School & OPP Station
- Zoned Community Institutional (IC), designated Agricultural
- Proposed to be designated Rural Lands to reflect that the lands will never return to agricultural use
- Will allow for more flexibility on the property and opportunity to sever if so desired


## Climate Change

- Key policy changes:
  - New policies that promote energy efficiency and conservation, compact development, active transportation, and green infrastructure
- Reasons for changes:
  - Important to address ongoing impacts of climate change.
  - There is a need to prepare Haldimand County for the impacts of climate change, which are already being felt.
  - Provincial policy directive.
- Implications:
  - Address climate change at a local level.
  - Create a more resilient community.
  - Policy basis to require climate change mitigation/adaptation initiatives in development projects



## Rural Residential Review

- Potential rural housing supply exceeds housing demand to 2051
- There is no need to expand existing hamlets or resort residential nodes to increase housing supply
- Hamlet expansions are not recommended except for minor boundary adjustments
- Resort residential node expansions are not recommended except for two minor exceptions that will not result in the loss of productive agricultural land
- Expanding opportunities for secondary suites and dwellings in the rural area

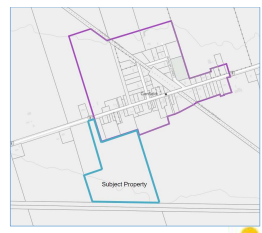



# Hamlet Expansion Requests



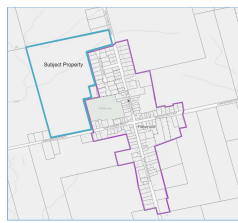

## Canfield

- Recommendation: not approve request
- Class 3 soils
- Inadequate frontage
- Other potential residential sites in Canfield
- No support based on demand and supply analysis for rural area

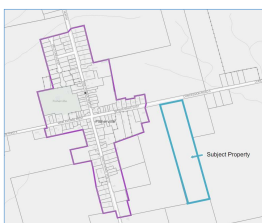

## Fisherville - IBI

- Recommendation: not approve request
- Class 3 soils
- Existing potential for residential development in Fisherville
- No support based on demand and supply analysis for rural area

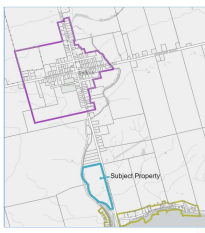

## Fisherville – Conc 4, Part Lot 7

- Recommendation: not approve request
- Lot is not contiguous with Fisherville
- Class 3 soils
- No support based on demand and supply analysis for rural area



## Selkirk

- Recommendation: not approve request
- Class 3 and 6 soils
- Lot is not contiguous with Selkirk or nearby resort residential node of Summerhaven
- No support based on demand and supply analysis for rural area

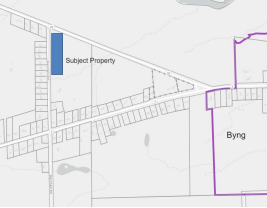

## Springvale

- Recommendation: not approve request
- Class 2, 3, 5 soils
- Located within mineral aggregate resource area
- Existing potential for residential development in Springvale
- No support based on demand and supply analysis for rural area





### Byng

- Recommendation: not approve request
- Class 3 soils
- Lot is not contiguous with Byng
- No support based on demand and supply analysis for rural area






## Resort Residential Node Expansion Requests



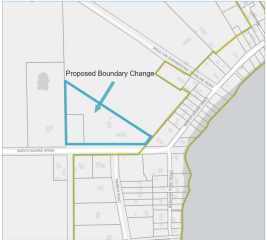

### Peacock Point

- Recommendation: approve request
- Class 3 soils
- Part of lot is already in the hamlet
- Based on adjacent uses, reasonable to include entirety in Peacock Point
- Considered 'rounding out' under Provincial policy and meets PPS criteria

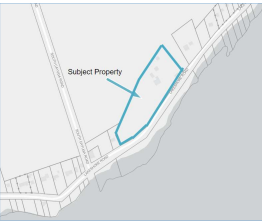

### Mohawk North (2421 North Shore Drive)

- Recommendation: approve request
- Lot proposed to be severed would be impractical to farm
- Lot creation won't result in loss of productive agricultural land
- Will be compatible with adjacent uses and zoning
- Considered 'rounding out' under Provincial policy and meets PPS criteria

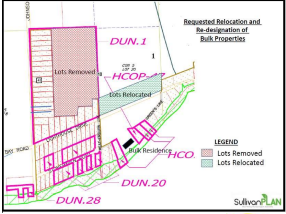

### Blott Point & Evans Point (2807 Lakeshore Road)

- Recommendation: not approve request
- Class 3 soils
- Wave uprush limits follow north side of Lakeshore Road
- Erosion hazard limit cuts through frontage of property
- Not an established node – does not represent node extension



### Johnson Road & Green's Line

- Recommendation: not approve request
- Relocation of lots, currently not able to be developed due to lack of road access
- Not all lots are owned by client
- Class 2 soils
- Would leave space outside node to the south of lots relocated which would create future development pressure

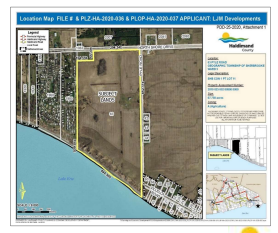

### Rock Point

- Recommendation: not approve requests
- Two proposals, both encourage development on private roads
- Concerns for emergency vehicle access
- Class 2 and 3 soils


### 63 Pyle Road

- Recommendation: not approve request
- Proposed 96 cottage units & recreational amenities
- Market analysis supports development
- Loss of prime agricultural land, servicing concerns, Lake Erie erosion, highly vulnerable aquifer (potential groundwater contamination)

### Next Steps


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### Next Steps

- Staff will continue to work on the Natural Heritage System Strategy and finalize the draft by-law.
- Final proposed amendment will be brought to Council-in-Committee on August 23, 2022.
- After adoption, the amendment will be sent to the Ministry of Municipal Affairs and Housing for approval (approximately 4 months for a decision).

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### Questions?

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