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August 22nd, 2022

Ms. Shannon VanDalen MCIP RPP
Manager - Planning & Development
Haldimand County
53 Thornburn Street
Cayuga, Ontario N0A 1E0

Dear Ms. VanDalen:

SETTLEMENT BOUNDARY EXPANSION - FISHERVILLE HALDIMAND COUNTY

On behalf of our client, IBI Group submitted a request to expand the Hamlet of Fisherville in January 2021 (attached as **Appendix A – Request for Settlement Boundary Expansion, dated for January 15th, 2021**). The request was that the northwest area of the Hamlet be expanded to include the remainder of the lands legally known as Part of Lot 6, Concession 5, Geographic Township of Rainham. Haldimand County (herein referred to as the "**subject lands**"). The subject lands are identified on the enclosed draft Reference Plan labeled as 18R-7870 (attached as **Appendix B – Draft Reference Plan 18R-7870**). A portion of this property at the south end of Held Crescent, identified as Fisherville Phase 2 (18M-64) is already within the Settlement Boundary Area of the Fisherville Hamlet (attached as **Appendix C – Fisherville Phase 2 Registered Subdivision**).

A Zoning By-law Amendment and Draft Plan of Subdivision was approved in 2019 to facilitate the development of seven (7) single detached lots and a stormwater management pond for the portion of the land that is within the existing Settlement Area Boundary (County File No. PL28T-2019-007). The Final Subdivision Agreement has been executed and construction will begin shortly. During this process, several discussions have been had between County Staff and our client/team to communicate interest in expanding the Fisherville Hamlet Boundary. County Staff re-directed these discussions to the Municipal Comprehensive Review Process ("MCR"), to which IBI Group submitted the initial request to expand the Hamlet of Fisherville in January 2021 (attached as **Appendix A – Request for Settlement Boundary Expansion, dated for January 15th, 2021).**

In response to the January 2021 request to expand the Hamlet of Fisherville Boundary, a Rural Residential Development Potential Report was released in December 2021 (**attached as Appendix D – Haldimand Country Official Plan Update: Report on Rural Residential Development Potential**). On behalf of our client, IBI Group submitted another letter to address the findings and recommendations within that report and have not received a reply to that correspondence (attached as: **Appendix E: Settlement Boundary Expansion – Fisherville, dated January 26th, 2022**).

The purpose of this letter is to provide an understanding of the existing planning controls and additional justification to support the inclusion of the subject lands and proposed extension of the Fisherville Hamlet Area under the County's MCR Process.

1.0 SITE LOCATION AND SURROUNDING CONTEXT

As seen in **Figure 1**, the subject lands are located at the north-west corner of Concession 5 Road and Erie Avenue North. The subject lands have approximately 304 metres of frontage along Concession Road, 108 metres of frontage along Erie Avenue North with an approximate lot area of 273,315 square metres (67 acres).

As seen in **Figure 1,** the subject lands contain approximately 39,803 square metres (9-acres) of woodland, situated on the north-western portion of the subject lands. Majority of the subject lands (58 acres) are currently being utilized for agricultural purposes, for the growing of bean and wheat crops.

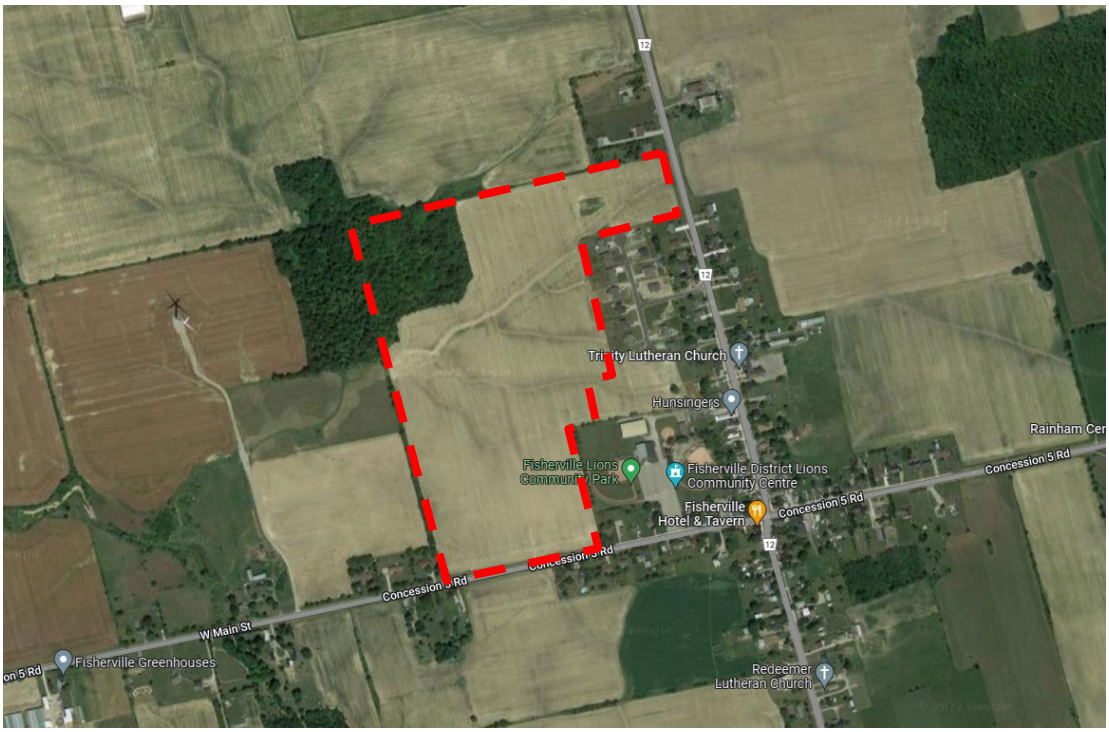

***Figure 1**: Aerial Mapping of the Subject Lands and Surrounding Context, Retrieved from Google Earth*

In terms of surrounding context, the subject lands are bordered by Concession Road 6 to the north, Erie Avenue North to the east, Concession 5 Road to the south and Haldimand 53 to the west. As identified in the Haldimand County Official Plan ('OP"), the subject lands are located adjacent and north-west to the Settlement Boundary Area of the Fisherville Hamlet.

The subject lands are surrounded by woodland and open space to the north and west. To the east and south, there are predominately low-density residential uses. There are also a number of commercial and institutional uses, including the Fisherville District Lions Community Centre, Trinity Lutheran Church, and a restaurant.

2.0 PROPOSAL

Our proposal is to request that north-west area of the Fisherville Hamlet be expanded to remainder of the subject lands, through the ongoing MCR process. The proposed expansion to the Hamlet Area will include the subject lands, which has an area of 67 acres. This can accommodate a viable area of rural residential development, which can contribute to the County's residential density targets mandated by the updated Growth Plan, further explained in the next section of this letter.

This expansion would allow our client to move forward with Phase 3 of his residential development. A portion of this property at the south end of Held Crescent, identified as Fisherville Phase 2 (18M-64) is already within the Settlement Boundary Area of the Fisherville Hamlet. A Concept Plan has been prepared, which shows a potential option to add a maximum of 81 units to the Settlement Area.

3.0 PLANNING POLICY FRAMEWORK

The following subsections provide an assessment of the proposed Hamlet Boundary Expansion against current and applicable planning policy, including the Provincial Policy Statement 2020, Growth Plan for the Greater Golden Horseshoe 2019, and the County of Haldimand Official Plan.

3.1 PROVINCIAL POLICY STATEMENT 2020

The Provincial Policy Statement 2020 ("PPS") provides policy direction on matters of provincial interest regarding land use planning and sets the foundation for land use planning and development regulations. The main considerations of this document pertain to protecting resources of provincial interest, the built and natural environment and public health and safety. The PPS focuses growth within Settlement Areas and away from significant or sensitive resources and areas which may pose a risk to public health and safety.

Section 1 of the PPS focuses on building strong, healthy Communities. ***Policy 1.1.1*** *Healthy, liveable and safe communities are sustained by:*

d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;

Subsection 1.1.3 provides development and growth direction for settlement areas.

Policy 1.1.3.8 *A planning authority may identify a settlement area or allow the expansion of a settlement area boundary only at the time of a comprehensive review and only where it has been demonstrated that:*

a) sufficient opportunities to accommodate growth and to satisfy market demand are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon;

b) the infrastructure and public service facilities which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment;

c) in prime agricultural areas:

1. the lands do not comprise specialty crop areas;

2. alternative locations have been evaluated, and

i. there are no reasonable alternatives which avoid prime agricultural areas; and

ii. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas;

d) the new or expanding settlement area is in compliance with the minimum distance separation formulae; and

e) impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible. In undertaking a comprehensive review, the level of detail of the assessment should

correspond with the complexity and scale of the settlement boundary expansion or development proposal.

Subsection 1.1.4 provides policies relating to Rural Areas in Municipalities.

Policy 1.1.4.2 *In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.*

Policy 1.1.4.3 *When directing development in rural settlement areas in accordance with policy 1.1.3, planning authorities shall give consideration to rural characteristics, the scale of development and the provision of appropriate service levels*

Section 1.4 provides policies relating to Housing.

Policy 1.4.3 *Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:*

b) permitting and facilitating:

1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities

Planning Summary: The County of Haldimand Official Plan identifies that the subject lands are part of the Agricultural Area, while a portion of this property at the south end of Held Crescent, identified as Fisherville Phase 2 (18M-64) is within the Settlement Boundary Area of the Fisherville Hamlet, further described in Section 3.3 of this letter.

Rural Settlement Areas otherwise known as Hamlets are where growth and development should be focused. Prime Agricultural uses predominate outside of these areas. Our request to include the subject lands into the Fisherville Hamlet would require a Settlement Boundary Expansion. Policy 1.1.3.8 provides the policy permissions relating to Settlement Boundary Expansions through the Municipal Comprehensive Review process. The criteria listed have to be met to justify the expansion of the Hamlet Boundary. These criteria are discussed below in **Section 4.0.**

Leaving the subject lands outside of the Hamlet Boundary would create a land use pattern that would prevent the efficient expansion of Settlement Areas in those areas which are adjacent or close to Settlement Areas. The proposal is a logical extension of the Hamlet in order to provide a range of housing options to meet the social, health, economic and well being requirements of current and future residents. As stated previously, a portion of the property is already approved for the development of seven (7) single detached lots and a stormwater management pond, therefore the proposal would increase the type of housing options open to the community and the County of Haldimand, in the form of Rural Estate Residential.

3.2 GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE 2019

The Growth Plan for the Greater Golden Horseshoe (the “Growth Plan”) 2019 was prepared and approved under the Places to Grow Act, 2005. The Growth Plan took effect on May 16, 2019 and is applicable to the subject lands. The Growth Plan provides policies to guide future growth.

The Growth Plan provides policies to guide future growth and development, where the major goals are to provide a sufficient housing supply, improving transportation options, encourage a high quality of life and a strong economy, while ensuring a healthy natural environment. The Growth Plan guides development into the Greater Golden Horseshoe (“GGH”) to a time horizon to the

year 2051. Overall the Growth Plan has projected a 2051 population of 820,000 for the City of Hamilton.

Section 2 of the Growth Plan provides direction on how and where development should occur. **Subsection 2.2** provides policies for Where and How to Grow.

Policy 2.2.1.4 Applying the policies of this Plan will support the achievement of complete communities that:

c) provide a diverse range and mix of housing options, including additional residential units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;

Subsection 2.2.6 provides policies for Housing.

Policy 2.2.6.1 *Upper- and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will:*

a) support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by:

i. identifying a diverse range and mix of housing options and densities, including additional residential units and affordable housing to meet projected needs of current and future residents; and

Subsection 2.2.8 provides policies relating to the expansion of Settlement Areas.

Policy 2.2.8.1 *Settlement area boundaries will be delineated in official plans.*

Policy 2.2.8.2 *A settlement area boundary expansion may only occur through a municipal comprehensive review where it is demonstrated that:*

a) based on the minimum intensification and density targets in this Plan and a land needs assessment undertaken in accordance with policy 2.2.1.5, sufficient opportunities to accommodate forecasted growth to the horizon of this Plan are not available through intensification and in the designated greenfield area:

i. within the upper- or single-tier municipality, and

ii. within the applicable lower-tier municipality;

b) the proposed expansion will make available sufficient lands not exceeding the horizon of this Plan, based on the analysis provided for in policy 2.2.8.2 a), while minimizing land consumption; and

c) the timing of the proposed expansion and the phasing of development within the designated greenfield area will not adversely affect the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan.

Policy 2.2.8.3 *Where the need for a settlement area boundary expansion has been justified in accordance with policy 2.2.8.2, the feasibility of the proposed expansion will be determined and the most appropriate location for the proposed expansion will be identified based on the comprehensive application of all of the policies in this Plan, including the following:*

a) there is sufficient capacity in existing or planned infrastructure and public service facilities;

b) the infrastructure and public service facilities needed would be financially viable over the full life cycle of these assets;

c) the proposed expansion would be informed by applicable water and wastewater master plans or equivalent and stormwater master plans or equivalent, as appropriate;

d) the proposed expansion, including the associated water, wastewater and stormwater servicing, would be planned and demonstrated to avoid, or if avoidance is not possible, minimize and mitigate any potential negative impacts on watershed conditions and the water resource system, including the quality and quantity of water;

e) key hydrologic areas and the Natural Heritage System for the Growth Plan should be avoided where possible;

f) prime agricultural areas should be avoided where possible. To support the Agricultural System, alternative locations across the upper- or single-tier municipality will be evaluated, prioritized and determined based on avoiding, minimizing and mitigating the impact on the Agricultural System and in accordance with the following:

i. expansion into specialty crop areas is prohibited;

ii. reasonable alternatives that avoid prime agricultural areas are evaluated; and

iii. where prime agricultural areas cannot be avoided, lower priority agricultural lands are used;

g) the settlement area to be expanded is in compliance with the minimum distance separation formulae;

h) any adverse impacts on the agri-food network, including agricultural operations, from expanding settlement areas would be avoided, or if avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment;

i) the policies of Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the PPS are applied;

j) the proposed expansion would meet any applicable requirements of the Greenbelt, Oak Ridges Moraine Conservation, Niagara Escarpment, and Lake Simcoe Protection Plans and any applicable source protection plan; and

k) within the Protected Countryside in the Greenbelt Area:

i. the settlement area to be expanded is identified in the Greenbelt Plan as a Town/Village;

ii. the proposed expansion would be modest in size, representing no more than a 5 per cent increase in the geographic size of the settlement area based on the settlement area boundary delineated in the applicable official plan as of July 1, 2017, up to a maximum size of 10 hectares, and residential development would not be permitted on more than 50 per cent of the lands that would be added to the settlement area;

iii. the proposed expansion would support the achievement of complete communities or the local agricultural economy;

iv. the proposed uses cannot be reasonably accommodated within the existing settlement area boundary;

v. the proposed expansion would be serviced by existing municipal water and wastewater systems without impacting future intensification opportunities in the existing settlement area; and

vi. expansion into the Natural Heritage System that has been identified in the Greenbelt Plan is prohibited.

Planning Summary: The County of Haldimand is located within the Greater Golden Horseshoe and the subject lands are not located within the Greenbelt or Niagara Escarpment Plan. As seen in **Figure 2** below, the portion of the property south of Held Crescent is already located within the Hamlet, while the subject lands are designated as 'Prime Agricultural'.

Our request to include the subject lands into the Fisherville Hamlet will require a Settlement Boundary Expansion. Policy 2.2.8.3 provides the policy permissions relating to Settlement Boundary Expansions through the Municipal Comprehensive Review process. The criteria listed have to be met to justify the expansion of the Hamlet, which includes confirming the sufficient capacity in planned water, wastewater and storm-water infrastructure, avoiding key hydrologic area and the Natural Heritage System, and avoiding prime agricultural areas to avoid any adverse impacts on the agri-food network. These criteria are similar to the criteria set out in the Provincial Policy Statement and will be discussed in Section 4.0.

The proposal is a logical extension of the Hamlet in order to provide a range of housing options to meet the social, health, economic and well being requirements of current and future residents and add another type of housing option to the community in the form of 'Rural Estate Residential'.

Figure 2: Neptis Mapping Showing Built Up Area and Prime Agricultural Land

3.3 COUNTY OF HALDIMAND OFFICIAL PLAN

The Haldimand County Official Plan, as amended, was adopted by Municipal Council on June 26, 2006, and received Ministry Approval on June 8, 2009. The Official Plan contains goals, objectives and policies to manage and direct change and its effects on the social, economic and natural environment of the municipality.

As identified throughout the letter and seen in **Figures 3 and 4 below,** the subject lands are designated as Agriculture, while the portion of the property south of Held Crescent is designated part of the Hamlet.

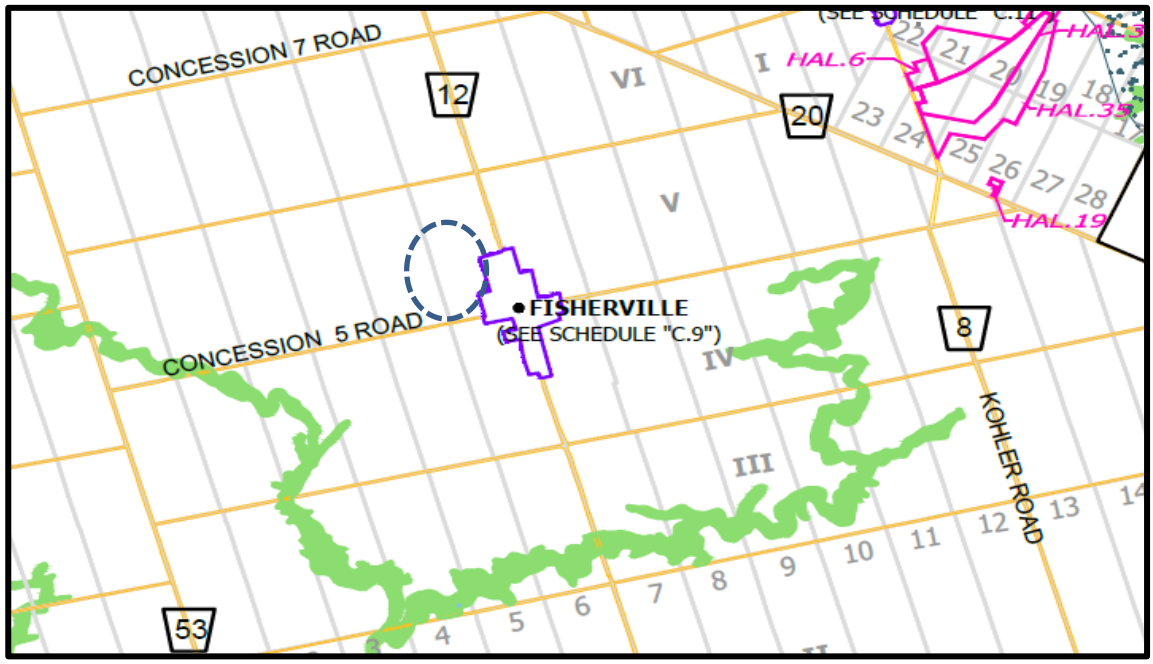

Figure 3: Excerpt of Schedule A2 - Land Use Plan from the County of Haldimand Official Plan

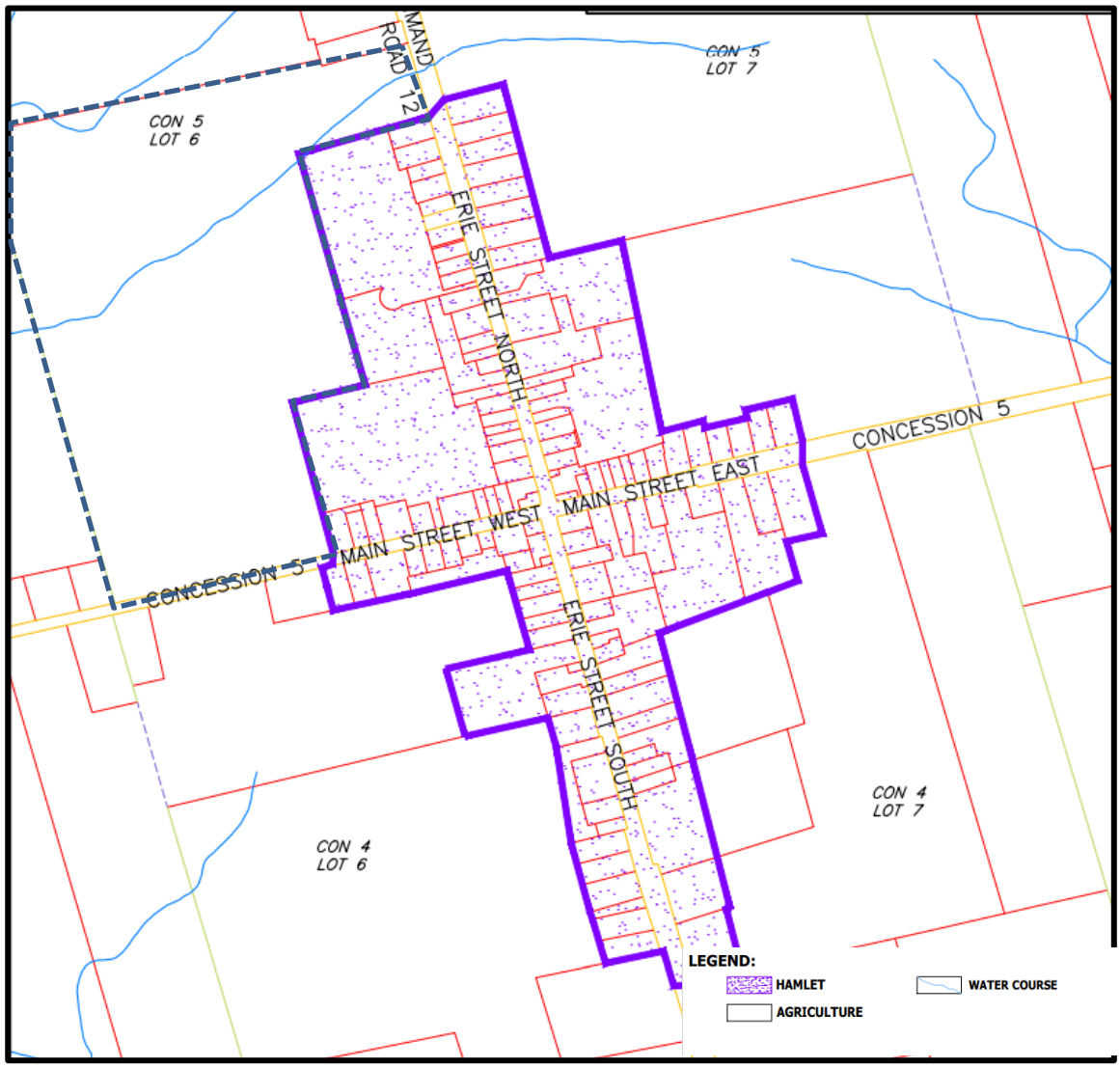

Figure 4: Excerpt of Schedule C-9 Hamlet of Fisherville from the County of Haldimand Official Plan

The Hamlet Area designation comprises of those areas outside the Urban Areas which have developed as residential, social and commercial centres servicing the surrounding agricultural community and have evolved to Residential Settlement Areas. It is the intent of the County to provide a hamlet environmental, conducive to rural residential living. As seen in **Figures 2 & 3,** the subject lands directly abut the Hamlet of Fisherville, while a part of the property south of Held Crescent is already within the Hamlet.

Section 4.E sets the policies for Hamlets, including the Hamlet of Fisherville.

Policy 4 *The Hamlet designation does not necessarily imply that all development proposed will be acceptable and that all sites within the designation are suitable for development. The following general criteria shall be considered when reviewing applications for development within designated hamlets:*

a) the traditional form of servicing in the Hamlet areas has been individual water services and on-site sanitary sewage systems designed and installed as per the Ontario Building Code;

b) the availability and provision of adequate stormwater management facilities and legal and adequate drainage outlets;

c) new development should be a logical extension of the existing built-up area;

d) in-depth development rather than linear development along roads is the preferred form of development in hamlets;

e) provision shall be made at appropriate locations to permit access from main roads to second or third tiers of lots behind existing development;

f) proximity to, and the potential impact on Natural Environment Areas, Hazard Lands and cultural heritage resources should be addressed; and

g) the standards for separating residential uses from existing, new or expanding livestock facilities shall be the Minimum Distance Separation formula

Planning Comment: A Rural Residential Development Potential Report was released in December 2021 without any notice or circulation to interested parties. Municipal Staff's reviewed the submitted requests for Hamlet Expansion and found that there is need for 572 new dwelling units to be constructed in the rural area of the County between 2021 and 2051 and the total estimated residential development potential in the County's existing 25 hamlets is for the construction of between 486 units and 847 units. Therefore, it was concluded that the subject lands should not be approved as there is sufficient residential development potential within the rural area of the County to meet development needs to 2051 (attached as **Appendix D - Haldimand Country Official Plan Update: Report on Rural Residential Development Potential**).

On behalf of our client, IBI Group submitted another letter to address the findings and recommendations within that report and have not received a reply to that correspondence (attached as: **Appendix E: Settlement Boundary Expansion – Fisherville, dated January 26th, 2022**). Within that letter, we acknowledge that while we understand that the subject lands are not required to accommodate forecasted growth to 2051, there is no guarantee that all of the existing vacant properties within the existing Hamlet boundaries will redevelop in order to provide for the construction of 572 units. The policy above supports this position, as it states that the "*Hamlet designation does not necessarily imply that all development proposed will be acceptable and that all sites within the designation are suitable for development."*

Policy 7 *As there is a combined 20 year supply of lands available for development in designated Hamlets and the Rural area, it is anticipated that new development within hamlets will consist primarily of infilling within existing designations. However, the County may consider the expansion of a Hamlet boundary only during a comprehensive review/municipal comprehensive review of this Official Plan where it has been demonstrated that:*

a) sufficient opportunities for growth are not available through intensification, infilling and redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon;

b) the infrastructure and public service facilities which are planned or available are suitable for the development over the long term and protect public health and safety;

c) the lands do not comprise specialty crop areas;

d) there are no reasonable alternatives which avoid prime agricultural areas;

e) there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas; and

f) impacts from new or expanding hamlets on agricultural operations which are adjacent or close to the hamlet are mitigated to the extent feasible.

Policy 8 *The comprehensive review/municipal comprehensive review will address the following:*

a) no new municipal water and/or sewage systems will be required and the long term suitability of the area for individual, on-site sewage disposal systems must be demonstrated by appropriate means;

b) the amount of land included within the expansion area is justified based upon the amount of land available for intensification, infilling and redevelopment within the existing hamlet and population projections for the County and the hamlet;

c) the availability of schools, community centres, recreational, cultural and/or other community facilities has been investigated;

d) the proposed expansion represents a logical extension of the hamlet and is compatible with existing development, including existing agricultural operations;

e) prime agricultural land is preserved unless no reasonable alternative exists and specialty crop land is avoided;

f) the standards for separating residential uses from existing, new or expanding livestock facilities shall be the Minimum Distance Separation formulae;

g) Mineral Aggregate Resource Areas, Natural Environment Areas and areas where physical constraints to development including drainage considerations are evident, should be avoided; and

h) potential impacts on cultural heritage resources are assessed and minimized.

Planning Comment: The Official Plan states that boundary expansions to the Hamlet Area shall only occur as part of the Municipal Comprehensive Review. Section 4.0 below discusses these criteria. The proposal will bring the subject lands more into conformity with the Provincial Plans, as it will provide another housing option to the Rural Settlement Area/Hamlet of Fisherville.

4.0 PLANNING JUSTIFICATION

The County has twenty-five designated Hamlet Areas, including the Hamlet of Fisherville. As identified throughout the letter and seen in **Figures 3 and 4,** the subject lands are designated as Agriculture, while the portion of the property south of Held Crescent is designated part of the Hamlet, therefore the inclusion of the subject lands into the Hamlet Area Boundary and expansion

of the Fisherville Hamlet is contextually appropriate and logical to avoid fragmented land use patterns.

Municipal Staff's reviewed the submitted requests for Hamlet Expansion and found that there is need for 572 new dwelling units to be constructed in the rural area of the County between 2021 and 2051 and the total estimated residential development potential in the County's existing 25 hamlets is for the construction of between 486 units and 847 units. Therefore, it was concluded that the subject lands should not be approved as there is sufficient residential development potential within the rural area of the County to meet development needs to 2051 (attached as **Appendix D - Haldimand Country Official Plan Update: Report on Rural Residential Development Potential**). While we understand that the subject lands are not required to accommodate forecasted growth to 2051, there is no guarantee that all of the existing vacant properties within the existing Settlement Area boundaries will redevelop in order to provide for the construction of 572 units. This position is also reflected in existing County of Haldimand Official Plan policies, which states that all land within the Hamlets are not suitable for development.

The southern portion of the subject lands have an approved Zoning By-law Amendment and Draft Plan of Subdivision; therefore, the remainder of the subject lands are development ready. In addition, through the previous consultation, the urban areas are anticipated to lose 451.57ha of urban land and add 238.38ha / up to 425.08ha. If all the lands that are being considered as additions into the urban boundary are approved, there is still a remnant amount of land taken away overall from the urban boundary – 26.49ha. As previously noted, the expansion being requested is for 27.38ha. This expansion would provide residential growth within the Fisherville Hamlet, contributing to the Province's and the County's growth targets, encouraging expansions in existing settlement areas and creating complete communities, that already have existing services including community centres, churches and services. If the rural areas are not considered for expansion, the urban areas would have 26.49ha less urban land than prior to the Official Plan update.

Under Section 4.E. of the OP, the County's intent is to provide a hamlet environment that is beneficial for rural residential living while appropriate commercial, industrial, and institutional uses are permitted to minimize land use conflicts. In our opinion, the proposed development would accommodate a viable area of residential development. This would furthermore contribute to the County's residential density targets mandated by the updated Growth Plan.

Specifically, in reference to the subject lands suitability to accommodate anticipated growth, the subject lands are not in proximity to any cultural heritage resources and area identified as 'Prime Agricultural Land' in the Growth Plan for the Greater Golden Horseshoe 2019, depicted in **Figure 2.** They are not considered 'Specialty Crop'.

Figure 5 shows that subject lands are comprised of Soil Class 3, with Sub Classes W & D, denoting that the soils are difficult to till, absorb or release water slowly and has excess soil moisture. The portion of the property already included within the Settlement Area Boundary is also comprised of Soil Class 3. As the portion inside the Settlement Area Boundary is identified to accommodate development, therefore the portion outside of the Boundary would also be feasible for growth as they are apart of the same Soil Classes. **Figure 5** also does not show that the subject lands are in close proximity to any farm operations, thereby complying with the Minimum Distance Separation Formulae ("MDS").

There are no reasonable alternatives to expand into non Prime Agricultural land, as all land outside of the Hamlets and Urban Settlement Areas in the County of Haldimand are 'Prime Agricultural'. The subject lands represent a lower priority agricultural land, which can be developed into rural residential lots to accommodate forecasted growth.

Figure 5: Agricultural Systems Portal showing Soil Classification of Subject Lands (outlined in blue)

As seen in **Figure 6,** the north-western portion of the subject lands contains a provincially significant woodland, while the lighter green areas depict the Natural Heritage System. The proposed Concept includes a buffer to the provincially significant woodland, while prior to any development on the subject lands, supporting studies including an EIS can be undertaken to ensure the protection of natural features.

Figure 6: Natural Heritage Mapping of Subject Lands from Provincial Website

In terms of infrastructure, as identified in the County Official Plan, no new municipal water/ sewage systems will be required and all proposed lots on the subject lands would be serviced by private on-site water and sewage disposal. The lot sizes proposed are in tandem with the approved Plan of Subdivision (Fisherville Phase 2-18M-64) and there will be no impacts, as justified in the attached Wastewater Servicing Report, which confirms that the lots in Phase had an adequate area for a septic bed.

5.0 CONCLUSION AND RECOMMENDATIONS

While we understand that the designated hamlets provide available land for development, the redevelopment of the existing vacant properties within the existing Settlement Area boundaries is not guaranteed. The subject lands are development-ready, as the southern portion of the subject lands have an approved Zoning By-law Amendment and Draft Plan of Subdivision.

As part of the Municipal Comprehensive Review, we respectfully request that the subject lands be included within the Fisherville Hamlet Area Boundary. The purpose of this letter is to justify the inclusion of the subject lands within the Fisherville Hamlet Area, under the County's Official Plan Review in accordance with the criteria set out in the Provincial Policy Statement 2020, Growth Plan 2019 and settlement boundary expansions within the existing County of Haldimand Official Plan 2012, in accordance with the preliminary findings of the Lands Needs Assessment. The proposed settlement boundary expansion is a logical expansion of the settlement area, as it rounds out the north-western portion of the Fisherville Hamlet Area.

We trust the information and plans contained herein are sufficient to provide staff with sufficient information. If you require any additional information, or have any questions, please do not hesitate to contact the undersigned.

Yours Truly,

IBI Group

John Ariens MCIP RPP
Associate Director | Practice Lead Planning

Ritee Haider BES MCIP RPP
Planner

Ms. Shannon VanDalen – August 22nd, 2022

Appendix A

IBI GROUP
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January 15, 2021 File: 39505

Ms. Shannon VanDalen, MCIP, RPP, CMMI
Manager – Planning & Development
Haldimand County Administration Building
53 Thorburn Street South
Cayuga, ON N0A 1E0

Dear Ms. VanDalen:

SETTLEMENT BOUNDARY EXPANSION - FISHERVILLE
FEEDBACK TO WORKSHOP #1 - ECONOMY AND GROWTH MANAGEMENT
HALDIMAND COUNTY OFFICIAL PLAN - MUNCIPAL COMPREHENSIVE REVIEW

On behalf of our client and in keeping with the November 30, 2020 Haldimand County Official Plan Update, please accept this letter as a formal request to expand the Settlement Boundary in the Hamlet of Fisherville.

Haldimand County held a virtual public meeting via Zoom on November 30, 2020. This meeting was known as Workshop #1 – Economy and Growth Management. The previous public meeting was held on February 5, 2020 – the Haldimand County Official Plan Update: Growth Strategy – PIC. This meeting was held to introduce the changes to the Official Plan. On the February 5, 2020 meeting, the focus was predominately focused on the urban areas. Although this meeting focused on the urban areas of Haldimand County, our office provided feedback via email after this meeting to formally express our client's interest in expanding the Settlement Boundary within the rural Fisherville Hamlet. This email has been included in this package as reference.

On behalf of our client, we formally and respectfully request the lands legally known as Part of Lot 6, Concession 5, Geographic Township of Rainham, Haldimand County ("**the subject lands**") be considered for a Settlement Boundary expansion. The subject lands are identified on the enclosed draft reference plan labeled as 18-199-LTA. A portion of this land at the south end of Held Crescent, is already within the Settlement Boundary area of the Fisherville Hamlet. Our office has submitted a Draft Plan of Subdivision for seven (7) single detached lots and a stormwater management pond for the portion of the land that is within the Settlement area boundary (County file no. PL28T-2019-007). It is the intention to register this subdivision as soon as possible and move forward with construction immediately. A Zoning By-law Amendment was also solidified in 2019 to facilitate this development (County file no. PLZ-HA-2019-00 and By-law no. 1150-HC-29). Discussions have been had between County staff and our client over a number of years to communicate the interest in expanding the Settlement Boundary.

Based on the information presented at the November 30, 2020 virtual public meeting, we understand the County is focusing more predominately on the Urban Areas; Caledonia, Haggersville, Jarvis, Dunnville, Townsend etc. At the meeting it was noted that Jarvis and Townsend exhibit a surplus of vacant residential lands and some of this land is anticipated to be removed from the Urban Boundary. Based on this consideration, it seems reasonable to encourage expansion within the Rural Settlement Areas. The subject lands expansion being requested is approximately 27.38ha in size which can accommodate a viable area of residential

development contributing to the County's residential density targets mandated by the updated Growth Plan.

Provincial requirements include accommodating an additional 30,000 new residents and 12,700 households and 11,000 new jobs. A number of maps where presented at the public meeting which exhibited the anticipated land to be removed from the urban boundary. Haldimand County has evaluated the urban areas and has determined portions of land which should be removed from the urban area, some areas of expansion into the urban area and other areas of mere consideration at this point. The details of each urban area is as follows:

Urban Communities within Haldimand County	**Areas of land to be removed from the Urban Boundary (ha)**	**Areas of land to be added to the Urban Boundary (ha)**	**Areas of land to be considered to be added to the urban Boundary (ha)**
Caladonia	42.70	291.47	95.25
Dunnville	---	1.910	36.45
Hagersville	74.90	---	---
Jarvis	125.99	---	---
Townsend	207.98	---	---
TOTALS	451.57	293.38	131.70

The urban areas are anticipated to lose 451.57ha of urban land and add 238.38ha / up to 425.08ha. If all the lands that are being considered as additions into the urban boundary are approved, there is still a remnant amount of land taken away overall from the urban boundary – 26.49ha. As previously noted, the expansion being requested is for 27.38ha. This expansion would provide residential growth within the Fisherville Hamlet, contributing to the Province's and the County's growth targets, encouraging expansions in existing settlement areas and create complete communities.

At the public meeting our office inquired whether the rural settlement areas will be expanded to accommodate the forecasted growth. The response indicated that rural settlement boundary expansions would not be considered as part of that public meeting. If the rural areas are not considered for expansion, the urban areas would 26.49ha less urban land than prior to the Official Plan update.

In summary, our office respectfully requests the subject lands be considered for an urban boundary expansion. Please find attached supporting documentation:

- An electronic copy of email request to expand the Fisherville Rural Settlement Boundary, dated February 6, 2020;
- An electronic copy of the draft 18R-XXXX plan showing the extents of our client's property which we request to be considered as part of the Settlement Boundary expansion, prepared by Rasch & Hyde Ltd., dated January 2020;
- An electronic copy of the draft 18M-XXXX plan showing the draft approved 7 lot subdivision, prepared by Rasch & Hyde Ltd.

If you have any questions or concerns, do not hesitate to contact the undersigned at carmela.agro@ibigorup.com or 905-920-0262.

Yours Truly,

IBI Group

Carmela Agro, CPT

Planning Technician

cc. Mr. Neil Slack, Black Tower Investments Ltd., via mail and email.

Ms. Shannon VanDalen – August 22nd, 2022

Appendix B

PLAN OF SURVEY OF

PART OF LOT 6
CONCESSION 5

GEOGRAPHIC TOWNSHIP OF RAINHAM

HALDIMAND COUNTY

0 25 50 75 100m

SCALE 1 : 1000

RASCH & HYDE LTD.
ONTARIO LAND SURVEYORS

SCHEDULE			
PART	LOT	CONCESSION	PIN
1	PART OF LOT 6	CONCESSION 5	ALL OF 38207-0309 (LT)
2			

PART 2 IS SUBJECT TO AN EASEMENT AS IN CH96797

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

JULY 24, 2020
DATE

HAROLD D. HYDE
ONTARIO LAND SURVEYOR

PLAN 18R- 7870

RECEIVED AND DEPOSITED

JULY 30, 2020
DATE

Tracy Burke
REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF HALDIMAND (No. 18)

PART 2
PART 1 PLAN 18R-7790
SUBJECT TO AN EASEMENT AS IN CH96797

PART 1

PIN 38207 - 0088 (LT)

PIN 38207 - 0094 (LT)

PIN 38207 - 0309 (LT)

PIN 38207 - 0233 (LT)

PIN 38207 - 0126 (LT)

PIN 38209 - 0195 (LT)

LOT 6 CONCESSION 5

LOT 5 CONCESSION 5

ROAD ALLOWANCE BETWEEN CONCESSIONS 4 AND 5 -- ALSO KNOWN AS MAIN STREET WEST

REGIONAL ROAD No 12 -- ROAD ALLOWANCE BETWEEN LOTS 6 AND 7, CONCESSION 5 -- ALSO KNOWN AS ERIE STREET NORTH

N 77° 21' 30" E 215.01 P10 & MEAS — IB(1321) — P10 & MEAS 472.03 — 257.02 P10 & MEAS — N 76° 57' 10" E P10, P11 & MEAS 127.35

LINE BETWEEN NORTH 1/2 AND SOUTH 1/2 OF LOT 6

SIB(754) — IB(1321) LAWN 2.5 S — LAWN 3.4 S — PB(1827) LAWN 3.5 S — EDGE OF CUT LAWN — 123.34 P11 & MEAS — 4.01 P11 & MEAS

619.08 P10 & MEAS

270.00 P10 & MEAS

N 15° 33' 40" W P7, P8

174.01 P10 & MEAS (682.29 P7, P8, D1)

N 15° 39' 20" W P10 & MEAS 175.07 P10 & MEAS

N 15° 31' 20" W 60.96 P10, D2 & MEAS

IB(1321) — IB(OU) — SIB(754) SOUTHWEST ANGLE LOT 6, CONCESSION 5

ORP A — N 77° 26' 20" E P3, P10 & MEAS (N 77° 26' 40" E adj, P2) — 304.26 P10 & MEAS (304.19 P1, P2) (304.34 P3) — ORP B

PART 1 PLAN 18R-1376

DITCH

PART 4 PLAN 18R-1928 — PART 3 PLAN 18R-1928 — PART 5 PLAN 18R-1928 — PART 6 PLAN 18R-1928

IB(824) — 30.48 P9, P10, P11 & MEAS — 146.79 — 116.54 P11 & MEAS — N 15° 58' 00" W 107.23 P7 & MEAS — 116.31 P10, P11 & MEAS, P10, P11 & MEAS (N 15° 54' 30" W P5, P7)

4.00 P11 & MEAS — PB(1827) GARDEN 3.07 N LAWN 2.9 N — 4.00 P11 & MEAS

EDGE OF CUT LAWN — 186.20 — 56.96 P11 & MEAS — 60.96 P5, P10, P11 & MEAS — 190.20 — IB(697)(WT), 0.05 W GARDEN 0.83 N LAWN 3.0 N

SIB(626) — 60.96 P5, P10 & MEAS — N 74° 02' 00" E — 20.12 P5, P10 & MEAS — IB(626) (WT) 0.11 E — 48.16 P5, P10 & MEAS — P5 & MEAS — SIB(626)

PART 2 PLAN 18R-1376 — 2.8 — 2.1 — 3.9 — 3.3

PIN 38207-0270 (LT) 1 — PIN 38207-0272 (LT) — PIN 38207-0156(LT) — PIN 38207-0265 (LT) — PIN 38207-0267 (LT) 14 — PIN 38207-0099 (LT)

213.36 — 9.08 P5, P7, P9, P10, P11 & SET

2 PIN 38207-0273 (LT) — 13

3 PIN 38207-0244 (LT) — PARTS 5 & 6 PLAN 18R-6713 — PARTS 4 & 7 PLAN 18R-6713 — 12

LAWN 8.4 W — FIRE PIT 3.5 W — P5, P10 & MEAS

4 PIN 38207-0285 (LT) — PLAN — 11 — 88 — PART 1 PLAN 18R-3859 — PART 2

2.2

5 PIN 38207-0284 (LT) — NABLO STREET (PLAN 88)

PIN 38207-0149 (LT) HELD (PLAN 88) CRESCENT

6 PIN 38207-0261 (LT) — 10 — PART 9 18R-6713 — BLOCK A

N 15° 58' 00" W — 1.8 — EDGE OF CUT LAWN — PIN 38207-0240(LT)

PARTS 2 & 8 PLAN 18R-6713 — PARTS 1 & 10 PLAN 18R-6713

GARDEN/LAWN 1.4 W — GARDEN 1.3 W — 1.9 — 7 PIN 38207-0242 (LT) — SEE DETAIL A — 9 — PART 11

(N 74° 40' 00" E P5) N 74° 02' 00" E 60.96 P5, P10 & MEAS — SIB(626) — SIB(700) — 1.1 — EDGE OF CUT LAWN — 2.9 — 15.3 — 5.2

BLOCK B — PIN 38207-0159(LT) — BLOCK B — BLOCK B — IB(626) — 8 — 8 — PART 12 PLAN

PIN 38207-0288 (LT) N 76° 12' 00" E (50.91 P5) — 50.97 P10, P12 & MEAS — 50.88 P10+P12 & MEAS — FD IB(1321) SET PB — BLOCK B — PART 1 PLAN 18R-591

R=18.29 P5, P10 & SET A=57.56 C=36.58 N 49° 31' 00" W — SWING SET 3.58 W — SEE DETAIL B — PIN 38207-0146 (LT)

27.48 P10, P12 & MEAS N 15° 58' 00" W — N74° 03' 40" E 9.94 P10, P12 & MEAS — FD IB(754) REP PB — FD IB(1321) REP PB — PART 2 PLAN 18R-591

PART 1 PLAN 18R-7592 — PIN 38207-0145 (LT)

72.54 P10, P12 & MEAS N 15° 58' 00" W — PIN 38207-0307 (LT) PART 1 PLAN 18R-7739

FENCE 0.21 E — PIN 38207-0143 (LT) PART 1 PLAN 18R-6435

FENCE 0.30 N, 0.59 E — FD IB(1645) REP SIB — 93.21 P1, P10 & MEAS P W F — N 77° 23' 40" E (N 77° 26' 40" E P1) — P10 & MEAS — 117.59 — FENCE 0.06 S — FD IB(1645) REP PB — 24.38 P1, P2, P10 & MEAS — FENCE 0.13 S FD IB(1645) REP PB — N 80° 16' 10" E (N 80° 19' 25" E P1) — P10 & MEAS — 102.96 — C L F — FENCE 0.98 N SIB(1321) — FD IB(1321) REP PB — 29.90 P10, P12 & MEAS N 77° 37' 20" E — FENCE 1.21 N 0.30 E

PART 1 PLAN 18R-6543 — PART 2 PLAN 18R-6543 — PART 1 PLAN 18R-5645 — PART 2 PLAN 18R-7592 PIN 38207-0305 (LT)

221.49 P1, P10 & MEAS — 61.05 P1, P10 & MEAS — (N 15° 51' 20" W P1, P2) — 180.44 P1, P2, P10 & MEAS — N 15° 46' 50" W P10 & MEAS — (N 15° 51' 20" W P1, P2)

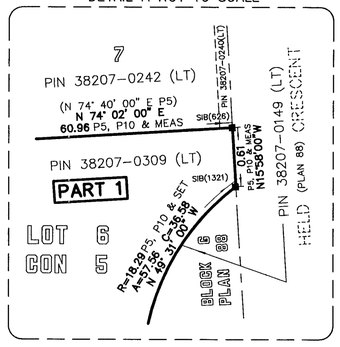
IB(1645) — FENCE 0.34 E — P W F — IB(700), BENT, 0.06 E — FENCE 0.06 E — LAWN 1.5 W — EDGE OF CUT LAWN — 2.6 — 16.4

PART 1 PLAN 18R-1949 — PART 2 PLAN 18R-1949 — PART 2 PLAN 18R-3905 — PART 3 PLAN 18R-3905

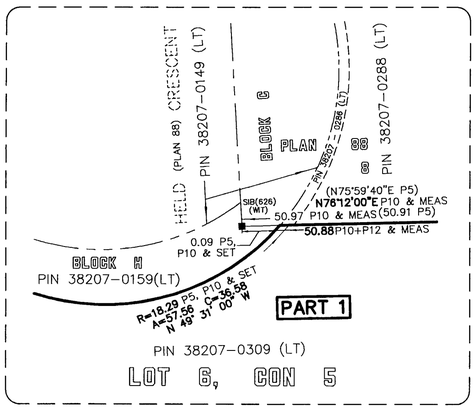
PART 1 PLAN 18R-2447

PIN 38207-0120 (LT) — PIN 38207-0122 (LT) — PART 1 PLAN 18R-3798

DETAIL A NOT TO SCALE



DETAIL B NOT TO SCALE



LEGEND

—□—	DENOTES SURVEY MONUMENT PLANTED
—■—	DENOTES SURVEY MONUMENT FOUND
SIB	DENOTES STANDARD IRON BAR (25mmX25mmX120cm)
SSIB	DENOTES SHORT STANDARD IRON BAR (25mmX25mmX60cm)
IB	DENOTES IRON BAR (15mmX15mmX60cm)
IBø	DENOTES ROUND IRON BAR (20mm DIA X 60cm)
CC	DENOTES CUT CROSS
PB	DENOTES PLASTIC BAR
WIT	DENOTES WITNESS
OU	DENOTES ORIGIN UNKNOWN
PIN	DENOTES PROPERTY IDENTIFIER NUMBER
ORP	DENOTES OBSERVED REFERENCE POINT
(1827)	DENOTES RASCH & HYDE O.L.S.
(1321)	DENOTES R. DESMOND RASCH O.L.S.
(1645)	DENOTES PATRICK WOOLLEY O.L.S.
(824)	DENOTES A. T. McLAREN O.L.S.
(626)	DENOTES SEWELL & SEWELL O.L.S.
(697)	DENOTES G. B. MACAULAY O.L.S.
(754)	DENOTES H. W. WEST O.L.S.
(700)	DENOTES JEWITT & DIXON O.L.S.

P1	DENOTES PLAN 18R-6543
P2	DENOTES PLAN 18R-1949
P3	DENOTES PLAN 18R-3798
P5	DENOTES PLAN 88
P7	DENOTES PLAN 18R-1376
P8	DENOTES PLAN ATTACHED TO INST No HC95391
P9	DENOTES PLAN 18R-1928
P10	DENOTES PLAN BY RASCH & HYDE LTD. DATED OCTOBER 18, 2016 (FILE 16-070)
P11	DENOTES PLAN 18R-7790
P12	DENOTES PLAN 18R-7592
D1	DENOTES INST No HC96624 ; PIN 38207-0309 (LT)
D2	DENOTES INST No HC205229 ; PIN 38207-0120 (LT)
REP	DENOTES REPLACED WITH

METRIC NOTE

DISTANCES and COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

INTEGRATION DATA

POINT ID	NORTHING	EASTING
ORP A SIB(754)	4748117.95	588917.24
ORP B SIB(700)	4748184.10	589214.11

ALL COORDINATES ARE IN METRES AND ARE UTM-ZONE 17, (NAD 83-CSRS:CBNV6 (Epoch 1997.0)) (CENTRAL MERIDIAN 81° WEST LONGITUDE).

COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14 (2) OF O. REG 216/10.

CAUTION

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

BEARING NOTE

BEARINGS HEREON ARE GRID, UTM ZONE 17, (NAD 83-CSRS (Epoch 2010.0)) DERIVED FROM OBSERVED REFERENCE POINTS (ORPs) USING THE CAN-NET VRS NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE)

ROTATION NOTE

FOR COMPARISON PURPOSES, THE ASTRONOMIC BEARINGS SHOWN ON P1, P2, P3, P5, P7 AND P8 HAVE BEEN ROTATED 00° 38' 00" COUNTER-CLOCKWISE.

NO ROTATION HAS BEEN APPLIED TO P10, P11 AND P12

DISTANCES ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE COMBINED SCALE FACTOR (CSF = 0.99966208)

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE 9th DAY OF JANUARY 2020.

FEBRUARY 13, 2020
DATE

HAROLD D. HYDE
ONTARIO LAND SURVEYOR

RASCH + HYDE LTD.
Ontario Land Surveyors

P.O. Box 6, 1333 Highway #3 East, Unit B
DUNNVILLE, ONT, N1A 2X1
905-774-7188
(FAX 905-774-4000)

P.O. Box 550, 74 Jarvis Street
FORT ERIE, ONT, L2A 5Y1
905-871-9757
(FAX 905-871-9748)

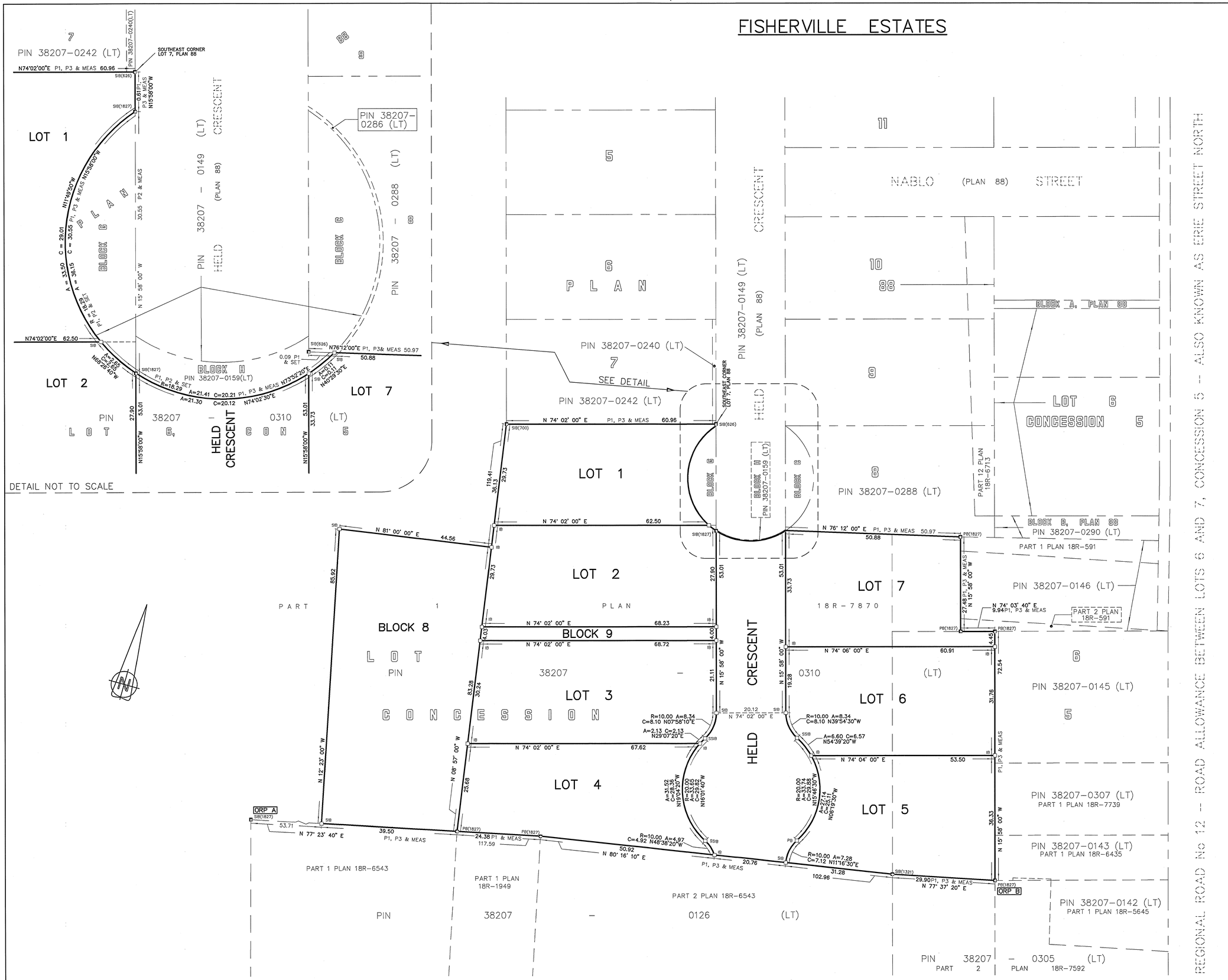
HAROLD D. HYDE O.L.S.

SCALE 1 : 1000 | SURVEY : 18-199 | DRWN BY : T. Matheson

Ms. Shannon VanDalen – August 22nd, 2022

Appendix C

FISHERVILLE ESTATES



PLAN 18M-64

I CERTIFY THAT THIS PLAN 18M-64 IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF HALDIMAND (No 18) AT 12:39 O'CLOCK ON THE 29th DAY OF JUNE, 2021 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER 38207-0310 AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NO. CH109030

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF HALDIMAND (NO. 18)

THIS PLAN COMPRISES PART OF PIN 38207-0310 (LT)

APPROVED UNDER SECTION 51 OF THE PLANNING ACT R.S.O. 1990, THIS 23 DAY OF JUNE 2021.

MIKE EVERS
GENERAL MANAGER - COMMUNITY & DEVELOPMENT SERVICES
HALDIMAND COUNTY

PLAN OF SUBDIVISION OF PART OF LOT 6 CONCESSION 5 GEOGRAPHIC TOWNSHIP OF RAINHAM HALDIMAND COUNTY

0 25 50 50m

SCALE 1 : 500

RASCH & HYDE LTD.
ONTARIO LAND SURVEYORS

BEARING NOTE

BEARINGS HEREON ARE GRID, UTM ZONE 17, (NAD 83-CSRS (Epoch 1997.0)) DERIVED FROM OBSERVED REFERENCE POINTS (ORPs) USING THE CAN-NET VRS NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE)

INTEGRATION DATA

POINT ID	NORTHING	EASTING
ORP A SIB(1827)	4748397.13	589153.90
ORP B PB(1827)	4748446.58	589399.26

ALL COORDINATES ARE IN METRES AND ARE UTM-ZONE 17, (NAD 83-CSRS (Epoch 1997.0)) (CENTRAL MERIDIAN 81° WEST LONGITUDE).

COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14 (2) OF O. REG 216/10.

CAUTION

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

DISTANCES ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE COMBINED SCALE FACTOR (CSF = 0.99966208)

METRIC NOTE

DISTANCES and COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

LEGEND & NOTES

—□—	DENOTES SURVEY MONUMENT PLANTED
—■—	DENOTES SURVEY MONUMENT FOUND
SIB	DENOTES STANDARD IRON BAR (25mmX25mmX120cm)
SSIB	DENOTES SHORT STANDARD IRON BAR (25mmX25mmX60cm)
IB	DENOTES IRON BAR (15mmX15mmX60cm)
IBø	DENOTES ROUND IRON BAR (20mm DIA X 60cm)
IT	DENOTES IRON TUBE
PB	DENOTES PLASTIC BAR
WT	DENOTES WITNESS
OU	DENOTES ORIGIN UNKNOWN
PIN	DENOTES PROPERTY IDENTIFIER NUMBER
ORP	DENOTES OBSERVED REFERENCE POINT
(1827)	DENOTES RASCH & HYDE O.L.S.
(1321)	DENOTES R. DESMOND RASCH O.L.S.
(1645)	DENOTES J. P. WOOLLEY O.L.S.
(754)	DENOTES WEST & RUUSKA O.L.S.
(700)	DENOTES JEWITT & DIXON O.L.S.
(626)	DENOTES SEWELL & SEWELL, O.L.S.
P1	DENOTES PLAN BY RASCH & HYDE LTD. DATED OCTOBER 18, 2016 (FILE 16-070)
P2	DENOTES PLAN 88
P3	DENOTES PLAN 18R-7870
R	DENOTES RADIUS
A	DENOTES ARC
C	DENOTES CHORD

OWNERS CERTIFICATE—BLACK TOWER INVESTMENTS LIMITED

THIS IS TO CERTIFY THAT :

1. LOTS 1 TO 7, BOTH INCLUSIVE, AND BLOCKS 8 AND 9, BOTH INCLUSIVE, AND THE STREET, NAMELY HELD CRESCENT, HAVE BEEN LAID OUT IN ACCORDANCE WITH MY INSTRUCTIONS.
2. THE STREET IS HEREBY DEDICATED TO THE CORPORATION OF HALDIMAND COUNTY AS PUBLIC HIGHWAY.

June 23/21
DATE

NEIL SLACK
PRESIDENT - BLACK TOWER INVESTMENTS LIMITED
I HAVE THE AUTHORITY TO BIND THE CORPORATION.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYOR'S ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE 7th DAY OF JUNE 2021.

JUNE 9, 2021
DATE

HAROLD D. HYDE
ONTARIO LAND SURVEYOR

RASCH + HYDE LTD.
Ontario Land Surveyors

P.O. Box 6, 1333 Highway #3 East, Unit B
DUNNVILLE, ONT, N1A 2X1
905-774-7188
(FAX 905-774-4000)

P.O. Box 550, 74 Jarvis Street
FORT ERIE, ONT, L2A 5Y1
905-871-9757
(FAX 905-871-9748)

HAROLD D. HYDE O.L.S.

SCALE 1 : 500 | SURVEY : 18-199 | DRWN BY : T. Matheson

Ms. Shannon VanDalen – August 22nd, 2022

Appendix D

1. Introduction

An important component of the Haldimand County Official Plan (HCOP) Update is to carry out a land needs assessment for the rural areas of the County. The rural area of the County includes the hamlets, resort residential nodes, and other rural settlements, prime agricultural areas, natural heritage features and areas, resource areas, conservation lands and outdoor recreational areas.The rural area refers to all areas of the County except for the six urban areas of Caledonia, Cayuga, Dunnville, Hagersville, Jarvis and Townsend.

Through the HCOP review, requests have been received from property owners, to expand hamlet and resort residential node boundaries, as delineated in the Official Plan, to permit residential development. Provincial planning policies require that the expansion of rural settlements must be justified by a land needs assessment among other items, which is the purpose of this report.

2. Rural Area Population and Household Growth 2016-2051

Population and household forecasts for the rural areas of Haldimand County were included in the growth forecasts for the 2016 to 2051 assessment period prepared by Watson and Associates Economists Ltd. Settlement areas in the rural portion of the County include the 25 hamlets designated in the Official Plan. The 21 Resort Residential Nodes delineated in the Official Plan, which include a mix of seasonal cottages and permanent homes, are legacy areas where minor development and infilling is permitted. Other homes in the rural area include non-farm residential developments scattered throughout the rural area and farm dwellings. With limited exceptions, homes in the rural area are supplied by private water and sanitary septic services.

The population and household forecast for the rural area of the County is provided in **Table 1.** Over the 35-year forecast period, the population in the rural area is expected to be stable at 21,800 residents with no significant changes expected. This is consistent with provincial planning policies in which future growth is to be focused primarily on urban communities where full services can

be provided. The average size of households in the rural area is expected to decline over the 30-year forecast period. Therefore, while the rural population is expected to be stable, the total number of rural households is expected to increase by 870 over the forecast period from 2016 to 2051. This household growth equates to an average of about 25 new dwellings each year.

Table 1

Rural Area Population and Household Growth Forecast:2016-2050

Year	Population	Households	Average Household Size (Persons/Unit)
2016	21,800	7,960	2.74
2051	21,800	8,830	2.47
Change 2016-2051	**0**	**870**	**-0.27**

Source: Population, Housing and Employment Forecast Update and Land Needs Assessment: Haldimand County, Draft Report, 2019 and Haldimand County Revised Growth Analysis to 2051, Watson & Associates Economists Haldimand County OfficialPlan Update: Phase 1 Revised Report Growth Strategy based on Ltd, 2020

A review of building permits issued by the County for new dwelling units over the 5-year period of 2016-2020, inclusive, indicated that a net total of 298 new dwellings were constructed in the County's rural area. This total is net of any demolition permits issued for existing dwellings over that period and represents an average net construction of about 60 new dwellings each year in the rural area. The forecast then anticipates a decline in annual rural area housing construction in the forecast period over that which has been experienced in recent years.

According to Section 2.2.8 of the Growth Plan, 2020, settlement area boundary expansions may only occur through a municipal comprehensive review and a land needs assessment that justifies the need for the expansion to accommodate expected growth to the planning horizon of the Official Plan,

which is to 2051. The Growth Plan is a provincial policy document with which the Haldimand County Official Plan must be in conformity, or not in conflict.

The growth requirements for new dwellings to 2051 in the County's rural area can becalculated as follows:

A	Total net new dwelling units required in rural area, 2016-2051	870 units
B	Building permits issued for new dwelling units in the ruralarea, net of demolitions	298 units
C=A-B	Total net new dwelling units required in the rural area,2021-2051	572 units

This calculation indicates that there is need for 572 new dwelling units to be constructed in the rural area of the County between 2021 and 2051. This need should be considered as net of any residential demolitions over that period. The supply of additional rural housing can occur in three areas:

- Existing hamlets,
- Resort Residential Nodes, and
- Existing lots of record in agricultural areas.

The potential supply within each of these areas will be examined.

3. Hamlets – Residential Development Potential Methodology

Residential development potential in each of the 25 hamlets was estimated through the following process and assumptions:

1. Vacant properties in each hamlet were identified by examining the property fabric as represented on the County's Geographic Information System (GIS) and selecting those properties that were vacant. Vacant lots were also checked on satellite imagery of the area as provided on Google Maps to confirm that the land is vacant. In some case street imagery available on Google Maps was also used. The hamlet boundaries used for the analysis are found in Schedules "C.1" to "C.25"

of the Official Plan and have been carried over into the County's GIS mapping system.

2. The County's GIS includes property assessment database information and this was reviewed to determine frontages and property areas. Where this information was not available, the GIS measurement tools were used to calculate frontage and lot area.
3. Where a property was only partially within a hamlet, only the portion of the property that was within the hamlet boundary was considered. This was sometimes the case with farm properties that straddled hamlet boundaries. In the case of farms with a dwelling and outbuildings, care was taken to maintain appropriate farm access when determining the vacant land within the hamlet boundary that may be made available for residential development.
4. Minimum distance separation calculations from existing livestock operations were not completed as residential developments within settlement area boundaries are exempt from these calculated separation distances.
5. If the vacant lot or area was located in a Riverine Hazard Land designation or a Natural Environmental Area to the extent that it was unlikely that a sufficient developable portion was available, it was considered to have no residential potential.
6. Only the vacant lots that met the Comprehensive Zoning By-Law HC 1-2020 minimum frontage requirement of 30 metres (98 feet) on a public road and minimum lot area of 1855 square metres (0.46 acres) were considered to have residential potential. It is recognized that in the hamlet of York some properties have access to municipal water, however, all new residential development must be on private water services. None of the 25 hamlets have municipal sanitary services available. Oswego Park does have a municipal sanitary sewer available; however, it is not recognized in the Official Plan as a hamlet. It will be a recommendation of the Official Plan Update to designate

Oswego Park as a hamlet. It was assumed that neither municipal water or sanitary services were available for potential development within the hamlets.

7. It is also recognized that on an existing lot of record, a permit for a new dwelling can be issued even though the lot may not comply with the Zoning By-law minimum lot frontage or lot area requirements. However, in these cases the issuance of a building permit is contingent on demonstrating that potable water and sanitary septic services can be installed on the property. Basing the estimate on the minimum lot frontage and lot area Zoning By-law requirements was assumed to be a proxy for determining that the lot was of sufficient size and shape to accommodate private water and septic services. It was further assumed that each lot would contain only one dwelling unit although the Zoning By-law does permit secondary suites in the Hamlet Residential (RH) zone. With these assumptions, it is likely that the estimate of potential new dwelling units in the hamlets may be somewhat conservative.
8. In some cases, the vacant lot or portion of a farm property was of sufficient size and configuration to possibly accommodate a residential subdivision. In these situations, two approaches were used. In both approaches it was assumed that about 20% of the potential developable area within the subdivision would be required for internal roads and services. These alternative approaches were:
    a) the lots would have a minimum lot area of 1,855 square metres (0.46 acres) and
    b) the lots would have an average lot area of 4,000 square metres. (1 acre).

    The latter approach was based on an analysis of recent subdivision plans that have been built in the County's hamlets. Three subdivisions were selected to include a representative range of rural housing. These subdivisions were:

Empire Corners – the subdivision contains 41 lots, the smallest being slightly less that 0.4 hectares (1 acre) in area. The lots are mostly above 0.4 hectares (1 acre) in area and the houses constructed on the lots are large, estate-type single detached dwellings. A portion of the site is an area designated as Riverine Hazard Lands (2.75 hectares, 6.80 acres)) which was excluded from development and not included in the development area.

Attercliffe Station – the subdivision includes two short cul-de-sacs off of Carter Road with six lots fronting on each of the cul-de-sacs. Most of the lots are slightly less than 0.4 hectares (1 acre) in area.

Fisherville Estates – the subdivision contains 14 lots**.** A typical lot is about 0.2 hectares (1,858 square metres) and some lots are less than the Zoning By-law minimum.

It should be noted that in a draft approved plan of subdivision for 66 lots in the hamlet of York, the typical lot sizes are in the range of 0.3 to 0.4 hectares.

Table 2 presents a breakdown of the lot statistics for each of the subdivisions:

Table 2

Hamlet Subdivision Analysis

Hamlet	# of Lots	Total Lot Area (ha)	Average Area/Lot (ha)	Total Development Area (ha)	Total Lot Area as % of Total Development Area
Attercliffe Station	12	4.73	0.39	5.36	88.25
Empire Corners	41	20.14	0.49	23.85	84.44
Fisherville	14	2.54	0.18	3.33	76.27
Totals	**67**	**27.41**	**0.41**	**32.54**	**84.23**

Source: Matt Reniers & Associates

Based on the above criteria and assumptions, two alternate estimates of hamlet residential potential were prepared. These are:

Approach A:

a) The developable area meets the minimum lot frontage and lot area requirements of the Zoning By-law, and
b) Where there is potential for a plan of subdivision, the unit potential was based on meeting the minimum Zoning By-law lot area requirement and that 80% of the plan area can be subdivided into residential lots.

Approach B:

a) The developable area meets the minimum lot frontage and lot area requirements of the Zoning By-law, and
b) Where there is potential for a plan of subdivision, the unit potential was based on an average lot area of 0.4 hectares (1 acre) and that 80% of the plan area can be subdivided into residential lots.

The estimated residential development in the 25 hamlets, based on the two approaches, is provided in **Table 3**. The total estimated residential development potential in the County's existing 25 hamlets is for the construction of between 486 units and 847 units**.**

Table 3

Summary of Hamlet Residential Development Potential

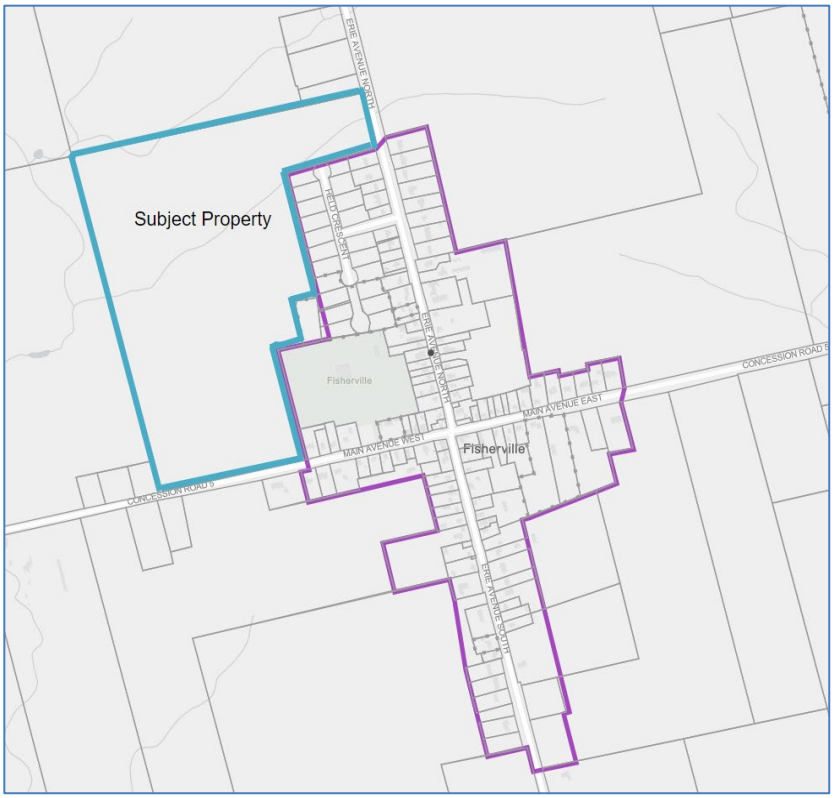
Hamlet	Approach A	Approach B
Attercliffe Station	2	2
Black Heath	0	0
Byng	63	34
Canborough	39	21
Canfield	68	34
Cheapside	9	9
Decewsville	12	12
Empire Corners	9	9
Fisherville	16	16
Garnet	36	17
Kohler	7	7
Lowbanks	75	39
Moulton Station	12	7
Nanticoke	28	19
Nelles Corners	24	15
Port Maitland	12	12
Rainham Centre	9	9
Selkirk	145	74
Sim's Lock	2	2
South Cayuga	17	12
Springvale	25	18
Stromness	0	0
Sweets Corners	4	4
Unity Side Road	11	11
York	222	103
Totals	**847**	**486**

Source: Matt Reniers & Associates

7.2 Fisherville – IBI Group

The IBI Group has requested, on the behalf of the property owner, that the northwest area of the hamlet of Fisherville be expanded to include the remainder of the property fronting onto Erie Avenue North and on Main Avenue West. Portions of this property on Held Crescent have been subdivided for residential development and a southward extension of this development has been draft plan approved. These portions are located within the Fisherville hamlet boundary.

The property does not have a municipal street address and its assessment roll number is 2810158003102000000. The location of the property is shown on **Map 2**. Abutting properties are primarily agricultural fields with non-farm residential lots on Concession 5 (Main Street West) to the west. Abutting properties to the east are Fisherville Lions Community Center and Fisherville Park and residential development within the hamlet.



Map 2: IBI Group Boundary Expansion Request: Fisherville

It is noted that the hamlet boundary closely aligns but does not perfectly coincide with the extension of Held Crescent for the approved subdivision (Fisherville Estates) and the area zoned RH(H). This should be corrected in the Official Plan Update.

The majority of the property is actively farmed with a small woodlot at its northwest corner. The soils on the property have Class 3 capability for agriculture and the property is identified as prime agriculture in the provincial Agricultural Land Base.

The proposed expansion has an estimated area of 27.44 hectares (67.7 acres) and frontage of approximately 110 metres (361 feet) along Erie Avenue North and 311 metres (1,120 feet) along Main Street West. The expansion area, based on the calculations consistent with those shown on **Table 3**, can accommodate 54-118 dwelling units. The existing residential development potential in Fisherville, as identified on **Table 3**, is for 16 additional lots.

That the boundary of Fisherville be adjusted to align with the RH(H) zone for the southern extension of Held Crescent. This minor boundary adjustment is a housekeeping matter as it adds no development potential to the hamlet. Instead, it aligns the hamlet boundary with the existing lotting fabric and zoning for the hamlet.

Recommendation:

That the request submitted by the IBI Group to expand the hamlet boundary of Fisherville to include the property not be approved as there is sufficient residential development potential within the rural area of the County to meet development needs to 2051.

Ms. Shannon VanDalen – August 22nd, 2022

Appendix E

IBI GROUP
200 East Wing – 360 James Street North
Hamilton ON L8L 1H5 Canada
tel 905 546 1010
ibigroup.com

January 26th, 2022

Ms. Shannon VanDalen MCIP RPP
Manager - Planning & Development
Haldimand County
53 Thornburn Street
Cayuga, Ontario N0A 1E0

Dear Ms. Van Dalen:

SETTLEMENT BOUNDARY EXPANSION - FISHERVILLE
HALDIMAND COUNTY MUNICIPAL COMPREHENSIVE REVIEW

On behalf of our client, IBI Group submitted a request to expand the Hamlet of Fisherville in January 2021 (attached as **Appendix A – Request for Settlement Boundary Expansion, dated for January 15th, 2021**). The request was that the northwest area of the Hamlet be expanded to include the remainder of the lands legally known as Part of Lot 6, Concession 5, Geographic Township of Rainham, Haldimand County ("**the subject lands**"). The subject lands are identified on the enclosed draft reference plan labeled as 18R-7870 (attached as **Appendix B – Draft Reference Plan 18R-7870**) . A portion of this land at the south end of Held Crescent, identified as Fisherville Phase 2 (18M-64) is already within the Settlement Boundary Area of the Fisherville Hamlet (attached as **Appendix C – Fisherville Phase 2 Registered Subdivision).**

Our office has submitted and registered a Draft Plan of Subdivision for seven (7) single detached lots and a stormwater management pond for the portion of the land that is within the Settlement area boundary (County file no. PL28T-2019-007). It is currently waiting for the Final Subdivision Agreement to be executed, which will be finalized in the upcoming weeks.

A Zoning By-law Amendment was also solidified in 2019 to facilitate this development (By-law no. 1150-HC-19ZBA & By-law No. 1151-HC-19H). Discussions have been had between County staff and our client over a number of years to communicate the interest in expanding the Settlement Boundary.

The subject lands expansion being requested is approximately 27.38ha in size which can accommodate a viable area of residential development contributing to the County's residential density targets mandated by the updated Growth Plan. A Concept Plan has been prepared, which shows a potential option to add approximately 81 units to the Settlement Area (attached as **Appendix D – Settlement Boundary Expansion Concept Plan**).

On December 14th, 2021, a Public Meeting was held virtually through ZOOM with only one day notice regarding Phase 2 of the Official Plan Review process. At this meeting, Staff indicated they would provide feedback to all comments provided on previous public meetings and expansion requests. As part of this letter, we would formally like to request to be placed on the County's circulation list for any upcoming changes to the Haldimand County Official Plan process.

A Rural Residential Development Potential Report was released in December 2021 without any notice or circulation to interested parties. Municipal Staff's reviewed the submitted requests for Hamlet Expansion and found that there is need for 572 new dwelling units to be constructed in the rural area of the County between 2021 and 2051 and the total estimated residential development

potential in the County's existing 25 hamlets is for the construction of between 486 units and 847 units. Therefore, it was concluded that the subject lands should not be approved as there is sufficient residential development potential within the rural area of the County to meet development needs to 2051 (attached as **Appendix E - Haldimand Country Official Plan Update: Report on Rural Residential Development Potential**).

While we understand that the subject lands are not required to accommodate forecasted growth to 2051, there is no guarantee that all of the existing vacant properties within the existing Settlement Area boundaries will redevelop in order to provide for the construction of 572 units. The southern portion of the subject lands have an approved Zoning By-law Amendment and Draft Plan of Subdivision; therefore the remainder of the subject lands are development ready.

In addition, through the previous consultation, the urban areas are anticipated to lose 451.57ha of urban land and add 238.38ha / up to 425.08ha. If all the lands that are being considered as additions into the urban boundary are approved, there is still a remnant amount of land taken away overall from the urban boundary – 26.49ha. As previously noted, the expansion being requested is for 27.38ha. This expansion would provide residential growth within the Fisherville Hamlet, contributing to the Province's and the County's growth targets, encouraging expansions in existing settlement areas and create complete communities. If the rural areas are not considered for expansion, the urban areas would have 26.49ha less urban land than prior to the Official Plan update.

We would like an opportunity to further discuss these comments prior to the March 2022 Public meeting.

Yours Truly,

IBI Group

Carmela Agro CPT
Planning Technician

Ritee Haider BES RPP MCIP
Planner

Cc. Mr. Neil Slack, Black Tower Investments

Ms. Shannon VanDalen MCIP RPP – January 26th, 2022

Appendix A

IBI GROUP
200 East Wing – 360 James Street North
Hamilton ON L8L 1H5 Canada
tel 905 546 1010
ibigroup.com

January 15, 2021 File: 39505

Ms. Shannon VanDalen, MCIP, RPP, CMMI
Manager – Planning & Development
Haldimand County Administration Building
53 Thorburn Street South
Cayuga, ON N0A 1E0

Dear Ms. VanDalen:

SETTLEMENT BOUNDARY EXPANSION - FISHERVILLE
FEEDBACK TO WORKSHOP #1 - ECONOMY AND GROWTH MANAGEMENT
HALDIMAND COUNTY OFFICIAL PLAN - MUNCIPAL COMPREHENSIVE REVIEW

On behalf of our client and in keeping with the November 30, 2020 Haldimand County Official Plan Update, please accept this letter as a formal request to expand the Settlement Boundary in the Hamlet of Fisherville.

Haldimand County held a virtual public meeting via Zoom on November 30, 2020. This meeting was known as Workshop #1 – Economy and Growth Management. The previous public meeting was held on February 5, 2020 – the Haldimand County Official Plan Update: Growth Strategy – PIC. This meeting was held to introduce the changes to the Official Plan. On the February 5, 2020 meeting, the focus was predominately focused on the urban areas. Although this meeting focused on the urban areas of Haldimand County, our office provided feedback via email after this meeting to formally express our client's interest in expanding the Settlement Boundary within the rural Fisherville Hamlet. This email has been included in this package as reference.

On behalf of our client, we formally and respectfully request the lands legally known as Part of Lot 6, Concession 5, Geographic Township of Rainham, Haldimand County ("**the subject lands**") be considered for a Settlement Boundary expansion. The subject lands are identified on the enclosed draft reference plan labeled as 18-199-LTA. A portion of this land at the south end of Held Crescent, is already within the Settlement Boundary area of the Fisherville Hamlet. Our office has submitted a Draft Plan of Subdivision for seven (7) single detached lots and a stormwater management pond for the portion of the land that is within the Settlement area boundary (County file no. PL28T-2019-007). It is the intention to register this subdivision as soon as possible and move forward with construction immediately. A Zoning By-law Amendment was also solidified in 2019 to facilitate this development (County file no. PLZ-HA-2019-00 and By-law no. 1150-HC-29). Discussions have been had between County staff and our client over a number of years to communicate the interest in expanding the Settlement Boundary.

Based on the information presented at the November 30, 2020 virtual public meeting, we understand the County is focusing more predominately on the Urban Areas; Caledonia, Haggersville, Jarvis, Dunnville, Townsend etc. At the meeting it was noted that Jarvis and Townsend exhibit a surplus of vacant residential lands and some of this land is anticipated to be removed from the Urban Boundary. Based on this consideration, it seems reasonable to encourage expansion within the Rural Settlement Areas. The subject lands expansion being requested is approximately 27.38ha in size which can accommodate a viable area of residential

development contributing to the County's residential density targets mandated by the updated Growth Plan.

Provincial requirements include accommodating an additional 30,000 new residents and 12,700 households and 11,000 new jobs. A number of maps where presented at the public meeting which exhibited the anticipated land to be removed from the urban boundary. Haldimand County has evaluated the urban areas and has determined portions of land which should be removed from the urban area, some areas of expansion into the urban area and other areas of mere consideration at this point. The details of each urban area is as follows:

Urban Communities within Haldimand County	**Areas of land to be removed from the Urban Boundary (ha)**	**Areas of land to be added to the Urban Boundary (ha)**	**Areas of land to be considered to be added to the urban Boundary (ha)**
Caladonia	42.70	291.47	95.25
Dunnville	---	1.910	36.45
Hagersville	74.90	---	---
Jarvis	125.99	---	---
Townsend	207.98	---	---
TOTALS	451.57	293.38	131.70

The urban areas are anticipated to lose 451.57ha of urban land and add 238.38ha / up to 425.08ha. If all the lands that are being considered as additions into the urban boundary are approved, there is still a remnant amount of land taken away overall from the urban boundary – 26.49ha. As previously noted, the expansion being requested is for 27.38ha. This expansion would provide residential growth within the Fisherville Hamlet, contributing to the Province's and the County's growth targets, encouraging expansions in existing settlement areas and create complete communities.

At the public meeting our office inquired whether the rural settlement areas will be expanded to accommodate the forecasted growth. The response indicated that rural settlement boundary expansions would not be considered as part of that public meeting. If the rural areas are not considered for expansion, the urban areas would 26.49ha less urban land than prior to the Official Plan update.

In summary, our office respectfully requests the subject lands be considered for an urban boundary expansion. Please find attached supporting documentation:

- An electronic copy of email request to expand the Fisherville Rural Settlement Boundary, dated February 6, 2020;
- An electronic copy of the draft 18R-XXXX plan showing the extents of our client's property which we request to be considered as part of the Settlement Boundary expansion, prepared by Rasch & Hyde Ltd., dated January 2020;
- An electronic copy of the draft 18M-XXXX plan showing the draft approved 7 lot subdivision, prepared by Rasch & Hyde Ltd.

If you have any questions or concerns, do not hesitate to contact the undersigned at carmela.agro@ibigorup.com or 905-920-0262.

Yours Truly,

IBI Group

Carmela Agro, CPT

Planning Technician

cc. Mr. Neil Slack, Black Tower Investments Ltd., via mail and email.

Ms. Shannon VanDalen MCIP RPP – January 26th, 2022

Appendix B

PLAN OF SURVEY OF

PART OF LOT 6
CONCESSION 5

GEOGRAPHIC TOWNSHIP OF RAINHAM

HALDIMAND COUNTY

0 25 50 75 100m

SCALE 1 : 1000

RASCH & HYDE LTD.
ONTARIO LAND SURVEYORS

SCHEDULE			
PART	LOT	CONCESSION	PIN
1	PART OF LOT 6	CONCESSION 5	ALL OF 38207-0309 (LT)
2			

PART 2 IS SUBJECT TO AN EASEMENT AS IN CH96797

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

JULY 24, 2020
DATE

HAROLD D. HYDE
ONTARIO LAND SURVEYOR

PLAN 18R- 7870

RECEIVED AND DEPOSITED

JULY 30, 2020
DATE

Tracy Burke
REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF HALDIMAND (No. 18)

PART 2
PART 1 PLAN 18R-7790
SUBJECT TO AN EASEMENT AS IN CH96797

PART 1

PIN 38207 - 0088 (LT)

PIN 38207 - 0094 (LT)

PIN 38207 - 0309 (LT)

PIN 38207 - 0233 (LT)

PIN 38207 - 0126 (LT)

PIN 38209 - 0195 (LT)

LOT 6 CONCESSION 5

LOT 5 CONCESSION 5

ROAD ALLOWANCE BETWEEN CONCESSIONS 4 AND 5 -- ALSO KNOWN AS MAIN STREET WEST

REGIONAL ROAD No 12 -- ROAD ALLOWANCE BETWEEN LOTS 6 AND 7, CONCESSION 5 -- ALSO KNOWN AS ERIE STREET NORTH

N 77° 21' 30" E 215.01 P10 & MEAS — IB(1321) — P10 & MEAS 472.03 — 257.02 P10 & MEAS — N 76° 57' 10" E P10, P11 & MEAS 127.35

LINE BETWEEN NORTH 1/2 AND SOUTH 1/2 OF LOT 6

SIB(754) — IB(1321) LAWN 2.5 S — LAWN 3.4 S — PB(1827) LAWN 3.5 S — EDGE OF CUT LAWN — 123.34 P11 & MEAS — 4.01 P11 & MEAS

619.08 P10 & MEAS

270.00 P10 & MEAS

N 15° 33' 40" W P7, P8

174.01 P10 & MEAS (682.29 P7, P8, D1)

N 15° 39' 20" W P10 & MEAS 175.07 P10 & MEAS

N 15° 31' 20" W 60.96 P10, D2 & MEAS

IB(1321) — IB(OU) — SIB(754) SOUTHWEST ANGLE LOT 6, CONCESSION 5

ORP A — N 77° 26' 20" E P3, P10 & MEAS (N 77° 26' 40" E adj, P2) — 304.26 P10 & MEAS (304.19 P1, P2) (304.34 P3) — ORP B

PART 1 PLAN 18R-1376

DITCH

PART 4 PLAN 18R-1928 — PART 3 PLAN 18R-1928 — PART 5 PLAN 18R-1928 — PART 6 PLAN 18R-1928

IB(824) — 30.48 P9, P10, P11 & MEAS — 146.79 — 116.54 P11 & MEAS — N 15° 58' 00" W 107.23 P7 & MEAS — 116.31 P10, P11 & MEAS, P10, P11 & MEAS (N 15° 54' 30" W P5, P7)

4.00 P11 & MEAS — PB(1827) GARDEN 3.07 N LAWN 2.9 N — 4.00 P11 & MEAS

EDGE OF CUT LAWN — 186.20 — 56.96 P11 & MEAS — 60.96 P5, P10, P11 & MEAS — 190.20 — IB(697)(WT), 0.05 W GARDEN 0.83 N LAWN 3.0 N

SIB(626) — 60.96 P5, P10 & MEAS — N 74° 02' 00" E — 20.12 P5, P10 & MEAS — IB(626) (WT) 0.11 E — 48.16 P5, P10 & MEAS — P5 & MEAS — SIB(626)

PART 2 PLAN 18R-1376 — 2.8 — 2.1 — 3.9 — 3.3

PIN 38207-0270 (LT) 1 — PIN 38207-0272 (LT) — PIN 38207-0156(LT) — PIN 38207-0265 (LT) — PIN 38207-0267 (LT) 14 — PIN 38207-0099 (LT)

213.36 — 9.08 P5, P7, P9, P10, P11 & SET

2 PIN 38207-0273 (LT) — 13

3 PIN 38207-0244 (LT) — PARTS 5 & 6 PLAN 18R-6713 — PARTS 4 & 7 PLAN 18R-6713 — 12

LAWN 8.4 W — FIRE PIT 3.5 W — P5, P10 & MEAS

4 PIN 38207-0285 (LT) — PLAN — 11 — 88 — PART 1 PLAN 18R-3859 — PART 2

2.2

5 PIN 38207-0284 (LT) — NABLO STREET (PLAN 88)

PIN 38207-0149 (LT) HELD (PLAN 88) CRESCENT

6 PIN 38207-0261 (LT) — 10 — PART 9 18R-6713 — BLOCK A

N 15° 58' 00" W — 1.8 — EDGE OF CUT LAWN — PIN 38207-0240(LT)

PARTS 2 & 8 PLAN 18R-6713 — PARTS 1 & 10 PLAN 18R-6713

GARDEN/LAWN 1.4 W — GARDEN 1.3 W — 1.9 — 7 PIN 38207-0242 (LT) — SEE DETAIL A — 9 — PART 11

(N 74° 40' 00" E P5) N 74° 02' 00" E 60.96 P5, P10 & MEAS — SIB(626) — SIB(700) — 1.1 — EDGE OF CUT LAWN — 2.9 — 15.3 — 5.2

BLOCK B — PIN 38207-0159(LT) — BLOCK B — BLOCK B — IB(626) — 8 — 8 — PART 12 PLAN

PIN 38207-0288 (LT) N 76° 12' 00" E (50.91 P5) — 50.97 P10, P12 & MEAS — 50.88 P10+P12 & MEAS — FD IB(1321) SET PB — BLOCK B — PART 1 PLAN 18R-591

R=18.29 P5, P10 & SET A=57.56 C=36.58 N 49° 31' 00" W — SWING SET 3.58 W — SEE DETAIL B — PIN 38207-0146 (LT)

27.48 P10, P12 & MEAS N 15° 58' 00" W — N74° 03' 40" E 9.94 P10, P12 & MEAS — FD IB(754) REP PB — FD IB(1321) REP PB — PART 2 PLAN 18R-591

PART 1 PLAN 18R-7592 — PIN 38207-0145 (LT)

72.54 P10, P12 & MEAS N 15° 58' 00" W — PIN 38207-0307 (LT) PART 1 PLAN 18R-7739

FENCE 0.21 E — PIN 38207-0143 (LT) PART 1 PLAN 18R-6435

FENCE 0.30 N, 0.59 E — FD IB(1645) REP SIB — 93.21 P1, P10 & MEAS P W F — N 77° 23' 40" E (N 77° 26' 40" E P1) — P10 & MEAS — 117.59 — FENCE 0.06 S — FD IB(1645) REP PB — 24.38 P1, P2, P10 & MEAS — FENCE 0.13 S FD IB(1645) REP PB — N 80° 16' 10" E (N 80° 19' 25" E P1) — P10 & MEAS — 102.96 — C L F — FENCE 0.98 N SIB(1321) — FD IB(1321) REP PB — 29.90 P10, P12 & MEAS N 77° 37' 20" E — FENCE 1.21 N 0.30 E

PART 1 PLAN 18R-6543 — PART 2 PLAN 18R-6543 — PART 1 PLAN 18R-5645 — PART 2 PLAN 18R-7592 PIN 38207-0305 (LT)

221.49 P1, P10 & MEAS — 61.05 P1, P10 & MEAS — (N 15° 51' 20" W P1, P2) — 180.44 P1, P2, P10 & MEAS — N 15° 46' 50" W P10 & MEAS — (N 15° 51' 20" W P1, P2)

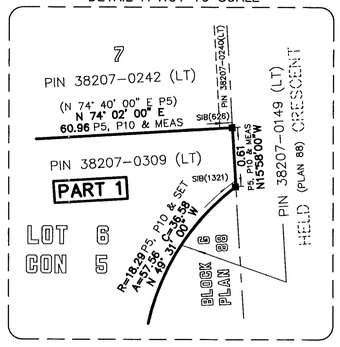
IB(1645) — FENCE 0.34 E — P W F — IB(700), BENT, 0.06 E — FENCE 0.06 E — LAWN 1.5 W — EDGE OF CUT LAWN — 2.6 — 16.4

PART 1 PLAN 18R-1949 — PART 2 PLAN 18R-1949 — PART 2 PLAN 18R-3905 — PART 3 PLAN 18R-3905

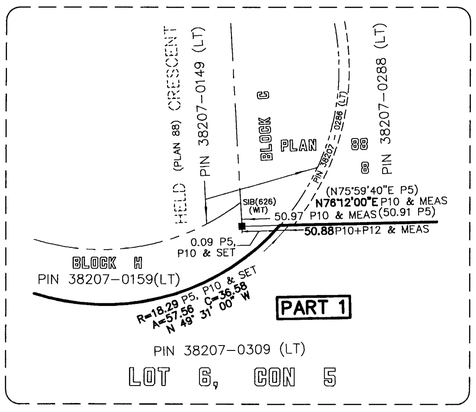
PART 1 PLAN 18R-2447

PIN 38207-0120 (LT) — PIN 38207-0122 (LT) — PART 1 PLAN 18R-3798

DETAIL A NOT TO SCALE



DETAIL B NOT TO SCALE



LEGEND

—□—	DENOTES SURVEY MONUMENT PLANTED
—■—	DENOTES SURVEY MONUMENT FOUND
SIB	DENOTES STANDARD IRON BAR (25mmX25mmX120cm)
SSIB	DENOTES SHORT STANDARD IRON BAR (25mmX25mmX60cm)
IB	DENOTES IRON BAR (15mmX15mmX60cm)
IBø	DENOTES ROUND IRON BAR (20mm DIA X 60cm)
CC	DENOTES CUT CROSS
PB	DENOTES PLASTIC BAR
WIT	DENOTES WITNESS
OU	DENOTES ORIGIN UNKNOWN
PIN	DENOTES PROPERTY IDENTIFIER NUMBER
ORP	DENOTES OBSERVED REFERENCE POINT
(1827)	DENOTES RASCH & HYDE O.L.S.
(1321)	DENOTES R. DESMOND RASCH O.L.S.
(1645)	DENOTES PATRICK WOOLLEY O.L.S.
(824)	DENOTES A. T. McLAREN O.L.S.
(626)	DENOTES SEWELL & SEWELL O.L.S.
(697)	DENOTES G. B. MACAULAY O.L.S.
(754)	DENOTES H. W. WEST O.L.S.
(700)	DENOTES JEWITT & DIXON O.L.S.

P1	DENOTES PLAN 18R-6543
P2	DENOTES PLAN 18R-1949
P3	DENOTES PLAN 18R-3798
P5	DENOTES PLAN 88
P7	DENOTES PLAN 18R-1376
P8	DENOTES PLAN ATTACHED TO INST No HC95391
P9	DENOTES PLAN 18R-1928
P10	DENOTES PLAN BY RASCH & HYDE LTD. DATED OCTOBER 18, 2016 (FILE 16-070)
P11	DENOTES PLAN 18R-7790
P12	DENOTES PLAN 18R-7592
D1	DENOTES INST No HC96624 ; PIN 38207-0309 (LT)
D2	DENOTES INST No HC205229 ; PIN 38207-0120 (LT)
REP	DENOTES REPLACED WITH

METRIC NOTE

DISTANCES and COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

INTEGRATION DATA

POINT ID	NORTHING	EASTING
ORP A SIB(754)	4748117.95	588917.24
ORP B SIB(700)	4748184.10	589214.11

ALL COORDINATES ARE IN METRES AND ARE UTM-ZONE 17, (NAD 83-CSRS:CBNV6 (Epoch 1997.0)) (CENTRAL MERIDIAN 81° WEST LONGITUDE).

COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14 (2) OF O. REG 216/10.

CAUTION

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

BEARING NOTE

BEARINGS HEREON ARE GRID, UTM ZONE 17, (NAD 83-CSRS (Epoch 2010.0)) DERIVED FROM OBSERVED REFERENCE POINTS (ORPs) USING THE CAN-NET VRS NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE)

ROTATION NOTE

FOR COMPARISON PURPOSES, THE ASTRONOMIC BEARINGS SHOWN ON P1, P2, P3, P5, P7 AND P8 HAVE BEEN ROTATED 00° 38' 00" COUNTER-CLOCKWISE.

NO ROTATION HAS BEEN APPLIED TO P10, P11 AND P12

DISTANCES ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE COMBINED SCALE FACTOR (CSF = 0.99966208)

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE 9th DAY OF JANUARY 2020.

FEBRUARY 13, 2020
DATE

HAROLD D. HYDE
ONTARIO LAND SURVEYOR

RASCH + HYDE LTD.
Ontario Land Surveyors

P.O. Box 6, 1333 Highway #3 East, Unit B
DUNNVILLE, ONT, N1A 2X1
905-774-7188
(FAX 905-774-4000)

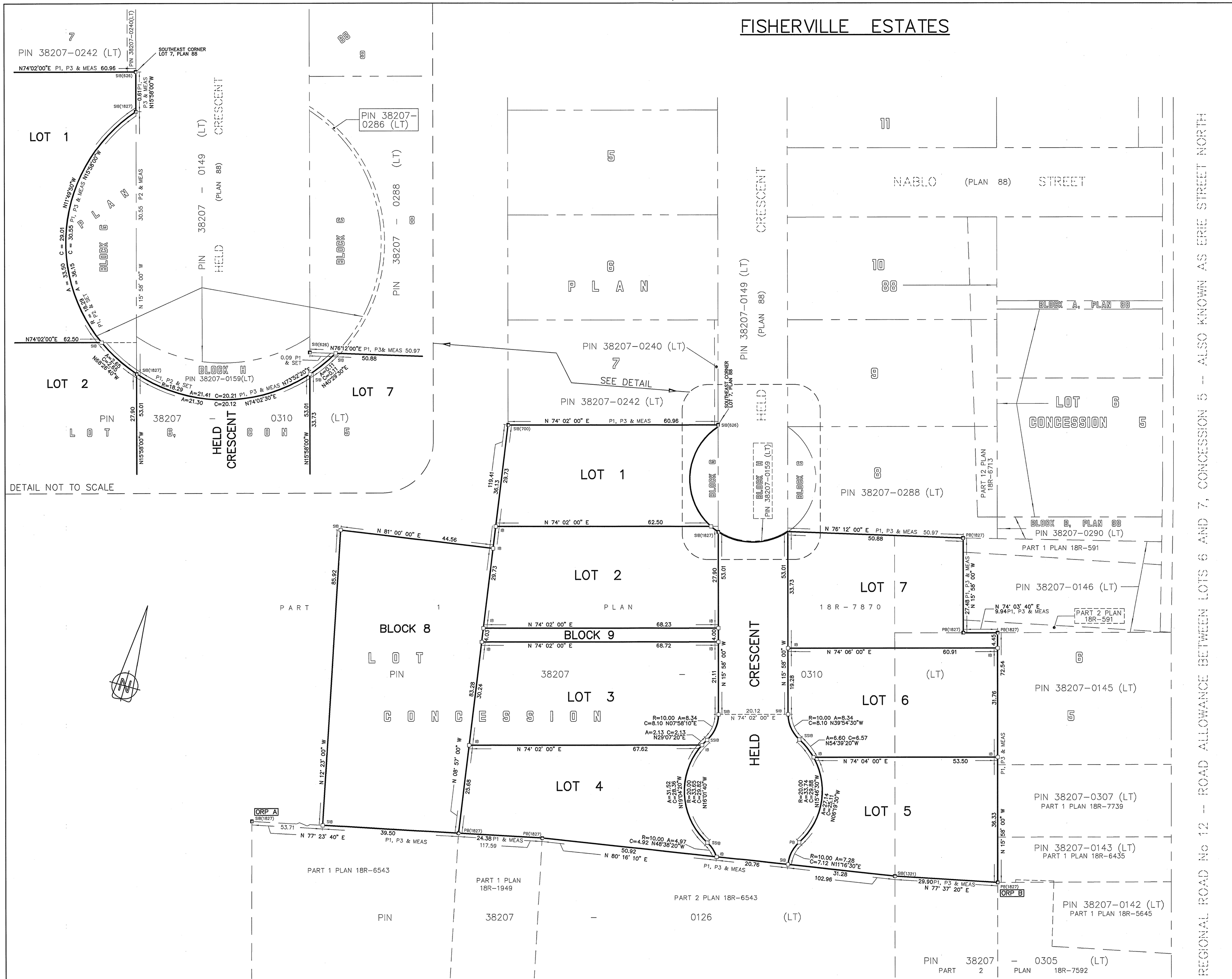
P.O. Box 550, 74 Jarvis Street
FORT ERIE, ONT, L2A 5Y1
905-871-9757
(FAX 905-871-9748)

HAROLD D. HYDE O.L.S.

SCALE 1 : 1000 | SURVEY : 18-199 | DRWN BY : T. Matheson

Appendix C

FISHERVILLE ESTATES



PLAN 18M-64

I CERTIFY THAT THIS PLAN 18M-64 IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF HALDIMAND (No 18) AT 12:39 O'CLOCK ON THE 29th DAY OF JUNE, 2021 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER 38207-0310 AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NO. CH109030

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF HALDIMAND (NO. 18)

THIS PLAN COMPRISES PART OF PIN 38207-0310 (LT)

APPROVED UNDER SECTION 51 OF THE PLANNING ACT R.S.O. 1990, THIS 23 DAY OF JUNE 2021.

MIKE EVERS
GENERAL MANAGER - COMMUNITY & DEVELOPMENT SERVICES
HALDIMAND COUNTY

PLAN OF SUBDIVISION OF PART OF LOT 6 CONCESSION 5 GEOGRAPHIC TOWNSHIP OF RAINHAM HALDIMAND COUNTY

0 25 50 50m

SCALE 1 : 500

RASCH & HYDE LTD.
ONTARIO LAND SURVEYORS

BEARING NOTE

BEARINGS HEREON ARE GRID, UTM ZONE 17, (NAD 83-CSRS (Epoch 1997.0)) DERIVED FROM OBSERVED REFERENCE POINTS (ORPs) USING THE CAN-NET VRS NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE)

INTEGRATION DATA

POINT ID	NORTHING	EASTING
ORP A SIB(1827)	4748397.13	589153.90
ORP B PB(1827)	4748446.58	589399.26

ALL COORDINATES ARE IN METRES AND ARE UTM-ZONE 17, (NAD 83-CSRS (Epoch 1997.0)) (CENTRAL MERIDIAN 81° WEST LONGITUDE).

COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14 (2) OF O. REG 216/10.

CAUTION

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

DISTANCES ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE COMBINED SCALE FACTOR (CSF = 0.99966208)

METRIC NOTE

DISTANCES and COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

LEGEND & NOTES

—□—	DENOTES SURVEY MONUMENT PLANTED
—■—	DENOTES SURVEY MONUMENT FOUND
SIB	DENOTES STANDARD IRON BAR (25mmX25mmX120cm)
SSIB	DENOTES SHORT STANDARD IRON BAR (25mmX25mmX60cm)
IB	DENOTES IRON BAR (15mmX15mmX60cm)
IBø	DENOTES ROUND IRON BAR (20mm DIA X 60cm)
IT	DENOTES IRON TUBE
PB	DENOTES PLASTIC BAR
WT	DENOTES WITNESS
OU	DENOTES ORIGIN UNKNOWN
PIN	DENOTES PROPERTY IDENTIFIER NUMBER
ORP	DENOTES OBSERVED REFERENCE POINT
(1827)	DENOTES RASCH & HYDE O.L.S.
(1321)	DENOTES R. DESMOND RASCH O.L.S.
(1645)	DENOTES L. P. WOOLLEY O.L.S.
(754)	DENOTES WEST & RUUSKA O.L.S.
(700)	DENOTES JEWITT & DIXON O.L.S.
(626)	DENOTES SEWELL & SEWELL, O.L.S.
P1	DENOTES PLAN BY RASCH & HYDE LTD. DATED OCTOBER 18, 2016 (FILE 16-070)
P2	DENOTES PLAN 88
P3	DENOTES PLAN 18R-7870
R	DENOTES RADIUS
A	DENOTES ARC
C	DENOTES CHORD

OWNERS CERTIFICATE—BLACK TOWER INVESTMENTS LIMITED

THIS IS TO CERTIFY THAT :

1. LOTS 1 TO 7, BOTH INCLUSIVE, AND BLOCKS 8 AND 9, BOTH INCLUSIVE, AND THE STREET, NAMELY HELD CRESCENT, HAVE BEEN LAID OUT IN ACCORDANCE WITH MY INSTRUCTIONS.
2. THE STREET IS HEREBY DEDICATED TO THE CORPORATION OF HALDIMAND COUNTY AS PUBLIC HIGHWAY.

June 23/21
DATE

NEIL SLACK
PRESIDENT - BLACK TOWER INVESTMENTS LIMITED
I HAVE THE AUTHORITY TO BIND THE CORPORATION.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYOR'S ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE 7th DAY OF JUNE 2021.

JUNE 9, 2021
DATE

HAROLD D. HYDE
ONTARIO LAND SURVEYOR

RASCH + HYDE LTD.
Ontario Land Surveyors

P.O. Box 6, 1333 Highway #3 East, Unit B
DUNNVILLE, ONT, N1A 2X1
905-774-7188
(FAX 905-774-4000)

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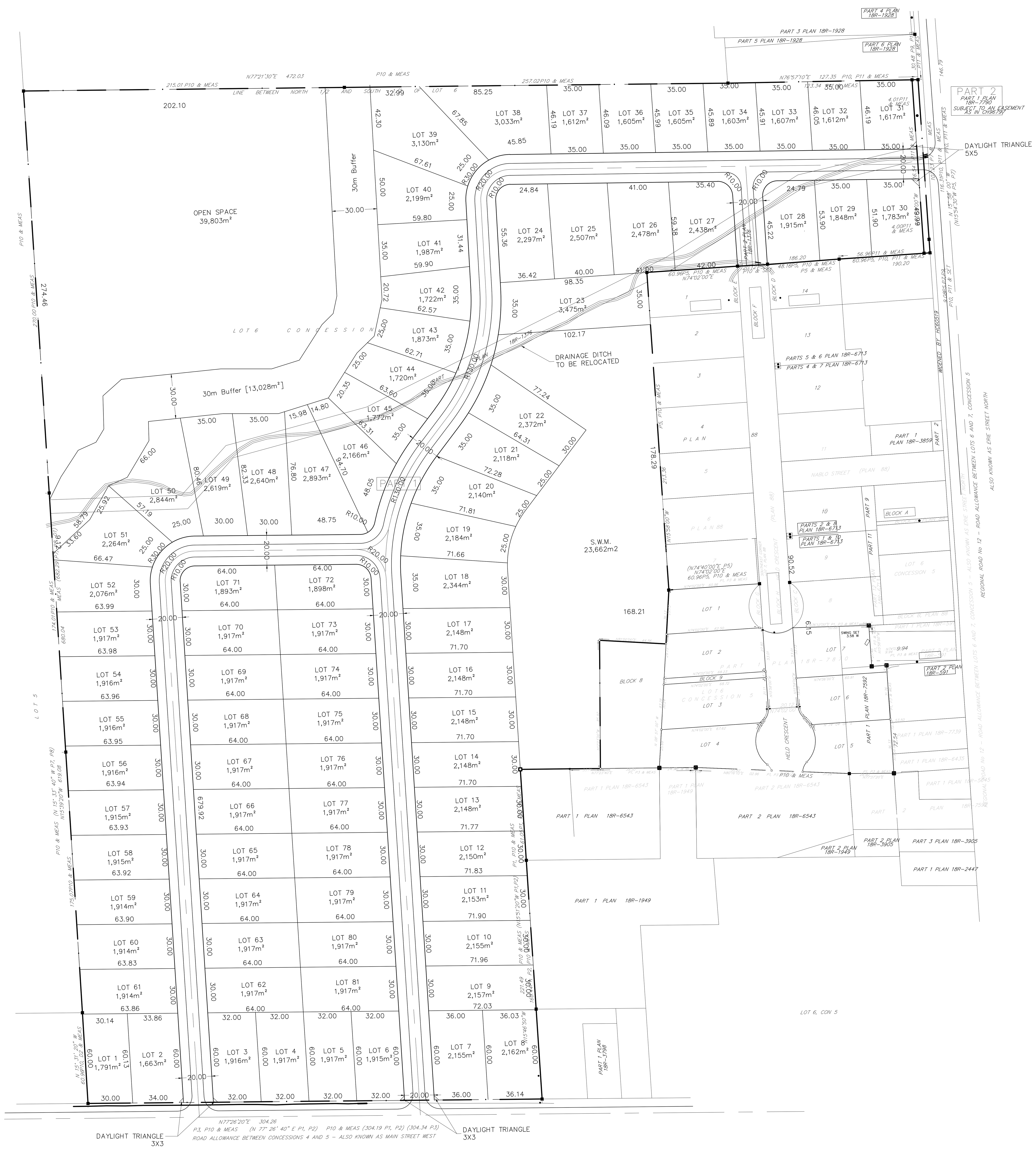
(FAX 905-871-9748)

HAROLD D. HYDE O.L.S.

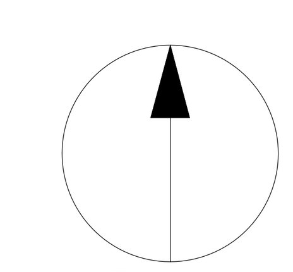
SCALE 1 : 500 | SURVEY : 18-199 | DRWN BY : T. Matheson

Appendix D



LAND USE SCHEDULE

BLOCKS/LOTS	AREA (m²)	AREA (Ha)
LOT 1	1,791	0.18
LOT 2	1,663	0.17
LOT 3	1,916	0.19
LOT 4	1,917	0.19
LOT 5	1,917	0.19
LOT 6	1,915	0.19
LOT 7	2,155	0.22
LOT 8	2,162	0.22
LOT 9	2,157	0.22
LOT 10	2,155	0.22
LOT 11	2,153	0.22
LOT 12	2,150	0.22
LOT 13	2,148	0.21
LOT 14	2,148	0.21
LOT 15	2,148	0.21
LOT 16	2,148	0.21
LOT 17	2,148	0.21
LOT 18	2,344	0.23
LOT 19	2,184	0.22
LOT 20	2,140	0.21
LOT 21	2,118	0.21
LOT 22	2,372	0.24
LOT 23	3,475	0.35
LOT 24	2,297	0.23
LOT 25	2,507	0.25
LOT 26	2,478	0.25
LOT 27	2,438	0.24
LOT 28	1,915	0.19
LOT 29	1,848	0.18
LOT 30	1,783	0.18
LOT 31	1,617	0.16
LOT 32	1,612	0.16
LOT 33	1,607	0.16
LOT 34	1,603	0.16
LOT 35	1,605	0.16
LOT 36	1,605	0.16
LOT 37	1,612	0.16
LOT 38	3,033	0.30
LOT 39	3,130	0.31
LOT 40	2,199	0.22
LOT 41	1,987	0.20
LOT 42	1,722	0.17
LOT 43	1,872	0.19
LOT 44	1,720	0.17
LOT 45	1,772	0.18
LOT 46	2,166	0.22
LOT 47	2,893	0.29
LOT 48	2,640	0.26
LOT 49	2,619	0.26
LOT 50	2,844	0.28
LOT 51	2,264	0.23
LOT 52	2,076	0.21
LOT 53	1,917	0.19
LOT 54	1,916	0.19
LOT 55	1,916	0.19
LOT 56	1,916	0.19
LOT 57	1,915	0.19
LOT 58	1,915	0.19
LOT 59	1,914	0.19
LOT 60	1,914	0.19
LOT 61	1914	0.19
LOT 62	1917	0.19
LOT 63	1,917	0.19
LOT 64	1,917	0.19
LOT 65	1,917	0.19
LOT 66	1,917	0.19
LOT 67	1,917	0.19
LOT 68	1,917	0.19
LOT 69	1917	0.19
LOT 70	1,917	0.19
LOT 71	1,893	0.19
LOT 72	1,898	0.19
LOT 73	1,917	0.19
LOT 74	1,917	0.19
LOT 75	1,917	0.19
LOT 76	1,917	0.19
LOT 77	1,917	0.19
LOT 78	1,917	0.19
LOT 79	1,917	0.19
LOT 80	1,917	0.19
LOT 81	1,917	0.19
OPEN SPACE	39,803	3.98
LANDSCAPED BUFFER	13,028	1.30
S.W.M	23,662	2.37
ROADS	30,701	3.07
TOTAL AREA	273,616	27.36



CLIENT

COPYRIGHT

ISSUES

No.	DESCRIPTION	DATE
####	####	####

NOT FOR CONSTRUCTION

KEY PLAN

IBI GROUP
Suite 200 - 360 James Street North
Hamilton ON L8L 1H5 Canada
tel 905 546 1010 fax 905 546 1011
ibigroup.com

PROJECT
FISHERVILLE SUBDIVISION
PHASE 3

FISHERVILLE, HALDIMAND COUNTY

PROJECT NO: 136203	SCALE: 1:1500
DRAWN BY: M. ROJAS	CHECKED BY: J. MARCUS
PROJECT MGR: C. AGRO	APPROVED BY: C. AGRO & J. MARCUS

SHEET TITLE
CONCEPT PLAN 1

SHEET NUMBER 1 ISSUE 1

File Location: J:\136203_Fisherville_\7.0_Production\7.02_Conceptual_Design\17_Planning\136203C.dwg Last Saved: November 17, 2021, by macarena.rojas Plotted: Wednesday, November 17, 2021 9:26:49 AM by Macarena Rojas

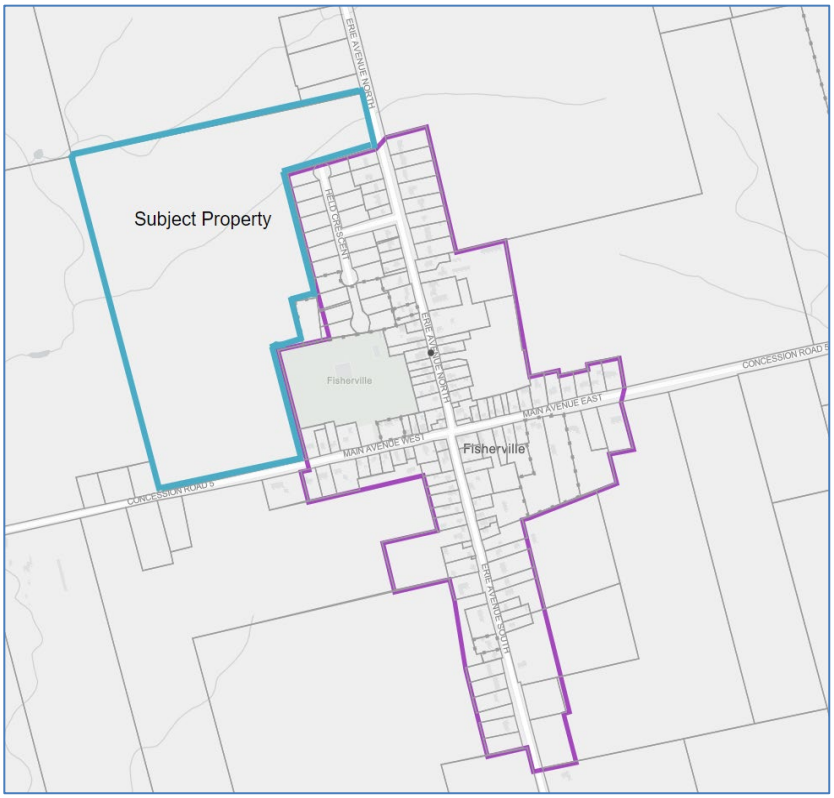
SCALE CHECK 1 in 10mm

Appendix E

7.2 Fisherville – IBI Group

The IBI Group has requested, on the behalf of the property owner, that the northwest area of the hamlet of Fisherville be expanded to include the remainder of the property fronting onto Erie Avenue North and on Main Avenue West. Portions of this property on Held Crescent have been subdivided for residential development and a southward extension of this development has been draft plan approved. These portions are located within the Fisherville hamlet boundary.

The property does not have a municipal street address and its assessment roll number is 2810158003102000000. The location of the property is shown on **Map 2**. Abutting properties are primarily agricultural fields with non-farm residential lots on Concession 5 (Main Street West) to the west. Abutting properties to the east are Fisherville Lions Community Center and Fisherville Park and residential development within the hamlet.



Map 2: IBI Group Boundary Expansion Request: Fisherville

It is noted that the hamlet boundary closely aligns but does not perfectly coincide with the extension of Held Crescent for the approved subdivision (Fisherville Estates) and the area zoned RH(H). This should be corrected in the Official Plan Update.

The majority of the property is actively farmed with a small woodlot at its northwest corner. The soils on the property have Class 3 capability for agriculture and the property is identified as prime agriculture in the provincial Agricultural Land Base.

The proposed expansion has an estimated area of 27.44 hectares (67.7 acres) and frontage of approximately 110 metres (361 feet) along Erie Avenue North and 311 metres (1,120 feet) along Main Street West. The expansion area, based on the calculations consistent with those shown on **Table 3**, can accommodate 54-118 dwelling units. The existing residential development potential in Fisherville, as identified on **Table 3**, is for 16 additional lots.

That the boundary of Fisherville be adjusted to align with the RH(H) zone for the southern extension of Held Crescent. This minor boundary adjustment is a housekeeping matter as it adds no development potential to the hamlet. Instead, it aligns the hamlet boundary with the existing lotting fabric and zoning for the hamlet.

Recommendation:

That the request submitted by the IBI Group to expand the hamlet boundary of Fisherville to include the property not be approved as there is sufficient residential development potential within the rural area of the County to meet development needs to 2051.